



**AGENDA FOR THE REGULAR MEETING OF COUNCIL  
IN THE COUNCIL CHAMBER, CITY HALL,  
141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, MARCH 2, 2020 AT 6:00 PM**

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“Live” Broadcast via City Website [www.cnv.org/LiveStreaming](http://www.cnv.org/LiveStreaming)  
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**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, March 2, 2020

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, February 24, 2020

**PROCLAMATIONS**

World Lymphedema Day – March 6, 2020

**PUBLIC INPUT PERIOD**

**DELEGATION**

Tim Lambert, Executive Director, Health Protection, Ministry of Health – One Water System Risk Management Planning

*Item 3 refers.*

**CORRESPONDENCE**

3. Tim Lambert, Executive Director, Health Protection, Ministry of Health – One Water System Risk Management Planning

*Information Report, February 19, 2020 – “One Water System Risk Management Plan”*

**REPORT**

4. Smoking Regulation Bylaw Amendments

*Items 5, 6 and 7 refer.*

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

5. “Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2020, No. 8754” (Text Amendments)
6. “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8755” (Smoking Penalties)
7. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8756” (Smoking Penalties)

**REPORT**

8. Vaping Product Advertisement Policy

**PUBLIC HEARING – 109-115 East 1<sup>st</sup> Street**

**BYLAWS – THIRD READING**

9. “Heritage Revitalization Agreement Bylaw, 2020, No. 8752” (Chad Mooney / KC Mooney Architect, 109-115 East 1<sup>st</sup> Street)
10. “Heritage Designation Bylaw, 2020, No. 8753” (Chad Mooney / KC Mooney Architect, 109-115 East 1<sup>st</sup> Street)

**COUNCIL REPORT**

Each Council member is permitted 5 minutes to report on their activities.

**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*, Section 90(1)(e) [land matter] and 90(1)(k) [negotiations].

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

**ADJOURN**

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, March 2, 2020

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, February 24, 2020

**PROCLAMATIONS**

World Lymphedema Day – March 6, 2020

**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”.

## **DELEGATION**

Tim Lambert, Executive Director, Health Protection, Ministry of Health

Re: One Water System Risk Management Planning

*Item 3 refers.*

## **CORRESPONDENCE**

3. Tim Lambert, Executive Director, Health Protection, Ministry of Health,  
January 13, 2020 – File: 11-5210-01-0001/2020

Re: One Water System Risk Management Planning

### **RECOMMENDATION:**

THAT the correspondence from Tim Lambert, Executive Director, Health Protection, Ministry of Health, dated January 13, 2020, regarding “One Water System Risk Management Planning”, be received.

*Information Report, February 19, 2020 – “One Water System Risk Management Plan”*

## **REPORT**

4. Smoking Regulation Bylaw Amendments – File: 09-3900-02-0001/2020

Report: Manager, Bylaw Services, February 19, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Manager, Bylaw Services, dated February 19, 2020, entitled “Smoking Regulation Bylaw Amendments”:

THAT “Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2020, No. 8754” (Text Amendments) be considered;

THAT “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8755” (Smoking Penalties) be considered;

AND THAT “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8756” (Smoking Penalties) be considered.

*Items 5, 6 and 7 refer.*

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

5. “Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2020, No. 8754” (Text Amendments)

**RECOMMENDATION:**

THAT “Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2020, No. 8754” (Text Amendments) be given first, second and third readings.

6. “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8755” (Smoking Penalties)

**RECOMMENDATION:**

THAT “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8755” (Smoking Penalties) be given first, second and third readings.

7. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8756” (Smoking Penalties)

**RECOMMENDATION:**

THAT “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8756” (Smoking Penalties) be given first, second and third readings.

**REPORT**

8. Vaping Product Advertisement Policy – File: 09-3900-01-0001/2020

Report: Manager, Bylaw Services, February 19, 2020

**RECOMMENDATION:**

PURSUANT to the report of the Manager, Bylaw Services, dated February 19, 2020, entitled “Vaping Product Advertisement Policy”:

THAT the “Vaping Product Advertisement Policy” be approved.

**PUBLIC HEARING – 109-115 East 1<sup>st</sup> Street – 6:30 PM**

“Heritage Revitalization Agreement Bylaw, 2020, No. 8752” (Chad Mooney / KC Mooney Architect, 109-115 East 1<sup>st</sup> Street) and “Heritage Designation Bylaw, 2020, No. 8753” (Chad Mooney / KC Mooney Architect, 109-115 East 1<sup>st</sup> Street) would permit the development of 2 new commercial units within the existing building fronting the lane and to reduce the parking requirement to zero on-site spaces. The development includes revitalization of the front facade to its original heritage standard and heritage designation of the building.

*Bylaw Nos. 8752 and 8753 to be considered under Items 9 and 10.*

**AGENDA**

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

**BYLAW – THIRD READING**

9. “Heritage Revitalization Agreement Bylaw, 2020, No. 8752”  
(Chad Mooney / KC Mooney Architect, 109-115 East 1<sup>st</sup> Street)

**RECOMMENDATION:**

THAT “Heritage Revitalization Agreement Bylaw, 2020, No. 8752” (Chad Mooney / KC Mooney Architect, 109-115 East 1<sup>st</sup> Street) be given third reading.

10. “Heritage Designation Bylaw, 2020, No. 8753”  
(Chad Mooney / KC Mooney Architect, 109-115 East 1<sup>st</sup> Street)

**RECOMMENDATION:**

THAT “Heritage Designation Bylaw, 2020, No. 8753” (Chad Mooney / KC Mooney Architect, 109-115 East 1<sup>st</sup> Street) be given third reading.

**COUNCIL REPORT**

Each Council member is permitted 5 minutes to report on their activities.

**PUBLIC CLARIFICATION PERIOD**

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

**COUNCIL INQUIRIES**

**NEW ITEMS OF BUSINESS**

**NOTICES OF MOTION**

**CITY CLERK'S RECOMMENDATION**

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

**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](http://cnv.org).

A sign-up sheet is located outside of the Council Chamber 1.5 hours prior to the start time of the Public Hearing and members of the public may sign the sheet if they wish to speak at the Public Hearing. The sign-up sheet remains available until the commencement of the Public Hearing and is restricted to "In Person" sign-up only. Other persons are not permitted to sign the sheet on another speaker's behalf. Speakers cannot pre-register.

Please restrict comments to the issues related specifically to the proposed application; do not divert to other matters and avoid repetitive comments.

Speakers are requested to provide their name and address for the public record and are provided up to 5 minutes to present their comments. After all people listed on the sign-up sheet and anyone else in the gallery have spoken a first time, speakers may come forward to speak a second time if they have any new information to provide. The Chair (Mayor) may restrict the speaking time to a defined number of minutes and may also impose other regulations. Procedural rules for the conduct of the Public Hearing are set at the call of the Chair.

Everyone shall be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known. All persons in the gallery are requested to refrain from applause or other expressions, either showing support or opposition to an application.

If a large turnout for the Public Hearing is anticipated, separate sign-up sheets may be provided for speakers – in support and in opposition/with concerns. The sign-up sheets are monitored by City staff. The Chair will call each speaker to come forward by name, alternating between the sign-up sheets.

*Continued...*



## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### PUBLIC HEARING GUIDELINES (continued)

A document camera is available should a member of the public wish to display hardcopy material/information on the monitors in the Council Chamber. The document camera can also display information from an iPad or tablet. If a member of the public wishes to provide written material to the Mayor and Council, it must be handed to the City Clerk for distribution to Council.

Members of Council may ask questions of a speaker in order to clarify or expand on a speaker's submission. However, the main function of Council members is to listen to the views of the public regarding the change of land use in the proposed bylaw(s). It is not the function of Council to debate the merits of an application with speakers at the Public Hearing. Questions from members of the public and Council must be addressed through the Chair.

When the Public Hearing concludes, Council moves a motion to adjourn. No further information or submissions can be considered by Council once the Public Hearing is closed.

Following adjournment of the Public Hearing, the Regular meeting reconvenes and the Zoning and/or Official Community Plan bylaw amendment(s) are discussed and debated by Council. Consideration of third reading and discussion of the bylaw(s) usually takes place at the same meeting as the Public Hearing, but may occur at a subsequent meeting.

If there is insufficient time for the Public Hearing to be conducted in one evening (i.e. to accommodate a large number of speakers), Council may recess the Public Hearing to a specified date, time and place.

Council will consider final adoption of the bylaw(s) after third reading and once all covenants and legal agreements are in place. Adoption usually occurs at a subsequent meeting of Council; however, a Zoning Bylaw amendment or Official Community Plan Bylaw amendment may be adopted at the same meeting as the Public Hearing if all legal requirements have been satisfied.

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**MINUTES OF THE REGULAR MEETING OF COUNCIL, IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, FEBRUARY 24, 2020**

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**PRESENT**

**COUNCIL MEMBERS**

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

**ABSENT**

Councillor D. Bell  
Councillor T. Valente

**STAFF MEMBERS**

L. McCarthy, CAO  
K. Graham, City Clerk  
C. Baird, Deputy City Clerk  
J. Peters, Assistant City Clerk  
H. Granger, City Solicitor  
B. Pearce, Director, Strategic and Corporate Services  
H. Reinhold, Deputy Director, Strategic and Corporate Services  
B. Themens, Director, Finance  
M. Epp, Director, Planning and Development  
J. Draper, Deputy Director, Planning and Development  
S. Galloway, Manager, Planning  
T. Ryce, Chief Building Official  
D. Johnson, Development Planner  
D. Watson, Transportation Planner  
E. Barker, Committee Clerk/Secretary, Planning and Development  
R. Skene, Director, Community and Partner Engagement  
L. Orr, Deputy Director, Community and Partner Engagement  
P. Duffy, Manager, Bylaws  
L. Herman, Coordinator, Community Development  
D. Pope, Director, Engineering, Parks and Environment  
M. Hunter, Manager, Parks and Environment  
H. Turner, Director, North Vancouver Recreation and Culture Commission  
J. Wilson, Manager, North Vancouver Recreation and Culture Commission  
L. Phillips, Public Art Officer, North Vancouver Recreation and Culture Commission

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

**APPROVAL OF AGENDA**

Moved by Councillor Girard, seconded by Councillor Hu

1. Regular Council Meeting Agenda, February 24, 2020

**CARRIED UNANIMOUSLY**

## **ADOPTION OF MINUTES**

Moved by Councillor McIlroy, seconded by Councillor Back

2. Regular Council Meeting Minutes, February 10, 2020

**CARRIED UNANIMOUSLY**

## **PUBLIC INPUT PERIOD**

- Ron Sostad, 231 East 15<sup>th</sup> Street, North Vancouver, spoke regarding social and affordable housing.

