



**AGENDA FOR THE REGULAR MEETING OF COUNCIL TO
COMMENCE AT 6:00 PM, IN THE COUNCIL CHAMBER, CITY
HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, NOVEMBER 18, 2019**

**MONDAY, NOVEMBER 18, 2019
COUNCIL MEETING – 6:00 PM**

“Live” Broadcast via City Website www.cnv.org/LiveStreaming
Complete Agenda Package available at www.cnv.org/CouncilMeetings

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 18, 2019

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 4, 2019

PROCLAMATION

Sister City Chiba – 50th Anniversary

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3 and *4 are listed in the Consent Agenda and may be considered separately or in one motion.

CORRESPONDENCE

- *3. Board in Brief – Metro Vancouver Regional District, November 1, 2019

BYLAW – ADOPTION

- *4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8714” (M. & R. Ventura / Farzin Yadegari Architect Inc., 1420 Forbes Avenue)

DELEGATION

Cpl. Crystal Shostak, Special Victims Unit, North Vancouver RCMP – Strength and Remembrance Pole

Item 5 refers.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
Regular Council Meeting Agenda – November 18, 2019

Page 2

CORRESPONDENCE

5. Cpl. Crystal Shostak, Special Victims Unit, North Vancouver RCMP – Strength and Remembrance Pole, October 23, 2019
6. Hootie Johnston, Sponsorship Coordinator, 2019 Operation Red Nose North Shore – Sponsoring Operation Red Nose 2019, October 12, 2019

Information Report, November 5, 2019 – “Status of 2019 Council Contingency Grants Accounts”

7. North Vancouver City Firefighters Local 296 Foundation – 2019 Park and Tilford Hi-Light Festival Sponsorship, November 4, 2019

Information Report, November 5, 2019 – “Status of 2019 Council Contingency Grants Accounts”

8. Chris Plagnol, Corporate Officer, Metro Vancouver – Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1290, November 4, 2019

PUBLIC MEETING – 92 Lonsdale Avenue

MOTION

9. Temporary Use Permit No. PLN2019-00006 (92 Lonsdale Avenue)

REPORTS

10. 2020 Schedule of Council Meetings
11. Rezoning Application: 242 West 4th Street (Birmingham & Wood Architects and Planners, CD-721)

Item 12 refers.

BYLAW – FIRST AND SECOND READINGS

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738” (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721)



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
Regular Council Meeting Agenda – November 18, 2019

Page 3

BYLAW – THIRD READING

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8716”
(Westmoreland Holdings Ltd. / Bill Curtis & Associates Design Ltd., 730
Westmoreland Crescent)

Public Hearing held – October 28, 2019

Third reading of Bylaw No. 8716 deferred to a full Council.

NOTICE OF MOTION

14. Making the City of North Vancouver a Living Wage Employer – Councillor Girard

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)(b) [personal information] and 90(1)(e) [land matter].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Regular Council Meeting Agenda – November 18, 2019

Page 4

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 18, 2019

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 4, 2019

PROCLAMATION

Sister City Chiba – 50th Anniversary

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 Agenda – November 18, 2019

Page 5

CONSENT AGENDA

Items *3 and *4 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

CORRESPONDENCE

- *3. Board in Brief, Metro Vancouver Regional District, November 1, 2019
– File: 01-0400-60-0006/2019

Re: Metro Vancouver – Board in Brief

RECOMMENDATION:

THAT the correspondence of Metro Vancouver, dated November 1, 2019, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

BYLAW – ADOPTION

- *4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8714” (M. & R. Ventura / Farzin Yadegari Architect Inc., 1420 Forbes Avenue)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8714” (M. & R. Ventura / Farzin Yadegari Architect Inc., 1420 Forbes Avenue) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

END OF CONSENT AGENDA

DELEGATION

Cpl. Crystal Shostak, Special Victims Unit, North Vancouver RCMP

Re: Strength and Remembrance Pole

Item 5 refers.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
Regular Council Meeting Agenda – November 18, 2019

Page 6

CORRESPONDENCE

5. Cpl. Crystal Shostak, Special Victims Unit, North Vancouver RCMP,
October 23, 2019 – File: 01-0400-70-0001/2019

Re: Strength and Remembrance Pole

RECOMMENDATION:

THAT the correspondence from Cpl. Crystal Shostak, Special Victims Unit, North Vancouver RCMP, dated October 23, 2019, regarding the “Strength and Remembrance Pole”, be received with thanks.

6. Hootie Johnston, Sponsorship Coordinator, 2019 Operation Red Nose North Shore, October 12, 2019 – File: 01-0320-01-0001/2019

Re: Sponsoring Operation Red Nose 2019

RECOMMENDATION:

THAT the correspondence from Hootie Johnston, Sponsorship Coordinator, 2019 Operation Red Nose North Shore, dated October 12, 2019, regarding “Sponsoring Operation Red Nose 2019”, be received;

AND THAT Council support the 2019 Operation Red Nose North Shore with funding in the amount of \$_____, to be allocated from the Council Contingency Fund.

Information Report, November 5, 2019 – “Status of 2019 Council Contingency Grants Accounts”

7. North Vancouver City Firefighters Local 296 Foundation, November 4, 2019
– File: 01-0230-01-0001/2019

Re: 2019 Park and Tilford Hi-Light Festival Sponsorship

RECOMMENDATION:

THAT the correspondence from Jeremy Brodtrick, Treasurer, North Vancouver City Firefighters Local 296 Foundation, dated November 4, 2019, regarding the “2019 Park and Tilford Hi-Light Festival Sponsorship”, be received;

AND THAT Council support the Park and Tilford Hi-Light Festival with funding in the amount of \$_____, to be allocated from the Council Contingency Fund.

Information Report, November 5, 2019 – “Status of 2019 Council Contingency Grants Accounts”



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
Regular Council Meeting Agenda – November 18, 2019

Page 7

CORRESPONDENCE – Continued

8. Chris Plagnol, Corporate Officer, Metro Vancouver, November 4, 2019
– File: 01-0400-60-0006/2019

Re: Consent to Metro Vancouver Regional Parks Service Amendment
Bylaw No. 1290

RECOMMENDATION:

THAT the City of North Vancouver Council consent to the approval of the adoption of “Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019” on behalf of the electors;

AND THAT staff be directed to notify the Metro Vancouver Regional District Board of its consent.

PUBLIC MEETING – 92 Lonsdale Avenue (PLN2019-00006) – 7:00 pm

Temporary Use Permit No. PLN2019-00006 would permit the temporary use of a parking space at 92 Lonsdale Avenue for a retail sales use (Double the Love Clothing Ltd.) to be operated out of a mobile trailer. The permit would allow for the business to operate at the site for 3 years.

AGENDA

Staff presentation
Representations from the public
Questions and comments from Council
Motion to conclude the Public Meeting

MOTION

9. Temporary Use Permit No. PLN2019-00006 (92 Lonsdale Avenue)
– File: 08-3400-20-0006/1

RECOMMENDATION:

THAT Temporary Use Permit No. PLN2019-00006 (92 Lonsdale Avenue) be issued to Maplewood Properties Ltd., in accordance with Section 493 of the *Local Government Act*;

AND THAT the Mayor and City Clerk be authorized to sign and seal Temporary Use Permit No. PLN2019-00006.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
Regular Council Meeting Agenda – November 18, 2019

Page 8

REPORTS

10. 2020 Schedule of Council Meetings – File: 01-0550-01-0001/2019

Report: City Clerk, November 6, 2019

RECOMMENDATION:

PURSUANT to the report of the City Clerk, dated November 6, 2019, entitled “2020 Schedule of Council Meetings”:

THAT Council endorse the 2020 Schedule of Council Meetings.

11. Rezoning Application: 242 West 4th Street (Birmingham & Wood Architects and Planners, CD-721) – File: 08-3360-20-0475/1

Report: Planner 2, November 6, 2019

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated November 6, 2019, entitled “Rezoning Application: 242 West 4th Street (Birmingham & Wood Architects and Planners, CD-721)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738” (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721) be considered and the Public Hearing be waived;

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

AND THAT the community benefits listed in the report section “Density Bonus and Community Benefits” be secured through agreements at the applicant’s expense and to the satisfaction of the Director of Planning and Development.

Item 12 refers.

BYLAW – FIRST AND SECOND READINGS

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738” (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738” (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721) be given first and second readings.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
Regular Council Meeting Agenda – November 18, 2019

Page 9

BYLAW – THIRD READING

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8716”
(Westmoreland Holdings Ltd. / Bill Curtis & Associates Design Ltd., 730
Westmoreland Crescent)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8716”
(Westmoreland Holdings Ltd. / Bill Curtis & Associates Design Ltd., 730
Westmoreland Crescent) be given third reading.

Public Hearing held – October 28, 2019

Third reading of Bylaw No. 8716 deferred to a full Council.

NOTICE OF MOTION

14. Making the City of North Vancouver a Living Wage Employer
– File: 07-2660-01-0001/2019

Submitted by Councillor Girard

RECOMMENDATION:

WHEREAS at least 30% of Metro Vancouver families with children are earning below a living wage, hence are unable to earn an income sufficient to meet their basic needs, even if both parents are working full time, forcing some families to choose between food or rent;

WHEREAS average earnings in the region have not been increasing, despite rising housing and living costs, resulting in greater inequality, child poverty and social costs;

WHEREAS a living wage strengthens families and communities by ensuring working families can enjoy basic economic security, participate fully in civic life and lift children from poverty;

WHEREAS the need for a living wage has been the focus of advocacy by the Living Wage for Families Campaign, First Call: BC Child and Youth Advocacy Coalition, the Canadian Centre for Policy Alternatives and local unions, including but not limited, to the Hospital Employees Union and the Canadian Union of Public Employees, as well as local labour councils, including the Vancouver and District Labour Council and the New Westminster and District Labour Council;

Continued...



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
Regular Council Meeting Agenda – November 18, 2019

Page 10

NOTICE OF MOTION – Continued

14. Making the City of North Vancouver a Living Wage Employer
– File: 07-2660-01-0001/2019 – Continued

WHEREAS Metro Vancouver Alliance, a non-partisan, broad based alliance of 57 civil society institutions, including community and educational organizations, faith groups and trade unions, has mobilized to encourage public and private sector employers to commit to a living wage to reduce poverty and inequity;

WHEREAS living wage policies that apply to direct municipal employees and employees of contractors hired by municipalities have been adopted by numerous BC municipalities, including the following Metro Vancouver municipalities: New Westminster, Pitt Meadows, Port Coquitlam, Vancouver and most recently, Burnaby. Living wage policies have also been adopted by North Vancouver employers, including VanCity Credit Union and Capilano University Students' Union;

WHEREAS in the above municipalities where a living wage policy was adopted, municipal staff first prepared a full report on the costs, benefits and implications for the municipality prior to each respective Council determining whether to proceed with the policy;

AND WHEREAS living wage policies that apply to direct municipal employees and employees of contractors hired by the municipality of the City of North Vancouver would be consistent with the City's Strategic Plan (2019-2022) that is guided and informed by other City policies, and specifically two priorities of this plan, those being "A City for People" and "A Prosperous City";

THEREFORE BE IT RESOLVED THAT Council direct staff to report on the costs and benefits of the City of North Vancouver implementing a Living Wage Policy, as outlined by the Living Wage for Families Campaign, and the steps necessary to achieve this goal.

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.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
Regular Council Meeting Agenda – November 18, 2019

Page 11

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)(b) [personal information] and 90(1)(e) [land matter].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



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.

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.

THIS PAGE INTENTIONALLY LEFT BLANK



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE
COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH
VANCOUVER, BC, ON **MONDAY, NOVEMBER 4, 2019****

PRESENT

COUNCIL MEMBERS

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

ABSENT

Councillor H. Back

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic and Corporate Services
H. Reinhold, Deputy Director, Strategic and Corporate Services
G. Munro, Manager, Information Technology
C. Nichols, Manager, Human Resources
J. Roy, Manager, Civic Facilities
B. Themens, Director, Finance
L. Garber, Deputy Director, Finance
D. Van Heerden, Manager, Financial Planning
J. Svancara, Budget Analyst
M. Epp, Director, Planning and Development
A. Devlin, Manager, Transportation
S. Galloway, Manager, Planning
C. Jackson, Manager, Environment
R. Skene, Director, Community and Partner Engagement
L. Orr, Manager, Business and Community Partnerships
P. Duffy, Manager, Bylaws
L. Herman, Coordinator, Community Development
D. Pope, Director, Engineering, Parks and Environment
K. Magnusson, Deputy Director, Engineering, Parks & Environment
J. Klochnyk, Manager, Public Works
B. Willock, Sr. Manager, Engineering Planning and Design
M. Hunter, Manager, Parks and Environment
J. Hall, Manager, Public Realm Infrastructure
K. Kuzmanovski, Section Manager, Traffic Engineering
G. Bhayani, Superintendent, RCMP
S. Fraser, Manager, Police Support Services
D. Koep, Chief Librarian
T. Huckell, Committee Clerk

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, November 4, 2019

CARRIED UNANIMOUSLY

PROCLAMATION

Mayor Buchanan declared the following proclamation:

Veterans' Week – November 5 to 11, 2019

Mayor Buchanan presented a framed proclamation to the Colour Party of the Royal Canadian Legion, Branch 118.

ADOPTION OF MINUTES

Moved by Councillor Bell, seconded by Councillor McIlroy

2. Regular Council Meeting Minutes, October 28, 2019

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD

- Ron Sostad, 231 East 15th Street, North Vancouver, spoke regarding business permits and social housing.
- Erika Rathje, 8-140 East 20th Street, North Vancouver, spoke regarding the AAA Mobility Lanes.
- Tony Sun, 125 Victory Ship Way, North Vancouver, spoke regarding the AAA Mobility Lanes.

DELEGATION

Michael Fontana, Learning and Outreach Manager, The Cinematheque

Re: North Shore Youth in Film Program

Michael Fontana, Learning and Outreach Manager, The Cinematheque, presented 2 student videos regarding the "North Shore Youth in Film Program" and responded to questions of Council.

CORRESPONDENCE

3. Thea Loo, Learning and Outreach Coordinator, The Cinematheque, October 16, 2019
– File: 01-0230-01-0001/2019

Re: North Shore Youth in Film Program

Moved by Councillor Bell, seconded by Councillor Girard

THAT the correspondence from Thea Loo, Learning and Outreach Coordinator, The Cinematheque, dated October 16, 2019, regarding the "North Shore Youth in Film Program", be received with thanks.

CARRIED UNANIMOUSLY

PRESENTATION

2020-2029 Draft Preliminary Project Plan – Director, Finance, and Deputy Director, Finance

The Director, Finance, and Deputy Director, Finance, provided a PowerPoint presentation regarding the “2020-2029 Draft Preliminary Project Plan” and responded to questions of Council.

REPORT

4. 2020-2029 Draft Preliminary Project Plan – File: 05-1705-30-0019/2020

Report: Deputy Director, Finance, October 23, 2019

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Deputy Director, Finance, dated October 23, 2019, entitled “2020-2029 Draft Preliminary Project Plan”:

THAT members of Council provide input on the 2020-2029 Draft Preliminary Project Plan;

AND THAT the Project Plan be adjusted on the basis of feedback received and brought back at a subsequent meeting for consideration.

CARRIED UNANIMOUSLY

PRESENTATION

Priority Corridors for All Ages and Abilities (AAA) Mobility Lanes – Manager, Transportation, and Manager, Public Realm Infrastructure

The Manager, Transportation, and Manager, Public Realm Infrastructure, provided a PowerPoint presentation regarding “Priority Corridors for All Ages and Abilities (AAA) Mobility Lanes” and responded to questions of Council.

REPORT

5. Priority Corridors for All Ages and Abilities (AAA) Mobility Lanes
– File: 16-8480-01-0001/2019

Report: Manager, Transportation, October 23, 2019

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Transportation, dated October 23, 2019, entitled “Priority Corridors for All Ages and Abilities (AAA) Mobility Lanes”:

Continued...

REPORT – Continued

5. Priority Corridors for All Ages and Abilities (AAA) Mobility Lanes
– File: 16-8480-01-0001/2019 – Continued

THAT Council endorse the Corridor Prioritization Framework, as outlined in the report, to guide AAA mobility lane infrastructure investment decisions;

THAT Council direct staff to proceed with the phased implementation of the Recommended Priority Corridors, following the Planning and Implementation Strategy process, as outlined in the report;

AND THAT the planning and design for these priority AAA mobility lane corridors consider opportunities to accommodate the needs and abilities for other non-pedestrian and non-auto modes of travel, including but not limited to: electric bicycles, scooters and skateboards.

CARRIED UNANIMOUSLY

BYLAW – THIRD READING

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8714” (M. & R. Ventura / Farzin Yadegari Architect Inc., 1420 Forbes Avenue)

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8714” (M. & R. Ventura / Farzin Yadegari Architect Inc., 1420 Forbes Avenue) be given third reading.

CARRIED UNANIMOUSLY

MOTION

7. Development Variance Permit No. DVP2018-00004 (1420 Forbes Avenue)
– File: 08-3090-20-0242/1

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT Development Variance Permit No. DVP2018-00004 (1420 Forbes Avenue) be issued to Mario D. Ventura and Remedios G. Ventura, in accordance with Section 498 of the *Local Government Act*;

AND THAT the Mayor and City Clerk be authorized to sign and seal Development Variance Permit No. DVP2018-00004, following adoption of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8714” (M. & R. Ventura / Farzin Yadegari Architect Inc., 1420 Forbes Avenue).

CARRIED UNANIMOUSLY

REPORTS

8. Temporary Use Permit – 92 Lonsdale Avenue – Mobile Boutique Clothing Store
– File: 08-3400-20-0006/1

Report: Planner 1, October 23, 2019

Moved by Councillor Hu, seconded by Councillor Bell

THAT the applicant, Zofia Rodriguez, come forward to clarify comments of Council.

CARRIED UNANIMOUSLY

Moved by Councillor McIlroy, seconded by Mayor Buchanan

PURSUANT to the report of the Planner 1, dated October 23, 2019, entitled
“Temporary Use Permit – 92 Lonsdale Avenue – Mobile Boutique Clothing Store”:

THAT Temporary Use Permit No. PLN2019-00006 (Maplewood Properties Ltd., Inc. No. 345644), to permit a mobile boutique clothing store at 92 Lonsdale Avenue for a three-year term, be considered;

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

AND THAT a Public Meeting be held.

CARRIED UNANIMOUSLY

9. Council Chambers Accessibility Improvements – Appropriation
– File: 02-0890-20-0008/1

Report: Deputy Director, Strategic and Corporate Services, October 18, 2019

Moved by Councillor Bell, seconded by Mayor Buchanan

PURSUANT to the report of the Deputy Director, Strategic and Corporate Services, dated October 18, 2019, entitled “Council Chambers Accessibility Improvements – Appropriation”:

THAT (Funding Appropriation #1930) an amount of \$275,000 be appropriated from the Tax Sale Land Interest Reserve for the purpose of funding the design and tendering of accessibility upgrades to Council Chambers;

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 Tax Sale Land Interest Reserve.

CARRIED UNANIMOUSLY

REPORTS – Continued

10. Seaside Hotel Application for Extended Hours and Patron Participation Endorsement: 130-125 Victory Ship Way – File: 09-4320-50-0002/2019

Report: Manager, Business and Community Partnerships, October 22, 2019

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Business and Community Partnerships, dated October 22, 2019, entitled “Seaside Hotel Application for Extended Hours and Patron Participation Endorsement: 130-125 Victory Ship Way”:

THAT the application from the Seaside Hotel at 130-125 Victory Ship Way in The Shipyards for extended hours of liquor service to 1:00 am Fridays and Saturdays, and for a Patron Participation Endorsement as it applies to their Food Primary Liquor Licence, be approved.

Approval is granted on the basis that:

- The impact of noise on the community in the immediate vicinity of the establishment and the community in general is expected to be minimal if managed appropriately;
- The proposed extended liquor serving hours and Patron Participation Endorsement are consistent with the vision for The Shipyards as a vibrant waterfront destination;
- The proposed extended liquor serving hours and Patron Participation Endorsement will not result in the service area being operated in a manner that is contrary to the primary purpose of the business; and
- The results of the public input conducted by City staff obtained through two signs posted on the business from September 30, 2019 to October 18, 2019 resulted in three written responses – two against due to potential noise and one in support.

CARRIED UNANIMOUSLY

11. North Point Brewing Application for Lounge Endorsement – 266 East 1st Street – File: 09-4320-50-0002/2019

Report: Manager, Business and Community Partnerships, October 23, 2019

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Business and Community Partnerships, dated October 23, 2019, entitled “North Point Brewing Application for Lounge Endorsement – 266 East 1st Street”:

THAT the application from North Point Brewing, 266 East 1st Street, for a Lounge Endorsement be approved subject to the following conditions to be added to the Business Licence:

Continued...

REPORTS – Continued

11. North Point Brewing Application for Lounge Endorsement – 266 East 1st Street
– File: 09-4320-50-0002/2019 – Continued

- No music on the outdoor patio;
- 10:00 pm closure of the garage doors; and
- Signage be posted asking patrons to be respectful of area residents.

Approval is granted on the basis that:

- Impact on the adjacent community is expected to be minimal;
- Noise on nearby residents and the community in general is expected to be minimal if the business is managed appropriately; and
- The results of the public input obtained through signage on the business and direct mail out to all property owners within a 40 metre radius of the business resulted in four responses regarding concerns about potential noise and parking.

CARRIED UNANIMOUSLY

Councillor Valente recused himself at 8:40 pm, declaring a potential conflict of interest with respect to Item 12 – Economic Health Cluster Next Steps.

12. Economic Health Cluster Next Steps – File: 13-6750-01-0001/2019

Report: Manager, Business and Community Partnerships, October 23, 2019

Moved by Councillor McIlroy, seconded by Mayor Buchanan

PURSUANT to the report of the Manager, Business and Community Partnerships, dated October 23, 2019, entitled “Economic Health Cluster Next Steps”:

THAT staff be directed to identify targeted opportunities to support the sustainability and growth of an Economic Health Cluster in the City Centre through existing Council initiatives, as outlined in the report, based on the following priority areas:

- Office space supply and requirements;
- Office connectivity;
- Mixed land uses;
- Public realm design;
- Placemaking specific to an office environment, hospital workers and medical/health services customers;
- Transportation/mobility; and
- Strategic partnership development;

THAT staff be directed to work with the Mayor’s Office to build a working relationship with Lions Gate Hospital, Lions Gate Hospital Foundation and Vancouver Coastal Health Authority for ongoing dialog, information sharing and identification of potential strategic initiatives and partnership opportunities;

Continued...

REPORTS – Continued

12. Economic Health Cluster Next Steps – File: 13-6750-01-0001/2019 – Continued

THAT staff be directed to work with the Mayor's Office to consult other medical and health services professionals such as the North Shore Division of Family Practice, dentists, physiotherapists, etc., for ongoing dialog, information sharing and identification of potential strategic initiatives in support of an Economic Health Cluster;

THAT staff be directed to develop and implement specific placemaking initiatives directed to office staff, hospital staff and medical/health services customers;

AND THAT staff report back to Council on the progress of this initiative.

CARRIED UNANIMOUSLY
(by members remaining)

Councillor Valente returned to the meeting at 8:54 pm.

13. Smoking Regulation Bylaw, 1998, No. 7026 Update – File: 09-3900-02-0001/2019

Report: Manager, Bylaw Services, October 23, 2019

Moved by Mayor Buchanan, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Bylaw Services, dated October 23, 2019, entitled "Smoking Regulation Bylaw, 1998, No. 7026 Update":

THAT the "Smoke and Smoking" definition within "Smoking Regulation Bylaw, 1998, No. 7026" be updated to include all manner of e-cigarettes and vaping and to replace "weed" with "cannabis";

THAT "Smoking Regulation Bylaw, 1998, No. 7026" be updated to include smoking restrictions in all City parks, plazas and multi-use pathways;

THAT staff review and report back on the "Don't be a Butthead" cigarette butt reduction campaign to determine its effectiveness;

THAT staff be directed to implement a cigarette butt recycling/receptacle program in the City;

THAT staff be directed to develop a policy opposing the advertisement of vaping products on City property, including bus shelters and bus stops;

THAT the Mayor, on behalf of Council, write to the Federal health agencies and the Provincial Minister of Health with respect to the stronger regulation of advertising and vaping products to youth;

THAT the Mayor, on behalf of Council, write to the vaping businesses in the City regarding their responsibility of selling vaping products to youth;

AND THAT the penalties be reviewed, for both the *Cannabis Control and Licensing Act* and the Smoking Regulation Bylaw, seeking to unify the payment penalties.

CARRIED UNANIMOUSLY

COUNCIL REPORT

- Councillor McIlroy reported on her attendance at the Livable Cities Forum, Victoria, BC and the 2019 Zero Waste Conference, Vancouver, BC, both held in October 2019.
- Councillor Hu reported on her attendance at the Livable Cities Forum, Victoria, BC.

PUBLIC CLARIFICATION PERIOD

Mayor Buchanan declared a recess at 9:22 pm for the Public Clarification Period and reconvened the meeting immediately after.

COUNCIL INQUIRIES

14. Benches in the City – File: 01-0220-01-0001/2019

Inquiry by Councillor Bell

Councillor Bell inquired of Mayor Buchanan whether or not benches would be included in the budget.

The Chief Administrative Officer advised that staff would provide Council with further information.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

CITY CLERK'S RECOMMENDATION

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Section 90(1)(e) [land matter].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed session, at 9:23 pm and reconvened at 9:51 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

15. Land Matter – File: 08-3360-20-0454/1

Report: Director, Planning and Development, October 23, 2019

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Director, Planning and Development, dated October 23, 2019, regarding a land matter:

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 Director, Planning and Development, dated October 23, 2019 remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:52 pm.

“Certified Correct by the City Clerk”

CITY CLERK



PROCLAMATION

SISTER CITY CHIBA – 50TH ANNIVERSARY

- WHEREAS** 2019 marks the 50th anniversary of our Sister City relationship and lasting friendship with the people of Chiba, Japan;
- WHEREAS** the City of North Vancouver and City of Chiba have enjoyed the rewards of a sister city relationship for 50 years, encouraging a mutual exchange in the fields of culture, economy and otherwise, in recognition of the contribution to international understanding and friendship;
- AND WHEREAS** the City of North Vancouver wishes to commemorate the 50th anniversary of our sister city relationship with Chiba, Japan, and continue the furtherance of goodwill between the nations of Canada and Japan;
- NOW THEREFORE** I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim that the City of North Vancouver, on the traditional territories of the Squamish and Tsleil-Waututh Nations, proudly agrees to continue its relationship with City of Chiba as Sister Cities.

So proclaimed on Monday, November 18, 2019

Mayor Linda Buchanan

THIS PAGE INTENTIONALLY LEFT BLANK

For Metro Vancouver meetings on Friday, November 1, 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@metrovancouver.org or Kelly.Sinowski@metrovancouver.org

Metro Vancouver Regional District

E 2.1 Metro Vancouver 2040: Shaping our Future - 2018 Procedural Report**RECEIVED**


The Board received for information a report that documents the resources required to implement, administer and amend the regional growth strategy since its adoption to year end 2018.

E 3.1 George Massey Crossing Project – Results of Technical Evaluation on the Six Short Listed Options**APPROVED**

At its October 2, 2019 meeting, the George Massey Crossing Task Force received a presentation from the Province's George Massey Crossing Project team providing the results of the technical evaluation on the six short-listed options. The presentation included information on the key messages from the consultation to date, information on use of the existing tunnel, and a review of the each of the technologies considered – Deep Bore Tunnel, Immersed Tube Tunnel, and Long Span Bridge. For each of the technologies, the provincial team considered feasibility, cost, construction risk, environmental impacts, other impacts including noise, visual and shading, timeline for completion, and alignment with project goals.