## **CONSENT AGENDA**

Moved by Councillor McIlroy seconded by Councillor Back

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

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

## **CORRESPONDENCE**

- \*3. Board in Brief, Metro Vancouver Regional District, January 31, 2020  
– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

Moved by Councillor McIlroy seconded by Councillor Back

THAT the correspondence of Metro Vancouver, dated January 31, 2020, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

**(CARRIED UNANIMOUSLY)**

## **BYLAWS – ADOPTION**

- \*4. “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759”  
(2020 Filming Schedule of Fees)

Moved by Councillor McIlroy seconded by Councillor Back

THAT “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759” (2020 Filming Schedule of Fees) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY)**

## **CONSENT AGENDA – Continued**

- \*5. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees)

Moved by Councillor McIlroy seconded by Councillor Back

THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY)**

## **END OF CONSENT AGENDA**

## **PRESENTATIONS**

2020 Heritage Awards

1. Residential Conservation Award – The Peers Residence – 736 East 3<sup>rd</sup> Street

Mayor Buchanan presented the “Residential Conservation Award” to Greg and Sarah Cormie, the architect and the builder to recognize the voluntary enhancement of their heritage home.

2. Residential Conservation Award Honourable Mention – The Bayne Residence – 348 West 15<sup>th</sup> Street

Mayor Buchanan presented the “Residential Conservation Award Honourable Mention” to Andrew Seaton and Deonie Seaton and the contractor to recognize the voluntary rebuild of their heritage home following an electrical fire.

Community Recreation Strategy – Director, Strategic and Corporate Services, and Deputy Director, Strategic and Corporate Services

The Deputy Director, Strategic and Corporate Services, and Michael Roma, Partner, RC Strategies + PERC, provided a PowerPoint presentation regarding the “Community Recreation Strategy” and responded to questions of Council.

## **REPORTS**

6. Community Recreation Strategy – File: 01-0620-02-0002/1

Report: Deputy Director, Strategic and Corporate Services, February 12, 2020

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Deputy Director, Strategic and Corporate Services, dated February 12, 2020, entitled “Community Recreation Strategy”:

THAT the Community Recreation Strategy, entitled “A Healthy City for All: The Role of Community Recreation”, be endorsed;

*Continued...*

## **REPORTS – Continued**

6. Community Recreation Strategy – File: 01-0620-02-0002/1 – Continued

AND THAT staff report back with a prioritization of Harry Jerome Community Recreation Centre components and associated projects utilizing the decision-making framework outlined in the strategy.

**CARRIED UNANIMOUSLY**

7. Council Appointments to the Children and Youth Initiatives Grant and Civic Awards Committee – File: 10-4710-01-0001/2020

Report: Coordinator, Community Development, February 12, 2020

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Coordinator, Community Development, dated February 12, 2020, entitled “Council Appointments to the Children and Youth Initiatives Grant and Civic Awards Committee”:

THAT Councillor Girard and Councillor Hu be appointed to the Children and Youth Initiatives Grant and Civic Awards Committee;

AND THAT the North Vancouver Board of Education be invited to appoint one City School Trustee to be a member of the Children and Youth Initiatives Grant and Civic Awards Committee to review the grant applications and youth award nominations submitted for the year 2020.

**CARRIED UNANIMOUSLY**

8. Request to Display Commemorative Plaque – File: 02-0800-20-0010/1

Report: Public Art Officer, North Vancouver Recreation and Culture Commission, January 29, 2020

Moved by Councillor Girard, seconded by Mayor Buchanan

PURSUANT to the report of the Public Art Officer, North Vancouver Recreation and Culture Commission, dated January 29, 2020, entitled “Request to Display Commemorative Plaque”:

THAT Council provide permission to Parks Canada to display on City property their Historic Sites and Monuments Commemorative Plaque honouring Harry Jerome’s contributions to Canadian history;

AND THAT the exact location for the commemorative plaque be determined by staff after the plans and timeline for the new Harry Jerome Community Recreation Centre project and adjacent outdoor spaces have been finalized.

**CARRIED UNANIMOUSLY**

## **PUBLIC MEETING – 532 East 10<sup>th</sup> Street**

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the meeting recess to the Public Meeting regarding “Temporary Use Permit No. PLN2020-00003” (532 East 10<sup>th</sup> Street).

**CARRIED UNANIMOUSLY**

The meeting recessed to the Public Meeting at 6:57 pm and reconvened at 7:05 pm.

## **MOTION**

9. Temporary Use Permit No. PLN2020-00003 (532 East 10<sup>th</sup> Street)  
– File: 08-3400-20-0018/1

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT Temporary Use Permit No. PLN2020-00003 (532 East 10<sup>th</sup> Street) be issued to Anthony Dean and Yvonne Perrault, in accordance with Section 493 of the *Local Government Act*;

AND THAT the Mayor and City Clerk be authorized to sign Temporary Use Permit No. PLN2020-00003.

**CARRIED UNANIMOUSLY**

## **PRESENTATION**

Overview of Rezoning Applications for Cannabis Retail Stores – Development Planner

The Development Planner provided a PowerPoint presentation regarding the “Overview of Rezoning Applications for Cannabis Retail Stores” and responded to questions of Council.

## **PUBLIC HEARING – 1433 Lonsdale Avenue**

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT the meeting recess to the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment).

**CARRIED UNANIMOUSLY**

The meeting recessed to the Public Hearing at 7:15 pm and reconvened at 7:40 pm.

## **BYLAW – THIRD READING**

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747”  
(Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue,  
CD-124 Text Amendment)

Moved by Councillor McIlroy, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747”  
(Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue,  
CD-124 Text Amendment) be given third reading.

**CARRIED UNANIMOUSLY**

## **PUBLIC HEARING – 1520 Lonsdale Avenue**

Moved by Councillor Girard, seconded by Councillor Hu

THAT the meeting recess to the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723).

**CARRIED UNANIMOUSLY**

The meeting recessed to the Public Hearing at 7:42 pm and reconvened at 8:05 pm.

## **BYLAW – THIRD READING**

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748”  
(Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723)

Moved by Councillor McIlroy, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723) be given third reading.

**DEFEATED**

Mayor Buchanan, Councillor Girard and Councillor Hu are recorded as voting contrary to the motion.

Moved by Councillor Girard, seconded by Councillor Hu

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723) be abandoned.

**CARRIED UNANIMOUSLY**

## **PUBLIC HEARING – 137-143 East 2<sup>nd</sup> Street**

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the meeting recess to the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2<sup>nd</sup> Street, CD-724).

**CARRIED UNANIMOUSLY**

The meeting recessed to the Public Hearing at 8:08 pm and reconvened at 8:23 pm.

## **BYLAW – THIRD READING**

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2<sup>nd</sup> Street, CD-724)

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2<sup>nd</sup> Street, CD-724) be given third reading.

Third reading of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” was not considered due to lack of a mover and seconder.

Moved by Councillor McIlroy, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2<sup>nd</sup> Street, CD-724) be abandoned.

**CARRIED UNANIMOUSLY**

## **PUBLIC HEARING – 820 Marine Drive**

Moved by Councillor Girard, seconded by Councillor Hu

THAT the meeting recess to the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725).

**CARRIED UNANIMOUSLY**

The meeting recessed to the Public Hearing at 8:25 pm and reconvened at 8:52 pm.

## **BYLAW – THIRD READING**

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725)

Moved by Councillor Hu, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725) be given third reading.

**CARRIED UNANIMOUSLY**

## **PUBLIC CLARIFICATION PERIOD**

Mayor Buchanan declared a recess at 8:53 pm for the Public Clarification Period.

Cathy Lewis, 655 East 4<sup>th</sup> Street, North Vancouver, inquired regarding the vote outcome for Item 11, a rezoning application for 1520 Lonsdale Avenue.

Mayor Buchanan advised that third reading of the bylaw was defeated and the bylaw was abandoned.

## **COUNCIL INQUIRIES**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Mayor Buchanan advised that she will be bringing forward two Notices of Motion; one regarding School District No. 44.

## **CITY CLERK'S RECOMMENDATION**

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Sections 90(1)(j) [information privacy] and 90(1)(k) [negotiations].

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed session, at 8:54 pm.

## **ADJOURN**

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 8:55 pm.