The Board passed an amended motion that resolved to:

- receive the report for information;
- based on the Province's technical analysis, endorse a new eight-lane immersed-tube tunnel with multi-use pathway, including two transit lanes, as the preferred option for the George Massey Crossing for the purposes of public engagement;
- Provincial Government's assessment of the immersed tube tunnel options takes into consideration:
 - The project must address First Nation concerns regarding in-river works and fisheries impacts.
 - The project should not create additional potentially costly, lengthy or prohibitive environmental challenges or reviews.
 - The project should address the City of Richmond and Delta's concerns regarding local impacts at interchanges or access points, as well as minimize impacts on agricultural land.
 - To fully realize the benefit of this significant investment, the entire Highway 99 corridor should be evaluated for improvements as part of the crossing project including the existing congestion at the South Surrey interchanges.
 - The project should address the City of Richmond and Vancouver's concerns regarding excess capacity, the risk of increasing vehicle kilometres travelled, and the potential to worsen congestion at the Oak Street Bridge and along the Oak Street corridor.
 - The crossing should be designed to serve the needs of the region to at least 2100.
 - The crossing should include six lanes for regular traffic including goods movement and two lanes dedicated for rapid transit bus, with dedicated multi-use pathway and facilities for

Reviewed by:

1
CAO

- cyclists and pedestrians, and include immediate access to enhanced rapid transit capacity at opening. It should also have the potential for conversion to rail in the future, including consideration for potential high speed rail.
- As it is now, all utility infrastructure, including BC Hydro power transmission lines, should be constructed underground in conjunction with the tunnel.
 - Any solution must address the matter in a timely manner, hopefully with construction completed by 2026-2027.
 - Any solution that addresses these issues should also be consistent with Metro Vancouver's Regional Growth Strategy (Metro 2040) and TransLink's Regional Transportation Strategy and Metro Vancouver's new climate change targets, which promote sustainable transportation choices. The Regional Transportation Strategy update is currently underway and can provide the opportunity to further integrate the crossing as regional priority, as well as consider transportation demand management strategies to address municipal concerns.
- As an interim measure to address the immediate traffic congestion at the tunnel, the Board requested the Provincial government work with TransLink through Phase 3 of the Mayors' Council plan to provide additional funding for higher-frequency transit services to encourage people to leave their cars at home.

E 3.2 TransLink Application for Federal Gas Tax Funding for 2021 Fleet Expansion and Modernization

APPROVED

The Board approved \$149.12 million in funding from the Greater Vancouver Regional Fund for the following transit projects proposed by TransLink in its Application for Federal Gas Tax funding for 2021 Fleet Expansion and Modernization, as attached to the report:

- Project 1 – Year 2021 Conventional 60-ft Hybrid Bus, 40-ft Hybrid Bus, and 40-ft Battery Electric Bus Purchases for Fleet Expansion
- Project 2 – Year 2021 HandyDART Vehicle Purchases for Fleet Replacement
- Project 3 – Year 2021 HandyDART Vehicle Purchases for Fleet Expansion
- Project 4 – Year 2021 Community Shuttles Vehicle Purchases for Fleet Replacement
- Project 5 – Year 2021 Community Shuttle Vehicle Purchases for Fleet Expansion
- Project 6 – Mark 1 SkyTrain Cars Refurbishment

E 4.1 Consultation on an Alternative Approach for Regulating Emissions from Open-Air Burning of Vegetative Debris in Metro Vancouver

APPROVED

The region currently does not have an emission regulation for open-air burning, and introducing an emission regulation would likely reduce the regulatory burden by providing ongoing authorization of open-air burning of vegetative debris in cases where specified requirements are met, more simply and efficiently than through site-specific approvals.

The Board:

- directed staff to proceed with engagement and consultation on the proposed approach to regulating air emissions from open-air burning activities, based on the discussion paper attached to the report; and
- endorsed the engagement plan as attached.

E 4.2 Community Energy Association Funding Request to Accelerate Air Source Heat Pump Uptake for Existing Buildings

APPROVED

This report provided the Board with an update on the proposed building retrofit and de-carbonization project described by the Community Energy Association to the Climate Action Committee at its May 17, 2019 meeting, and a recommended response to a request for funding and in-kind support.

The Board resolved to write a letter to the Community Energy Association offering in-kind staff support to develop strategies to accelerate low-carbon building retrofits, as outlined in the report.

E 4.3 Alt'ka7tsem/Howe Sound Biosphere Region – UNESCO Nomination

APPROVED

Biosphere regions/reserves are areas of terrestrial and coastal/marine ecosystems that are internationally recognized within the United Nations Educational, Scientific and Cultural Organization's (UNESCO) Man and the Biosphere Program.

The key objectives of the Alt'ka7tsem/Howe Sound biosphere region are to advance biodiversity conservation, sustainable development, and reconciliation. No changes to local government responsibilities or governance are introduced with a biosphere region designation, and there are no financial implications associated with the nomination, but it is possible that a future request for short or long-term funding will be made if the biosphere region nomination is successful.

The Howe Sound Biosphere Region Initiative Society is nearing completion of the nomination document for the Alt'ka7tsem/Howe Sound biosphere region and is therefore seeking support from area local governments, which includes Metro Vancouver.

The three Metro Vancouver member jurisdictions with lands in Howe Sound (Bowen Island, Village of Lions Bay, and the District of West Vancouver) have recently confirmed their support for this nomination.

The Board:

- endorsed the nomination of Alt'ka7tsem/Howe Sound as a UNESCO biosphere region; and
- authorized the Corporate Officer to sign the nomination form on behalf of Metro Vancouver.

E 5.1 Metro Vancouver External Agency Activities Status Report - November 2019**RECEIVED**

The Board received for information the following reports from Metro Vancouver representatives to external organizations:

- Municipal Finance Authority
- Sasamat Volunteer Fire Department Board of Trustees
- Delta Heritage Airpark Management Committee
- Pacific Parklands Foundation
- Union of British Columbia Municipalities
- Fraser Basin Council Society

G 1.1 Amending Metro Vancouver 2040: Shaping our Future to Align with the IPCC Special Report on Global Warming of 1.5°C**APPROVED**

The Board:

- initiated a Type 3 minor amendment to Metro Vancouver 2040: Shaping our Future to reflect a commitment to a carbon neutral region by 2050, and an interim target of reducing greenhouse gas emissions by 45% from 2010 levels by 2030;
- gave first, second, and third readings to said bylaw; and
- directed staff to notify affected local governments and agencies as per Section 6.4.2 of Metro Vancouver 2040: Shaping our Future.

G 2.1 Regional Parks Service Amendment Bylaw No. 1290**APPROVED**

The Province of British Columbia is expected to enact a regulation to specifically authorize Metro Vancouver Regional District to establish and operate the regional parks service outside its boundaries for the portion of Aldergrove Park located in the City of Abbotsford. In anticipation of that regulation and to facilitate the process in a timely fashion, it is advisable to amend the Regional Parks Service Bylaw to include this extraterritorial area in the defined boundaries of the parks service area.

The Board:

- gave first, second and third readings to Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019; and
- directed staff to seek consent of at least two-thirds of the participants to amend the service area to add an extraterritorial area to the regional park function, and following that, forward the Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019 to the Inspector of Municipalities for approval.

G 3.1 Election of the MVRD Representative on the 2019-2020 Union of British Columbia Municipalities Executive **APPROVED**

The Board elected Director Craig Hodge to serve as the MVRD representative on the Union of British Columbia Municipalities (UBCM) Executive Board for 2019-2020.

G 3.2 2019 Year End Review **RECEIVED**

The Board received for information a report that presents a summary of Metro Vancouver's achievements in 2019 accomplished through the guidance of Metro Vancouver's Standing Committees. The work plan accomplishments achieved in 2019 will provide a strong foundation for the Metro Vancouver Board as it works towards the completion of its long term goals, as articulated in the Board Strategic Plan, over the next three years.

G 4.1 MVRD 2020 Budget and 2020 – 2024 Financial Plan and Five Year Bylaw 1291 **APPROVED**

The Board approved the 2020 Annual Budget and endorsed the 2020 – 2024 Financial Plan as shown in Attachment 1 of the report, in the following schedules:

- Revenue and Expenditure Summary
- Affordable Housing
- Air Quality
- E911 Emergency Telephone Service
- Electoral Area Service
- General Government Administration
- General Government Zero Waste Collaboration Initiatives
- Labour Relations
- Regional Economic Prosperity
- Regional Emergency Management
- Regional Global Positioning System
- Regional Parks
- Capital Programs & Project Totals - Regional Parks
- Regional Planning

The Board approved the 2020 Annual Budget and endorsed the 2020 – 2024 Financial Plan as shown in Attachment 1 as presented for the Sasamat Fire Protection Service, and shown in the following schedules:

- Revenue and Expenditure Summary
- Sasamat Fire Protection Service (Only Anmore and Belcarra may vote)

Then, the Board approved the 2020 Reserve Applications as shown in Attachment 2 of the report. Finally, the Board:

- gave first, second and third readings to Metro Vancouver Regional District 2020 to 2024 Financial Plan Bylaw No. 1291, 2019; and
- passed and finally adopted the bylaw.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received delegation summaries and committee information items from standing committees.

George Massey Crossing Task Force – October 2, 2019

Delegation Summaries:

3.1 Roderick V. Louis**Performance and Audit Committee – October 10, 2019**

Information Items:

5.1 Interim Financial Performance Report – August 2019

This report provided an update on financial performance with projections through to the end of the fiscal year. The overall projected surplus is largely due to the deferral of some operating and capital projects, staff vacancies, lower miscellaneous operating costs and lower than budget debt service costs in the utilities. Overall, the 2019 fiscal year's projected financial results for the Metro Vancouver entities and functions are estimated to be in a surplus to a budget of around \$15.5 million.

5.2 Capital Program Expenditure Update as at August 31, 2019

This is the second report for 2019 on the financial performance of the capital program for the eight months ending August 31, 2019. This is the second report of the fiscal year with capital expenditures typically being more active in the summer months. With billings in the early fall, this percentage is anticipated to increase by the next reporting period ending December 31st.

5.3 Semi-Annual Report on GVS&DD Development Cost Charges

This report is about GVS&DD Development Cost Charge revenue collections during the first half of 2019 and any implications on their adequacy, as required in the Board's policy. DCC collections for the first half of 2019 were \$23.687 million. DCCs received are used to pay for growth related GVS&DD capital projects.

5.4 Investment Position and Returns – May 1 to August 31, 2019

This report indicates that overall investment performance for the period met expectations. Short term investments exceeded returns on our benchmarks. Long term investments had mixed success with reaching returns greater than the benchmarks over the past 12 months, but are still higher when compared with the past three years. Our portfolios hold quality investments and are reasonably positioned, given our market expectations.

5.5 Request for Proposal Competition Process for Appointing an External Auditor

This report contains information regarding the process undertaken by Metro Vancouver staff for the selection of the external auditor. Metro Vancouver conducts a competitive selection process that establishes a highest ranked proponent, considering both price and experience of the firm and team.

The process does not limit the number of proposals nor set any mandatory requirements that would constitute a barrier to entry. Modifying the process to rotate a firm or the audit partner likely will not provide additional value and may create ramifications that could negatively impact Metro Vancouver's ability to achieve best value in the engagement of an external auditor.

5.6 Tender/Contract Award Information – June 2019 to August 2019

This report includes information with regards to contracts handled through the Purchasing and Risk Management Division, with a total anticipated value at or in excess of \$500,000 (exclusive of taxes). The contracts presented were awarded in accordance with the "Officers and Delegation Bylaws 1208, 284 and 247 – 2014" (Bylaws) and the "Procurement and Real Property Contracting Authority Policy" (Policy) and comply with competitive bidding laws and applicable legislation. Further, the competitive selection packages were carefully crafted by teams of subject matter experts resulting in the award of contracts that are fiscally responsible, and balance risk, economic, ethical and legal obligations.

Indigenous Relations Committee – October 10, 2019

Information Items:

5.2 A Review of Red Women Rising: Indigenous Women Survivors in Vancouver's Downtown Eastside

This report provides a brief summary of the report *Red Women Rising: Indigenous Women Survivors in Vancouver's Downtown Eastside* and identifies which of the Report's 35 key recommendations are relevant to Metro Vancouver's operations. The purpose of this report is to provide a brief overview of Red Women Rising and its 35 key recommendations. The 35 key recommendations identified in Red Women Rising not only focus on ending violence against Indigenous women, but also on some broader issues for creating a more socially responsible and just society.

Regional Planning Committee – October 11, 2019

Information Items:

5.3 Ecological Health – Tree Canopy Cover and Impervious Surfaces

This report includes reporting and analysis of the newly developed regional ecological health indicators – tree canopy cover and impervious surfaces. Overall, the report shows that regional tree canopy cover is in decline and impervious surfaces are most likely increasing as parts of the region urbanize.

There are opportunities to turn these trends around, and this report includes a number of recommendations to help do so, including continued monitoring to inform actions, adopting and enforcing tree protection bylaws, and implementing green infrastructure approaches.

5.4 Study on Applications to the Agricultural Land Commission

This report has information about a new study that will ascertain if approved applications to Agricultural Land Commission (ALC) are beneficial or detrimental to farm use in the Agricultural Land Reserve in Metro Vancouver. Metro Vancouver is participating in a study being undertaken by Kwantlen Polytechnic University to investigate the outcomes of previously approved non-farm use and subdivision applications to the Agricultural Land Commission.

The results will provide insight into how to address regional and municipal agricultural land use planning challenges and can help ensure the long term protection of the Agricultural Land Reserve for food and agricultural production into the future.

Climate Action Committee – October 18, 2019

Information Items:

5.4 Clean Air Plan and Climate 2050 Discussion Papers on Transportation and Industry

The Board received information about the Transportation and Industry discussion papers to support development of the Clean Air Plan and the Climate 2050 Roadmaps. Metro Vancouver is developing a Clean Air Plan to identify actions to reduce emissions of air contaminants, including greenhouse gases, in our region over the next 10 years. Metro Vancouver is also implementing Climate 2050, a long-term strategy to achieve a carbon neutral and resilient region over the next 30 years. A series of issue area discussion papers are being developed, to support an integrated engagement process for the Clean Air Plan and Climate 2050.

5.6 Results of Consultation on Proposed Amendments to Metro Vancouver's Automotive Refinishing Emission Regulation Bylaw

This report contains a summary of the feedback received by Metro Vancouver during the consultation on proposed amendments to the Greater Vancouver Regional District Automotive Refinishing Emission Regulation Bylaw No. 1086, 2008 (Bylaw 1086). Staff undertook an engagement and consultation process on the proposed amendments between November 2017 and April 2018, which focused on expansion of the regulatory scope to include automotive refinishing activities other than spray coating, inclusion of businesses that perform mobile automotive refinishing services, requirements to improve spray booth exhaust filtration, updated formulation standards for automotive refinishing products, and updated training and administration requirements. The feedback received during the consultation and engagement process will inform the development of amendments to Bylaw 1086 for the MVRD Board's future consideration.

Greater Vancouver Water District

E 1.1 Annual Update on Fisheries Initiatives in the Capilano, Seymour and Coquitlam Watersheds

RECEIVED

The Board received for information a report with an annual update on fisheries initiatives and activities associated with the Capilano, Seymour and Coquitlam Watersheds. Metro Vancouver continues to proactively participate in a variety of meaningful fisheries initiatives throughout GVWD's watershed lands located both above and below the dams.

A key Metro Vancouver objective is to ensure fisheries protection and enhancement initiatives are evaluated, planned and implemented in a manner that consistently meets the District's mandate of providing consistently high quality drinking water supplies.

E 1.2 Watershed Watch Salmon Society - Contribution Agreement

APPROVED

The Coquitlam River Watershed Roundtable (Roundtable) is a multi-stakeholder initiative that coordinates and implements activities that promote the health and sustainability of the lower Coquitlam River watershed. The Roundtable, through the Watershed Watch Salmon Society, has submitted a multi-year funding request in the amount of \$34,000 per year, from 2020 – 2022, to the GVWD.

This three-year agreement provides a measure of stability enabling program planning, development and delivery. Funding has also been provided by the City of Coquitlam (conditional approval), City of Port Coquitlam and Kwikwetlem First Nation (conditional approval). Similar core funding is also being sought from BC Hydro, although its contribution is unconfirmed at this time.

The Board approved the Contribution Agreement between the Greater Vancouver Water District and the Watershed Watch Salmon Society for a three-year term and annual contribution of \$34,000 commencing on January 1, 2020 and ending on December 31, 2022.

G 1.1 GVWD 2020 Budget and 2020 – 2024 Financial Plan

APPROVED

The Board:

- approved the 2020 Annual Budget and endorsed the 2020 - 2024 Financial Plan as presented in the following schedules:
 - Revenue and Expenditure Summary
 - Water Services
 - Capital Programs Project Totals – Water Services
- approved the 2020 Reserve Applications as presented; and
- set the Water Rate for 2020 at:
 - \$0.8899 per cubic metre for June through September; and
 - \$0.7119 per cubic metre for January through May and October through December.

I 1 COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES

APPROVED

Water Committee – October 17, 2019

Information Items:

5.2 GVWD Capital Program Expenditure Update to August 31, 2019

This is a report on the status of the Water Services' capital program and financial performance for the eight-month period ending August 31, 2019. This is the second in a series of three reports on capital expenditures for 2019. Water Services is projecting to be underspent for both ongoing and completed capital projects to August 31, 2019. It is anticipated that in aggregate, ongoing capital projects will be slightly underspent because the full contingency is not required.

E 1.1 Iona Island Wastewater Treatment Plant Project – Community Engagement Process APPROVED

This report updated the Board on the community engagement activities undertaken to date and sought authorization to complete the community engagement process as presented through to completion of the Project Definition Phase.

Metro Vancouver has engaged stakeholders and First Nations on the Iona Island Wastewater Treatment Plant Project since June 2018. The Board authorized staff to complete the community engagement process, as presented.

G 1.1 Cost Apportionment Bylaw Amendment – Allocation of Costs for Tertiary Treatment APPROVED

At the July 26th meeting, the GVS&DD Board passed a recommendation to proceed with tertiary treatment at the North Shore Wastewater Treatment Plant. The Board also requested staff to explore an amendment to the GVS&DD Cost Apportionment Bylaw No. 283, 2014 that would consider the establishment of a third tier of cost allocation for tertiary filtration capital costs based on a 100% regional allocation model.

There are two wastewater treatment projects within the GVS&DD capital program that have tertiary filtration included in the design for effluent treatment – the Northwest Langley Wastewater Treatment Plant project and the North Shore Wastewater Treatment Plant project. Under the existing bylaw provisions, these capital projects are funded as Tier II projects with 70% cost shared on a regional level and 30% cost shared by the local sewer area. If the Board approves the amending bylaw, a new Tier III category will be established and both projects would have the incremental cost of tertiary filtration designated as a Tier III project with those capital costs shared as a 100% regional cost. Under this new category, anticipated costs to the region would be between \$4 and \$8 per household with an overall capital expenditure of \$62 million.

As the costs for providing tertiary treatment are not contemplated for allocation within the Greater Vancouver Sewerage and Drainage District Cost Apportionment Bylaw No. 283, 2014, amendments to the cost apportionment bylaw have been prepared for the Board's consideration. This model is being presented to facilitate a more balanced sharing of costs, based on the understanding that the addition of tertiary treatment provides a benefit to the whole region.

The Board:

- approved the amendments to the Greater Vancouver Sewerage and Drainage District Cost Apportionment Bylaw No. 283, 2014 for the allocation of charges for tertiary treatment;
- gave first, second and third readings to Greater Vancouver Sewerage and Drainage District Cost Apportionment Amending Bylaw No. 331, 2019; and
- passed and finally adopted said bylaw.

G 2.1 Proposed Amendments to GVS&DD Cost Apportionment Bylaw No. 283, 2014 – Village of Anmore APPROVED

At the July 26, 2019 meeting the GVS&DD Board directed staff to review the GVS&DD Cost

Apportionment Bylaw No. 283, 2014 with respect to how growth charges are calculated and apportioned to Anmore.

Amendments were developed that would come into effect upon membership of the Village of Anmore in the GVS&DD. A connection fee will be remitted by the Village of Anmore for all residential dwelling units initially added to the Fraser Sewerage Area and a conditional waiver of the growth charge, which would remain in effect until such time that the Village of Anmore requests additional amendments to the Fraser Sewerage Area.

The Board gave first, second and third readings to Greater Vancouver Sewerage and Drainage District's Cost Apportionment Amending Bylaw No. 332, 2019.

G 2.2 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amending Bylaw No. 329, 2019 – Fraser Sewerage Area – 7969 Highway 91 Connector, Delta **APPROVED**

The City of Delta has requested that the GVS&DD amend the Fraser Sewerage Area to include the property located at 7969 Highway 91 Connector in Delta. On October 4, 2019, the MVRD Board resolved to accept the City of Delta's Regional Context Statement amending the property to a Regional Industrial Land Use Designation, and to include the property within the Urban Containment Boundary, thus making it eligible to receive regional sewer services subject to approval by the GVS&DD Board.

Analysis completed by Metro Vancouver staff has shown that there will be a negligible impact on the regional sewerage system and there are no financial impacts to the GVS&DD.

The Board:

- gave first, second and third readings to the Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amending Bylaw No. 329, 2019; and
- passed, and finally adopted the aforementioned bylaw.

G 3.1 GVS&DD Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 330, 2019 **APPROVED**

The Board:

- approved the following amendments to the Tipping Fee Bylaw effective January 1, 2020:
 - Tipping fees to change as follows:
 - Tipping fees for garbage (per tonne):
 - Municipal garbage \$113
 - Up to 1 tonne \$147
 - 1 tonne to 9 tonnes \$125
 - 9 tonnes and over \$99
 - Recycling fee for source-separated organic waste, green waste and clean wood change to \$100 per tonne;
 - gave first, second and third readings to Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 330, 2019; and

- passed and finally adopted said bylaw.

G 4.1 GVS&DD 2020 Budget and 2020 - 2024 Financial Plan**APPROVED**

The Board:

- approved the 2020 Annual Budget and endorsed the 2020 - 2024 Financial Plan as presented in the following schedules:
 - Revenue and Expenditure Summary
 - Liquid Waste Services
 - Capital Programs Project Totals – Liquid Waste Services
 - Solid Waste Services
 - Capital Programs Project Details – Solid Waste Services
- approved the 2020 Reserve Applications as presented.

I 1 Committee Information Items and Delegation Summaries**RECEIVED**

The Board received information items from Standing Committees.

Liquid Waste Committee – October 17, 2019

Information Items:

5.3 Liquid Waste Services Capital Program Expenditure Update as at August 31, 2019

This report on the status of the Liquid Waste Services' capital program and financial performance for the eight month period ending August 31, 2019. This is the second in a series of three capital expenditure progress reports for 2019.

Liquid Waste Services is projecting to be underspent for both ongoing and completed capital projects to August 31, 2019. Liquid Waste Services is projecting to underspend its annual Capital Budget by \$180.7 million (32%). The variance is primarily due to construction delays with a major project and obtaining third party approvals in a timely manner. Although the 2019 Liquid Waste Services Capital Budget is projecting a year-end underspend, the variance is a result of cash flow timing. It is projected that in aggregate, ongoing capital projects will be close to or less than the overall budget for that project. Any surplus resulting from a 2019 underspend will be used to directly fund capital in 2020 and avoid future borrowing.

5.5 Iona Island Wastewater Treatment Plant – Project Definition Update

This report contains an update on the work underway to complete the Project Definition Phase for the new Iona Island Wastewater Treatment Plant. The Iona Island Wastewater Treatment Plant Project Definition Technical Workshop 4 was held on July 24th and 25th, 2019.

This workshop focused on evaluating and obtaining feedback on how the architectural themes and engineering treatment options meet the project goals, objectives and requirements. With this feedback, the three wastewater treatment plant build scenarios will be further developed and life-cycle cost estimates, energy requirements and greenhouse gas profiles will be determined for each scenario.

Zero Waste Committee – October 18, 2019

Delegation Summaries:

3.1 Lori Bryan, Waste Management Association of BC (WMABC)

Information Items:

5.3 2018 Construction & Demolition Waste Composition Study

This report contains an update on the results of the 2018 Construction & Demolition Waste Composition Study. Metro Vancouver monitors the composition of the waste stream on a regular basis to track progress against ISWRMP targets. The 2018 Construction & Demolition Waste Composition Study provides an estimate of waste composition in the construction & demolition sector and a comparison to 2015, when the sector was last analyzed. Composition estimates are based on visual analysis at local landfills.

Wood and plastic both increased by approximately 20,000 tonnes between 2015 and 2018. Plastic represented the largest relative increase in composition, from 6.3% to 11.5%. Asphalt, primarily roofing materials, has decreased by an estimated 15,000 tonnes.

5.4 Update on Construction and Demolition Waste Reuse and Recycling in Metro Vancouver

The report contains an update on reuse and recycling practices for construction and demolition waste in Metro Vancouver. Construction and demolition waste is still a significant component of the region's disposed waste stream and various initiatives at the municipal and regional level are underway to increase diversion, particularly for wood. Wood, concrete and asphalt are the most used building materials (up to 80% by weight) in single family homes. Performance requirements can create barriers for utilizing used building materials such as salvaged wood because of code specifications, contract and warranty requirements, and energy performance. It is possible, however, to use salvaged wood, especially old growth wood from older homes in non-structural applications such as flooring, staircases, cabinetry and furniture-making. Municipal measures are an important tool in increasing reuse and recycling of construction and demolition material. Several municipalities have adopted demolition waste recycling bylaws to encourage reuse and recycling and to help meet the region's diversion goals.

5.5 Solid Waste Services Capital Program Expenditure Update as of August 31, 2019

This report contains an update about the Solid Waste Services' capital program and financial performance for the eight-month period ending August 31, 2019. This is the second in a series of three capital expenditure progress reports for 2019. Solid Waste Services is projecting to require additional budget in the amount of approximately \$14.3 million due to building/subdivision requirements and revised cost estimates. Updated budget proposals for several projects will be part of the 2020 financial planning package.

5.6 2019 Regional Food Scraps Recycling Campaign Update

This report contains an update on the 2019 Regional Food Scraps Recycling Campaign. The campaign encourages residents to separate food scraps from their garbage using humorous food face characters. Results have shown that the campaign successfully contributed to overall awareness of the issue, and

diversion of organic waste into the green bin. However, education needs to be maintained as waste audits reveal that basic organics like fruit and vegetables are still being disposed of in the garbage.

Plastic bag contamination and miscommunication regarding “biodegradable” or “compostable” bags also continues to be an issue. Additionally, a potential unintended consequence of encouraging people to recycle their organics is that they recycle food that could be consumed. For the sixth year of the Food Scraps Recycling campaign, the creative, messages, and communication channels will be tailored to address these current challenges.

5.7 2019 Abandoned Waste Campaign Results

This report contains an update on the 2019 Waste in its Place regional campaign to reduce instances of abandoned waste, which took place in the spring of 2019. Abandoned waste is a regional issue, with environmental, health and social impacts. The financial burden is also significant; local governments spend around \$5 million annually for abandoned waste clean-up and bulky item pick-up programs for mattresses and furniture.

Metro Vancouver’s 2019 Waste in its Place regional campaign used communications materials and tools, based on research conducted with members and public, to raise awareness of legal disposal options and to discourage abandoned waste. The campaign ran from April 15 to June 9 and featured digital advertising, sponsored online editorial content, transit advertising, campus posters, and ethnic print.

All materials promoted the wasteinitsplace.ca webpage, which highlights regional disposal options and municipal programs, was viewed 15,689 times during the campaign’s nearly 2-month duration. Of those who saw the campaign advertising, 36% reported that they were less likely to dispose of unwanted household items in public spaces. Additionally, 36% of respondents reported that they have talked to others about the campaign’s message. Reaction to the simple, clear imagery used in the campaign advertising was largely positive.

Metro Vancouver Housing Corporation

E 1.1 MVHC Financing of second mortgage for Heather Place redevelopment

APPROVED

A second mortgage for the Heather Place redevelopment is needed once the construction has been completed and the tenants occupy the building in the spring of 2020.

The Board approved the borrowing of up to a maximum of \$17,500,000 by way of a second mortgage for Heather Place, located at 755/785/799 West 14th Avenue, Vancouver, provided through BCHMC. The initial term for the mortgage will be 10 years, with an amortization period of 35 years. The interest currently offered by financing through BCHMC is 2.482%.

Furthermore, the Board resolved that any two officers or directors, or any one director together with any one officer of the MVHC; for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Property and Project as they, in their discretion, may consider



to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of BCHMC or the lender of the monies.

G 1.1 MVHC 2020 Budget and 2020 – 2024 Financial Plan

APPROVED

The Board:

- approved the 2020 Annual Budget and endorse the 2020 - 2024 Financial Plan as presented in the following schedules:
 - Revenue and Expenditure Summary
 - Housing
 - Capital Programs Project Totals – Housing
- approved the 2020 Reserve Applications as presented.

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8714

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. 8714” (M. & R. Ventura / Farzin Yadegari Architect Inc., 1420 Forbes Avenue).**
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 RS-2 (One-Unit Residential 2) Zone:

Lot	Block	D.L.	Plan	
25	46	271	1062	from RS-1

READ a first time on the 16th day of September, 2019.

READ a second time on the 16th day of September, 2019.

READ a third time on the 4th day of November, 2019.

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

MAYOR

CITY CLERK

THIS PAGE INTENTIONALLY LEFT BLANK



Strength & Remembrance Pole



NS VAWIR

North Shore Committee to End
Violence Against Women in
Relationships

www.northshorevawir.com

GROUND BREAKING CEREMONY DECEMBER 6, 2018



HAVE TO START SOMEWHERE



NOW WE'RE TALKING



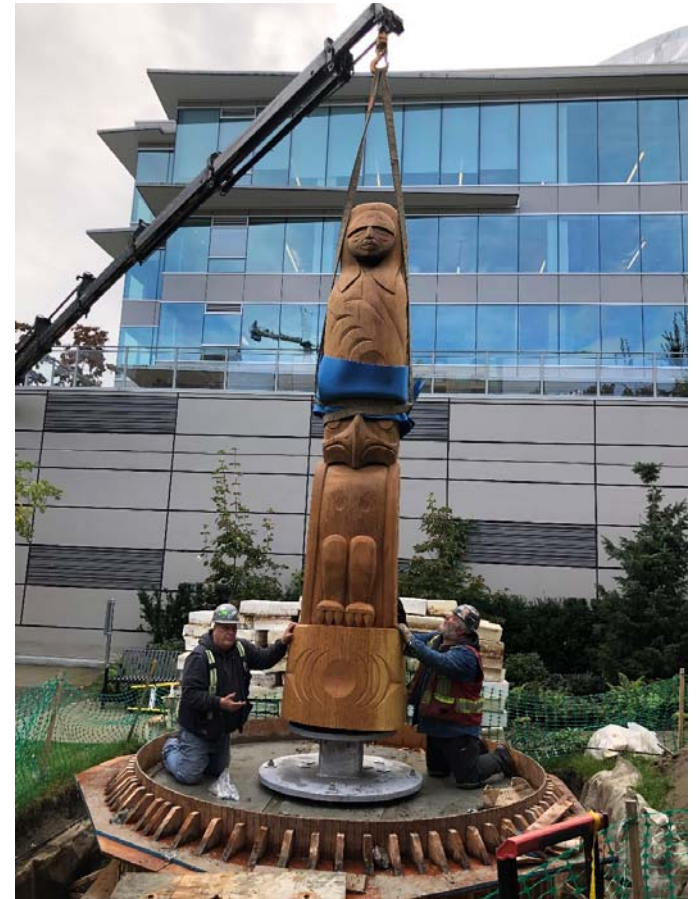
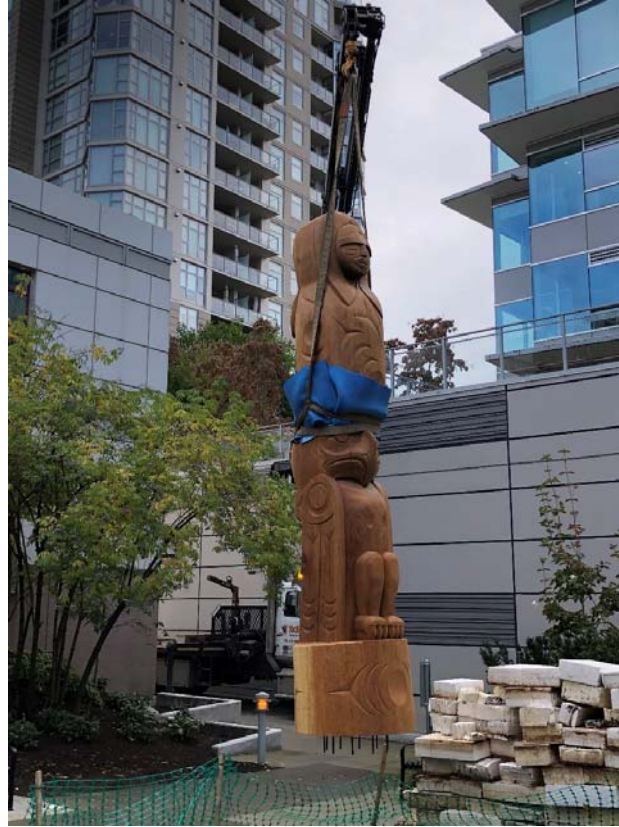
AND.... A POLE IS BORN



HAVING A LITTLE VISIT



A POLE IS DELIVERED



BURNING CEREMONY OCTOBER 18, 2019



STRENGTH & REMEMBRANCE POLE



Dear Mayor and Council

Re: Strength and Remembrance Pole

On December 6th, 2016 an idea was born to have a totem pole placed in the Stella Joe Dean Plaza in the front of the North Vancouver RCMP Detachment. A 10-year-old vision from Squamish Nation Elder Shucks Nahanee passed on to me to make a reality.

Shucks identified the project carver to be Jody Bloomfield for his traditional Coast Salish carving style as well as Jody's connection to the Squamish Nation community. Jody is also a Squamish Nation member and well known Coast Salish carver.

This project could not have been possible without the help from the following contributors:

- Onni Group of Companies – including BMZ Structural Engineers, CapWest, BC Building Science, Villa Roofing, Lafarge, Lower Mainland Steel, and Marcon – who generously donating the labor and material to build the base of the pole.
- Community Resilience Through Arts & Culture Grant
- RCMP Family Violence Initiative Grant
- North Vancouver City Council
- North Vancouver District Council
- Squamish Nation Council
- Tsleil-Waututh Nation Council

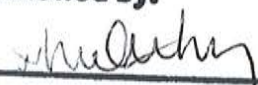
Today the Strength and Remembrance Pole, a carved red cedar pole, stands in remembrance of the Missing and Murdered Indigenous Women and Girls, the fourteen women murdered in the Montreal Massacre and all women who suffer in silence as victims of violence. At the top of the pole is a woman wrapped in a blanket with eyes closed in a peaceful state, to honour all the loved ones who have suffered. Below her is an eagle imparted with the power to carry prayers to the creator.

In recognition of your generous support, both financially and with the assistance of your amazing Parks and Engineering staff I would like to present to you a small memento of the Strength and Remembrance Pole.

I look forward to presenting this gift to you all on November 18th, 2019.

Cpl. Crystal Shostak

On behalf of the North Shore Violence Against Women in Relationships Committee

Reviewed by:

CAO



October 15th, 2019

Her Worship Mayor Linda Buchanan and Council
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9

Dear Mayor Buchanan and Council,

Re: SPONSORING OPERATION RED NOSE 2019

The North Shore Rotary Clubs are looking for sponsors to support their 19th year of Operation Red Nose. Operation Red Nose is a unique designated-driver program dedicated to fight against impaired driving on the weekends during the holiday season.

The success of the Operation Red Nose service and campaign relies totally on the participation of volunteers and sponsorships. The service is provided free of charge, but donations are very welcome. Please consider encouraging members of your organization to use Operation Red Nose's services at any social function you arrange to celebrate the holiday season.

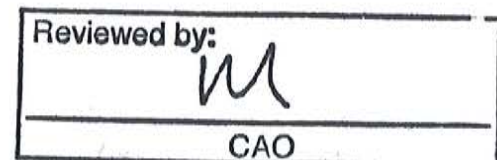
The City of North Vancouver's participation in this program will represent a direct contribution toward a safer community over the holiday season, and is in strong alignment with the *Community Supporting Community* guiding principle outlined in the City's 2014 Official Community Plan. All proceeds from Operation Red Nose are used to support youth programs on the North Shore.

You have been very generous in your support of Operation Red Nose in the past. Can we include you again, as one of this year's program sponsors? Please contact Hootie with have any questions.

Sincerely,

Hootie Johnston
Sponsorship Coordinator
2019 Operation Red Nose North Shore
778-834-4668

Enc.



Operation Red Nose™ North Shore
2017 Corporate Sponsorship Packages



Operation Red Nose™ is a unique designated-driver program dedicated to eliminating impaired driving. Every year, the North Shore's Operation Red Nose™ is organized by North Shore Rotary Clubs, in conjunction with ICBC Road Sense and many local sponsors and volunteers. We hope your organization will become a supporter for 2017.

Platinum Plus Corporate Power Pack: \$2,000

- Exclusive Category Segment Sponsorship
- Exclusive Category Sponsor promotion in all *North Shore News* ads
- Exclusive Category Sponsor promotion on more than 200 point-of-purchase (POP) posters displayed across the North Shore (November & December)
- Exclusive Category Sponsor promotion on Operation Red Nose™ North Shore website
- Supply of Operation Red Nose™ promotional materials for your organization
- 50 x 2017 Operation Red Nose™ ride-home coupons, good for one Operation Red Nose™ ride home during the 2017 Holiday Season -- a \$1,000+++ value!

Gold Corporate Power Pack: \$1,500

- Gold Sponsor promotion in all *North Shore News* ads
- Gold Sponsor promotion on more than 200 point-of-purchase (POP) posters displayed across the North Shore (November & December)
- Gold Sponsor promotion on Operation Red Nose™ North Shore website
- Supply of Operation Red Nose™ promotional materials for your organization
- 25 x 2017 Operation Red Nose™ ride-home coupons, good for one Operation Red Nose™ ride home during the 2017 Holiday Season -- a \$500+++ value!

Silver Corporate Power Pack: \$1,000

- Silver Sponsor promotion on the full-page 'thank you' ad in the *North Shore News*
- Supply of Operation Red Nose™ promotional materials for your organization
- 15 x 2017 Operation Red Nose™ ride-home coupons, good for one Operation Red Nose™ ride home during the 2017 Holiday Season -- a \$300+++ value!

Bronze Corporate Power Pack: \$750

- Bronze Sponsor promotion on the full-page 'thank you' ad in the *North Shore News*
- Supply of Operation Red Nose™ promotional materials for your organization
- 10 x 2017 Operation Red Nose™ ride-home coupons, good for one Operation Red Nose™ ride home during the 2017 Holiday Season -- a \$200+++ value!

This year's Operation Red Nose™ North Shore will operate November 24, 25; and December 1, 2, 8, 9, 15, 16, 31.

For more information about these and other opportunities to support this year's Operation Red Nose™ North Shore, contact Hootie Johnston at 778.834.4668 or by email at hootiejohnston@gmail.com



More about 2017 Operation Red Nose™

What is Operation Red Nose™?

Operation Red Nose is a unique designated-driver program dedicated to eliminating impaired driving. Patrons of local pubs and restaurants or individuals enjoying home or company parties can access the service by calling the Operation Red Nose Headquarters on the four weekends before Christmas and on December 31st. A team of three people will be dispatched to the location for pick up. Two of the volunteers will go with the car owner in his/her vehicle while the third volunteer follows in an escort car and retrieves the two volunteers when they have safely taken the client to their destination. There is no charge for the service but donations are welcome.

A Brief History of Operation Red Nose™

- 2017 is the 34th year of Operation Red Nose™. Dr. Jean-Marie De Koninck, coach of the University of Laval swim team, began the program in 1984 as a creative way to raise funds for, and support, amateur sports in Quebec.
- The service has since expanded to ten regions in BC, as well as to Alberta, Manitoba, New Brunswick, and Nova Scotia. It is coordinated from Quebec.
- Operation Red Nose™ raised \$1.5M in 2016 for youth programs across Canada
- Learn more at www.operationrednose.com

Operation Red Nose™ in British Columbia




- Operation Red Nose began in British Columbia in 1996.
- Provincial sponsors include ICBC Road Sense and TELUS.
- Operation Red Nose™ in BC provided more than 7,700 safe rides home in 2016. More than \$190,000 was raised to support youth programs in BC.

Operation Red Nose™ on the North Shore

- Operation Red Nose came to the North Shore in 2001.
- It is organized by North Shore Rotary Clubs in conjunction with ICBC Road Sense and many local sponsors and volunteers.
- More than \$20,000 was raised in 2016 for youth programs on the North Shore.
- Last year, more than 200 North Shore volunteers delivered 274 cars and their owners home safely!
- Volunteers are needed for this year's campaign! Find the application at www.operationrednosenorthshore.com or email enquiries to volunteer@operationrednosenorthshore.com

THIS PAGE INTENTIONALLY LEFT BLANK



 Division Manager	 Director	 CAO
------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Debbie Cameron, Budget Analyst II – Finance

Subject: STATUS OF 2019 COUNCIL CONTINGENCY GRANTS ACCOUNTS

Date: November 5, 2019 File No: 05-1840-20-0001/2019

ATTACHMENTS:

1. Contingency Grant Accounts at December 31, 2018 (CityDocs 1728992 V1)
Attachment 1 provides a look back at the same grant accounts in the previous year, for information and comparison.

The following tables provide up to date status of the Council Contingency grant account, and the Council Bereavement Donation Fund, as they are allocated during the current year.

General Contingency 2019

2019 Budget **\$ 50,000.00**

<u>General Contingency Grants Issued:</u>	<u>Amount</u>
Fire Prevention Officers Association of BC	\$ 1,495.00
50th Anniversary Conference and Seminar	
North Vancouver Football Club Euro Travel Team	\$ 2,600.00

Subtotal Grants **\$ 4,095.00**

Remaining Budget **\$ 45,905.00**

One Time Grants 2019

2019 Budget **\$ 50,000.00**

One Time Grants Issued: _____ Amount

Subtotal General Monies Issued **\$ 0.00**

Remaining Budget **\$ 50,000.00**

Council Bereavement Donations Fund 2019


2019 Budget **\$ 5,000.00**

General Contingency Grants Issued: _____ Amount

Subtotal General Monies Issued **\$ 0.00**

Remaining Budget **\$ 5,000.00**

RESPECTFULLY SUBMITTED:



Debbie Cameron
Budget Analyst II – Finance

CONTINGENCY and GRANTS ACCOUNTS at DECEMBER 31, 2018

General Contingency 2018 Budget		\$50,000
Be More than a Bystander – <i>Ending Violence Association of BC</i>	\$2,500	
Be More than a Bystander – <i>North Shore Womens' Centre</i>	2,500	
Canadian Federation of University Women	500	
Community Arts Council	1,000	
North Vancouver Football Club Euro Travel Team	2,600	
North Shore Table Tennis Club – <i>BC 55+ Table Tennis Tournament</i>	1,000	
Park and Tilford Garden – <i>50th Anniversary</i>	1,000	
St. Edmund's Church – <i>Musical Fundraiser – Centennial Theatre rental</i>	4,075	
NV City Firefighters Local 298 Fdn – <i>Park and Tilford Hi-Light Festival</i>	1,000	
Operation Red Nose	2,000	
NS Alliance Church – <i>NS Community Christmas Dinner</i>	2,500	
Total Monies Granted in 2018	\$20,675	
Remaining Balance 2018		\$29,325

One Time Grants 2018 Budget		\$50,000
Total Monies Granted in 2018		
Remaining Balance 2018		\$50,000

Council Bereavement Donations Fund Budget 2018		\$5,000
Covenant House – <i>in Memory of Councillor S J Dean</i>	\$1000	
Total Monies Granted in 2018	1,000	
Remaining Balance 2018		\$4,000

THIS PAGE INTENTIONALLY LEFT BLANK

Karla Graham

Subject: 2019 Park and Tilford HiLight Festival Sponsorship

From: Jeremy Brodtrick

Sent: November-04-19 6:44 AM

To: Karla Graham

Subject: 2019 Park and Tilford HiLight Festival Sponsorship

Hi Karla,

I hope you're doing well and have had a great year so far!

We are emailing once again to look for the support of the City of North Vancouver in the form of sponsorship for the 2019 Park and Tilford Hi-Light Festival running this year from November 29th-December 31st! We have appreciated the continuous support from you over the years and would love to see your support again this year! Typically, I have a sponsorship package for your, however, Bentall Kennedy has gone through some executive changes this year and we do not have the sponsorship flyer from them just yet. However, given that we are getting so close to the event, I wanted to reach out in advance. Should you need a reminder of the sponsorship levels, they are as follows:

Captain:	\$1,000 (Large Sign, Decorated Christmas tree with your sign, pictured appreciation plaque, tax receipt and 4x admission for a fire truck ride on any of the fire truck ride nights at the event)
Lieutenant:	\$750 (Medium sign, decorated Christmas tree with your sign, pictured appreciation plaque, tax receipt)
Senior Firefighter:	\$500 (Medium sign, pictured appreciation plaque, tax receipt)
Recruit Firefighter:	\$250 (Small sign, appreciation plaque, tax receipt)

Last year, you donated at the Captain Level. We look forward to hearing from you in the near future, and as soon as I get the formal flyer from Bentall Kennedy at the Gardens, I will forward it your way! We ask for sponsors to commit to the event prior to the event start date and write your donation to:

North Vancouver City Firefighters L296 Foundation

And mail to:

ATTN: Jeremy Brodtrick

North Vancouver City Firefighters Foundation

165 East 13th Street

North Vancouver, BC V7L 2L3

Thanks Karla!

Jeremy Brodtrick

Treasurer

North Vancouver City Firefighters

Local 296 Foundation

Reviewed by:

M. Mathis

CAO

Park & Tilford Gardens Presents

Hi-Light FESTIVAL

OPEN NIGHTLY • OVER 50,000 LIGHTS ON DISPLAY!

Nov 29 – Dec 31



Local 296
Local 1183

SPONSOR LEVELS:

LEVEL OF CONTRIBUTION	\$ DOLLAR AMOUNT	WHAT YOU WILL RECEIVE
Recruit Firefighter	\$250	<ul style="list-style-type: none">• Small sized sign displaying your company's logo• A sponsorship appreciation plaque• Tax receipt
Senior Firefighter	\$500	<ul style="list-style-type: none">• Medium sized sign displaying your company's logo• A pictured sponsorship appreciation plaque• Tax receipt
Lieutenant	\$750	<ul style="list-style-type: none">• Medium sized sign displaying your company's logo• A pictured sponsorship appreciation plaque• Tax receipt• Decorated Christmas Tree
Captain	\$1,000	<ul style="list-style-type: none">• Large sized sign displaying your company's logo• A pictured sponsorship appreciation plaque• Tax receipt AND 4 admissions to Fire Truck rides on a designated display night• Decorated Christmas Tree



35 SHOPS & SERVICES
333 Brooksbank Ave,
North Vancouver
parkandtilford.com

All proceeds go to The North Vancouver
Firefighters Charitable Societies

Proudly managed by
BentallGreenOak

Park & Tilford Gardens Presents

Hi-Light FESTIVAL

OPEN NIGHTLY • OVER 50,000 LIGHTS ON DISPLAY!

Nov 30 – Dec 31



ABOUT THE GARDENS:

Park & Tilford Gardens is a 3-acre botanic garden situated in the City of North Vancouver, British Columbia.

The complex, established in 1969 as a community project of Canadian Park & Tilford Distilleries Ltd., consists of eight separate but interconnected areas.

Each carries its own theme and is filled with flowers, fountains, waterfalls and aviaries.

The Gardens are maintained by staff and by the generous contributions and efforts made by the FOGS (Friends of the Garden).

The Hi-Light Festival at Park & Tilford Gardens has been a North Shore Holiday tradition for many years and is treasured by many members of the community. Thousands of people visit the gardens to see the over 50,000 lights on display during the month of December each year.

The 8 theme gardens include:

- The Oriental Garden
- The White Garden
- The Rock Pool
- The Native Garden
- The Herb Garden
- The Display Garden
- The Colonnade Garden!



35 SHOPS & SERVICES
333 Brooksbank Ave,
North Vancouver
parkandtilford.com

All proceeds go to The North Vancouver
Firefighters Charitable Societies

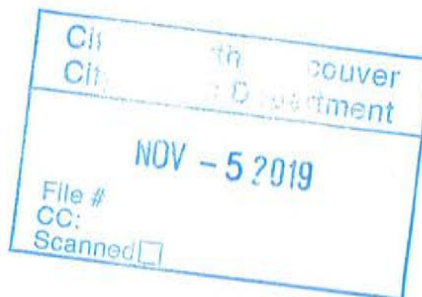
Proudly managed by
BentallGreenOak

THIS PAGE INTENTIONALLY LEFT BLANK

File: CR-12-01
Ref: RD 2019 Nov 1

NOV 04 2019

Karla Graham, City Clerk
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9
VIA EMAIL: kgraham@cnv.org



Dear Ms. Graham:

Re: Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1290

At its November 1, 2019 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) gave three readings to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019*; directed staff to seek consent of at least 2/3 of the participants to amend the service area to add an extraterritorial area to the regional park function, and following that, forward the Bylaw to the Inspector of Municipalities for approval.

Section 346 of the *Local Government Act* applies to municipal participating area approval and therefore a council may give participating area approval by consenting on behalf of the electors to the adoption of the Bylaw.

I respectfully ask that this matter be included on Council agenda. A sample resolution is set out below for your convenience:

"The Council of _____ consents to the approval of the adoption of *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019* on behalf of the electors; and directs staff to notify the Metro Vancouver Regional District Board of its consent."

Please provide a response in the form of a Council resolution to my attention by Friday, December 6, 2019.

Reviewed by:



CAO

33388006

If you have any questions with respect to the proposed bylaw amendment, please contact me by email at Chris.Plagnol@metrovancover.org or by phone at 604-432-6338.

Sincerely,



Chris Plagnol
Corporate Officer

CP/KH/mp

cc: Ravi Chhina, General Manager, Parks and Housing
Mike Redpath, Director, Regional Parks, Parks and Housing

Encl: Report dated October 22, 2019, titled "Regional Parks Service Amendment Bylaw No. 1290"
(Doc# 33135580)



To: MVRD Board of Directors

From: Carol Mason, Chief Administrative Officer
Chris Plagnol, Corporate Officer

Date: October 22, 2019 Meeting Date: November 1, 2019

Subject: **Regional Parks Service Amendment Bylaw No. 1290**

RECOMMENDATION

That the MVRD Board:

- a) give first, second and third reading to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019*; and
 - b) direct staff to seek consent of at least 2/3 of the participants to amend the service area to add an extraterritorial area to the regional park function, and following that, forward the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019* to the Inspector of Municipalities for approval.
-

PURPOSE

To consider first, second and third reading of the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019* that will initiate the inclusion of an extraterritorial area for a portion of Aldergrove Park located in the City of Abbotsford, and to direct staff to seek consent of at least 2/3 of the participants in the regional parks function in relation to the amendment.

BACKGROUND

The Province of British Columbia is expected to enact a Regulation to specifically authorize Metro Vancouver Regional District to establish and operate the regional parks service outside its boundaries for the portion of Aldergrove Park located in the City of Abbotsford. In anticipation of that Regulation and to facilitate the process in a timely fashion, it is advisable to amend the Regional Parks Service Bylaw to include this extraterritorial area in the defined boundaries of the parks service area.

This report brings forward the proposed bylaw amendment for the Board's consideration.

ABBOTSFORD PARTICIPATION IN REGIONAL PARKS

The City of Abbotsford was a long-standing participant in the MVRD Regional Parks function, but after a parks service review, discussions were initiated between Metro Vancouver and the City of Abbotsford that examined the boundaries of the service area and explored consideration of the potential withdrawal of the City of Abbotsford from the MVRD regional parks function. In 2018 the City withdrew from the parks service.

Parkland Transfer to Abbotsford

As part of the agreement for the City of Abbotsford to withdraw from the MVRD regional parks service, in May 2018, Metro Vancouver transferred all interests in parkland within the boundaries of the City of Abbotsford to the City of Abbotsford, including the Aldergrove Regional Park. However, since that regional park straddles the border of the Township of Langley and the City of Abbotsford, it was agreed that a single local government to own and operate it. Given the majority of visitors to the Aldergrove Regional Park originate from Metro Vancouver, Metro Vancouver agreed that it was the appropriate jurisdiction to continue to own and operate this park.

Extraterritorial Area – Aldergrove Regional Park East

This ownership model posed a problem because the portion of Aldergrove Regional Park located in Abbotsford was outside the boundaries of the Metro Vancouver Regional District. Section 333(4) of the *Local Government Act* requires that a service provided outside of regional district boundaries must be identified as a separate participating area for the service “as if it were located in the regional district”. Given the unique history and circumstances associated with Aldergrove Regional Park, Metro Vancouver requested a remedy from the Province to authorize an exemption to the statutory requirement.

The Province proposed a Regulation to the *Local Government Act* that would provide the requested exemption, as described below.

MVRD ALDERGROVE REGIONAL PARK REGULATION

Staff have been advised that the Province is preparing a new Regulation that will make an exception to section 333(4) of the *Local Government Act*, and authorize Metro Vancouver Regional District to establish and operate the portion of Aldergrove Regional Park in Abbotsford as an “extraterritorial area”. This extraterritorial area must be included in the defined boundaries of the parks service area, as set out in the Regional Parks Service Bylaw.

Land Transfer to Metro Vancouver

In anticipation of the provincial Regulation, the MVRD Board, at its meeting held May 24, 2019, approved the *Abbotsford Disposition of Eastern Portion of Aldergrove Park Land Agreement* between the Metro Vancouver Regional District and the City of Abbotsford for the sale and transfer of the eastern portion of the Aldergrove Regional Park lands within the municipal boundary of Abbotsford back to Metro Vancouver Regional District.

Once the conditions in this agreement are satisfied - a Regulation is in place allowing Metro Vancouver to own and operate the eastern portion of Aldergrove Regional Park without requiring the City of Abbotsford to be a member of the MVRD for regional park purposes - Metro Vancouver will be returned ownership and will continue operation of both the western and eastern portions of the Aldergrove Regional Park, with the eastern portion being an ‘extraterritorial area’.

MVRD REGIONAL PARKS AMENDING BYLAW

The adoption of a bylaw to amend the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005* (proposed in this report) is required to bring effect to the aforementioned Regulation. The required amendment to the Regional Parks Service Bylaw is to include the extraterritorial area in the defined boundaries of the parks service area.

In addition, two minor housekeeping amendments are proposed: two section references to the *Local Government Act* that appear in the Amending Bylaw were outdated, and have been updated to reflect the current numbering in the Act.

The Amending Bylaw is before the Board for first, second and third reading. Once third reading is given, the Amending Bylaw will be circulated to all service area participants to obtain their consent to the adoption of the Bylaw. Two-thirds consent of participants is required before the Amending Bylaw can be considered for adoption by the Board. Once consent is obtained, the Amending Bylaw will be forwarded to the Inspector of Municipalities for approval. If approved by the Inspector, the Amending Bylaw will be presented to the Board for consideration of final adoption.

ALTERNATIVES

1. That the MVRD Board:
 - a) give first, second and third reading to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019*; and
 - b) direct staff to seek consent of at least 2/3 of the participants to amend the service area to add an extraterritorial area to the regional park function, and following that, forward the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019* to the Inspector of Municipalities for approval.
2. That the MVRD Board receive for information the report dated October 22, 2019, titled "Regional Parks Service Amendment Bylaw No. 1290", and provide alternate direction.

FINANCIAL IMPLICATIONS

If the Board approves alternative one, there will be no additional financial impacts as staff previously anticipated approval of the provincial regulation when preparing the 2020 budget. Under an existing agreement between the MVRD and the City of Abbotsford that has been in place while awaiting Provincial regulatory approval, Metro Vancouver Regional Parks has operated and maintained both the Langley (West) and Abbotsford (East) portions of Aldergrove Regional Park. The operating costs for Aldergrove Park East are included in the 5-year financial plan.

SUMMARY / CONCLUSION

The Province of British Columbia is expected to enact a Regulation to authorize Metro Vancouver Regional District to operate the regional parks service outside its boundaries for the portion of Aldergrove Park located in the City of Abbotsford, without the City being a participant in the parks service. To bring effect to that Regulation, the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005* must be amended to include this extraterritorial area in the defined boundaries of the parks service area. This report brings forward the associated Amending Bylaw for consideration by the Board. Staff recommend Alternative One.

Attachments

1. Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019

33135580

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1290, 2019
A Bylaw to Amend Greater Vancouver Regional District
Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005

WHEREAS:

- A. By Division V of Letters Patent issued January 13, 1972, as amended by further Supplementary Letters Patent, Metro Vancouver Regional District (formerly Greater Vancouver Regional District) was granted the function of operating regional parks (the "**Regional Parks Service**"), and the participating areas for the Regional Parks Service were deemed to include not only Metro Vancouver Regional District member municipalities, but also member municipalities of the former Vancouver-Fraser Park District;
- B. On July 25, 2005, the Board of Directors of the Metro Vancouver Regional District adopted "Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005", a bylaw to convert the Regional Parks Service and to amend the participating areas;
- C. On April 27, 2018, the Board of Directors of the Metro Vancouver Regional District adopted "Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018", a bylaw to amend the participating areas to remove the City of Abbotsford as a municipal participating area for the Regional Parks Service;
- D. The Board of Directors of the Metro Vancouver Regional District has obtained approval from the Province of British Columbia to establish and operate the regional parks service in an extraterritorial area comprising that portion of Aldergrove Regional Park located within the boundaries of the City of Abbotsford;
- E. The Board of Directors of the Metro Vancouver Regional District wishes to amend "Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005";

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

- 1. The "Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005" (the "**Bylaw**") is hereby amended as follows:
 - a) In the preamble of the Bylaw, add new paragraphs G and H respectively, at the end of this section, as follows:
 - "G. On April 27, 2018, the Board of Directors of the Metro Vancouver Regional District adopted "Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018", a bylaw to amend the participating areas to remove the City of Abbotsford as a municipal participating area for the Regional Parks Service;

H. Consent from at least two-thirds of the Service participants to add an extraterritorial area comprising that portion of Aldergrove Regional Park located within the boundaries of the City of Abbotsford was received;"

b) In section 4 of the Bylaw, titled "Service Area", delete and replace the section in its entirety with the following:

"4. The service area for the Service consists of:

(a) all that land within the boundaries of the Participating Areas; and

(b) all that land in the eastern portion of Aldergrove Regional Park, identified as Extraterritorial Area, as shown on the map in Schedule A, hereto affixed and forming part of the Bylaw."

c) In section 5 of the Bylaw, titled "Cost Recovery", sub section (b), delete the words "Division 4.3" and replace them with the words "Part 11, Division 3".

d) In section 6 of the Bylaw, titled "Cost Apportionment," delete the words "section 804(2)(a)" and replace them with "section 380(2)(a)".