*"Certified Correct by the City Clerk"*

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CITY CLERK



**Office of the Mayor**  
CITY OF NORTH VANCOUVER  
BRITISH COLUMBIA

## *Proclamation*

### WORLD LYMPHEDEMA DAY

- WHEREAS** lymphedema, an accumulation of lymphatic fluid that causes swelling in the arms, legs or other areas of the body, is an incurable condition affecting more than 250 million people worldwide with disfigurement, disabilities, discomfort and distress; and
- WHEREAS** it is estimated that up to 1 million Canadians are living with lymphedema;
- AND WHEREAS** by raising awareness of lymphedema and its symptoms, the Lymphatic Education and Research Network aims to ensure that people suffering from lymphedema no longer go undiagnosed, and that they receive the best treatment options available;
- NOW THEREFORE** I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **March 6, 2020** as **WORLD LYMPHEDEMA DAY** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, March 2, 2020

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Mayor Linda Buchanan

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# ONE WATER SYSTEM RISK MANAGEMENT PLANNING



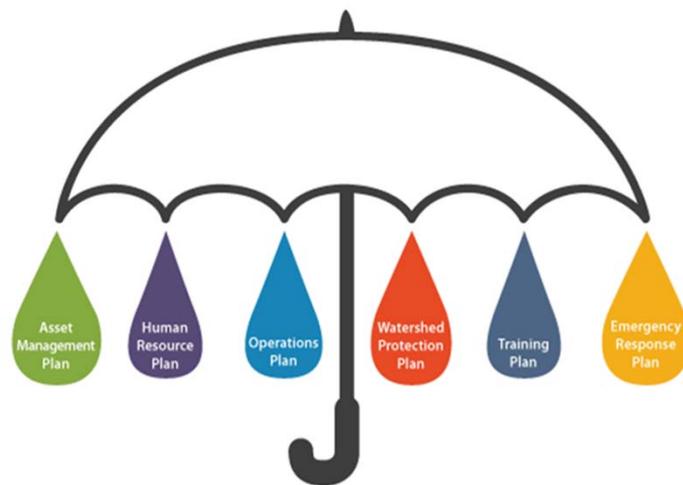
City of North Vancouver

Ministry of Health

## SYSTEM RISK MANAGEMENT UMBRELLA



Ministry of Health



Watershed to Tap: Sink to Watershed

## ONE WATER SYSTEM RISK MANAGEMENT PLANS



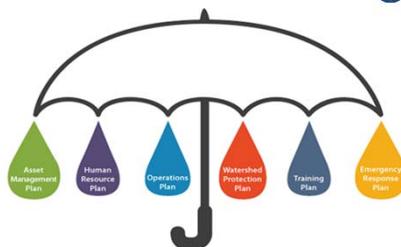
Ministry of Health

What is a “One Water System Risk Management Plan?”

Answers two basic questions about the ‘entire water system’, from “watershed to tap; sink to watershed?”

**What are we managing well?**

**What do we need to manage better?**



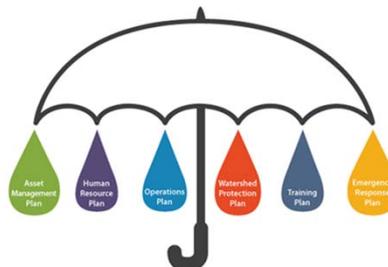
## ONE WATER SYSTEM RISK MANAGEMENT PLANS



Ministry of Health

What are we managing well? Building the system umbrella

- Does the drinking water system make the water safe, potable?
- Do we have enough operators to operate the drinking water and wastewater systems?
- Do we have a watershed protection plan?
- Do we have an asset management plan?



## WATER SYSTEM RISK MANAGEMENT PLANS: A SHORT HISTORY



Ministry of  
Health

### Ad Hoc Provincial Dialogue in 2008-2014

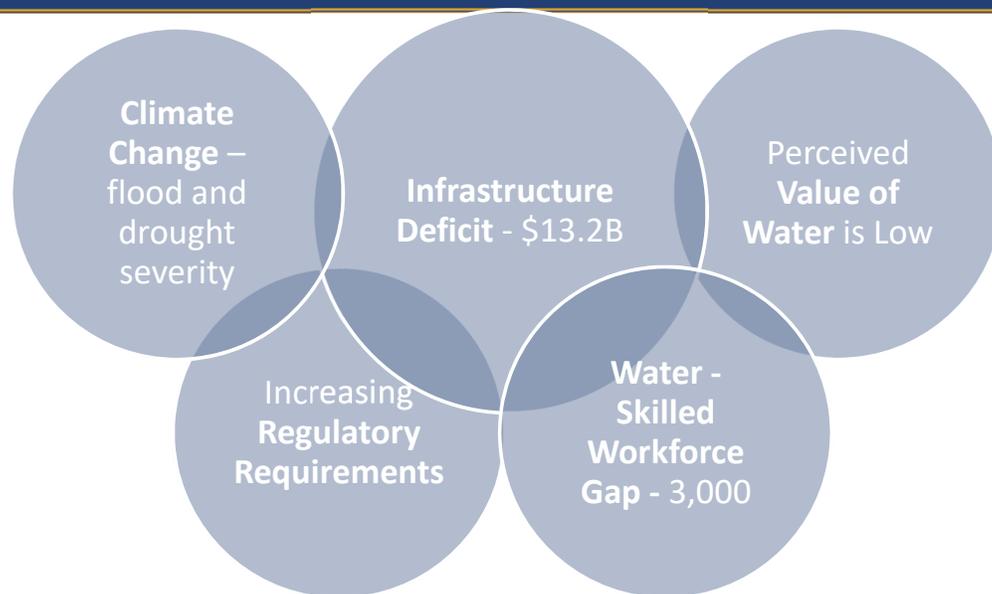
#### We Heard a Community Request for:

- **A Professional Voice**
- **Integrated Water Management** in Communities for:
  - Watersheds
  - Drinking water
  - Wastewater
- **A Human Resources Focus:** Opportunities, Jobs, Training, Competencies
- **A 'Water System Resiliency' Focus**
- **Recognition and Adoption** of Informal Best Practices

## WHAT ARE THE CHALLENGES AHEAD IN BC?



Ministry of  
Health

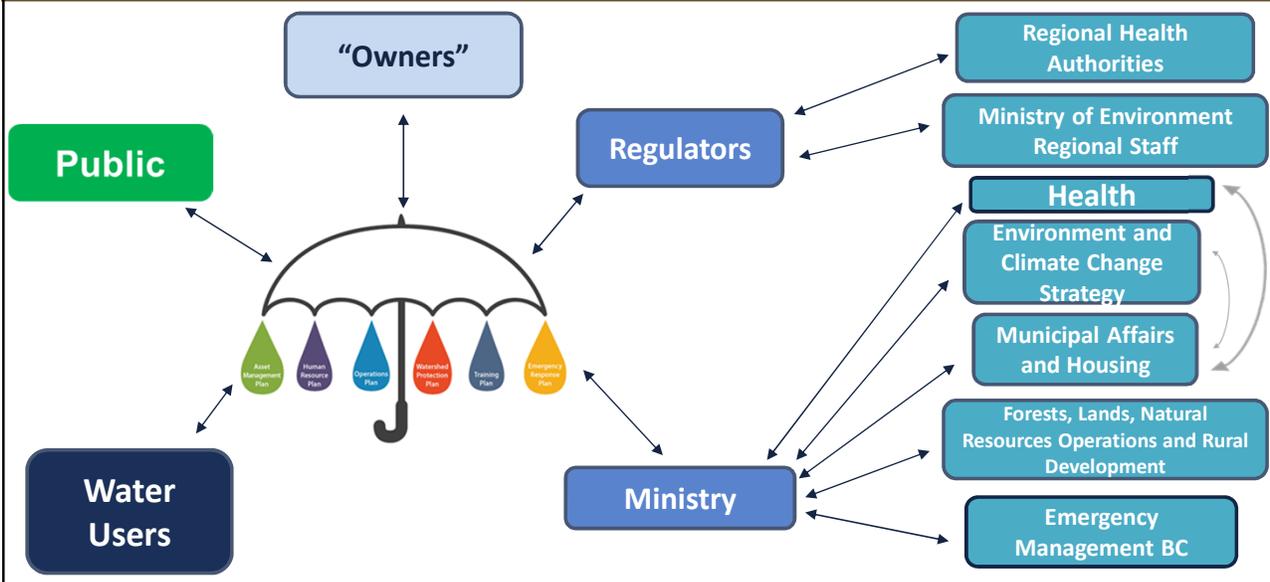


# WHY IS A NEW APPROACH REQUIRED?



- A workforce is retiring, leaving a gap of >3,000 skilled workers (BCWWA, 2017)
- \$13.2 B of infrastructure deficits in our water, wastewater and stormwater systems in BC alone (BCWWA, 2018)
- Public understanding of the value of water infrastructure is low (RBC, 2015)
- Frequency and severity of natural disasters such as floods and droughts are changing with climate-change (Multiple sources)

# NEW RELATIONSHIPS CREATED THROUGH PROFESSIONAL INVOLVEMENT IN WATER SYSTEM RISK MANAGEMENT PLANS



## INTEGRATED PROFESSIONAL VOICE



Ministry of  
Health

WSRMP integrates the broad spectrum of professionals that work from watershed to tap; sink to watershed:

- Operating and Engineering staff in wastewater, drinking water, drainage, fire protection, and
- Land-use planners, finance (budgets and asset management), human resources, policy / senior management.

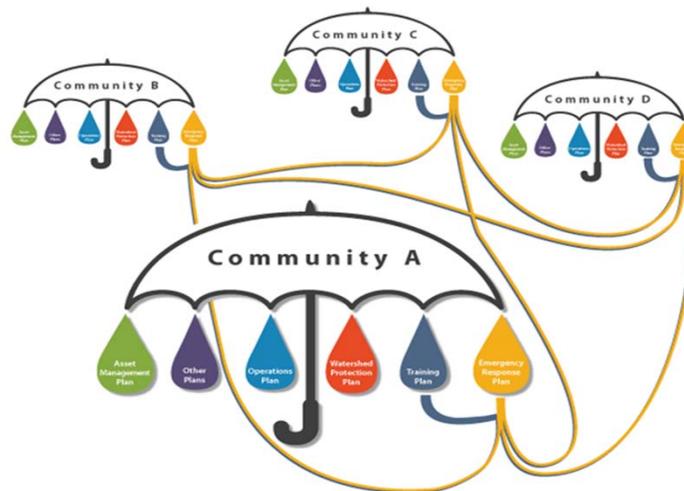
This COLLECTIVE VOICE is expressed in the SRMP.