2. This bylaw may be cited as "Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019".

Read a first time this _____ day of _____, _____.

Read a second time this _____ day of _____, _____.

Read a third time this _____ day of _____, _____.

Approved by the <Inspector of Municipalities this _____ day of _____, _____.

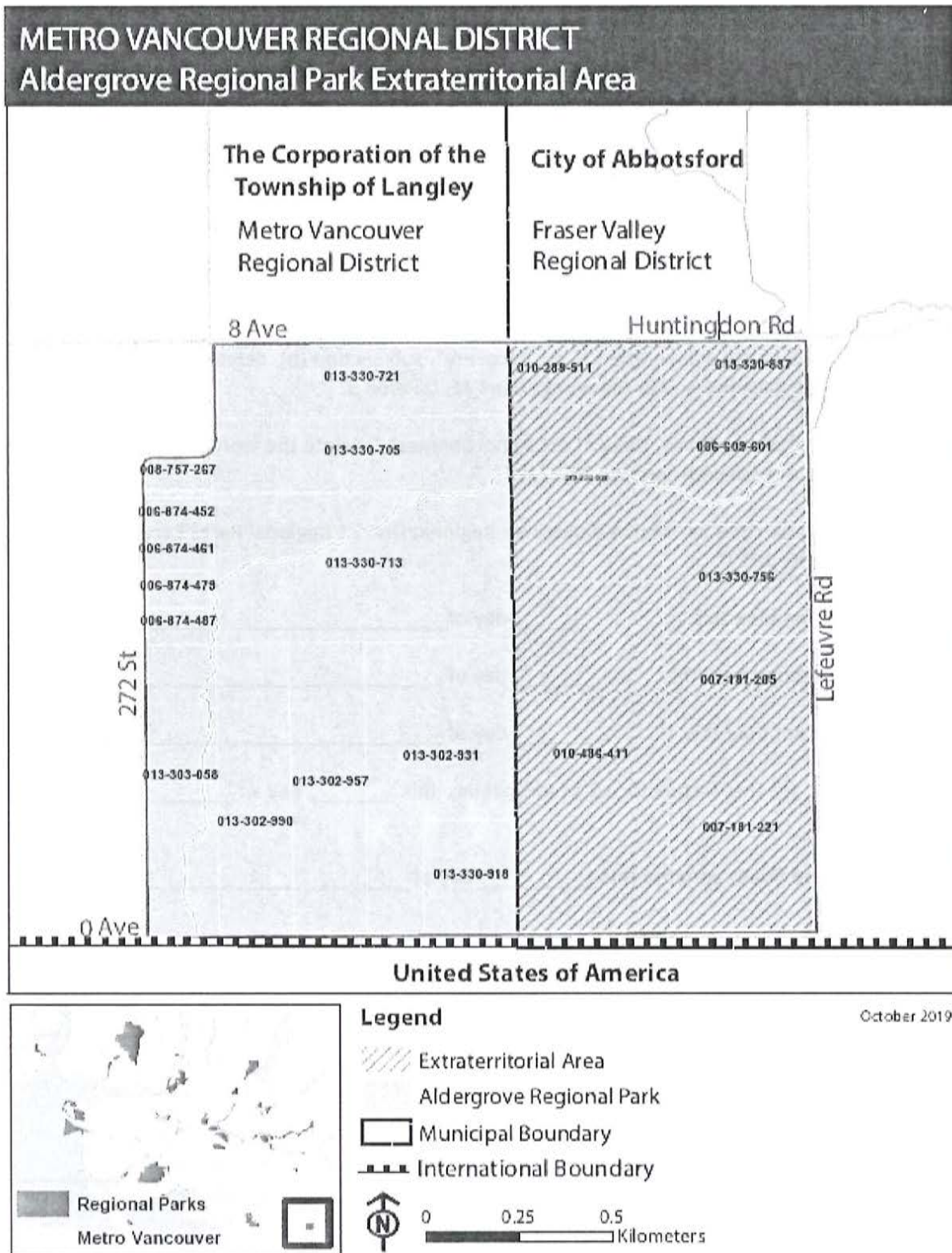
Passed and finally adopted this _____ day of _____, _____.

Sav Dhaliwal, Chair




Chris Plagnol, Corporate Officer

Schedule A

Aldergrove Regional Park Extraterritorial Area to be Added to Regional Parks Service





 Division Manager	 Director	 CAO
-----------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------

The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 1

Subject: TEMPORARY USE PERMIT – 92 LONSDALE – MOBILE BOUTIQUE CLOTHING STORE

Date: October 23, 2019 File No: 08-3400-20-0006/1

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

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated October 23, 2019, entitled "Temporary Use Permit – 92 Lonsdale Avenue – Mobile Boutique Clothing Store":

THAT Temporary Use Permit No. PLN2019-00006 to permit a mobile boutique clothing store at 92 Lonsdale Avenue for a three-year term be considered;

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

AND THAT a Public Meeting be held.

ATTACHMENTS:

1. Context Map (doc# [1838553](#))
2. Letter from Applicant (doc# [1839138](#))
3. Site Plan, dated September 4, 2019 (doc# [1838428](#))
4. Parking Observation Study (doc# [1838426](#))
5. Temporary Use Permit No. PLN2019-00006 (doc# [1838427](#))

PROJECT DESCRIPTION

This application proposes the temporary use of the existing parking area at 92 Lonsdale Avenue as a retail clothing store, “Double the Love”, operating in a mobile trailer. The Site Plan (Attachment #3) shows the proposed location of the trailer, which would be sited within one of the five existing parking spaces currently available on site. Table 1 below illustrates the proposed change.

The Temporary Use Permit would allow for the business to operate at 92 Lonsdale Avenue at any time, however, the applicant has expressed an intention to move to other sites. The business currently operates at the Lonsdale Quay under a Business License for that location, though the owner would like to have the option of operating at 92 Lonsdale Avenue as well to allow them to move to accommodate other uses of their current space at the Quay (e.g. for Christmas tree sales).

Table 1. Request for 92 Lonsdale Avenue

	Current Designation/Regulation	Proposed Designation/Regulation
Zone	LL-2	LL-2/TUP

POLICY FRAMEWORK

The subject site has a land use designation in the Official Community Plan (OCP) of Mixed Use Level 4A (MU4A), which allows for a mix of residential and commercial uses in the form of mid- and high-rise buildings. The following policies apply to the site:

Table 2. Supporting Policies

Official Community Plan	
Goal 6.2.2	Promote Lower Lonsdale as the City’s primary cultural precinct, combining heritage, arts practice, arts venues, public art, and complementary businesses to create a vibrant, urban hub unique to Metro Vancouver;
Goal 7.1.1	Support existing businesses in the City and encourage innovation and the development of small businesses;

The following conditions apply to applications for Temporary Use Permits:

Table 3. Temporary Use Permits

Official Community Plan	
Policy 2.7 Temporary Use Permits	<p>The OCP grants the ability for Temporary Use Permits (TUP) to be issued for short-term uses to site-specific locations that are otherwise not permitted under current zoning.</p> <p>The OCP designates all areas of the City to be a TUP area where TUP's can be granted, should the temporary use be in the interest of the public in general.</p> <p>Temporary Use Permits are good for three years when approved by Council and can only be renewed by Council once for a another three year term. The permit can not exceed the combined six year term.</p>

PLANNING ANALYSIS

Site Context and Surrounding Use

The subject site is located at the corner of Lonsdale Avenue and East 1st Street (Attachment #1) and is zoned Lower Lonsdale 2 (LL-2), which permits various commercial uses, civic uses, child care and accessory residential. The existing building was constructed in 1910 and is identified in the City of North Vancouver Heritage Registry as an A-Ranked Heritage Building. The current tenants are Obsession Bikes and West of Java on the ground floor, and other businesses on upper floors.

The buildings and uses immediately surrounding the subject site are described in Table 4 below.

Table 4. Surrounding Uses

Direction	Address	Description	Zoning
North (across East 1 st St)	100 East 1 st / 120 Lonsdale Ave	Commercial Building (Heritage A)	Lower Lonsdale 2 (LL-2)
South (across lane)	88 Lonsdale Ave	Mixed-Use Building (Heritage A)	Lower Lonsdale 2 (LL-2)
East	109-115 East 1 st St	Mixed-Use Building (Heritage A)	Lower Lonsdale 2 (LL-2)
West (across Lonsdale)	107-113 East 1 st St	Mixed-Use Building (Heritage A)	Lower Lonsdale 2 (LL-2)

Use

The proposed retail use is currently permitted in the Zone, however, it cannot be permitted in a trailer. As a general provision in the Zoning Bylaw, uses located within a trailer or mobile cart are prohibited, unless expressly permitted in the Zone. The Temporary Use Permit (TUP) is required as the LL-2 Zone does not specifically allow for a use located in a trailer or mobile cart.

The retail use is consistent with other uses in the area, which include retail, restaurant/café, office and other commercial uses, and accessory residential uses.

Intensity

The proposal represents a small increase in floor area dedicated to a commercial retail use. Expected increases in demand for parking are minimal as the items sold would not require transport by car. Due to the location of the site, it is expected that most customers would access the business by foot or by transit.

The current parking available on site does not meet minimum parking requirements as the building and parking area existed prior to the adoption of the Zoning Bylaw. The displacement of one parking space is not considered to be a concern as there is a public parking lot located across from the site and on-street parking along East 1st Street.

A Parking Observation Study (Attachment # 4) was conducted by the applicant of the five existing parking spaces on site. Observations were conducted, during several periods throughout the week and weekend, during a typical week. There were a minimum of two parking spaces that were vacant at all times.

Form

The proposed form is unlike other commercial units in the area and across the City. Due to prohibitions on uses in trailers, there are only a few sites where businesses of this type may operate. Through a TUP, the proposed form would be permitted in an area where it is not currently allowed, which provides opportunities for review and analysis that might inform Zoning and Policy requirements as they are updated and amended over time. Given that the use is occurring in a temporary trailer, there will be no permanent impact on the heritage designated resource.

COMMUNITY CONSULTATION

A sign with a description of the proposal was posted on site from September 12th to 30th. No questions or comments regarding the proposal were received by staff or the applicant in response to the sign.

CONCLUSION

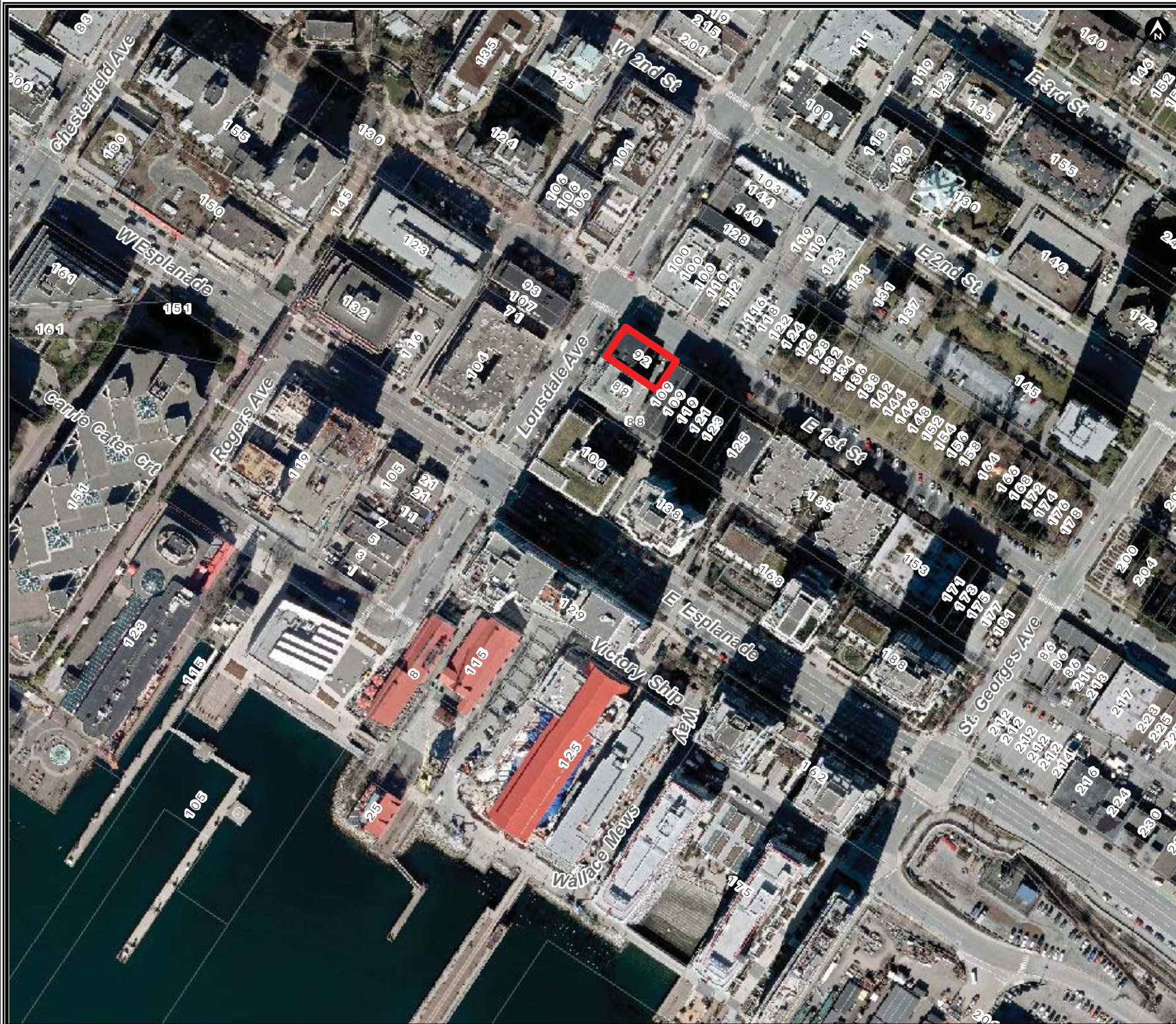
The proposed TUP supports an innovative business model that is not currently permitted in the Zoning Bylaw. The proposal is consistent with the Goals in the Official Community Plan and presents no significant issues in terms of the proposed use, intensity and form.

Should the proposed TUP be issued, a Business License will be required before the business can operate on the property.


RESPECTFULLY SUBMITTED:



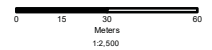
Emily Macdonald
Planner 1



Legend

-  Subject Site
 -  Legal_Parcels
- Aerial 2019

Attachment 1



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
PLOTTED: 10/15/2019
SOURCE: Various
COORDINATE SYSTEM: NAD 83, UTM Zone 18



Double The Love & Co.

Zofia Rodriguez
zofia@doublethelove.ca
604.362.6180
92 Lonsdale Ave. North Vancouver, BC

Double the Love is a mobile women's boutique and online store started by us - Zofia Rodriguez and April Robb. We are local to the area and are proud Capilano University alumni. We created Double the Love with a mission to promote self-love in two ways: by encouraging women to love their style and by encouraging women to love what's underneath - hence DOUBLE the Love!

Our mission statement is not the only unique component of our business plan; our retail space is the first of its kind in North Vancouver. We have taken a 20 foot cargo trailer and transformed it into a beautiful mobile boutique that you may have seen often parked at the Lonsdale Quay. The outside is bright pink and the interior has been completely renovated to bring our vision of Double the Love to life! If you travel throughout BC and Alberta, you may have also seen us at markets and festivals in Kelowna, Squamish, at the Calgary Stampede, or you may have come across us on Instagram. Though we have been making appearances in various cities, we are always proud to come home to North Vancouver and our loyal customer base in Lower Lonsdale.

Lower Lonsdale is quickly growing with more and more people, especially young residents, considering it to be the core of their community. With this, the competition for commercial and retail space is becoming more competitive. This is one reason that we believe in our business model because we have the ability to change Double the Love's location whenever needed and adapt to the changes in the community. Further, we have the ability to move into an underutilized space, make it vibrant, and attract customers to a new area. This innovative approach to retail space allows us to continue to grow our business in Lower Lonsdale while ensuring that there is enough space for other small businesses as well.

Cities such as Kelowna, Penticton, and Squamish have been turning unused alleyways into fun positive spaces for the community by inserting mobile shops just like ours! We are hoping the City of North Vancouver will consider doing the same. We would like the opportunity to give a private, unpaved, grass overgrown, garbage pick-up and parking spot some purpose by turning it into a vibrant, fun space for the east side of 1st street.

More specifically, the location we are hoping to transform is the small parking lot on East 1st & Lonsdale next to Obsession Bikes, by using it as a place to operate our mobile business. Our mobile shop does not require a lot of space - it is about the size of a truck. We have occupied this space in the past and received feedback that our presence helped to prevent loitering, crime and littering as without us it is a dark unlit, unused space.

Additionally, we have customers from all over the lower mainland and surrounding cities that travel to the Lonsdale Quay to come see us. By moving up to the parking lot on East 1st we would be redirecting some of that traffic from the busy Quay area towards the businesses on East 1st which, receives far less attention than the businesses surrounding the Shipyards District.

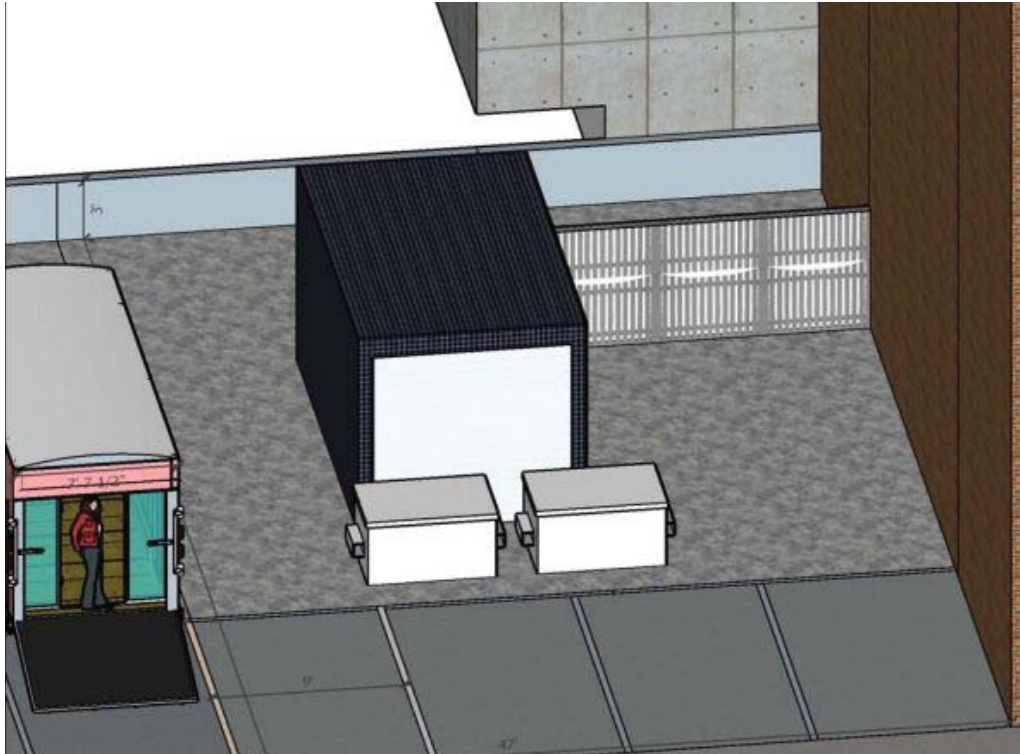
Details to consider of the space:

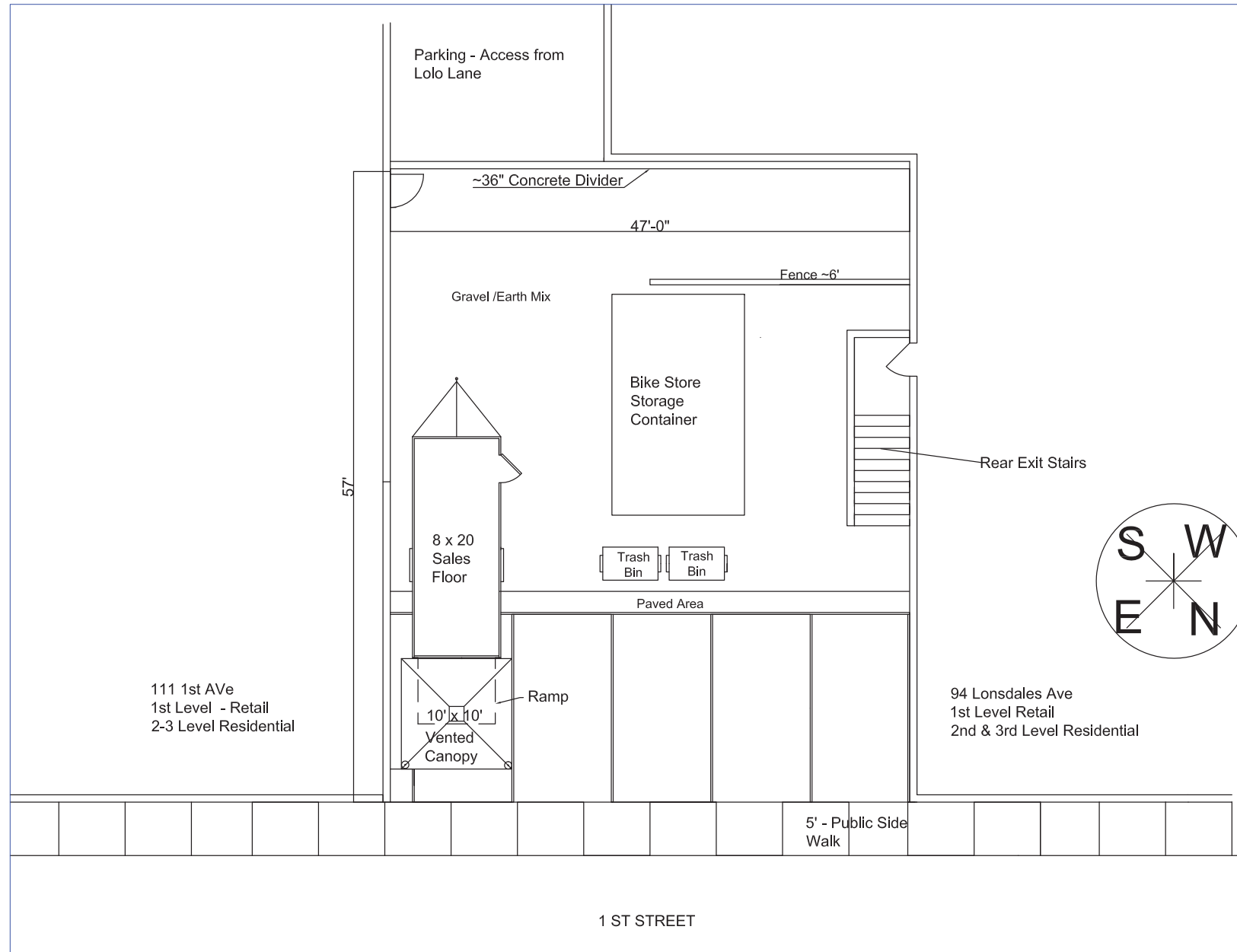
- 1) This parkade currently holds five official parking spots, however, there is ample street parking including a parking lot across the street. We have spoken with Obsession Bikes, who owns all of the parking spaces in this spot, and they have informed us that they don't need the additional parking spot that we would take up and are more than willing to allow us to use it.
- 2) Recycling is picked up every Wednesday and garbage is picked up every Saturday. The trailer being parked in the parking spot has no impact on the pickup of garbage and recycling, thus leaving it unaffected.
- 3) This space is currently an eyesore filled with litter within a community that is becoming more and more vibrant everyday. As store owners, it is in our best interest to keep the area clear of any mess by sweeping the area daily and removing any litter from the premises. We brighten up the area by adding a beautiful pink boutique that has become a staple of the Lower Lonsdale community and brings foot traffic to neighbouring businesses. For years the city has been requesting that this private property on Lower Lonsdale be cleaned and upgraded. Having a small business, such as Double the Love, situated in the space is the perfect opportunity to have someone take initiative to improve the overall look of the area.
- 4) Neighbouring businesses will benefit from having an additional, popular, and established business near them.

5) Adding more boutique clothing stores in Lower lonsdale will complement the abundance of restaurants and fitness studios, making it a one-stop shop for consumer needs encouraging them to shop local as opposed to venturing downtown or to Park Royal.

Required Studies and Drawings

1) Site Plan:





Observational Study for Parking at Obsession Bikes

How are the parking spaces currently used?

Currently all parking is assigned to Obsession Bikes.

If the parking is not assigned, complete an occupancy study and mark down the number of vehicles parked at:

§ Morning (between 9am and 11am)

Thursday: Eight cars total during the entire two hour period, no more than three cars parked there at once, maximum time spent parked there 45 minutes. At least two spots were vacant at any given time.

Friday Six cars total during the entire two hour period, no more than two cars parked there at once, maximum time spent parked there 30 minutes. At least three spots were vacant at any given time.

Saturday Three cars total during the entire two hour period, no more than three cars parked there at once, maximum time spent parked there 40 minutes. At least two spots were vacant at any given time.

Sunday 1 car parked total during the entire two hour period, at least four spots were vacant at any given time.

§ Lunch time (between noon and 1pm)

Thursday Two cars total during the entire hour period, no more than Two cars parked there at once, maximum time spent parked there 60 minutes. At least three spots were vacant at any given time.

Friday Three cars total during the entire hour period, no more than three cars parked there at once, maximum time spent parked there 45 minutes. At least two spots were vacant at any given time.

Saturday Three cars total during the entire hour period, no more than three cars parked there at once, maximum time spent parked there 60 minutes. At least two spots were parked there at any given time.

Sunday Four cars total during the entire hour period, no more than three cars parked there at once, maximum time spent parked there 30 minutes. Two spots were vacant at any given time.

§ Evening (between 6pm and 8pm)

Thursday 1 car total during the entire two hour period. At least four spots vacant at any given time.

Friday 1 car total during the entire two hour period. At least four spots vacant at any given time.

Saturday 0 cars total during the entire two hour period. At least five spots vacant at any given time.

Sunday 0 cars total during the entire two hour period. At least five spots vacant at any given time.

Do this on a minimum of 2 weekdays and 2 weekend days which represent normal usage (e.g. not during a holiday or special event).

The background image shows a waterfront scene. In the foreground, there's a concrete pier with metal railings extending into the water. Several wooden pilings are visible in the water. In the background, a white boat is partially visible on the right, and a flag is on the left. The sky is blue with some clouds.

Public Meeting

92 Lonsdale Ave

Temporary Use Permit PLN2019-00006

Staff Presentation

Presented November 18, 2019

Planning Department

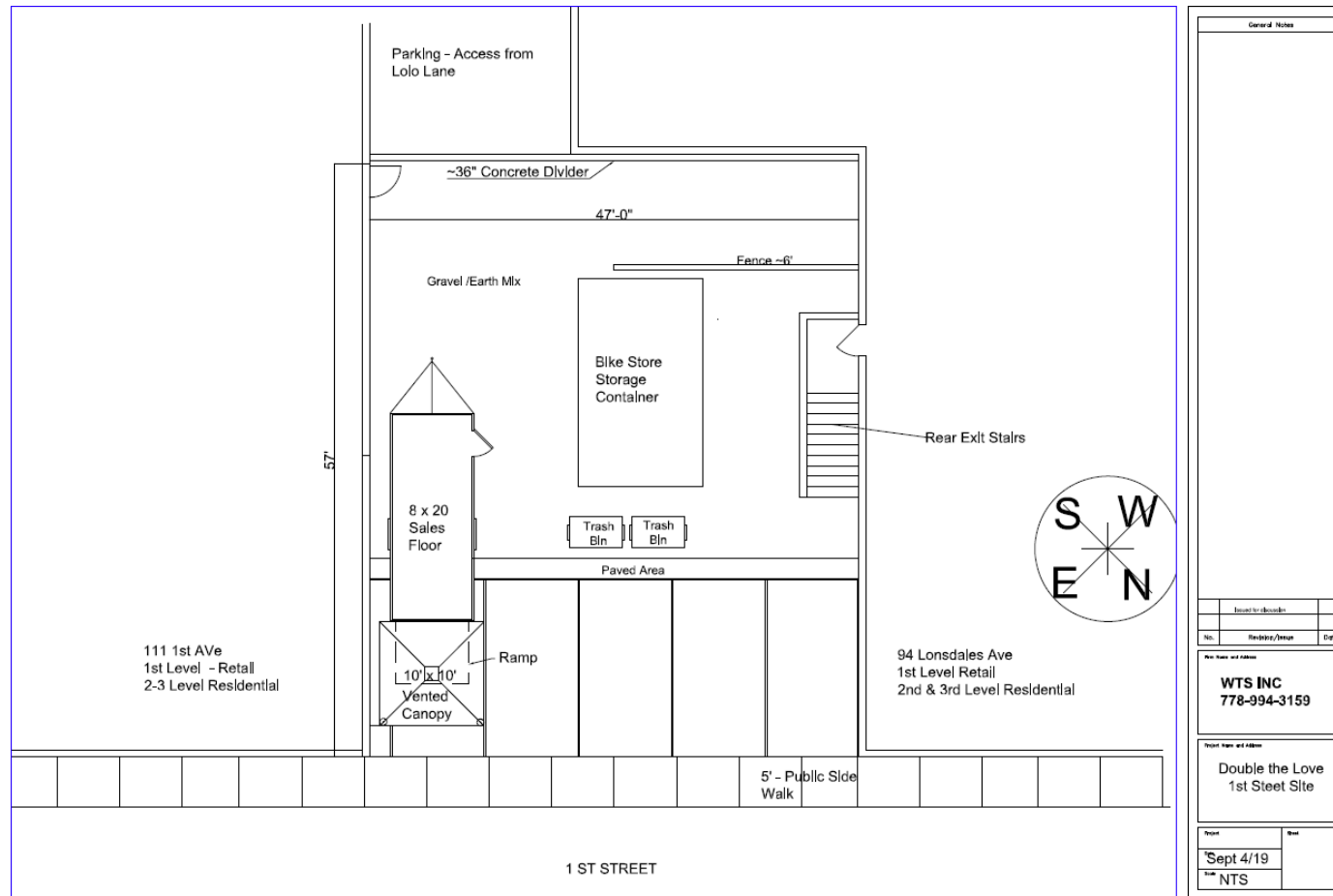
Project Description



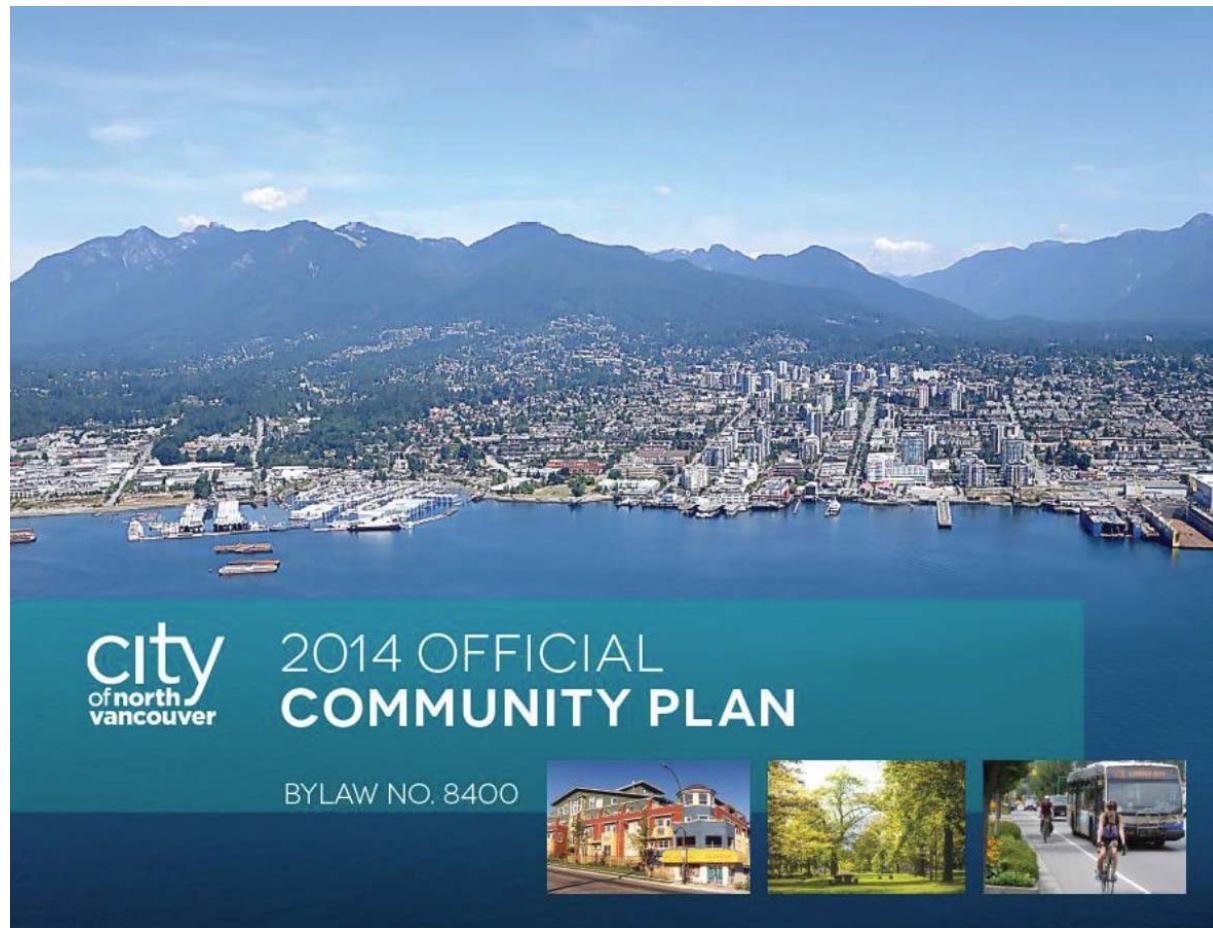
Project Description



Site Plan



Temporary Use Permits





Thank you.

From: AIKI ENTERPRISES INC <nsaiki@telus.net>
Sent: November-08-19 3:10 PM
To: Submissions
Cc: Emily Macdonald
Subject: Att: City Clerk re: Temporary Use Permit # PLN2019-00006

Att: City Clerk

I would like to register my negative opinion of allowing a retail kiosk using parking spots to run a retail store out of a mobile trailer. I am a property owner just a few storefronts down and also manage a business at that location. I object strenuously to allowing a Temporary Use Permit for any length of time for the following reasons:

- 1) That business owner is not contributing to the already high municipal real estate taxes and downloading of costs via a BIA (business improvement area) which was forced on us a few years ago.
- 2) They get all of the benefits associated with the costs which other storefronts and businesses bear but as they are paying only for parking space, and none of the taxes, all they do is help out the landlord to lower their own costs, but they add to the wear and tear on the area which is already distressed and under serviced by CNV. They contribute nothing to the area. That building does not have to pay more taxes for the retail kiosk being there. Therefore, all the neighbouring businesses are paying the overhead for them to be there.
- 3) Parking is already at a premium, they will add to the congestion in an area in which already there isn't enough parking.
- 4) The existing bylaw regarding outbuildings and density is already maxed out at the property located at 92 Lonsdale, it is unfair to allow them some kind of special dispensation without their doing something to earn it like Historic upgrading of their own building as per the Santa Monica Apartment next door which is doing Historic Restoration to their facade in order to be allowed more commercial density in the rear of the building off the Lolo lane. That is a parallel situation and the owners of this location should be required to do something to improve their property in order to earn this extra density.
- 5) As an anecdotal incident, my own tenant off Lolo lane in the rear of our property wanted to expand their bakery and the best solution was to have a mobile outbuilding (a retail kiosk) on our lot, on the lane (just like this situation), we were denied that by the CNV, (even though we are nowhere near maxed out on the density of our property) so I am not in favour of giving it someone else now when it was not available to us then.

I am not sure if I can attend the Public Meeting as I work during that time on Mondays, how will my opinion be made to the councillors and whoever else is making this decision?

Joel Posluns, President
Aiki Enterprises Inc.
121 East 1st Street, North Vancouver, BC V7L 1B2

October 2019

Signature collection

Zofia Rodriguez has gone around to neighbouring business collecting signatures of support, the list of businesses was provided by the city of North Vancouver. Surrounding business were very supportive or neutral about the move. Most businesses are familiar with Double the Love already as we are only two blocks away and many of the employees or owners shop at Double the Love.

I support Double the Love & Co. in their pursuit to make use of 92 Lonsdale Ave.
(parking spot of obsession bikes) for the purpose of their business. I believe council and
the city of North Vancouver should accept their application for a Temporary Use Permit
for that spot.

Business	Position	Signature
West of Java	owner	Jean Smay
eternal Skincare	Manager	[Signature]
Micahz Pinner	Owner	[Signature]
ROI Recreation	Sales	[Signature]
Hart Thpm	Owner	[Signature]
ELB & TORM	owner	[Signature]
Bama Mfg	owner	[Signature]
ocxn gnans	Director	[Signature]
COCOVAMP	owner	[Signature]
The Goll	manager	[Signature]
The Profile	owner	[Signature]
COURTESY KNOCKS	owner	[Signature]
Green Moustache	owner	[Signature]
EARNEST ICE CREAM	Manager	[Signature]
LIFT BREAKFAST BAKES	owner	[Signature]
Waves coffee	owner	[Signature]

Buddha Full / MANAGER

The Dye Lot / Owner / Christin

The Bassy Bar / owner / Phyllis

Alie B. / owner / DREAM C27

Europe Lou & Ken / owner / Yawn

Hair Lash Lounge / owner

Stripped Wax Bar / lead waxer / J.F.

Skoah lotter lounge. / shop owner / y.

Browns Socialhouse / AGTL /

Jabour Suleyto Lucky

ZIMBA Design. owner. Pan

HARBOUR WEST OWNER CR-

Smitten Events owner

Shalaw SALAYI owner

Body & Earth & Sol / own

Purelux Beauty Studio / manager

0993211 BC LTD. owner

MUNERAL SERVICES CANADA DIRECTOR

STABURN PTY GROUP C. NORDHOLT C.

Lawson & Cousman OWNER

Yeager Employment Law Lawyer

Rexford the Barbershop owner

Glory Juice Co. ASH

Frankie & Co OWNER

50 DEGREES NORTH MANAGER

1198020 BC LTD

QUICKPASS

TAIL RECURSIVE

EDGE LEGAL RECRUITMENT CEO

Bikes ONLINE CEO

Kanuck.coffee

LoLo Hair Salon owner Elaine

EXPEDIA CSC MANAGER


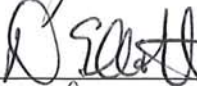
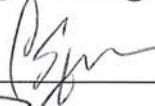


Mo's General Owner

BMO Assistant Branch Manager.

PEAK INVESTMENT SERVICES OWNER.

Faith Hayzen Law owner

Hollowealth owner

MDM Holdings Ltd owner/Manager 
Denise Elliott Beauty Co. Owner. 
The Loveneast Carolyn Syme Owner 
Champions Martin/ALS 
Lagree West 

	BUSINESS NAME	BUSINESS ADDRESS
✓	0993211 Bc Ltd	88 Lonsdale Ave 102 North Vancouver Bc V7m 2e6
	1095757 Bc Ltd	61 Lonsdale Ave North Vancouver Bc V7m 2e5
	1151297 Bc Ltd DbA Docs Pizza	113 W 1st St North Vancouver Bc V7m 1b1
✓	1198020 Bc Ltd	120 Lonsdale Ave 200 North Vancouver Bc V7l 1b1
✓	1202310 Bc Ltd O/A Kanuck Coffee	120 Lonsdale Ave 200 North Vancouver Bc V7l 1b1
✓	Balanced Health Integrative	88 Lonsdale Ave 102 North Vancouver Bc V7m 2e6
	Bitnational Inc	93 Lonsdale Ave North Vancouver Bc V7m 2e5
✓	Bmo Bank Of Montreal	100 E Esplanade 101 North Vancouver Bc V7l 4v1
✓	Browns Socialhouse Lower Lonsdale	103 W 2nd St North Vancouver Bc V7m 0e3
M	Cactus Electrical Corp mailbox	120 Lonsdale Ave 200 North Vancouver Bc V7l 1b1
✓	Ceylon Gems Ltd	61 Lonsdale Ave North Vancouver Bc V7m 2e5
✓	Champions Karate Academy Ltd	125 E 1st St North Vancouver Bc
✓	Colette's Consignment Fashions	109 W 1st St North Vancouver Bc
✓	Coordinated Kitchens Ltd	123 E 1st St North Vancouver Bc V7l 1b2
✓	Denise Elliott Beauty Co	129 Lonsdale Ave North Vancouver Bc V7m 2e7
✓	Dream City Hair Design	106 W Esplanade North Vancouver Bc V7m 1a2
✓	Dreamland Cruise Adventures Ltd DbA	110 W Esplanade North Vancouver Bc V7m 1a2
	Ease And Wellness Therapy	100 E Esplanade 205 North Vancouver Bc V7l 4v1
✓	Eternal Skin Care Inc 660948	100 E 1st St 120 North Vancouver Bc V7l 1b1
✓	Faith E Hayman Law Corporation	100 E Esplanade 307 North Vancouver Bc V7l 4v1
✓	Fishworks	91 Lonsdale Ave North Vancouver Bc V7m 2e5
✓	Frankie And Co Shop	139 Lonsdale Ave North Vancouver Bc V7m 2e7
	Friendly Grocery	110 E 1st St North Vancouver Bc V7l 1b1
	Gala Eyelash And Hair Boutique	88 Lonsdale Ave 402 North Vancouver Bc V7m 2e6
NA	GI Leasing Bc Inc NA	120 Lonsdale Ave 200 North Vancouver Bc V7m 2e8
✓	Glory Juice Co Vancouver Ltd	125 Lonsdale Ave North Vancouver Bc V7m 2e7
✓	Harbour West Consulting Inc	92 Lonsdale Ave 300 North Vancouver Bc V7m 2e6
M	Italian Spirit Design And Landscapemailbox	120 Lonsdale Ave 200 North Vancouver Bc V7l 1b1
✓	Jabour Sudeyko Lucky	92 Lonsdale Ave 200 North Vancouver Bc V7m 2e6
	Jagerhof Restaurant	71 Lonsdale Ave North Vancouver Bc V7m 2e5
W	John Dove DbA Reflex Canada NA	120 Lonsdale Ave 200 North Vancouver Bc V7m 2e8
M	Kirkstone Heating Ltd mailbox	120 Lonsdale Ave 200 North Vancouver Bc V7m 2e8
✓	Lagree West	117 E 1st St North Vancouver Bc V7l 1b2
✓	Lapidus Trophies & Engraving	114 W Esplanade North Vancouver Bc V7m 1a2
✓	Lawson & Coleman	111 Lonsdale Ave 300 North Vancouver Bc V7m 2e7
✓	Lift Breakfast Bakery Ltd	101 Lonsdale Ave North Vancouver Bc V7m 2e7
✓	Lolo Hair Salon	111 W 1st St North Vancouver Bc V7m 1b1
✓	Mdm Holdings Ltd	50 Lonsdale Ave 201 North Vancouver Bc V7m 2e6
✓	Mineral Services Canada Inc	88 Lonsdale Ave 501 North Vancouver Bc V7m 2e6
✓	Mo's General Store	51 Lonsdale Ave North Vancouver Bc V7m 2e5
	Mr Sushi Lonsdale Inc	105 Lonsdale Ave North Vancouver Bc V7m 2e7
✓	Noir Lash Lounge	50 Lonsdale Ave 206 North Vancouver Bc V7m 2e6
	North Vancouver Aikikai Society	121 E 1st St North Vancouver Bc V7l 1b2
	Obsession Bikes	92 Lonsdale Ave North Vancouver Bc V7m 2e6
✓	Peak Investment Services Inc	100 E Esplanade 304 North Vancouver Bc V7l 4v1
	Pier Dental Centre	136 E Esplanade North Vancouver Bc V7l 4x9
	Pure And Sweet Photography	92 Lonsdale Ave 301 North Vancouver Bc V7m 2e6
✓	Purelux Beauty Studio	100 E Esplanade 103 North Vancouver Bc V7l 4v1
✓	Rexford The Barbershop	119 Lonsdale Ave North Vancouver Bc V7m 2e7
	Rosewater Wellness	92 Lonsdale Ave 301 North Vancouver Bc V7m 2e6
	Salted Cycle Inc	113 W 2nd St North Vancouver Bc V7m 0e3
	Sbo Distributors Ltd	103 Lonsdale Ave North Vancouver Bc V7m 2e7
✓	Shasta Consulting Group	100 E Esplanade 304 North Vancouver Bc V7l 4v1
✓	Skoah Lower Lonsdale	50 Lonsdale Ave 208 North Vancouver Bc V7m 2e6
M	Sky mind Ai Inc mailbox	120 Lonsdale Ave 300 North Vancouver Bc V7l 1b1
NA	Splash Water Solutions Canada Ltd	109 E 1st St North Vancouver Bc V7l 1b2

✓ Stripped Wax Bar Inc	50 Lonsdale Ave 207 North Vancouver Bc V7m 2e6
Sutton Group West Coast Realty NA	109 Lonsdale Ave North Vancouver Bc V7m 2e7
✓ The Balay Spa	104 W Esplanade North Vancouver Bc V7m 1a2
The Captain's Boat NA	100 E 1st St 110 North Vancouver Bc V7l 1b1
✓ The Dye Lot Hair Studio Inc	63 Lonsdale Ave North Vancouver Bc V7m 2e5
✓ The Love Nest	119 E 1st St North Vancouver Bc V7l 1b2
Tradewinds Dental Centre	57 Lonsdale Ave North Vancouver Bc V7m 2e5
NA Two Daughters Bakeshop - NA	121 E 1st St North Vancouver Bc V7l 1b2
Vernacular Design Inc	120 Lonsdale Ave 200 North Vancouver Bc V7m 2e8
Vernacular Projects Ltd NA	120 Lonsdale Ave 200 North Vancouver Bc V7m 2e8
✓ Water Street Profile Services Inc	120 Lonsdale Ave 300 North Vancouver Bc V7m 2e8
✓ Water Street Profile Services Inc	120 Lonsdale Ave 200 North Vancouver Bc V7m 2e8
✓ Waves Coffee House	93 Lonsdale Ave North Vancouver Bc V7m 2e5
✓ West Of Java	105 E 1st St North Vancouver Bc V7m 2e6
Windsor Meats Edgemont Ltd NA	135 Lonsdale Ave North Vancouver Bc V7m 2e7
✓ Yeager & Company Law Corp	111 Lonsdale Ave 400 North Vancouver Bc V7m 2e7
✓ Zimba Design	92 Lonsdale Ave 305 North Vancouver Bc V7m 2e6



NOTICE OF PUBLIC MEETING

WHO: Maplewood Properties Ltd.

WHAT: Temporary Use Permit No. PLN2019-00006

WHERE: 92 Lonsdale Avenue

WHEN: Monday, November 18, 2019 at 7:00 pm
Council Chamber, City Hall
141 West 14th Street, North Vancouver

Notice is hereby given that Council will consider:

Temporary Use Permit No. PLN2019-00006

to permit the temporary use of a parking space at 92 Lonsdale Avenue for a retail sales use, (Double the Love Clothing Ltd.), to be operated out of a mobile trailer. The permit would allow for the business to operate at the site for 3 years.

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**, or by mail or delivered to City Hall. Submissions must be received no later than 4:00 pm, Monday, November 18, 2019, to ensure their availability to Council at the Public Meeting.



The proposed Temporary Use Permit 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 November 8, 2019, and online at **cnv.org/PublicMeetings**.

Please direct any inquiries to **Emily Macdonald**, Planner, at **emacdonald@cnv.org** or **604-982-3904**.

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG



THIS PAGE INTENTIONALLY LEFT BLANK



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
TEMPORARY USE PERMIT

Permit No. PLN2019-00006

File: 08-3400-20-0006/1

Issued to owner(s): **Maplewood Properties Ltd., Inc. No. 345644**

Respecting the lands located at **92 Lonsdale Avenue**, North Vancouver, BC, legally described as:

LOT A (REFERENCE PLAN 1192) BLOCK 166 DISTRICT LOT 274 PLAN 878
PID: 008-549-061

(the “Lands”)

List of Attachments:

Schedule “A”: List of Plans

Authority to Issue:

1. This Temporarily Use Permit is issued pursuant to Section 493 of the *Local Government Act*.
-

Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” LL-2 Zone are hereby varied as follows:
 - A. This permit temporarily allows the Lands to be used for the purposes described below:
 - i. To permit a boutique clothing retail store to operate within a mobile trailer sited in the parking area;
 - ii. The total required off-street parking spaces for the property shall be reduced from five to four.
-

Special Terms and Conditions of Use:

3. Development upon or use of the lands shall conform to the following specifications:

A. This permit is subject to the following conditions, completed to the satisfaction of City staff:

i. A Business License shall be obtained prior to operation of the proposed business at this location.

4. This Permit is issued subject to an undertaking given by the applicant:

No: X

Yes, attached hereto and forming part of this Permit: not applicable

5. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. There is deposited with the City, security in the form of:

A. an Irrevocable Letter of Credit in the amount of \$not applicable

B. a certified cheque in the amount of \$not applicable

Total \$not applicable

Default under the Permit shall be deemed to have occurred should any of the conditions of the permit not be met.

In the event of default, the Permittee shall forfeit security to the City in the amount equal to the City in the amount equal to the costs incurred by the City, including administrative and legal costs, in performing the conditions required under Subsections III (1) and (2) hereof, or in carrying out the demolition, removal or restoration as required by the undertaking attached hereto, or both.

General Terms and Conditions:

6. This Temporary Use Permit is issued by the City of North Vancouver subject to compliance with all the applicable bylaws of the City except as specifically varied or supplemented by this Permit. No variances other than those specifically set out in this permit are implied or to be construed.

7. The Lands shall be used in accordance with the terms and conditions of this Permit. All terms and conditions are subject to any changes required by the Building Inspector or other officials of the City where such specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted through the issuance of this Temporary Use Permit.

8. This Permit expires: three years from date of issuance.
 9. The Permit holder acknowledges that a Building Permit or other City Permits may be required. This is not a Building Permit.
 10. Nothing in this Permit shall in any way relieve Land Owner/Business Owners obligation to ensure that the use complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
 11. Nothing in this Permit shall in any way relieve the Land Owner/Business Owners obligation to comply with regulations for construction of structures or provision of on-site services pursuant to the Health Act, the Fire Services Act, the Electrical Energy Inspection Act, and any other provincial statutes.
-

Authorized by Council: _____
Year / Month / Day

Expiry Date: _____
Year / Month / Day

Linda C. Buchanan, Mayor

Karla Graham, City Clerk

Date Signed: _____
Year / Month / Day

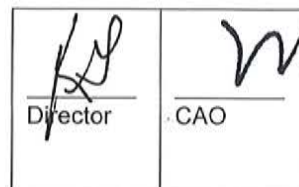
Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Temporary Use Permit No. PLN2019-00006.

Notice filed the _____ day of _____, 20_____.

THIS IS NOT A BUILDING PERMIT

Schedule A
List of Plans – 92 Lonsdale Avenue

Author	Sheet Name	Sheet No.	Sheet Date	CityDocs File Number
WTS INC	Double the Love 1 st Street Site	n/a	Sept 4, 2019	1838428



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Karla Graham, City Clerk

Subject: 2020 SCHEDULE OF COUNCIL MEETINGS

Date: November 6, 2019 File No: 01-0550-01-0001/2019

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

RECOMMENDATION

PURSUANT to the report of the City Clerk, dated November 6, 2019, entitled "2020 Schedule of Council Meetings":

THAT Council endorse the 2020 Schedule of Council Meetings.

ATTACHMENT

1. 2020 Schedule of Council Meetings (1839325)

DISCUSSION

The purpose of this report is to present Council with the Schedule of Council Meetings for the 2020 calendar year and request that the schedule be endorsed.

The Schedule of Council Meetings was prepared in accordance with "Council Procedure Bylaw, 2015, No. 8500".

Summary of Council Meetings for 2019

By the end of 2019, a total of 29 Regular Council Meetings will have been held. This includes 15 Public Hearings/Meetings and 2 Special Council Meetings, as at the date of this report.

Proposed 2020 Schedule of Council Meetings (Attachment 1)

The proposed 2020 Schedule of Council Meetings includes 30 Regular Council meetings. On average, 3 Regular Council Meetings are held per month, with the exception of Spring Break, August, when Council takes its summer break, and the winter holiday break over December and January.

The schedule also avoids conflicts with the annual Union of BC Municipalities (UBCM) and Federation of Canadian Municipalities (FCM) conventions. Not included; however, are Council workshops, which are scheduled on an ad hoc basis as a means for staff to provide Council with information on specified subjects or projects when a formal decision-making process is not required.

In accordance with the provisions of the *Community Charter*, notice of the Regular Council Meeting Schedule must be posted and advertised at least once a year on or before January 1st. Staff will publish notice following Council endorsement of the schedule.

FINANCIAL IMPLICATIONS

Limited to administrative costs for posting, circulating and advertising the schedule.

INTER-DEPARTMENTAL IMPLICATIONS

Nil.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS

Nil.

STRATEGIC PLAN IMPLICATIONS

Providing the schedule of Council meetings prior to the start of the calendar year supports Council's priorities in the Strategic Plan to engage with the community to encourage a vibrant city and a city for the well-being of all its residents.

RESPECTFULLY SUBMITTED:



Karla Graham
City Clerk




2020 SCHEDULE OF COUNCIL MEETINGS

Meetings start at 6:00 pm in the Council Chamber, 141 West 14th Street, North Vancouver, BC, unless otherwise indicated.

January	6	No Council Meeting	July	6	Regular Council Meeting
	13	Council Workshop (Closed)		13	Regular Council Meeting
	20	Regular Council Meeting		20	Regular Council Meeting and Public Hearing
	27	Regular Council Meeting and Public Hearing		27	No Council Meeting
February	3	Regular Council Meeting	August	No Council Meetings – Summer Break	
	10	Regular Council Meeting			
	17	No Council Meeting – Statutory Holiday			
	24	Regular Council Meeting and Public Hearing			
March	2	Regular Council Meeting	September	7	No Council Meeting – Statutory Holiday
	9	Regular Council Meeting		14	Regular Council Meeting
	16	No Council Meeting – Spring Break		21	No Council Meeting – UBCM Annual Convention
	23	No Council Meeting – Spring Break		28	Regular Council Meeting and Public Hearing
	30	Regular Council Meeting			
April	6	Regular Council Meeting	October	5	Regular Council Meeting
	13	No Council Meeting – Statutory Holiday		12	No Council Meeting – Statutory Holiday
	20	Regular Council Meeting		19	Regular Council Meeting
	27	Regular Council Meeting and Public Hearing		26	Regular Council Meeting and Public Hearing
May	4	Regular Council Meeting	November	2	Regular Council Meeting
	11	Regular Council Meeting		9	Regular Council Meeting
	18	No Council Meeting – Statutory Holiday		16	No Council Meeting
	25	Regular Council Meeting and Public Hearing		23	Regular Council Meeting and Public Hearing
				30	No Council Meeting
June	1	No Council Meeting – FCM Annual Conference	December	7	Regular Council Meeting
	8	Regular Council Meeting		14	Regular Council Meeting
	15	Regular Council Meeting		21	No Council Meeting – Winter Break
	22	Regular Council Meeting and Public Hearing		28	No Council Meeting – Winter Break
	29	No Council Meeting			

THIS PAGE INTENTIONALLY LEFT BLANK



 Division Manager	 Director	 CAO
------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------

The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Mike Friesen, Planner 2

Subject: REZONING APPLICATION: 242 WEST 4th STREET (BIRMINGHAM & WOOD ARCHITECTS AND PLANNERS, CD-721)

Date: November 6, 2019 File No: 08-3360-20-0475/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated November 6, 2019, entitled "Rezoning Application: 242 West 4th Street (Birmingham & Wood Architects and Planners, CD-721)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738" (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721) be considered and the Public Hearing be waived;

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

AND THAT the community benefits listed in the report section "Density Bonus and Community Benefits" be secured through agreements at the applicant's expense and to the satisfaction of the Director of Planning and Development.