## BUILDING RESILIENCE WITHIN AND ACROSS SYSTEMS



Ministry of  
Health

### SYSTEM RISK MANAGEMENT PLAN EMERGENCY RESPONSE LINKED WITH TRAINING



# Pilot WSRMP Concept and Next Steps



Ministry of Health

Four Pilot Projects Underway:

City of North Vancouver

City of Vancouver

Fort St. John

Regional District of Nanaimo

Provincial Dialogue on Results

Additional Pilots to Mature the Concepts

Implementation Based on Response

# QUESTIONS



Ministry of Health



## Karla Graham

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**Subject:** Delegation to North Vancouver City Council - Water System Risk Management Plan

**From:** Brian Willock <[bwillock@cnv.org](mailto:bwillock@cnv.org)>

**Sent:** Wednesday, January 15, 2020 10:31 AM

**To:** Lambert, Tim HLTH:EX; Dave Matsubara

**Cc:** Bennett, Aline ([Aline.Bennett@wsp.com](mailto:Aline.Bennett@wsp.com)); Stewart, Alistair C HLTH:EX; Cochrane, Amy HLTH:EX

**Subject:** RE: WSRMP - Next Steps

Good morning all,

Thanks for the call this morning. I just checked with our City Clerk, and we can get onto the March 2<sup>nd</sup> Council Agenda.

Let me know if that works.

Thanks,

---

**Brian Willock, P.Eng.,** | Manager, Engineering Planning and Design  
Engineering, Parks & Environment  
T 604 982 3929

**City of North Vancouver**

141 W 14<sup>th</sup> Street, North Vancouver, BC | V7M 1H9  
[cnv.org](http://cnv.org)

**From:** Lambert, Tim HLTH:EX <[Tim.Lambert@gov.bc.ca](mailto:Tim.Lambert@gov.bc.ca)>

**Sent:** January-13-20 2:30 PM

**To:** Dave Matsubara <[dmatsubara@cnv.org](mailto:dmatsubara@cnv.org)>; Brian Willock <[bwillock@cnv.org](mailto:bwillock@cnv.org)>

**Cc:** Bennett, Aline ([Aline.Bennett@wsp.com](mailto:Aline.Bennett@wsp.com)) <[Aline.Bennett@wsp.com](mailto:Aline.Bennett@wsp.com)>; Stewart, Alistair C HLTH:EX <[Alistair.Stewart@gov.bc.ca](mailto:Alistair.Stewart@gov.bc.ca)>; Cochrane, Amy HLTH:EX <[Amy.Cochrane@gov.bc.ca](mailto:Amy.Cochrane@gov.bc.ca)>

**Subject:** RE: WSRMP - Next Steps

Hi Brian and Dave

For our upcoming call, on the WSRMP, I have attached the Vision for WSRMP for background.

A provisional agenda for the call:

1. FSJ process and report

I have attached the Fort Saint John – finalized WSRMP. We can speak about the process that was taken to finalize this, and also provide the document we are hoping to develop for RDN. Victor (FSJ) was comfortable to talk in future with us as well.

2. WSRMP Principles with feedback from FSJ CEO.

3. US EPA Water Infrastructure Act

Reviewed by:



CAO

I wanted to bring your attention to the new US EPA Water Infrastructure Act, and in particular the Community Water System Risk and Resilience Assessments.

<https://www.epa.gov/ground-water-and-drinking-water/americas-water-infrastructure-act-2018-awia>

The Community Water System Risk and Resilience Assessments are moving in the direction of the WSRMP concept - not as comprehensive however. But it does provide us with elements of the potential end goal of the WSRMP process in BC.

4. Next steps from CNV. One thing I want to note is that the pilot with CNV, we did not engage with the CEO (City Manager). I understand the situation may have changed now, and perhaps this is something we can talk about. The interest from us is both with support of the project, and also develop of champions for the concept at the CEO level.

Look forward to talking.

Tim

Timothy Lambert PhD.

Executive Director,

Health Protection

Ministry of Health

O: 250-952-1987

C: 250-217-8260

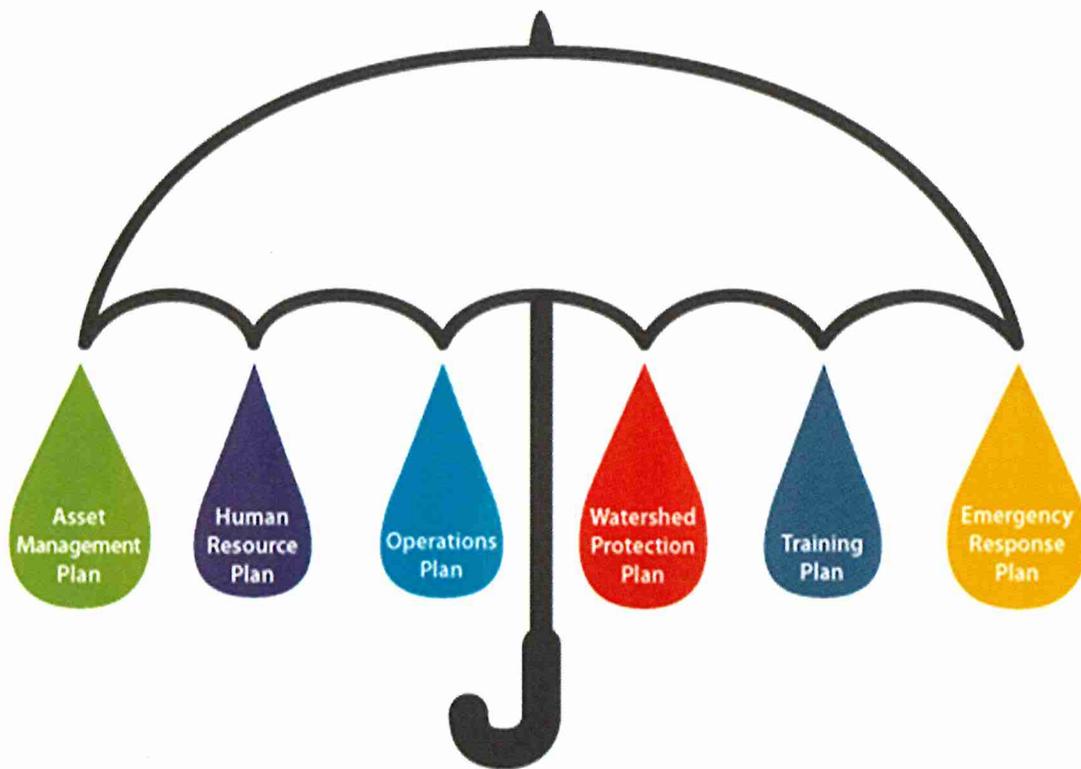
*With respect and gratitude I acknowledge the Lekwungen-speaking peoples on whose traditional territory I live and work, and the Songhees, Esquimalt and WSÁNEĆ peoples whose historical relationships with the land continue to this day. I give thanks to the ancestors, supernatural ones, hereditary leaders and matriarchs, creatures big and small for looking after the rich resources and cultural teachings of this beautiful land.*



# Water System Risk Management Plans

## A Vision for Water System Management in BC

### SYSTEM RISK MANAGEMENT UMBRELLA



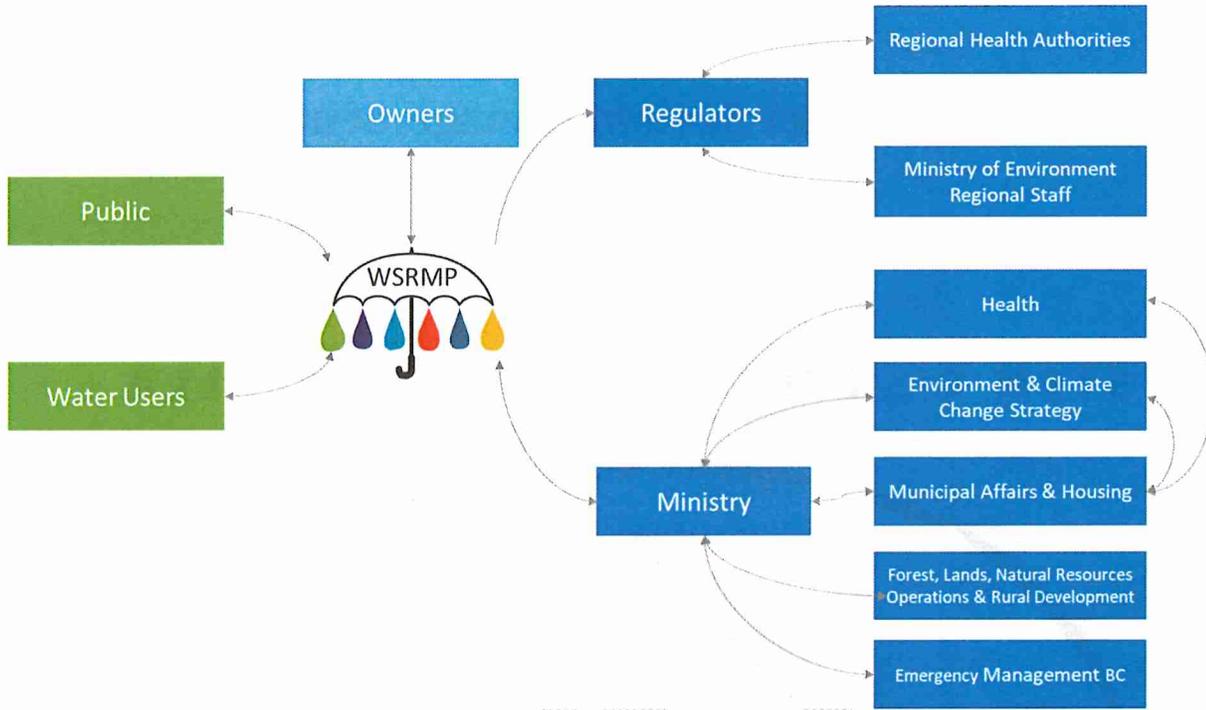
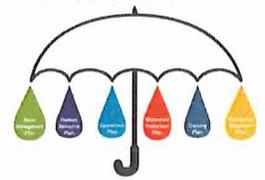


Figure 1 – New Relationships Created Through Water System Risk Management Plans. The arrowed lines represent relationships and dialogue facilitated by the WSRMP.

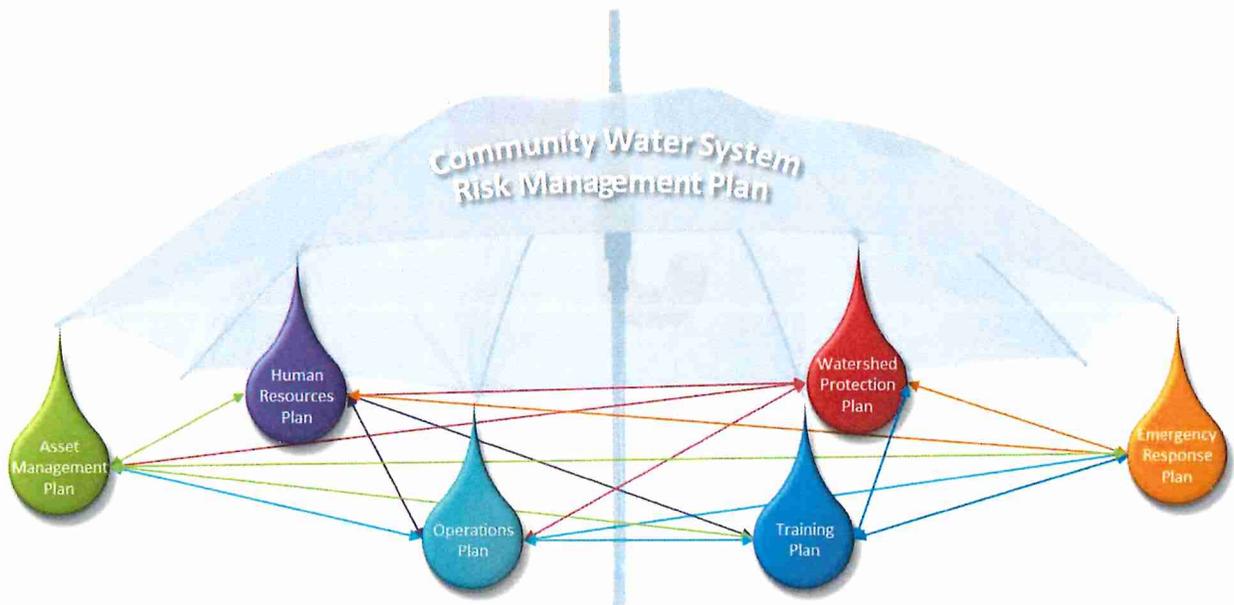


Figure 2 – Typical Risk Categories and their Integration Creating the Water System Risk Management Plan.



## Water System Risk Management Plans: A Vision for Water System Management in BC

### Objective

A Water System Risk Management Plan (WSRMP) is a risk review process intended to facilitate best management of drinking water, wastewater and the watershed through the lens of the system as a whole – from “watershed to tap, and sink to watershed”. A WSRMP is undertaken through a collective effort of local, responsible individuals to achieve improved public health and safety, best infrastructure management, environmental protection. The WSRMP is intended to be an umbrella plan that provides a clear understanding of the risks to the ‘water system’ answering two questions: 1. What are we, as organizations, managing well? 2. What do we need to manage better? The WSRMP provides for the collective expression of the “professional voice” and supports a ‘dialogue on water’ with stakeholders (Figure 1). The WSRMP, in creating a space for the “professional voice”, will strengthen the many system relationships between the water system plans (Figure 2).

### Background

The WSRMP concept developed through dialogue between professionals in BC communities, water industry associations, and Ministries, on how to address current challenges in the system, e.g., human resources, infrastructure, asset management, training and professional roles. The communities suggested that a water system risk management approach could:

- Establish a collective professional community voice;
- Better integrate the many facets of community drinking water, wastewater and watershed management;
- Help identify solutions for the looming gap in skilled water and wastewater industry workers;
- Achieve improved drinking water and wastewater systems resiliency; and
- Facilitate relationships and a “dialogue on water” between water professionals and owners, regulators, Ministries, water users and the public (Figure 1)

### Value

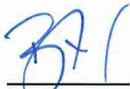
Given the diversity of community water systems, a WSRMP is not intended to be formulaic. Rather, the WSRMP is a framework for a community to use to integrate and improve its service delivery, and express their collective professional voice:

- Focus finances where most needed;
- Consistent levels of service;
- Resilient utility systems; and
- Reduced liability exposure.

Development of the WSRMP is intended to be brief and inexpensive, as the exercise involves in-house experienced personnel and standard reporting themes. The WSRMP is developed from review of existing plans, to integrate the plans where appropriate, and identify ‘system-level risks’. A draft WSRMP Guideline has been developed by water industry experts to facilitate developing a WSRMP. Professionals will evaluate the community’s water system responsibilities in light of eight risk categories and their potential inter-relationships, to identify system-level risks and mitigation opportunities (Figure 2).

The value of a WSRMP is in the process of assessing risks to the entire water management system at a high-level; something rarely undertaken in typical day-to-day or year-to-year operation. This approach is also intended to strengthen key relationships and improve collaboration between departments, reduce redundancy, and increase mutual support and emergency preparedness (Figure 1).



 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**ENGINEERING, PARKS AND ENVIRONMENT DEPARTMENT**

**INFORMATION REPORT**

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To: Linda Buchanan and Members of Council

From: David Matsubara, Design Engineer - Infrastructure

SUBJECT: ONE WATER SYSTEM RISK MANAGEMENT PLAN

Date: February 19, 2020 File No: 11-5210-01-0001/2020

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In 2018, the Ministry of Health, together with Engineers and Geoscientists BC (EGBC) and industry associations released a draft framework and guidelines for the development of Water System Risk Management Plans (WSRMP). This guideline had been the result of work and discussions since 2008 to better understand risk in water systems with a view to future challenges associated with climate change, natural disasters, and growing infrastructure deficits.

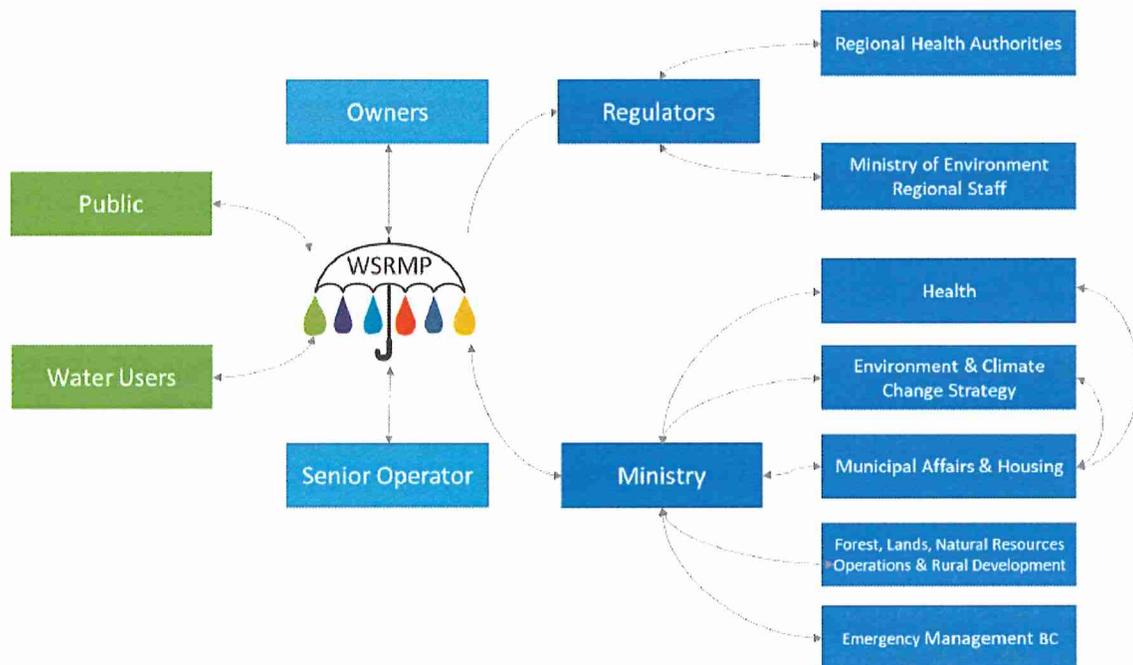
The goal of the guideline was to provide a tool for local government and other utilities to identify and understand possible risks to water, sewer and drainage systems using a “One Water” or “Source to Tap, and Sink to Watershed” approach that considers: drinking water, sewer and drainage systems. While typical assessments of water systems focus on regulatory compliance of the Health Act to protect public health and safety, this is a complimentary approach to understand other organizational risks to sustainable water systems service provision.

The water system risk management process is based on principles to assess water, sewerage, and drainage systems through the perspectives of eight risk categories:

1. watershed management
2. operational capacity
3. regulatory compliance
4. organizational capacity
5. financial capacity
6. effective communication
7. strategic leadership; and
8. resilience.

The process will identify and understand the water systems' strengths and weaknesses, risks to public, environmental health and critical infrastructure, potential improvements to system resilience, and identification of priority areas for investment.

The WSRMP process is designed to enable communication between the City personnel who manage and are responsible for the system, and the many regulatory bodies and stakeholders that play a role in managing, regulating and funding water systems. The following figure illustrates how the plan could provide a tool to communicate risk with a wide range of internal, public and governmental groups.