ATTACHMENTS

1. Context Map (Doc# [1843525](#))
2. Consolidated Drawing Package, dated August 2019 (Doc# [1844182](#))
3. Developer Information Session Summary (Doc# [1844657](#))
4. Zoning Amendment Bylaw No. 8738 (Doc# [1844315](#))

PROJECT DESCRIPTION

The project, located at 242 West 4th Street, consists of two townhome buildings, each of which is three storeys, consisting of four primary dwelling units as well as four lock-off units with 4 parking spaces enclosed in a rear garage. The subject site currently hosts a duplex that has been divided into four units and that are operated as a rental property. The existing duplex was constructed in 1969 and will be demolished as a part of the proposed development. The requested changes to the Zoning Bylaw to permit this development are identified in Table 1 below. Additionally, Attachment #4 has the amending bylaw with the proposed changes.

Table 1. Requested Changes to the Zoning By-law

Consideration	Current Designation/Regulation	Proposed Designation/Regulation
Zone	RT-1	CD-721
562 (1) & (5): Density	Maximum density of 0.75 FSR	Permit Density of 1.0 FSR
906 (3) (C) ii: Parking space setbacks and projections	Parking stalls are required to be set back 0.3 metres (1 foot) from any wall	Requirement waived
514 4 & 5 (C): Siting of Accessory Building	Shall be sited in the rear 25% of the lot depth; & 3 metres (10 feet) from a principal building	Requirement waived to support the provision of covered bicycle parking.
Energy Performance	Building Code Minimum	Minimum of Step 3 of the BC Building Code Step Code

POLICY FRAMEWORK

The subject site is designated Residential Level 4A (R-4A) within the Official Community Plan. This designation permits a range of ground-oriented housing in areas located between detached and semi-detached residential and more intensive apartment residential or mixed-use areas. Townhouses, row houses, stacked townhouses, garden apartments and fourplexes are appropriate in this designation.

Metro 2040	
Goal 1 Create a Compact Urban Area	Intensifying this site with new development that is consistent and scaled to the surrounding neighbourhood will ensure the highest and best use of the land promoting a compact urban area.
Goal 2 Support a Sustainable Economy	Redevelopment that includes primary units with lock-offs on this site promotes housing forms that can support a diversity of income levels and ensure people live close to where they work.
Goal 4 Develop Complete Communities	The proposed development ensures the neighbourhood will have a diversity of housing stock that will promote the ability

	to age-in-place allowing people to stay in their neighbourhood throughout all of their lifecycles.
<i>Goal 5</i> Support Sustainable Transportation Choices	Intensification of this site will support future transit investments along Lonsdale Avenue, the RapidBus line, and the SeaBus and is adjacent to and will contribute funds towards a proposed AAA Bike Facility along West 4 th Street. The site is proximate to community and commercial amenities and is well situated to provide the occupants with a variety of transportation choices across the North Shore and the greater region.

Official Community Plan	
<i>Policy 1.1.2</i> Align growth with the development community amenities and infrastructure	Intensification of the site supports the Lower Lonsdale Area and future rapid transit infrastructure and community amenity investment.
<i>Policy 1.3.1</i> Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods	The proposed development on the site is appropriately scaled to the neighbourhood and supports the primacy of the Lonsdale Regional City Centre. The townhouse form is consistent with the scale of surrounding sites, while the rear units have been design to support the activation of the lane while providing required parking.
<i>Policy 1.3.5</i> Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings	The proposed building is consistent with the neighbourhood character, while landscape elements have been chosen to support interaction between neighbours and activation of the streetscape.
<i>Policy 1.3.6</i> Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner	The proposed architecture and building materials of the new dwelling have been designed to support the scale of the existing neighbourhood, while the materiality has been chosen with sustainability, maintenance, aesthetic and urban realm considerations as key determinants.
<i>Policy 1.3.9</i> Explore ways to activate laneways in the City including opportunities for varied uses, pedestrian and cycling activity as	The development presents attractive landscape and building elements along the rear lane while accommodating required parking.

well as storm water management and urban agriculture.	
<p><i>Policy 1.5.1</i> Provide opportunities for a range of housing densities, diversified in type, size and location.</p>	The proposed development provides townhome units sized to accommodate families as well as lock-off units that could be rented to provide greater diversity of housing in the area, or act as an "in-law suite" to support aging parents or growing children. This form will help to provide more diverse housing in a neighbourhood that is accessible to the City's Lower Lonsdale area.
Housing Action Plan	
<p><i>Action #4</i> To increase the number of three or more bedroom units appropriate for larger and/or extended families within new multi-unit residential developments.</p>	The primary units are sized to support a family (4-bedroom), while the lock-off units are one bedroom.
<p><i>Action #5</i> To increase rental options in lower density areas to support renters and provide homeowners with additional rental income, while retaining neighbourhood scale and character.</p>	The proposed development is scaled appropriately for the neighbourhood that consists primarily of multi-family development. Lock-off suites will provide opportunities for rental income, increased independence for growing children, or support for aging family members, depending on the needs of the individual families.
Sustainable Development Guidelines	
<p><i>Natural Systems</i> The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.</p>	<p>Utilization of native groundcover vegetation.</p> <p>Planting/edible garden area for each unit including water efficient irrigation that incorporates rain sensors and timers.</p> <p>Bird friendly trees and plants.</p>
<p><i>Physical Structures/Infrastructure</i> The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, storm water drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category</p>	<p>The project will achieve Step 3 of the BC Building Code Step Code, one step greater than the requirements required at the time of application.</p> <p>Additional secured and covered bicycle parking has been integrated into the landscape design in order to support active transportation of residents.</p>

includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.	
------------------------------------------------------------------------------------------------------------------------------	--

PLANNING ANALYSIS

Site Context

The surrounding land uses are identified in Table 2 below.

Table 2. Surrounding Uses

Direction	Address	Description	Zoning
North (across the lane)	241-245 West 5 th Street	Duplex plus infill, two storeys	CD-540
East	236 West 4 th Street	Triplex, three storeys	CD-198
South – across W 4 th Street	251 W 4 th Street	44 unit stratified apartment building, three storeys	RM-1
West	246 W 4 th Street	Duplex, three storeys	RT-1

The surrounding neighbourhood presents a variety of dwelling types. In general, small apartment buildings and townhomes define the character of West 4th Street, while across the lane, duplexes and triplexes are the predominant building types.

The subject site is located approximately 620 metres and 420 metres away from the Lonsdale Quay and Lonsdale Avenue at 3rd Street, respectively and is well served by the area's social and commercial amenities. The site is also proximate to transportation infrastructure.

Use

The policy framework applicable to the subject site supports the proposed townhouse residential use. The site is located in close proximity to major transit infrastructure (RapidBus and SeaBus) as well as Lower Lonsdale's commercial and social amenities. Additionally, the units will provide greater diversity of housing stock in the area, potentially providing both homeownership opportunities as well as informal rental stock.

Intensity

The proposed intensification on the site is appropriate for the neighbourhood given the surrounding density and the land use designation. The Residential Level 4A designation permits the development of townhomes, and the proposal builds off of the City's guidelines for townhouse development in Moodyville.

With the proposed development the site will accommodate a total of eight units – four principal units, and four lock-off units. The proposed number of units is consistent with the existing neighbourhood where nearby developments include townhomes and small

apartments composed of between three and 21 units. The proposed development conforms to Zoning Bylaw requirements for parking, which does not require parking for lock-off units. The site is located within walking distance to SeaBus, the forthcoming RapidBus route, and Lonsdale Avenue. The site is also located near to three proposed AAA Bicycle Facilities along West 4th Street, Mahon Avenue, and Chesterfield Avenue.

With regard to environmental standards, the proposed development will achieve Step 3 of the BC Building Code Step Code. Level 2 electric vehicle charging capacity will be provided for each of the parking spaces. Storm water will be addressed through on site landscaping, as well as retention tanks to mitigate more significant storm events. Significant secured and covered bicycle parking has also been integrated into the landscape design in order to promote active transportation modes.

Form

The urban form proposed for the site satisfies the policy intent of ensuring new development is consistent with the character of the surrounding neighbourhood. The form of the development will conform generally to the attached drawings (Attachment 2: Consolidated Drawing Package, dated August 2019). The design proposes to bring the front townhome building forward to allow the front lock-offs and front principal dwelling units to better activate the street, while permitting the development of a generous separation and landscape area between the front and the rear townhouse buildings. The rear townhouse building is located near to the lane. The ground level facing the lane is composed primarily of vehicle parking, with landscape elements and pedestrian access along the edges of the property. The proposed development provides passive surveillance of the lane with the inclusion of glazing and balconies from living rooms. Massing is consistent with existing development in the area, and the proposed architecture presents a modern interpretation of townhouse development that utilizes glazing and a shift in materials and colours to break down the vertical massing.

Density Bonus and Community Benefits

Analysis of the project regarding the City's Density Bonus and Community Benefits Policy indicates that the proposed project would include community benefits valued at approximately \$88,950 dollars, as outlined in Table 3 below. The community benefit contribution in question is calculated from the existing permitted density to the proposed maximum density. The Residential Level 4A designation does not permit bonus density beyond the OCP maximum. In this case the permitted density under the existing Two Unit Residential 1 (RT-1) zone is 3,454 square feet and the permitted density after a successful rezoning would be 7,012 square feet for an increase of 3,558 square feet.

Table 3. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus to Max Density OCP Density (3558 square feet @ \$25 / sq. ft.)	\$88,950
Total Value of Community Benefits	\$88,950

The \$88,950 would be directed to the City's Civic Amenity Reserve Fund (\$71,160) and the Affordable Housing Reserve Fund (\$17,790).

COMMUNITY CONSULTATION

A Developer Information Session (DIS) was held March 12, 2018. Six members of the public signed in to the session and one comment form was received. The applicant has provided a summary of the event (Attachment 3: Developer Information Session Summary).

Given the conversation and comments received, the Development Information Session indicated general acceptance of the project by the neighbourhood. The primary concern raised was the design of the rear building as it approaches the lane. In response to the concern, the applicant adjusted their design to reduce the massing directly adjacent to the lane and revised the design of their parking area.

Staff have been contacted regarding how the building relates to Council's Residential Tenant Displacement Policy (Policy Number: H18). The policy is design to protect renters who are displaced through the redevelopment of purpose-built rental apartments. The existing structure was built in 1969 and over the years has undergone significant renovation in order to create four rental suites; the building is not considered purpose built rental and does not fall under the purview of the policy. Despite the fact that these units are what is considered "non-secure", the applicant has been in contact with tenants to keep them abreast of the situation and will adhere to the requirements of the Residential Tenancy Act regarding eviction should the application move forward.

Based on the feedback received staff recommend waiving the Public Hearing. Should Council wish to hold a Public Hearing, staff would recommend the following alternative motion:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738" (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721) be considered and referred to a Public Hearing;

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

AND THAT the community benefits listed in the November 6th, 2019 report in the section "Density Bonus and Community Benefits" be secured, through agreements at the applicant's expense and to the satisfaction of the Director of Planning and Development.

ADVISORY BODY INPUT

The application was directed to the Advisory Design Panel on March 30th, 2019. The Panel recommended the approval of the project subject to addressing the following issues to the satisfaction of the Development Planner assigned to the file:

- Resolve the location of the PMT and discuss issues of future access and replacement with City staff and BC Hydro;
- Consider the use of overhangs for the windows;
- Consider the use of retractable awnings on the south facing windows;

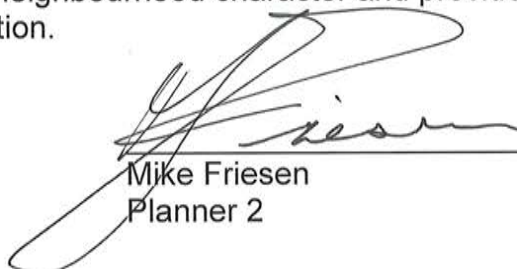
- Consider reversing the units to allow for more adequate lighting on the decks;
- Explore the possibility of glass guardrails to avoid darkening of the façade;
- Consider using a lighter colour on the top half of the façade;
- Encouraged to have robust bike lockers to address CPTED concerns;
- Develop an effective lighting plan on the sides of the project and at the lock-off units;
- Ensure the double doors of the lock-off units have a center frame for added secure support;
- Ensure unit identification is robust and clear for first responders;
- Resolve egress concerns for the windows in the window wells as per Building Code requirements of bedroom window egress;
- Consider the use of cedar window frames to provide variety in the massing;
- Further design development of the room layouts to address livability issues;
- Explore the possibility for more room in the lower units by revising some of the upper layouts;
- Explore the possibility of relocating the upper floor washrooms 'inboard' to avoid exterior walls;
- Consider a solid deck over the window well above the washroom to avoid overlook;
- Determine the difference of the original grade to the current grade for tree plantings; and
- Incorporate the use of natural light within the stairways.

In response to the Advisory Design Panel's suggestions the applicant amended numerous aspects of their proposal, particularly: improving livability and privacy of the proposed lock-off units; revising the eaves to improve the environmental performance of the building; revising the location of the BC Hydro pad mounted transformer; and variation of materials and glazing to further refine massing.

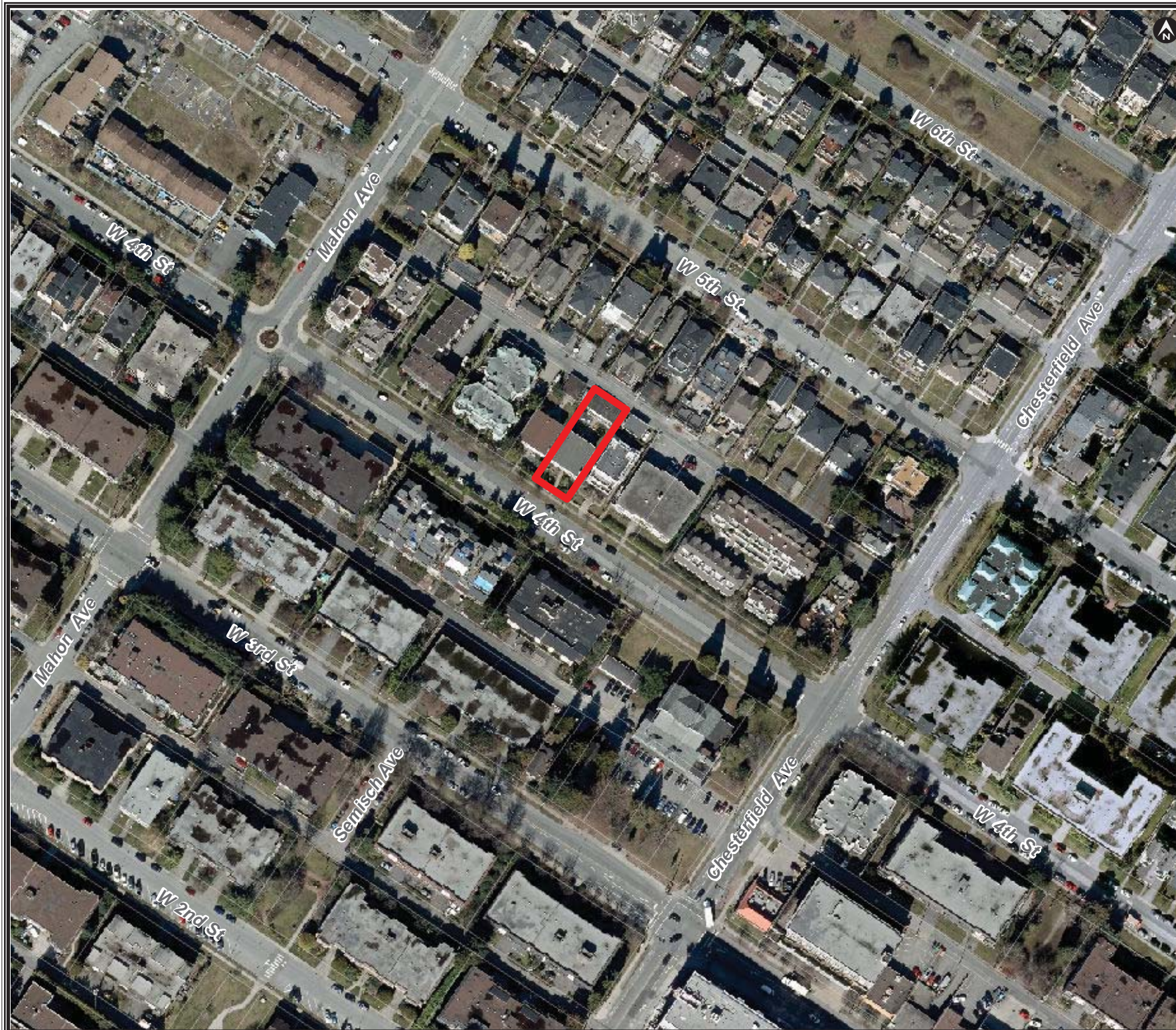
CONCLUSION

The proposed application represents an appropriate development for the land use designation and a design that is responsive to the neighbourhood context. Gentle intensification – including the development of lock-off units – adjacent to the Lonsdale Core will support transportation infrastructure improvements and enhanced amenities in the area. The requested zoning change and development proposal are consistent with the Region's and the City's planning policies. Overall, the application looks to implement a development that fits the surrounding neighbourhood character and provides increased density in an appropriate location.

RESPECTFULLY SUBMITTED:



Mike Friesen
Planner 2



Legend

 Subject Site

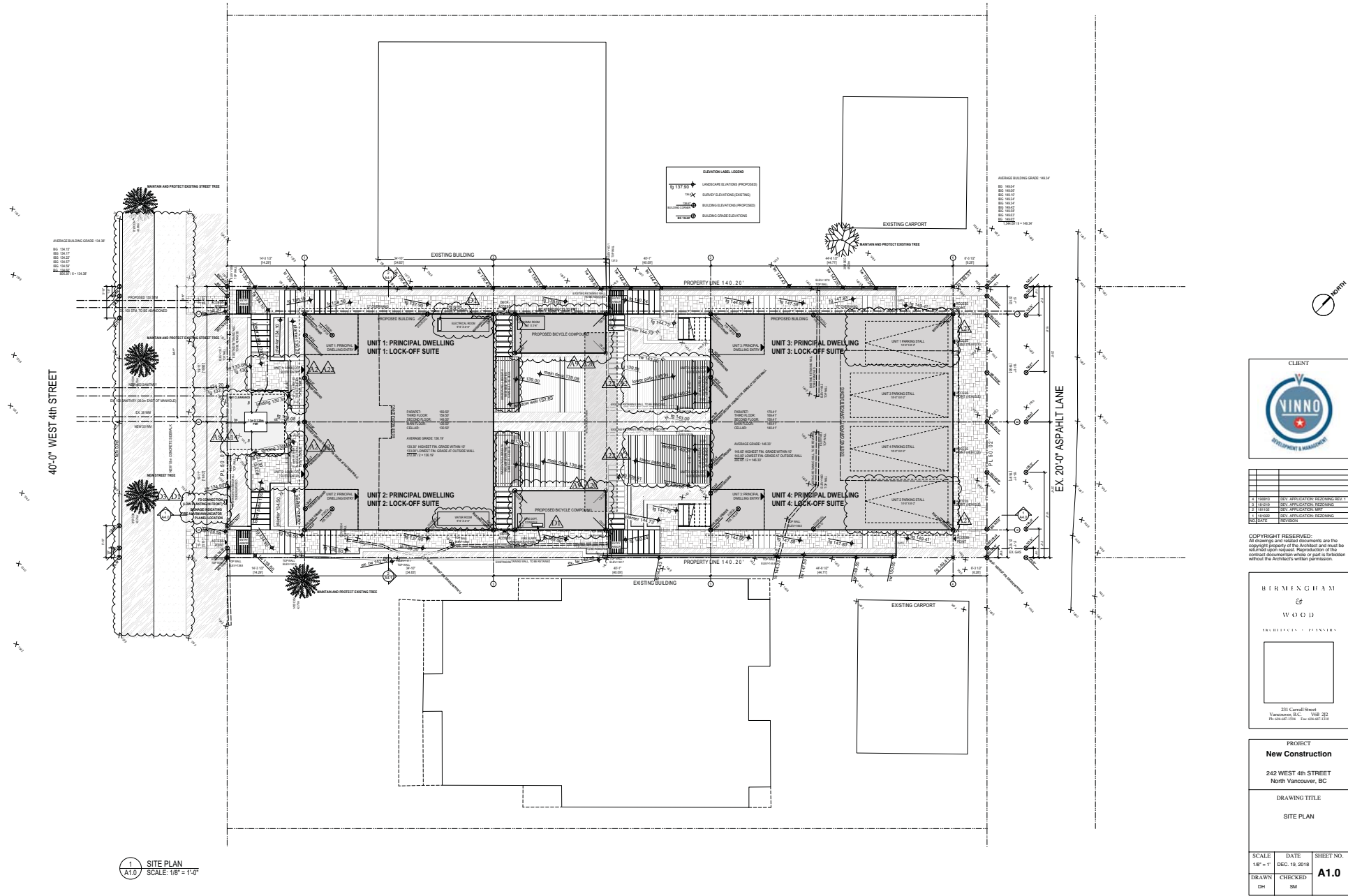
Attachment 1



DISCLAIMER

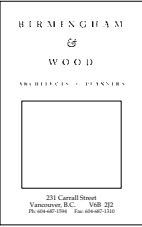
This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.

GIS Division, Information Technology,
City of North Vancouver



NO.	DATE	DESCRIPTION
1	11/15/19	DESIGNATION: PRELIMINARY 1
2	11/15/19	DESIGNATION: PRELIMINARY 2
3	11/15/19	DESIGNATION: PRELIMINARY 3
4	11/15/19	DESIGNATION: PRELIMINARY 4
5	11/15/19	DESIGNATION: PRELIMINARY 5
6	11/15/19	DESIGNATION: PRELIMINARY 6
7	11/15/19	DESIGNATION: PRELIMINARY 7
8	11/15/19	DESIGNATION: PRELIMINARY 8
9	11/15/19	DESIGNATION: PRELIMINARY 9
10	11/15/19	DESIGNATION: PRELIMINARY 10

COPYRIGHT RESERVED:
All drawings and related documents are the
copyright property of the Architect and must be
returned upon request. Reproduction of the
contract documents whole or part is forbidden
without the Architect's written permission.



PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
SITE PLAN

SCALE	DATE	SHEET NO.
1/8" = 1'	DEC. 19, 2019	A1.0
DRAWN	CHECKED	
GH	SM	



1 WEST 4th STREET NORTH STREETSCAPE
A0.2

SUBJECT PROPERTY: 242 WEST 4th STREET



2 WEST 4th STREET SOUTH STREETSCAPE
A0.2



3 400m CONTEXT PLAN
A0.2

SECTION 2

DESIGN ANALYSIS

400m CONTEXT

- A) Topography falls from the NE to the SW approximately 30m within the 400m context of the subject site. See 3/A0.2.
- B) Surrounding OCP designations in the vicinity of the subject site are Residential Level 4A at and adjacent to the site and Residential Level 5 across the street and to the South. To the North is Residential Level 3, Squamish Nation land the West and a small piece of School and Institutional to the SE. See 3/A0.2.
- C) Photographs of the site. See 1 - 4/A0.3.
- D) Immediate view corridors from the site. See 5 - 6/A0.3.
- E) Composition of surrounding neighbourhood character and land use at, adjacent to, and to the South of the subject site is predominantly medium density residential on a variety of lot widths comprised of a mix of larger low-rise apartment and townhouse type buildings. To the North across the lane from the subject site is an area of slightly lower density residential characterized by more consistent narrower lots with single-family scaled principal buildings on the street and some smaller garage or infill buildings on the lanes. The Presentation House Theatre occupies a site to the SE of the subject site. See 3/A0.2.
- F) Existing street character adjacent to the site is predominantly 3 to 3.5 storey multi-family buildings with either single common entries or multiple private unit entries at the street. There is a variety of building styles in the area reflecting the different times that the various properties on the block were developed, the majority of which are flat roofed, or have a flat roof component. See 1/A0.2.
- G) Figure ground at and adjacent to the subject site is characterized by single buildings nearer the street with some small parking structures at the lane and some sites with multiple principal buildings forming open courtyard spaces in the middle of their sites. To the south, figure ground is characterized by larger single buildings approximately centered in their sites. See 3/A0.2.
- H) Mobility patterns around the site include vehicular and pedestrian access down a public NW/SE-running lane to the North of the site and vehicular and pedestrian access down the NW/SE-running West 4th Street to the South of the site. Private access through the sites and adjacent sites is possible through paths running in side yards of individual sites. See 3/A0.2.
- I) Landscaping in the area along West 4th Street is typified by somewhat consistent small-sized street trees that flank the street on either side on a grass boulevard. A typical concrete city sidewalk runs within the grass boulevard in front of individual sites. At and adjacent to the subject site a somewhat consistent retaining wall is present on most sites at the property line, interrupted intermittently for entry paths. Atop the retaining wall is either fencing or thick hedging blocking views into most sites, though to the NW sites tend to become more open to the street. To the South, thick hedging at the property line is somewhat consistent with intermittent interruptions for entry paths.
- J) There are no trees on the subject site itself, but opportunity for preservation of existing street trees in front of the site and a private tree on the East neighbouring site exist.
- K) There is an existing edge condition at West 4th Street continuing NE up Chesterfield Avenue delineating a lower density and smaller scaled area to the NW, which the subject site is within, from a slightly higher density and larger scaled area. The existing somewhat consistent retaining wall that runs along the front of the properties on the North side of West 4th Street, which the subject site is within, forms a perceivable barrier both physically and visually. The existing Presentation House Theatre to the SE of the subject site is a distinguishable landmark, breaking with the existing pattern of development on the block and modifying the lane.



NO.	DATE	REVISION
1	11/08/19	CONCEPT DESIGN
2	11/08/19	CONCEPT DESIGN
3	11/08/19	CONCEPT DESIGN
4	11/08/19	CONCEPT DESIGN
5	11/08/19	CONCEPT DESIGN
6	11/08/19	CONCEPT DESIGN
7	11/08/19	CONCEPT DESIGN
8	11/08/19	CONCEPT DESIGN
9	11/08/19	CONCEPT DESIGN
10	11/08/19	CONCEPT DESIGN

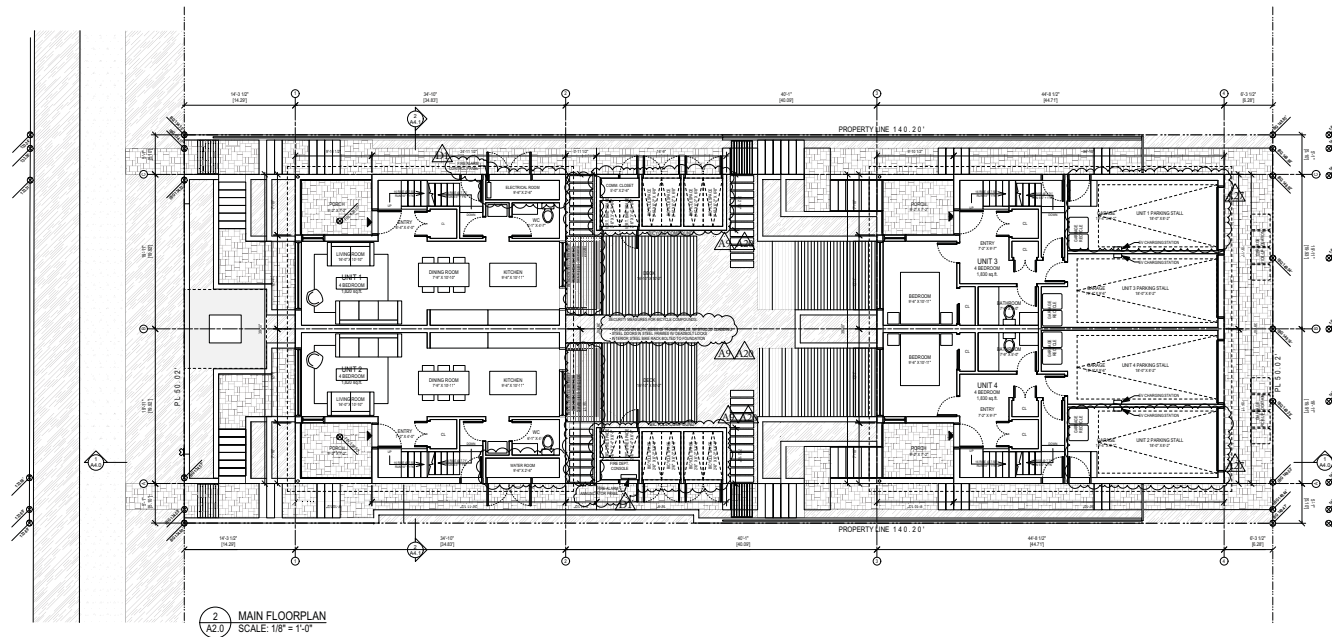
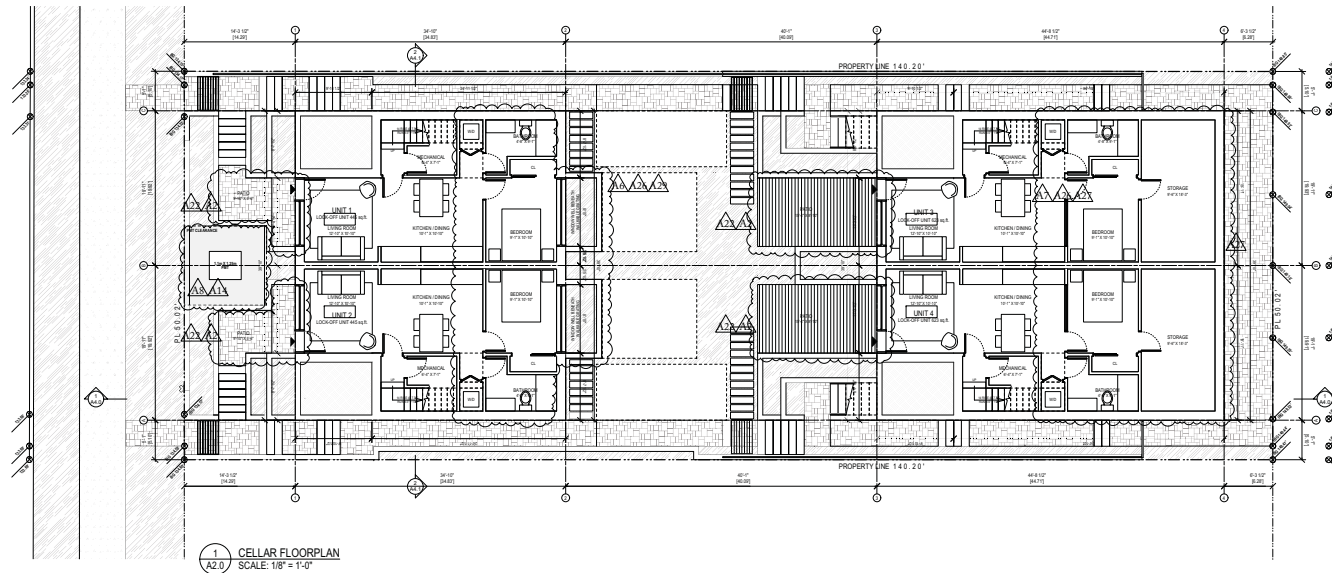
COPYRIGHT RESERVED:
All design and related documents are the copyright property of the Architect and must be retained upon request. Reproduction of the contract documents whole or part is forbidden without the Architect's written permission.



PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
CONTEXT

SCALE	DATE	SHEET NO.
NTS	DEC. 19, 2019	A0.2
DRAWN	CHECKED	
GH	BM	



NO.	DATE	DESCRIPTION
1	11/18/19	REV. APPLICATION RESPONSE 1
2	11/18/19	REV. APPLICATION RESPONSE
3	11/18/19	REV. APPLICATION RESPONSE
4	11/18/19	REV. APPLICATION RESPONSE
5	11/18/19	REV. APPLICATION RESPONSE

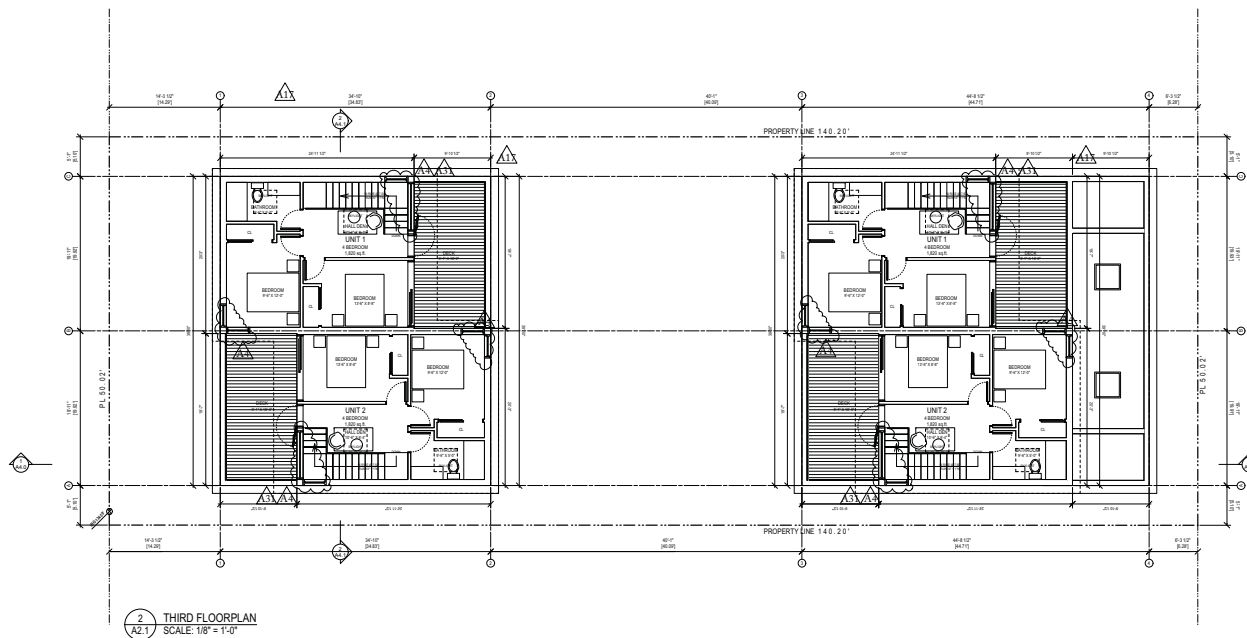
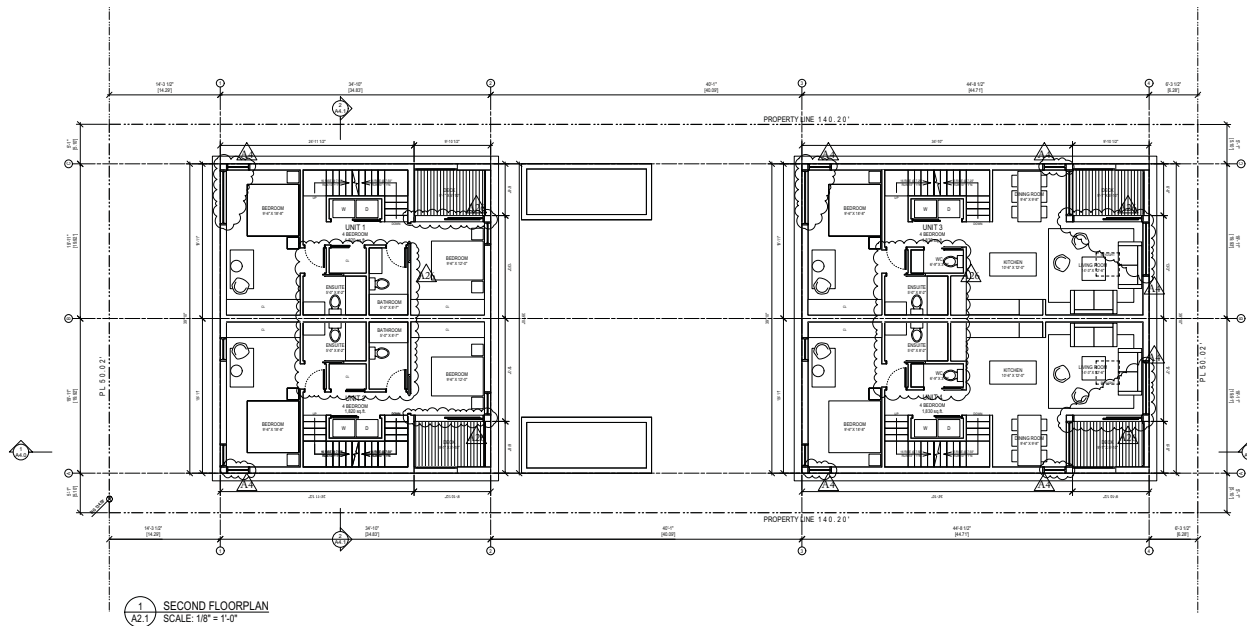
COPYRIGHT RESERVED:
All drawings and related documents are the copyright property of the Architect and must be retained upon request. Reproduction of the content documents whole or part is forbidden without the Architect's written permission.



PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
CELLAR + MAIN FLOORPLANS

SCALE 1/8" = 1'	DATE DEC. 19, 2019	SHEET NO. A2.0
DRAWN DH	CHECKED SM	

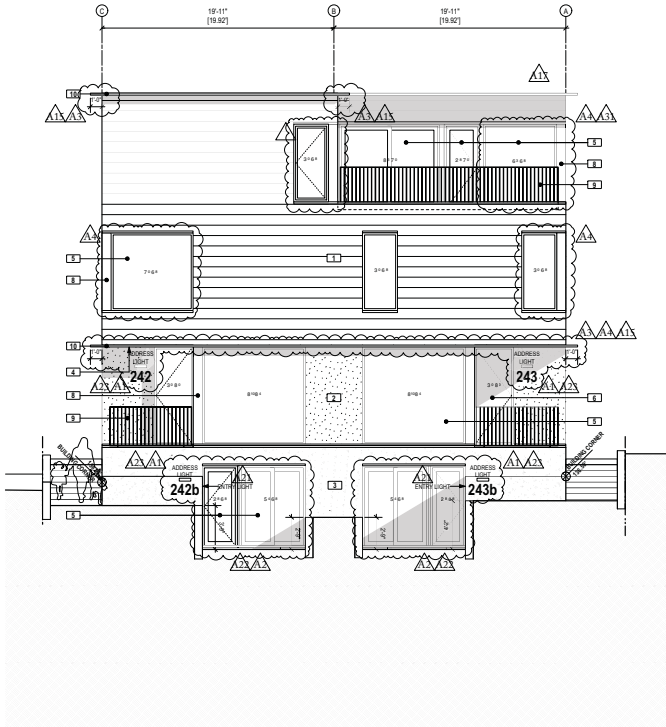


1	11/18/18	REV	APPROVED FOR CONSTRUCTION
2	11/18/18	REV	APPROVED FOR CONSTRUCTION
3	11/18/18	REV	APPROVED FOR CONSTRUCTION
4	11/18/18	REV	APPROVED FOR CONSTRUCTION
5	11/18/18	REV	APPROVED FOR CONSTRUCTION

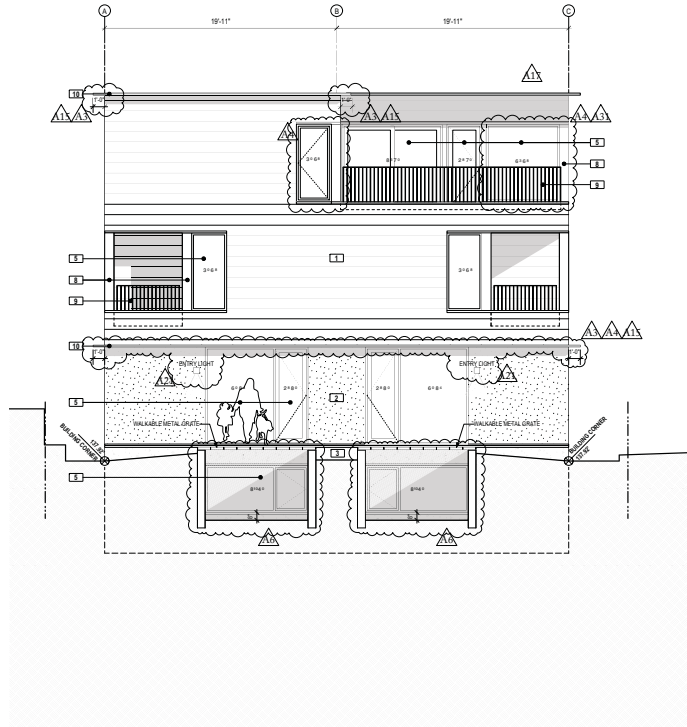
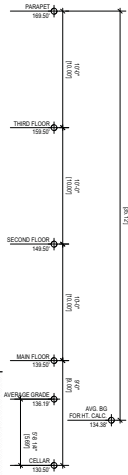
COPYRIGHT RESERVED:
All drawings and related documents are the
copyright property of the Architect and must be
returned upon request. Reproduction of the
contract documents whole or part is forbidden
without the Architect's written permission.



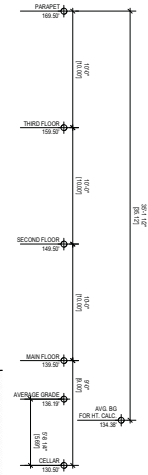
PROJECT New Construction		
242 WEST 4TH STREET North Vancouver, BC		
DRAWING TITLE SECOND + THIRD FLOORPLANS		
SCALE 1/8" = 1'	DATE DEC. 19, 2019	SHEET NO. A2.1
DRAWN GH	CHECKED SM	



1 FRONT BUILDING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 FRONT BUILDING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EXTERIOR FINISH SCHEDULE		
1	SMOOTH CEMENTITIOUS BOARD LAPPED SIDING, 10.75" EXPOSURE	COLOR #1
2	SMOOTH TROWELLED STUCCO	COLOR #2
3	EXPOSED CAST-IN-PLACE CONCRETE, CLEAR SEALED	
4	NATURAL CLEAR-STAINED WOOD SOFFIT	
5	WINDOWS / DOORS (TO MATCH ADJ. CLADDING) W/ CLEAR GLASS	COLOR #1 / #2
6	PRE-FINISHED METAL EXTERIOR DOOR	COLOR #2
7	GALVANIZED STEEL DOWNSPOUT	
8	PRE-FINISHED METAL CLADDING (TO MATCH ADJ. CLADDING)	COLOR #1 / #2
9	PAINTED STEEL GUARD (TO MATCH ADJ. CLADDING)	COLOR #1 / #2
10	PRE-FINISHED METAL-CLAD OVERHANG	COLOR #1



NO.	DATE	REVISION
1	11/15/19	REV. APPLICATION RECORDING
2	11/15/19	REV. APPLICATION RECORDING
3	11/15/19	REV. APPLICATION SET
4	11/15/19	REV. APPLICATION RECORDING
5	11/15/19	REV. APPLICATION RECORDING

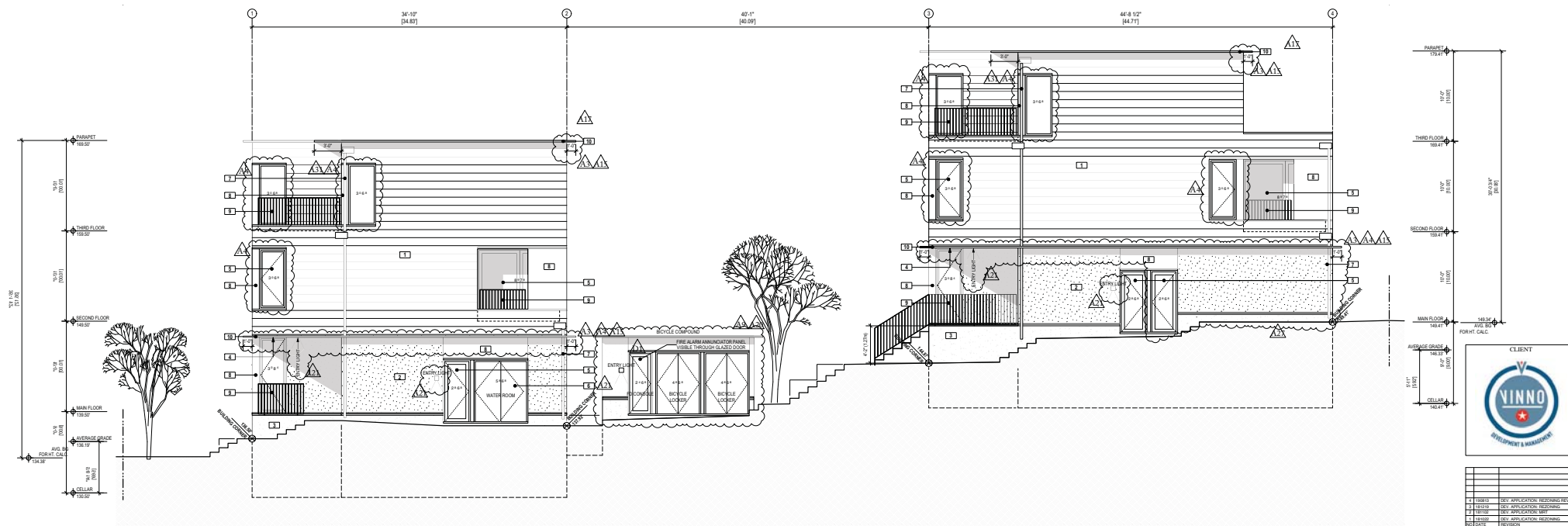
COPYRIGHT RESERVED:
All drawings and related documents are the copyright property of the Architect and must be retained upon request. Reproduction of the contract documents whole or part is forbidden without the Architect's written permission.



PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
FRONT BUILDING
NORTH + SOUTH ELEVATIONS

SCALE	DATE	SHEET NO.
1/4" = 1'	DEC. 19, 2019	A3.0
DRAWN	CHECKED	
GH	SM	



1 EAST ELEVATIONS
A3.1 SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

- | | | |
|----|----------------------------------------------------------|---------------|
| 1 | SMOOTH CEMENTITIOUS BOARD LAPPED SIDING, 10.75" EXPOSURE | COLOR #1 |
| 2 | SMOOTH TROWELLED STUCCO | COLOR #2 |
| 3 | EXPOSED CAST-IN-PLACE CONCRETE, CLEAR SEALED | |
| 4 | NATURAL CLEAR-STAINED WOOD SOFFIT | |
| 5 | WINDOWS / DOORS (TO MATCH ADJ. CLADDING) W/ CLEAR GLASS | COLOR #1 / #2 |
| 6 | PRE-FINISHED METAL EXTERIOR DOOR | COLOR #2 |
| 7 | GALVANIZED STEEL DOWNSPOUT | |
| 8 | PRE-FINISHED METAL CLADDING (TO MATCH ADJ. CLADDING) | COLOR #1 / #2 |
| 9 | PAINTED STEEL GUARD (TO MATCH ADJ. CLADDING) | COLOR #1 / #2 |
| 10 | PRE-FINISHED METAL-CLAD OVERHANG | COLOR #1 |



NO.	REVISION	DATE
1	REV. APPLICATION RESPONSES	11/15/19
2	REV. APPLICATION RESPONSES	11/15/19
3	REV. APPLICATION RESPONSES	11/15/19
4	REV. APPLICATION RESPONSES	11/15/19
5	REV. APPLICATION RESPONSES	11/15/19

COPYRIGHT RESERVED:
All drawings and related documents are the copyright property of the Architect and must be retained upon request. Reproduction of the contract documents whole or part is forbidden without the Architect's written permission.



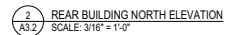
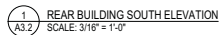
231 Cecil Street
Vancouver, B.C. V6B 3C2
P: 604.681.0366 F: 604.681.0365

PROJECT
New Construction
242 WEST 4TH STREET
North Vancouver, BC

DRAWING TITLE
EAST ELEVATIONS

SCALE: 1/4" = 1' DATE: DEC. 19, 2019 SHEET NO. **A3.1**

DRAWN: GH CHECKED: SM



EXTERIOR FINISH SCHEDULE

- | | | |
|----|----------------------------------------------------------|---------------|
| 1 | SMOOTH CEMENTITIOUS BOARD LAPPED SIDING, 10.75" EXPOSURE | COLOR #1 |
| 2 | SMOOTH TROWELED STUCCO | COLOR #2 |
| 3 | EXPOSED CAST-IN-PLACE CONCRETE, CLEAR SEALED | |
| 4 | NATURAL CLEAR-STAINED WOOD SOFFIT | |
| 5 | WINDOWS / DOORS (TO MATCH ADJ. CLADDING) W/ CLEAR GLASS | COLOR #1 / #2 |
| 6 | PRE-FINISHED METAL EXTERIOR DOOR | COLOR #2 |
| 7 | GALVANIZED STEEL DOWNSPOUT | |
| 8 | PRE-FINISHED METAL CLADDING (TO MATCH ADJ. CLADDING) | COLOR #1 / #2 |
| 9 | PAINTED STEEL GUARD (TO MATCH ADJ. CLADDING) | COLOR #1 / #2 |
| 10 | PRE-FINISHED METAL-CLAD OVERHANG | COLOR #1 |



4	190813	DEV. APPLICATION REZONING REV.
3	181219	DEV. APPLICATION REZONING
2	181102	DEV. APPLICATION SMT
1	181020	DEV. APPLICATION REZONING
NO	DATE	REVISION

COPYRIGHT RESERVED:
All drawings and related documents are the copyright property of the Architect and must be returned upon request. Reproduction of the contract documents in whole or part is forbidden without the Architect's written permission.

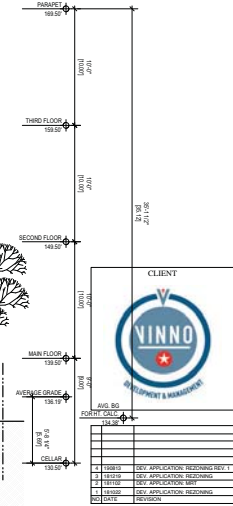
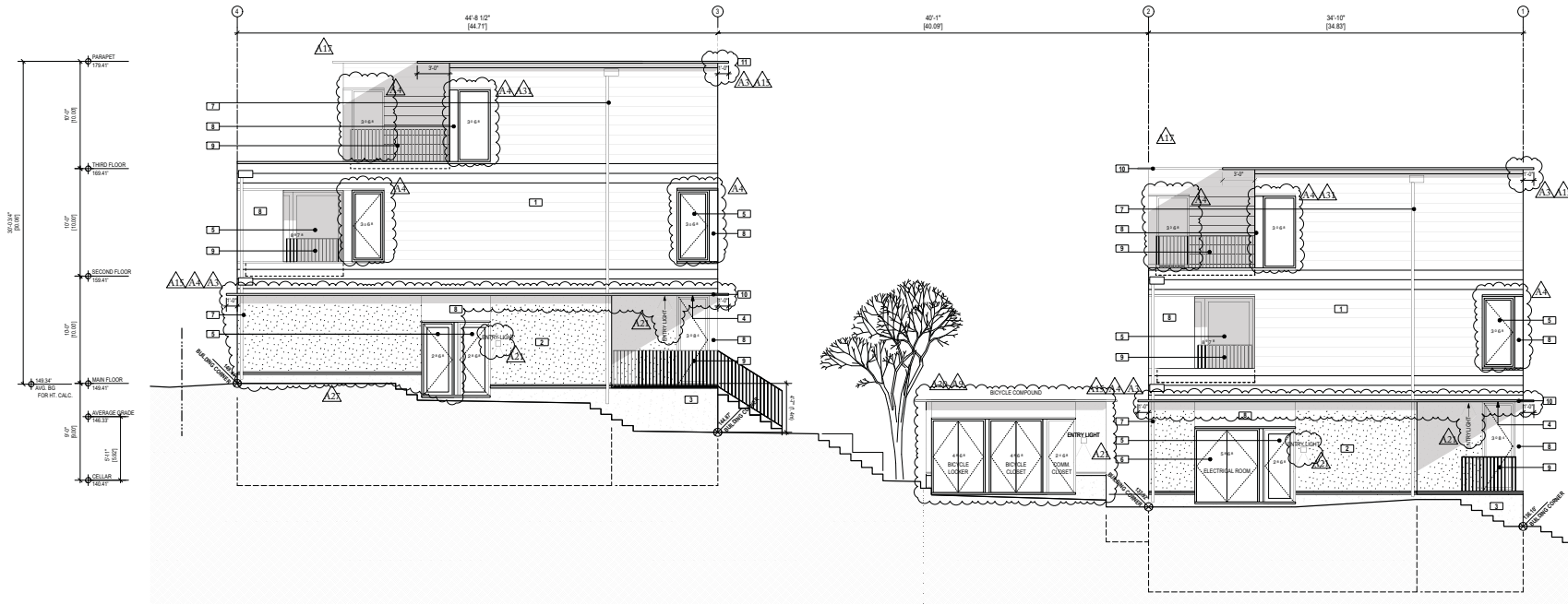


PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE

REAR BUILDING
NORTH + SOUTH ELEVATIONS

SCALE 1/4" = 1'	DATE DEC. 19, 2018	SHEET NO. A3.2
DRAWN DH	CHECKED SM	



1 WEST ELEVATIONS
A3.3 Scale: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE		
1	SMOOTH CEMENTITIOUS BOARD LAPPED SIDING, 10.75" EXPOSURE	COLOR #1
2	SMOOTH TROWELLED STUCCO	COLOR #2
3	EXPOSED CAST-IN-PLACE CONCRETE, CLEAR SEALED	
4	NATURAL CLEAR-STAINED WOOD SOFFIT	
5	WINDOWS / DOORS (TO MATCH ADJ. CLADDING) W/ CLEAR GLASS	COLOR #1 / #2
6	PRE-FINISHED METAL EXTERIOR DOOR	COLOR #2
7	GALVANIZED STEEL DOWNSPOUT	
8	PRE-FINISHED METAL CLADDING (TO MATCH ADJ. CLADDING)	COLOR #1 / #2
9	PAINTED STEEL GUARD (TO MATCH ADJ. CLADDING)	COLOR #1 / #2
10	PRE-FINISHED METAL-CLAD OVERHANG	COLOR #1

CLIENT	
VINNO	
DEVELOPMENT & MANAGEMENT	
2210 WEST 4TH STREET	
VANCOUVER, BC V6L 2Y1	
ARCHITECT	
BIRMINGHAM & WOOD	
2210 COWI STREET	
VANCOUVER, B.C. V6L 2Y1	
PROJECT	
New Construction	
242 WEST 4TH STREET	
North Vancouver, BC	
DRAWING TITLE	
WEST ELEVATIONS	
SCALE	DATE
1/4" = 1'	DEC. 19, 2019
DRAWN	CHECKED
GH	SM
SHEET NO.	
A3.3	

COPYRIGHT RESERVED:
All drawings and related documents are the copyright property of the Architect and must be retained upon request. Reproduction of the contract documents whole or part is forbidden without the Architect's written permission.

BIRMINGHAM & WOOD
ARCHITECTS - VANCOUVER

2210 Cowi Street
Vancouver, B.C. V6L 2Y1
P: 604.681.0366 F: 604.681.0365

PROJECT
New Construction

242 WEST 4TH STREET
North Vancouver, BC

DRAWING TITLE
WEST ELEVATIONS

SCALE
1/4" = 1'

DATE
DEC. 19, 2019

DRAWN
GH

CHECKED
SM

SHEET NO.
A3.3

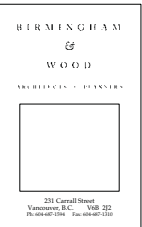


1 COLOURED STREETSCAPE ELEVATION
SCALE: 3/16" = 1'-0"



NO.	DATE	REVISION
1	11/10/19	REV. APPLICATION RESPONSE
2	11/10/19	REV. APPLICATION RESPONSE
3	11/10/19	REV. APPLICATION RESPONSE
4	11/10/19	REV. APPLICATION RESPONSE
5	11/10/19	REV. APPLICATION RESPONSE

COPYRIGHT RESERVED:
All drawings and related documents are the copyright property of the Architect and must be retained upon request. Reproduction of the content documents whole or part is forbidden without the Architect's written permission.



PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
COLORED STREETSCAPE ELEVATION

SCALE	DATE	SHEET NO.
1/4" = 1'	DEC. 19, 2019	A3.4
DRAWN	CHECKED	
GH	SM	



1 DECEMBER 21 10 am
A5.0



2 DECEMBER 21 12 pm
A5.0



3 DECEMBER 21 2 pm
A5.0



4 JUNE 21 10 am
A5.0



5 JUNE 21 12 Pm
A5.0



6 JUNE 21 2 Pm
A5.0



7 MARCH 21 10 am
A5.0



8 MARCH 21 12 Pm
A5.0

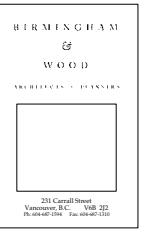


9 MARCH 21 2 Pm
A5.0

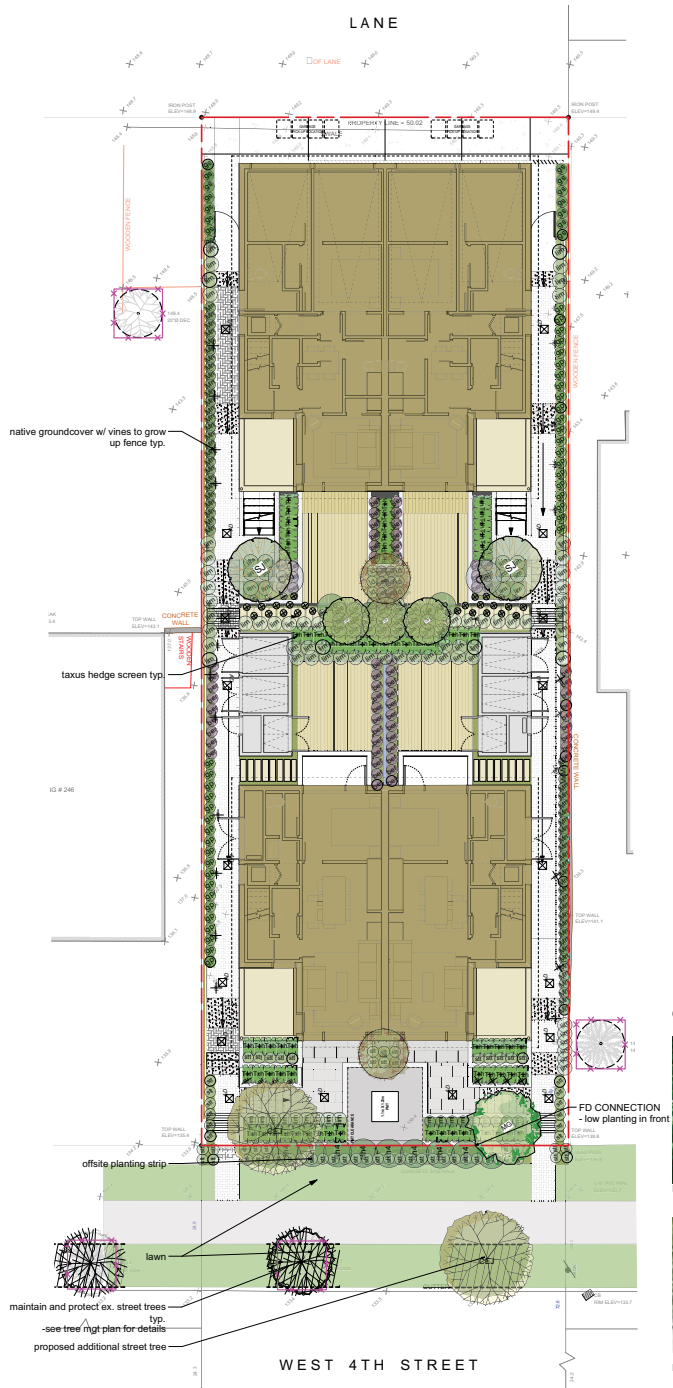


NO.	DATE	REVISION
1	2018/11	REV. APPLICATION RESPONSE
2	2018/11	REV. APPLICATION RESPONSE
3	2018/11	REV. APPLICATION RESPONSE
4	2018/11	REV. APPLICATION RESPONSE
5	2018/11	REV. APPLICATION RESPONSE
6	2018/11	REV. APPLICATION RESPONSE
7	2018/11	REV. APPLICATION RESPONSE
8	2018/11	REV. APPLICATION RESPONSE
9	2018/11	REV. APPLICATION RESPONSE
10	2018/11	REV. APPLICATION RESPONSE

COPYRIGHT RESERVED:
All drawings and related documents are the
copyright property of the Architect and must be
returned upon request. Reproduction of the
contract documents whole or part is forbidden
without the Architect's written permission.



PROJECT		
New Construction		
242 WEST 4th STREET North Vancouver, BC		
DRAWING TITLE		
SHADOW ANALYSIS		
SCALE	DATE	SHEET NO.
NTS	DEC. 19, 2019	A5.0
DRAWN	CHECKED	
GH	SM	



Trees:



Syrax japonicus



Quercus palustris 'Pringreen'



Liquidambar styraciflua 'Slender Silhouette'

Character of Planting:



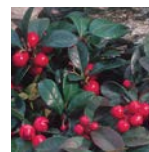
Taxus x media 'Hicksii' hedge



Rhododendron 'PJM'



Arbutus unedo 'Compacta'



Gaultheria procumbens

Groundcovers:



Bergenia cordifolia



Carex morrowii 'Ice Dance'



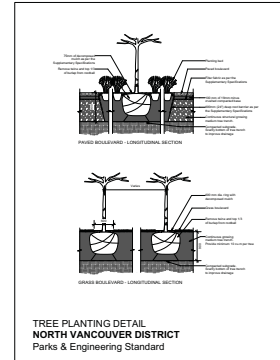
Gaultheria shallon



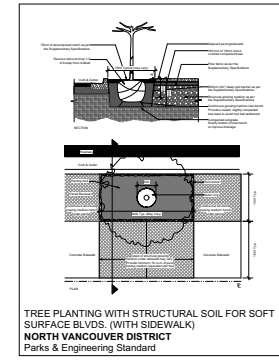
Liriope spicata



Mahonia nervosa



TREE PLANTING DETAIL
NORTH VANCOUVER DISTRICT
Parks & Engineering Standard



TREE PLANTING WITH STRUCTURAL SOIL FOR SOFT
SURFACE BLVDS. (WITH SIDEWALK)
NORTH VANCOUVER DISTRICT
Parks & Engineering Standard

PLANT LIST - ONSITE					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
CEJ	Cercidiphyllum japonicum	Katsura Tree	1	6cm cal.	
LQS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	2	5cm cal.	
MG	Magnolia Galax	Galaxy Magnolia	1	2.5m	+BF
QOP	Quercus palustris 'Pringreen'	Japanese Oak	3	5cm cal.	+BF
SJ	Syrax japonicus	Japanese Snowbell Tree	2	5cm cal.	+BF
SHRUBS					
Arb	Arbutus unedo 'Compacta'	Japanese Camellia	2	#7 pot	*N, **DT, +BF
Caj	Camellia japonica	Japanese Camellia	2	#10 pot	pink flower
ap	Gaultheria procumbens	Greening Wintergreen	40	4" pot	*N, **DT, +BF
ss	Saxifraga hypnoides	Saxifrage	15	4" pot	*N, **DT, +BF
Mn	Mahonia nervosa	Dwarf Oregon Grape	37	4" pot	*N, **DT, +BF
Tah	Taxus x media 'Hicksii'	Hick & Yew	75	4"t B&B	
PERENNIALS & GROUNDCOVERS					
ar	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry, Kinnikinnick	8	4" pot	*N, **DT, +BF
ber	Bergenia cordifolia 'Purpurea'	Heartleaf Bergenia	74	#1 pot	**DT
ble	Blechnum spicant	Deer Fern	22	#1 pot	*N, **DT
ld	Lupinus latifolius	Blue Lupine	9	#1 pot	*N, **DT
lim	Liriope muscari	Big Blue Lily Turf	84	#1 pot	**DT
ss	Saxifraga subulata	Scotch Moss	30	4" pot	
ORNAMENTAL GRASSES & BAMBOOS					
cmi	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	9	#1 pot	
stt	Stipa tenuissima	Mexican Feather Grass	28	#1 pot	**DT
VINES					
ptr	Parthenocissus tricuspidata	Boston Ivy	29	4" pot	+BF

* Native or Native-like
** Drought Tolerant
+ Bird Friendly

PLANT LIST - OFFSITE					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
CEJ	Cercidiphyllum japonicum	Katsura Tree	1	6cm cal.	
SHRUBS					
Rh-4	Rhododendron 'PJM'	PJM Rhododendron	9	#5 pot	
PERENNIALS & GROUNDCOVERS					
stt	Stipa tenuissima	Mexican Feather Grass	39	#1 pot	**DT

Planting Notes

- All materials and execution of landscape works shall conform to the CLS/B.C.N.T.A. Landscape standard. Refer to written specifications for complete landscape documentation.
- The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- Minimum planting medium depths:
lawn - 6"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 24"/600 mm (around & beneath rootball)
- All plant material shall meet minimum size requirements as indicated in plant list. Quality of plant material and grading of site to conform to the B.C.N.T.A. standard for container grown stock.
- All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
- Tree Protection Measures
Where construction, demolition, or excavation is to take place within 4m of the drip line of a tree to be retained, a protection barrier at least 4'0" (1.2m) in height must be installed around the tree or group of trees to be retained. The diameter of the barrier shall be no smaller than the drip line of the tree(s). The barrier must be constructed of snow fencing staked every 3' (1m), plywood sheets fastened to wooden stakes or of another form approved by the municipality. The barrier shall be constructed prior to any site work and remain intact until all construction is complete. The barrier shall clearly display all-weather signage indicating that the area is a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or heat to damage any tree to be retained.



FORMA DESIGN INC.
www.formadesign.ca

209-859 Haverhill Dr.
North Vancouver
British Columbia
Canada V7P 3P9
Tel: 604-989-9193
Fax: 604-989-7320

Revisions:

- submitted for DP 15-10-19
- revised per comments 19-08-13

Consultants:

Birmingham & Wood
Creus Engineers

Project:

242 West 4th St.
North Vancouver, BC

Title:

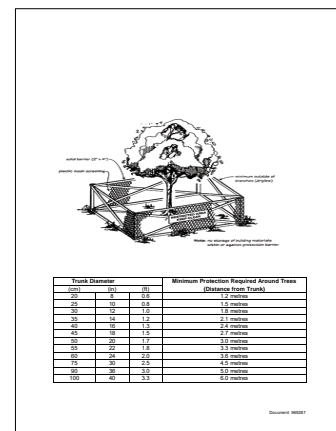
Planting Plan

Scale: 1/8"=1'-0"

Project No: 18.006
Sheet No: L2 of 4



Compensation plan: Total 10
Onsite: 9
Offsite: 1



Tree Protection Detail



209-828 Harbourside Dr.
North Vancouver
British Columbia
Canada V7P 3R9
tel 604-986-9193
fax 604-986-7320

Revisions:

1. submit for DP 18-10-19
2. revised per comments 19-08-13

Consultants:

**Birmingham & Wood
Creus Engineers**

Project:

242 West 4th St.
North Vancouver, BC

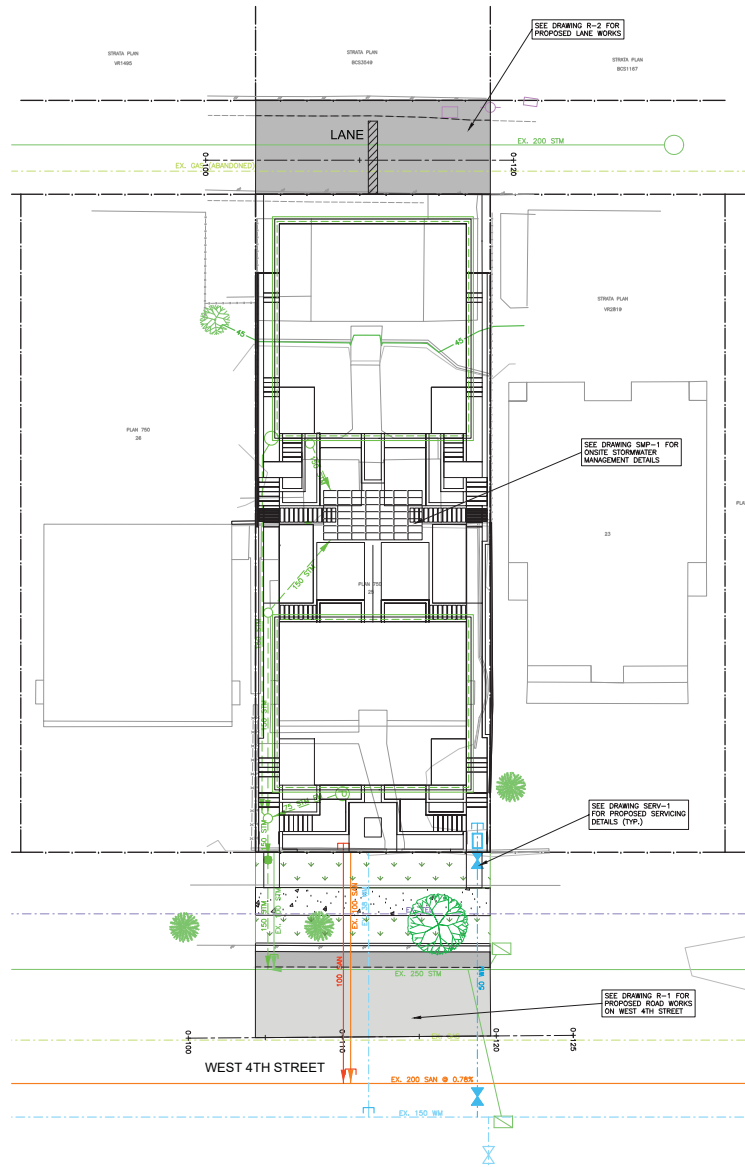
Title:

Tree Management Plan

Project: CV128
 Station: 804
 Date: June 2018
 Scale: 1/8"=1'-0"

Copyright reserved. This drawing and design is the property of Forma Design Inc. and may not be used without LandscapeArchitecture's written permission.

Project No: 18.006
Sheet No: L3 of 4



NOT FOR CONSTRUCTION

242 West 4th Street Public Engagement (DIS) Summary Report - condensed

PROJECT INTRODUCTION

Birmingham & Wood Architects and Planners on behalf of Vinno Development and Management has submitted an application to rezone 242 West 4th Street from RT-1 zoning to a Comprehensive Development Zone and construct four 4-bedroom strata townhouse units and four 1-bedroom rental lock-off suites in two 3-storey + cellar buildings, one at the front of the site and one at the rear of the site.

The 50' X 140' site is currently occupied by a nearly 50 year old 3-storey building with four rental units and an accessory garage/carport building on the rear lane. These buildings are nearing the end of their effective lifespans.

DIS EVENT DETAILS

A Developer Information Session was hosted by the Project Team on March 12, 2019 at the John Braithwaite Community Center, located at 145 West 1st Street, North Vancouver, B.C.

The Project Team hand delivered flyers to the surrounding community, inviting neighbours to attend the Development Information Session. Invitations were distributed on March 1, 2019. A total of 120 flyers were delivered to mid-block residents between West 4th Street and West 5th Street. Many buildings within this distribution area are multi-family dwellings, to which multiple flyers were delivered.

A newspaper advertisement was placed in the North Shore News in advance of the DIS on March 6 and March 8, 2019.

Upon arrival attendees were invited to sign in at a desk located by the entrance of the meeting room. Attendees were encouraged to review the display boards, ask questions, and fill out a comment form. The display boards were arranged around the perimeter of the room and a table was provided to allow attendees to fill out a comment form before leaving. Members of the Project Team were available throughout the entire open house to answer questions.

The DIS was attended by **6 people**. Conversations with attendees at the open house were mostly positive, with some questions about specific aspects of the architecture. The project team engaged with attendees and answered questions as they arose.

A total of **1 comment form was received** at the DIS. No further comment forms were received by email subsequently. The 1 comment form received was subsequently rescinded by the attendee who submitted it. Through subsequent correspondence with the project team, the attendee felt that the DIS material did not explain the proposal in enough detail as it relates to their property.

Since the DIS, the project team has undertaken work to assist the attendee who withdrew their comment form, with understanding the proposal in more detail through email correspondence and provision of additional graphic materials. The attendee expressed concerns regarding the height of the rear building and its impact on the views from their property. The project team has worked to understand these concerns, and address them as possible, through revisions to the design. The attendee thanked the project team for the consideration and courtesy in responding to their concerns.

DESIGN REVISIONS

Subsequent to DIS and through correspondence with the attendee who withdrew their comment form and expressed concerns about the height of the rear building, the Project Team revised the design of the project by flipping the building floorplans on the NE axis. The affect of this move reduces the width and the apparent massing of the top floor of the rear building, minimizing the impact its height in relation to the attendees property.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8738

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. 8738**” (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721).
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-721 (Comprehensive Development 721 Zone):

Lots	Block	D.L.	Plan	
25	124	271	750	from RT-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-720 Comprehensive Development 720 Zone”:

“CD-721 Comprehensive Development 721 Zone”

- B. Adding the following to Section 1101, thereof, after the “CD-720 Comprehensive Development 720 Zone”:

“CD-721 Comprehensive Development 721 Zone”

In the CD-721 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 RG-2 Zone, except that:

- (1) Section 562 (1) Purpose and (5) Density shall not apply and are replaced by the following:

The Principal Buildings shall not exceed a combined Gross Floor Area of 1.0 times the lot area;

- (2) Section 514 (4) and (5) (c) shall not apply;

- (3) Section 906 (3) (c) ii shall be waived;

- (4) Principal Buildings shall achieve a minimum of Step 3 of the BC building Code Step Code;

- (5) All exterior finishes, design and landscaping shall be approved by Advisory Design Panel.

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.

MAYOR

CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8716

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. 8716” (Westmoreland Holdings Ltd. / Bill Curtis & Associates Design Ltd., 730 Westmoreland Crescent)**.
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 RS-2 (One-Unit Residential 2 Zone):

Lots	Block	D.L.	Plan	
43	7	552	4687	from RS-1

READ a first time on the 7th day of October, 2019.

READ a second time on the 7th day of October, 2019.

RECEIVED APPROVAL FROM THE
MINISTRY OF TRANSPORTATION ON THE
23rd DAY OF October, 2019.

READ a third time on the <> day of <>, 2019.

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

MAYOR

CITY CLERK

THIS PAGE INTENTIONALLY LEFT BLANK



living wage
for families campaign
livingwageforfamilies.ca

**Employers
Series
#1**

The Living Wage for Local Governments



"A living wage will ensure that families of all backgrounds can afford to live and work in Vancouver, making our neighbourhoods healthier and stronger."

-Gregor Robertson,
former Mayor of Vancouver

Why a living wage?

Tens of thousands of working families live in poverty in BC

One in four employed British Columbians have jobs that don't pay enough to live on, and one in five BC children are growing up in poverty. The majority of these children live in families with working parents, including many with at least one parent who works full-time all year.

Local governments pay the price for the low-wage sector

When children live in poverty, or when parents must work multiple jobs to stay afloat and end up with little time with their families, all of society pays the price. It is the local governments – including municipalities, unincorporated communities and band councils – and their school boards that must consequently pay for additional social services and educational resources. Working poverty has enormous fiscal implications for social programs, health care costs, education, employment, and criminality.

Local governments can make a difference

As a local government, you are a significant employer in your community. In addition to employing many direct staff, local governments often utilize contractors for work such as food services, outdoor work and cleaning services - vulnerable sectors that usually come with lower wages. By making a commitment to ensure your staff and contractors are paid a living wage, local governments can become community champions and cause a positive ripple effect through the local economy.

What is a living wage?

A living wage is the hourly amount that each of two parents, both working full time, would need in order to afford basic expenses in their community. The living wage calculation is modest and includes costs like food, clothing, rent, and child care. Living wages for communities across BC are re-calculated annually by the Living Wage for Families Campaign and our local partners.

Paying a living wage is a voluntary action that employers, including local governments, can take to invest in the long-term health and prosperity of your community.

To find your local living wage, visit www.livingwageforfamilies.ca.

59 percent of British Columbians say that governments should do more to support the poor and those in economic trouble.

Angus Reid Institute poll,
August 2018

What is a Living Wage Employer?

Living Wage Employers commit to paying their staff and contractors their local living wage each year. They also mandate that service providers on major contracts pay their staff a living wage in turn.

While your living wage policy should apply to as many workers as possible, there are cases in which paying a living wage is not feasible. Local governments may include some exemptions in their living wage policy, such as:

- Casual employment contracts of fewer than 120 hours of work per year.
- Emergency or non-recurring repairs.
- Multiple small contracts that fall below a specified spend threshold, dependent on the size of your budget.
- Services performed by organizations that lease or rent your property.
- Contracts and collective agreements already in place: when the contract/collective agreement is next due for renegotiation, include a living wage clause at that point.

For more information on specific criteria for local governments, contact us.

The certification process for local governments

- 1.** Learn about the living wage. Visit www.livingwageforfamilies.ca for more information, and contact us to discuss your specific community.
- 2.** Pass a motion for your staff to prepare a full report on the costs and implications of implementing a living wage policy. Before making any decisions, it's important for staff, elected officials, and your constituents to understand what a living wage policy would mean for your community.
- 3.** When your staff submit their report, vote on moving forward with becoming a Living Wage Employer.
- 4.** Once you've decided to become a Living Wage Employer, have your staff prepare your living wage policy and implementation plan, and apply to the Living Wage for Families Campaign for certification.

Throughout the process, the Living Wage for Families Campaign can answer questions, provide data and information for your staff, and offer examples from other local governments that have already become Living Wage Employers.

**Ready to become a Living Wage Employer?
Contact us.**

604.975.3347

info@livingwageforfamilies.ca

www.livingwageforfamilies.ca

"We want to ensure that our employees, as well as those employees working for our contractors, are receiving a wage that reflects the real costs associated with living in the region."

**-Mayor Ryan Windsor,
District of Central Saanich**





living wage
for families campaign
livingwageforfamilies.ca

**Employers
Series
#2**

The Business Case for Paying a Living Wage

"Becoming a Living Wage employer has been one of the proudest moments for all Vancity staff. We are incredibly proud of our leadership to tackle poverty through the supply chains of contract labour that large employers like us engage. That's where the real impact of this work shows".

- Vancity Credit Union, Lower Mainland & Vancouver Island



Living Wage Employers pay their staff and contractors their local living wage each year. They also mandate that service providers on major contracts pay their staff a living wage.

Why a living wage?

One in four employed British Columbians have jobs that don't pay enough to live on, and one in five BC children are growing up in poverty. Today, the minimum wage is about three quarters of the living wage, meaning that minimum wage workers cannot make ends meet with one full-time job.

All of society pays the price for low wages: parents lose out on time with their families and communities if they must work multiple jobs, children growing up in poverty experience more health issues and are at greater risk of quitting school, and we all pay for higher health care and social service costs. Poverty costs BC taxpayers at least \$9 billion annually in overall costs to society.

What is a living wage?

A living wage is the hourly amount that each of two parents, both working full time, would need in order to afford basic expenses like food, clothing, rent, and child care. Living wages for communities across BC are re-calculated annually by the Living Wage for Families Campaign and our local partners.

Benefits of paying a living wage

Employers who pay a living wage can expect several benefits - for both your workforce and your bottom line.

- **Lower staff turnover and retraining costs:** Numerous studies from the USA and UK have found lower overtime, absenteeism, and turnover rates, as well as higher rates of employee training, within employers who pay a living wage.
- **Improved staff performance:** Major companies like KMPG in the UK, the San Francisco Airport, and Costco have reported improved staff performance, increased productivity, and higher staff morale after choosing to pay higher wages. 43% of small and medium-sized living wage businesses in the UK reported higher employee morale and productivity after certifying.
- **More focused staff:** If your workers do dangerous or highly specific work, they should be able to completely focus on the task at hand and not be distracted worrying about how they will pay their bills. Many Living Wage Employers in BC cite this as a reason for paying their staff the living wage.

- **Improved company reputation and profile:** There is growing consumer demand for ethical consumption. 72% of small and medium-sized businesses in the UK living wage program reported that being publicly recognized as Living Wage Employers improved their brand reputation as ethical companies.
- **More freedom for contractors:** When contractors bid on tenders from a company or government, they are normally incentivized to offer the lowest possible bid. When that employer instead commits to the living wage, contractors can increase their project budget to be able to pay their staff the living wage without risking losing the bid. In fact, Living Wage Employers will search out contractors who share their value of paying a living wage.
- **Stronger local economies:** According to a study by Goldman Sachs, increasing the incomes of people with lower wages has a proportionately larger stimulating effect on the economy than increasing the income of those with already-high incomes would do. Low-income earners tend to spend proportionally more of their income than those with much higher incomes, because those with low incomes have more essential spending needs. Those with lower incomes also tend to spend more money locally, strengthening small and community-focused businesses.

In a 2016 survey of over 800 UK Living Wage businesses:

- 64% said living wage certification differentiated themselves from others in their industry;
- 75% said it increased employee motivation and retention rates;
- 86% said it improved the reputation of their business; and
- 93% said they had benefitted overall from becoming a Living Wage Employer.

Living Wage Employers in BC

There are more than 150 Living Wage Employers across BC, representing diverse industries, sizes, and types.

When new Living Wage Employers were asked in 2018 why they wanted to make this commitment, their top three reasons were:

- To increase employee retention (28% of applicants),
- For positive brand association and to be seen as an ethical employer (28% of applicants), and
- To attract desirable, qualified candidates (25% of applicants).

**Ready to become a Living Wage Employer?
Contact us.**

604.975.3347

info@livingwageforfamilies.ca

www.livingwageforfamilies.ca



"The living wage benefits our staff. Our employees' morale is improved and they enjoy working in an environment that values their contributions. We believe the community outlook of the business is definitely improved."

- Advanced Physiotherapy Clinic,
White Rock



living wage
for families campaign
livingwageforfamilies.ca

**Employers
Series
#3**

Working in a Living Wage Municipality

"We value our employees, and want to pay what is fair to workers and families in the region. The Living Wage is studied and calculated which was central to our decision to participate".

- Mattress Recycling, Hope



What is a living wage?

A living wage is the hourly amount that each of two parents, both working full time, would need in order to afford basic expenses like food, clothing, rent, and child care. Living wages for communities across BC are re-calculated annually by the Living Wage for Families Campaign and our local partners.

Municipal living wage policies

What does it mean when your local government becomes a Living Wage Employer?

Municipal living wage policies in British Columbia are **not** ordinances. When a local government passes a living wage policy, it applies only to their own staff and contractors, not to all employers who operate within their district.

However, Living Wage Employers must also ensure that any sub-contractors or service providers on major contracts pay their staff the living wage in turn. This means that in the bidding process for contracts that fall under the government's living wage policy, only bids from employers who pay a living wage on that project will be considered. If you do contract work or have a partnership with your local government, you may be impacted.

Each local government's policy will differ slightly, so check with your own government. In general, the following conditions may apply in your jurisdiction:

- The living wage policy usually applies to work done on any local government property, including buildings, streets, and sidewalks.
- Contracts of at least 120 hours of work per year, and/or contracts totalling above a specific annual spend threshold, will be included in the living wage policy. See your local government's policy for more details.
- Your government's policy will state the date at which it becomes effective. Contracts entered into from that point on will be affected.
- For contracts and collective agreements already in place, a living wage clause will only be included when the contract is next due for renegotiation or renewal - no immediate changes are necessary.
- Non-profits, social enterprises, and other community organizations who rent or lease space from the local government will likely be exempt from the policy.

**Living Wage Employers
pay their staff and
contractors their local
living wage each year.
They also mandate that
service providers on
major contracts
pay their staff a
living wage.**

Opportunities in a living wage municipality

If your local government has become a Living Wage Employer, consider what opportunities that may open up for you.

Perhaps you can secure contracts with the government if you also pay a living wage - see above for more information. Or, perhaps you can capitalize on your community's support for fair wages by implementing your own living wage policy and communicating it to your customers. There is growing consumer demand for ethical consumption, and people like to support local businesses they feel good about.

"We feel it is important to employ and retain quality staff in order to grow our business and our community."

-Graydon Security, Quesnel

Do I need to certify as a Living Wage Employer?

If you are a contractor or service provider looking to secure work with your local government, you do not need to certify as a Living Wage Employer. If you pay a living wage to your staff and can meet the requirements of your government's living wage policy, you will still be considered in the tenders for which you apply.

However, certifying as a Living Wage Employer provides an extra level of credibility to your bid. Certification is an independent, third-party verification from the Living Wage for Families Campaign. Becoming certified means you have applied to the Living Wage for Families Campaign and been approved as meeting the Living Wage program requirements.

To be a Living Wage Employer, you must pay your staff and contractors at least your regional living wage per hour. Workers must receive the living wage through a combination of their base wage and/or the value of non-mandatory benefits you may offer. The Living Wage for Families Campaign has an online benefits calculator to help you determine how the living wage can work for you.

Applying to be a Living Wage Employer involves preparing either a short application form or an implementation plan, depending on the size of your company. Contact the Living Wage for Families Campaign for more information.



"I believe that people should be paid a good wage for good work. Our guys all work extremely hard for us. Their work is so dangerous, and I want them to be thinking about the work they're doing, not stressing about whether they'll make the rent this month."

-Precision Tree Services Ltd, Comox

"The living wage has had such an incredible impact on our organization. Over the past year alone we have seen drastic decreases in absenteeism, turnover, and recruitment costs and, at the same time, tangible increases in morale, productivity, and the overall strength of our team."

-Goodbye Graffiti, Vancouver

Contact us to learn more.
www.livingwageforfamilies.ca