The WSRMP is intended to be an umbrella plan that provides a clear understanding of the risks to the water system, involving all the departments responsible for the community's water, wastewater systems and watershed.

### WSRMP PILOT PLAN DEVELOPMENT:

The Ministry solicited four pilot communities to test the WRSMP guidelines and process, with the goal of exploring a range of communities in BC with different possible risks. The four communities included: City of North Vancouver, City of Vancouver, City of Fort St John, and Regional District of Nanaimo.

In April 2018, the City participated in a two-day workshop with Ministry and industry facilitators to help test the guidelines. The workshop included engineering and operations staff from EPE, staff from Finance, and District of North Vancouver engineering staff.

In early 2019, the four pilot communities had an opportunity to meet, review and discuss the process and to offer feedback to the Ministry team regarding the guideline and

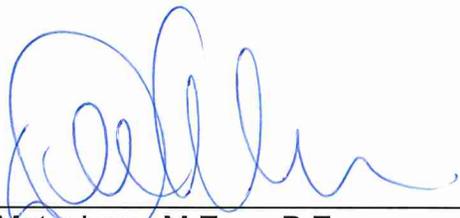
desired outcomes for the WSRMP. The pilot project is now in the second iteration of the plan development, with the first WSRMP for the City of Fort St John having been completed in late 2019.

The Ministry team will be working with the City of North Vancouver over the next two months to further develop and finalize the WSRMP for the City. The major steps in the process will include the following:

- Conduct a summary meeting with the City staff and engage the CAO.
- Discuss and define the one water system that affects the City
- Refine the area over which the City has jurisdiction
- Review and identify critical infrastructure within the jurisdiction
- Complete a gap analysis on existing plans and policies that the City has in place
- Conduct a site visit to critical infrastructure as needed
- Complete interviews with City staff relevant to the risk categories to fully characterize risks to public health, environment, critical infrastructure and key relationships
- Produce and finalize WSRMP for review by CNV.

The goal of the process would be to finalize the plan in Spring of 2020. This will support our Asset Management Strategy and plan work, also underway this Spring.

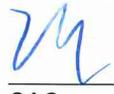
RESPECTFULLY SUBMITTED:



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David Matsubara, M.Eng., P.Eng.  
Section Manager – Engineering Design



 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**COMMUNITY & PARTNER ENGAGEMENT DEPARTMENT**

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Paul Duffy, Manager Bylaw Services

Subject: SMOKING REGULATION BYLAW AMENDMENTS

Date: February 19, 2020 File No: 09-3900-02-0001/2020

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

**RECOMMENDATION:**

PURSUANT to the report of the Manager, Bylaw Services, dated February 19, 2020, entitled "Smoking Regulation Bylaw Amendments":

THAT "Smoking Regulation Amendment Bylaw, No. 8754" be considered;

THAT "Ticket Information Utilization Amendment Bylaw, No. 8755" be considered;

AND THAT "Bylaw Notice Enforcement Amendment Bylaw No. 8756" be considered.

**ATTACHMENTS:**

1. 'Tracked changes' version of "Smoking Regulation Bylaw No. 7026" showing proposed changes (Doc #[1873749](#))
2. Excerpt from "Ticketing Information Utilization Bylaw No. 6300" showing proposed changes (Doc #[1880648](#))
3. Excerpt from "Bylaw Notice Enforcement Bylaw No. 8675" showing proposed changes (Doc #[1880658](#))
4. Proposed "Smoking Regulation Amendment Bylaw No. 8754" (Doc #[1864056](#))
5. Proposed "Ticket Information Utilization Amendment Bylaw No. 8755" (Doc #[1873474](#))
6. Proposed "Bylaw Notice Enforcement Amendment Bylaw No. 8756" (Doc #[1873463](#))

## PURPOSE

The purpose of this report is to respond to Council's motion on November 4, 2019, which directed in part:

**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;

**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.

Housekeeping amendments have also been incorporated into this update.

## DISCUSSION

The proposed amendments to the Smoking Regulation Bylaw are intended to reduce the health risks of second-hand smoke for non-smoking residents of the City. Should Council decide to endorse these amendments, it will be necessary to hold the Bylaw at the third reading in order to advise the Ministry of Health before the Bylaw can be finally adopted.

This motion will require three Bylaw amendments which are set out below:

### **Smoking Regulation Amendment Bylaw, 2020, No. 8754**

After reviewing the amendments required to implement the above resolution, staff determined that it would be simpler to delete entire sections of the Smoking Regulation Bylaw and replace these sections with the new amendments. Refer to Attachment # 1 to view overall proposed changes.

The entire Interpretation Section under Part 1 was replaced. The updates to the new Interpretation includes updates to existing definitions or the addition of new definitions as follows:

- "Business"
- "Cannabis"
- "E-Substance"
- "E-Cigarette"
- "Liquor Primary"
- "Park or Parks"
- "Passenger Directed Vehicles"
- "Responsible Person"
- "Smoke and Smoking"
- "Vaping"

With the introduction of ride-hailing, “Vehicle for Hire” has been changed to “Passenger Directed Vehicles” as per the Passenger Transportation Act within four areas of the Smoking Regulation Bylaw.

The section designated as “Part 3, Smoking in Parks and Other Municipal Areas” was replaced in its entirety to include any parks listed in Schedule “A” of the Parks Regulation Bylaw and on/or within 7.5 meters of the Spirit Trail or the Green Necklace.

Five City plazas and two multi-use pathways have been delineated on maps which have replaced Schedule “A” in its entirety.

The section designated as “Part 5, Sign Requirements, section (b) was amended to address the incorrect section references. Refer to Attachment #4 for proposed “Smoking Regulation Amendment Bylaw No. 8754”.

The section designated Part 10: Offence, Penalties and Enforcement, section (c) was amended to update the Bylaw Notice Enforcement Bylaw, 2005, No. 7675 to the Bylaw Notice Enforcement Bylaw, 2018, No. 8675.

#### **Ticket Information Utilization Amendment Bylaw, 2020, No. 8755**

The Ticket Information Utilization Bylaw designates City Bylaws, which may be enforced under the municipal ticket information (MTI) system. It sets the fines for the offenses and designates the officials entitled to enforce each of the Bylaws. Penalties under the MTI must not exceed \$1,000 and the ticket must be served personally with disputed violation tickets referred to the provincial court. The Smoking Regulation Bylaw is included in the MTI system. Currently, under the Smoking Regulation Bylaw, “Smoking Where Prohibited” is a \$50.00 penalty. Under the Cannabis Control and Licensing Act (CCLA), the fine associated to smoking cannabis in outdoor public spaces is \$230.00. While the City’s primary goal is voluntary compliance with a smoke-free Bylaw through education, enforcement may be necessary at times. One of the primary goals of Bylaw enforcement is to discourage certain behaviour through deterrence, assuming individuals calculate the costs and benefits of engaging in the behaviours regulated under the Bylaw. For consistency in enforcement, regardless of the product being smoked, the fines between the CCLA and the Smoking Regulation Bylaw would be equal. This would raise the smoking fines from \$70 to \$230.

Staff also determined that while amending the Bylaw, it would be timely to address a number of housekeeping matters such as removing Schedule B23 of the Ticket Information Utilization Bylaw which was repealed and incorporated into the Smoking Regulation Bylaw in 2014 (Attachment #2). Refer to Attachment #5 for the proposed “Ticket Information Utilization Amendment Bylaw No. 8755”.

#### **Bylaw Notice Enforcement Bylaw Amendment, 2020, No. 8756**

The Bylaw Notice Enforcement Bylaw is an administrative penalty system that may be used instead of using the more formal, court-based (MTI) processes for simple Bylaw contraventions like parking violations. A Bylaw notice may be written by a Bylaw enforcement officer and delivered in various ways, including in person or by being left

on a vehicle. Pursuing an administrative penalty to a maximum of \$500 may have some similarities to a court proceeding, but is less formal and occurs outside of the court system as an adjudication. Should the amendments be considered, the penalties for the Ticket Information Utilization Amendment Bylaw and the Bylaw Notice Enforcement Bylaw Amendment will be increased to the same amount as the CCLA for smoking in a prohibited area to \$230.00 (Attachment #3). Refer to Attachment #6 for the proposed "Bylaw Notice Enforcement Amendment Bylaw No. 8756"

## **FINANCIAL IMPLICATIONS**

Enforcing additional no smoking areas within the City could result in increased Bylaw Services staffing costs for education and enforcement, particularly as public expectations for smoke free environments increase. The City may also expect an increase in costs for signage with the additional no smoking areas. Although it is not anticipated that signage would be installed in every park, plaza or multi-use pathway. The placement of signage will be continually reviewed and updated as required. Educational materials will be required to increase awareness on the new no smoking areas which should also include support and resources for people wanting to quit smoking.

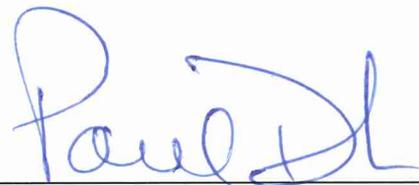
## **INTER-DEPARTMENTAL IMPLICATIONS**

This report and recommendations were discussed with Engineering, Parks and Environment, Communications, Vancouver Coastal Health and the RCMP.

## **STRATEGIC PLAN AND/OR POLICY IMPLICATIONS**

Designating additional no smoking areas would require an amendment to the City's Smoking Regulation Bylaw 1998, No. 7026. Additional smoking restrictions would align with several of the City's Strategic Plan initiatives, including a "City for People" and a "Liveable City" that strives to balance social, economic and environmental needs of the community.

RESPECTFULLY SUBMITTED:



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Paul Duffy  
Manager, Bylaw Services



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**“SMOKING REGULATION BYLAW, 1998, NO. 7026”**

**CONSOLIDATED FOR CONVENIENCE – JUNE 15, 2015**

Amendment Bylaw, 1999, No. 7107	Proprietor
Amendment Bylaw, 2001, No. 7317	Definitions and Section 3.1 (e)
Amendment Bylaw, 2001, No. 7342	Designated Smoking Room
Amendment Bylaw, 2009, No. 8032	Bylaw Notice Process
Amendment Bylaw, 2014, No. 8330	Updates to Standards
Amendment Bylaw, 2015, No. 8412	Smoking Restriction Amendment

# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## Bylaw No. 7026

### A Bylaw to Regulate Smoking in Public Places and in the Workplace

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

This bylaw may be cited as “**Smoking Regulation Bylaw, 1998, No. 7026**”.

See Proposed Bylaw No. 8754 for replacement text of Part 1.

#### **PART 1: INTERPRETATION** *[Bylaw 8330, October 20, 2014]*

**“Building”** means a structure fully or substantially enclosed with walls and/or roofs, and used for the shelter or accommodation of persons, animals, chattels or things or any combination thereof;

**“Business”** means a business, trade, profession, or other occupation for which a person must obtain a licence under the Business Licence Bylaw, 2004, No. 7584, as amended;

**“Bylaw Enforcement Officer”** means a delegate of the Medical Health Officer, an Environmental Health Officer, an employee of the City whose duties include enforcement of the bylaws, or a Royal Canadian Mounted Police officer;

**“City Trail”** means a paved or unpaved path for pedestrian and/or cyclist and wheeled mobility aid use that may be in parks, on streets or on other public lands.

**“Common Area”** includes, but is not limited to, lobbies, foyers, stairwells, elevators, corridors, cloakrooms, washrooms, food fair seating areas, and other public areas of a building;

**“City”** means the Corporation of the City of North Vancouver;

**“Dwelling Unit”** means a Dwelling Unit as defined in the “Zoning Bylaw 1995, No. 6700”, as amended; including any adjacent outdoor space, accessed directly from the dwelling unit and for exclusive use of the dwelling unit;

**“Liquor Primary Licensed Establishments”** means establishments licensed primarily to serve liquor as defined by the B.C. Liquor Control and Licensing Branch;

**“Outdoor Customer Service Area”** means a part of private or public property located immediately outside of a restaurant, retail food service, neighbourhood public house or licensed lounge whether partially enclosed or unenclosed, including a balcony, patio, yard, or sidewalk that is connected to or associated with a Business or use in a Building or Premises that includes the service of food or beverages, which may include alcoholic drinks, to customers or other persons for consumption on site;

**“Park”** means any real property owned or occupied by the City for the purpose of pleasure, recreation or community use by the public, including but not limited to dedicated parks and Beaches, but does not include any City land leased to a third party;

**“Premises”** means a portion of a Building of which a person has exclusive possession;

**“Responsible Person”** means a person who owns, controls, manages, supervises, operates, or holds:

- (a) a Business or other use that occupies all or substantially all of a Building;
- (b) a Business or other use that occupies Premises;
- (c) an Outdoor Customer Service Area;
- (d) a Common Area;
- (e) a Vehicle For Hire; or
- (f) a permit for any outdoor public event or activity that the City has authorized by the issuance of a permit and to which this bylaw applies;

and, in respect of a Common Area, includes a strata corporation or cooperative association;

**“Smoke” or “Smoking”** means to purposely inhale or exhale smoke from or burn or carry, a lighted cigarette, cigar, pipe, e-cigarette or other lighted smoking equipment burning tobacco or any other weed or substance, but does not apply to the ceremonial use of tobacco in connection with a traditional aboriginal cultural activity; *[Bylaw 8412, June 15, 2015]*

**“Swimming Beach”** means an area adjacent to the shore of the ocean or other body of water that is used for swimming;

**“Transit Shelter”** means a building or other structure located on City property and constructed near a bus stop to provide seating and/or protection from the weather for the convenience of waiting passengers;

**“Transit Stop”** means a sign-posted location where public transit vehicles or Vehicles for Hire stop to pick up riders, and distances from a Transit Stop shall be measured from the sign that identifies the Transit Stop location; and

**“Vehicle for Hire”** means a Vehicle for Hire as defined in the “Cab Regulation Bylaw, 2006, No. 7787”, as amended.

## **PART 2: GENERAL SMOKING RESTRICTIONS** *[Bylaw 8330, October 20, 2014]*

A person must not smoke:

- (a) in a Building, except in:
  - (i) a Dwelling Unit other than a Dwelling Unit in which a Business to which employees or the public are invited is carried on therein;
  - (ii) a hotel or motel room or suite designated for Smoking by a Responsible Person;
  - (iii) enclosed Premises:
    - (1) that are not open to the public, and
    - (2) where the only occupants are the owner or owners of the business carried on in the Premises;
- (b) in a **Vehicle for Hire Passenger Directed Vehicle**;

- (c) in any public transit vehicle, including a school bus, passenger bus, water taxi, or ferry;
- (d) in or within 7.5 metres of a Building, Transit Stop or Transit Shelter where people wait to board a ~~Vehicle for Hire Passenger Directed Vehicle~~ or public transit vehicle, provided that, subject to the other provisions of this bylaw;
- (e) in or within 7.5 metres of the perimeter of an Outdoor Customer Service Area except Outdoor Customer Service Areas for Liquor Primary Licensed Establishments that are already in existence and operation;
- (f) within 7.5 metres measured on the ground from a point directly below any opening into any Building including any door or window that opens or any air intake.

See Proposed Bylaw No. 8754 for replacement text of Part 3.

**PART 3: SMOKING IN PARKS AND OTHER MUNICIPAL PROPERTY** *[Bylaw 8330, October 20, 2014]*

A person must not smoke in or within 7.5 metres of:

- (a) ~~children's play equipment or a playground, playing field (if other persons are present), Swimming Beach, food concession, picnic area, skateboard park in a Park or City trail;~~
- (b) ~~any part of a Park or other municipal property that is being used for any public event or activity that the City has authorized by the issuance of a permit with the exception of public walkways providing a public thoroughfare through the site;~~
- (c) ~~the grounds of any municipal Building used for public recreation;~~
- (d) ~~public plazas identified in Schedule "A".~~ *[Bylaw 8412, June 15, 2015]*

**PART 4: DUTIES OF RESPONSIBLE PERSON** *[Bylaw 8330, October 20, 2014]*

Except as permitted by subsection 2(a), a Responsible Person must not suffer or allow a person to smoke in:

- (a) a Building or Outdoor Customer Service Area;
- (b) a Common Area or Premises;
- (c) an area described in subsections 2(e) or (f), except to the extent that all or part of such area is not part of the parcel on which the Building or Outdoor Customer Service Area is situated and is not an area over which such Responsible Person has possession or control; or
- (d) a ~~Vehicle for Hire Passenger Directed Vehicle~~,

in each case, that is owned, controlled, managed, supervised, operated or held by that Responsible Person.

## **PART 5: SIGN REQUIREMENTS** [Bylaw 8330, October 20, 2014]

A Responsible Person must display a sign at all times:

- (a) at each entrance to a Building, Outdoor Customer Service Area or Premises, or in a ~~Vehicle for Hire, Passenger Directed Vehicle~~, where section 3 prohibits Smoking, stating:

“THIS IS A SMOKE FREE ENVIRONMENT – NO SMOKING”;

- (b) on each exterior wall of a Building, ~~where section 3 prohibits where Part 2 and Part 3 prohibit~~ Smoking, stating:

“SMOKING IS PROHIBITED WITHIN 7.5 METRES OF OPENINGS INTO THIS BUILDING INCLUDING DOORS AND WINDOWS THAT OPEN AND ANY AIR INTAKE”;

- (c) in an Outdoor Customer Service Area, clearly visible from each table or placed on each table, stating:

“THIS OUTDOOR CUSTOMER SERVICE AREA IS A SMOKE FREE ENVIRONMENT – NO SMOKING”;

- (d) on the exterior wall, Building, fence, railing or other structure indicating the boundary of an Outdoor Customer Service Area, stating:

“SMOKING IS PROHIBITED WITHIN 7.5 METRES OF OUTDOOR CUSTOMER SERVICE AREA”; or

- (e) on any advertisement or poster promoting a public event on City property for which the City has authorized by a permit, stating:

“THIS IS A SMOKE FREE EVENT”.

## **PART 6: CONDITIONS OF SIGNS** [Bylaw 8330, October 20, 2014]

All signs referred to in section 6, except 6(e), must:

- (a) include the text “Bylaw 8330” in letters not less than one quarter of the height of all other letters on the sign;
- (b) display the international symbol to designate “No Smoking”, or, in areas where smoking is permissible, the international symbol to designate “Smoking Permitted”, provided that in each case the symbol must occupy at least 25% of the size of the sign;
- (c) consist of at least two contrasting colours, except that if the lettering is on a clear panel then the lettering must contrast to the colour of the background;
- (d) be at least 30 cm by 15 cm in size (or, with respect to subsection 6(c) of this bylaw, if a sign is placed on a table, it must be at least 10 cm by 5 cm in size);

- (e) be clearly visible; and
- (f) except for the text specified in subsection (a), consist of lettering, whether upper case or lower case, that is not less than the following heights based upon the following maximum viewing distances in direct line of sight:

Viewing Distance	Letter Height
Up to 3 metres	1 centimetre
Up to 6 metres	2 centimetres
Up to 12 metres	4 centimetres

**PART 7: CONDITION OF SIGNS** *[Bylaw 8330, October 20, 2014]*

A person must not remove, alter, conceal, deface or destroy any sign required under this bylaw.

**PART 8: POWER TO INSPECT** *[Bylaw 8330, October 20, 2014]*

A bylaw Enforcement Officer has the right of entry and may enter at all reasonable hours onto any land or into any Building to which this bylaw applies in order to ascertain whether the provisions of this bylaw are being complied with.

**PART 9: OBSTRUCTION** *[Bylaw 8330, October 20, 2014]*

A person must not interfere with, delay, obstruct or impede a Bylaw Enforcement Officer or designate or other person lawfully authorized to enforce this bylaw in the performance of duties under this bylaw.

**PART 10: OFFENCE, PENALTIES AND ENFORCEMENT**

- (a) Every person or proprietor who violates a provision of this bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this bylaw, is guilty of an offence and is liable to the penalties imposed under this bylaw or any other applicable bylaw of the City, and is guilty of a separate offence each day that a violation continues to exist.
- (b) Any person who contravenes any of the provisions of this bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than six months or to both. Each day that an offence continues shall constitute a separate offence.
- (c) Pursuant to Section 264 of the Community Charter, S.B.C. Chapter 26, any person designated as a Bylaw Enforcement Officer pursuant to the [Bylaw Notice Enforcement Bylaw, 2005, No. 7675](#) ~~- Bylaw Notice Enforcement Bylaw, 2018, No. 8675~~ or is named as the Enforcement Officer pursuant to the Ticket Information Utilization Bylaw, 1992, No. 6300 is hereby authorized and empowered to enforce the provisions of this bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other bylaw of the City of North Vancouver.

## **PART 11: SEVERABILITY**

If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw. *[Bylaw 8330, October 20, 2014]*

## **PART 12: REPEAL**

“Smoking Prohibition in Bus Shelters Bylaw, 2007, No. 7854” is repealed by “Smoking Prohibition in Bus Shelters Bylaw, 2007, No. 7854, Repealed Bylaw, 2014, No. 8329”.  
*[Bylaw 8330, October 20, 2014]*

## **PART 13: EFFECTIVE DATE**

This bylaw comes into force and effect six (6) months from the date of approval from the Minister of Health. *[Bylaw 8330, October 20, 2014]*

READ a first time by the Council on the 11<sup>th</sup> day of May, 1998.

READ a second time by the Council on the 11<sup>th</sup> day of May, 1998.

READ a third time and passed by the Council on the 11<sup>th</sup> day of May, 1998.

RECEIVED APPROVAL of the Minister of Health on the 24<sup>th</sup> day of June, 1998.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk and sealed with the Corporate Seal on the 13<sup>th</sup> day of July, 1998.

“John E. Loucks”

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MAYOR

“Bruce Hawkshaw”

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CITY CLERK

See Proposed Bylaw No. 8754 for replacement of Schedule A.

### SCHEDULE "A"

### CITY PLAZAS



[Bylaw 8412, June 15, 2015]

**SCHEDULE B11 TO BYLAW 6300**  
**SMOKING REGULATION BYLAW, 2014, NO. 8330**

<b>DESIGNATED EXPRESSION</b>	<b>SECTION</b>	<b>FINE</b>
Smoking where prohibited	2(a)-(f), 3(a)-(c)	\$ 70.00
Permitting smoking where prohibited	4(a)-(d)	\$120.00
Failure to post sign	5(a)-(e), 6(a)-(f)	\$120.00
Removing, altering, concealing, defacing or destroying a sign	7	\$120.00
Interfere with entry of Bylaw Officer	9	\$120.00

*[Bylaw 8375/October 20, 2014]*

**TO BE REPLACED WITH NEW SCHEDULE**

**SCHEDULE B23 TO BYLAW 6300**

**SMOKING PROHIBITION IN BUS SHELTERS BYLAW, 2007, NO. 7854**

	<b>FINES</b>	
<b>Designated Expression</b>	<b>Section</b>	<b>Fine</b>
Smoking within a bus shelter or within 7.5 metres of a bus shelter	3.1	\$50
Removing, altering, concealing, defacing or destroying a sign	3.2	\$100

**TO BE DELETED IN ITS ENTIRETY**

Bylaw	Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Smoking Regulation No. 7026	Smoking Where Prohibited	2(a)-(f) 3(a)-(c)	No	\$70	\$50	\$100	N/A
Smoking Regulation No. 7026	Permitting Smoking Where Prohibited	4(a)-(d)	No	\$120	\$100	\$150	N/A
Smoking Regulation No. 7026	Failure to Post Sign	5(a)-(e) 6(a)-(f)	No	\$120	\$100	\$150	N/A
Smoking Regulation No. 7026	Removing, Altering, Concealing, Defacing or Destroying a Sign	7	No	\$120	\$100	\$150	N/A
Smoking Regulation No. 7026	Interfere with Entry of Bylaw Officer	8	No	\$120	\$100	\$150	N/A
Smoking Regulation No. 7026	Obstruct Bylaw Officer performing duties	9	No	\$120	\$100	\$150	N/A

**TO BE REPLACED WITH NEW SCHEDULE**

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8754

A Bylaw to amend “Smoking Regulation Bylaw, 1998, No. 7026”

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 “**Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2020, No. 8754**” (Text Amendments).
2. “Smoking Regulation Bylaw, 1998, No. 7026” is amended as follows:
  - A. By deleting Part 1: Interpretation in its entirety and replacing it with the following:

**PART 1: INTERPRETATION**

“**Building**” means a structure fully or substantially enclosed with walls and/or roofs, and used for the shelter or accommodation of persons, animals, chattels or things or any combination thereof;

“**Business**” means a business, trade, profession, or other occupation for which a person must obtain a license under the “Business Licence Bylaw, 2018, No. 8640”, as amended;

“**Bylaw Enforcement Officer**” means a delegate of the Medical Health officer, an Environmental Health officer, an employee of the City whose duties include enforcement of bylaws, or a Royal Canadian Mounted Police officer;

“**Cannabis**” means any part of the cannabis plant, and includes its preparations and derivatives and any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, but does not include: a non-viable seed of a cannabis plant; a mature stalk of a cannabis plant, without any leaf, flower, seed, or branch, and fiber derived from such stalks; and the roots of any part of the root of a cannabis plant;

“**City**” means the Corporation of the City of North Vancouver;

“**City Trail**” means a paved or unpaved path for pedestrian and/or cyclist and wheeled mobility aid use that may be in parks or on other public lands;

“**Common Area**” includes, but is not limited to, lobbies, foyers, stairwells, elevators, corridors, cloakrooms, washrooms, food fair seating areas, and other public areas of a building;

“**Dwelling Unit**” means a dwelling unit as defined in the “Zoning Bylaw, 1995, No. 6700”, as amended; including any adjacent outdoor space, accessed directly from the dwelling unit and for exclusive use of the dwelling unit;

“**E-Substance**” means a solid, liquid or gas that, on being heated, produces a vapour for use in an E-Cigarette, regardless of whether the solid, liquid or gas contains nicotine;

**“E-Cigarette”** means a product or device, whether or not it resembles a cigarette, containing an electronic or battery-powered heating element capable of vapourizing an E-Substance for inhalation or release into the air;

**“Liquor Primary”** means establishments licensed primarily to serve liquor as defined by the B.C. Liquor and Cannabis Regulation Branch;

**“Outdoor Customer Service Area”** means a part of a private or public property located immediately outside a restaurant, retail food service, neighborhood public house or liquor primary establishment whether partially enclosed or unenclosed, including balcony, patio, yard, or sidewalk that is connected to or associated with a Business or use in a Building or Premise that includes the services of food or beverages, which may include alcoholic drinks, to customers or other persons for consumption on site;

**“Park or Parks”** means all lands and improvements within the areas defined in Schedule “A” of the “Parks Regulation Bylaw, 1996, No. 6611”, whether or not they are dedicated parks;

**“Premise”** means a portion of a Building of which a person has exclusive possession;

**“Passenger Directed Vehicle”** means taxis, limousines, and vehicles operated under a license held by a transportation network service provider under the Passenger Transportation Act;

**“Responsible Person”** means a person who owns, controls, manages, supervises, operates, or holds:

- (a) a Business or other use that occupies all or substantially all of a Building;
- (b) a Business or other use that occupies Premises;
- (c) an Outdoor Customer Service Area;
- (d) a Common Area;
- (e) a Passenger Directed Vehicle; or
- (f) a permit for any outdoor public event or activity that the City has authorized by the issuance of a permit and to which this bylaw applies,

and in respect of a Common Area, includes a strata corporation or cooperative association;

**“Smoke” or “Smoking”** means to inhale, exhale, burn, or carry a lighted cigarette, cigar, pipe, hookah pipe, vaping device, e-cigarette or other lighted or activated electronic smoking device that burns or vapourizes tobacco, cannabis, or substance. It does not apply to ceremonial use of tobacco in connection with a traditional Indigenous cultural activity;

**“Swimming Beach”** means an area adjacent to the shore of the ocean or other body of water that is used for swimming;

**“Transit Shelter”** means a building or other structure located on City property constructed near a bus stop to provide seating and/or protection from the weather for the convenience of waiting passengers;

**“Transit Stop”** means a sign-posted location where public transit vehicles or Passenger Directed Vehicles stop to pick up riders, and distances from a Transit Stop shall be measured from the sign that identifies the Transit Stop location; and,

**“Vaping”** means to inhale vapor through the mouth from a usually battery-operated electronic device, such as electronic cigarette that heats up and vapourizes a liquid or solid.

- B. By replacing “Vehicle for Hire” with “Passenger Directed Vehicle” in Part 2: General Smoking Restrictions, Part 4: Duties of a Responsible Person, and Part 5: Sign Requirements.
- C. By deleting Part 3: Smoking in Parks and Other Municipal Property in its entirety and replacing it with the following:

### **PART 3: SMOKING IN PARKS AND OTHER MUNICIPAL PROPERTY**

A person must not smoke:

- (a) in any part of a Park listed in Schedule “A” of the “Parks Regulation Bylaw, 1996, No. 6611”, whether or not they are dedicated parks;
  - (b) in any part of a public plaza identified in Schedule “A” of the “Smoking Regulation Bylaw, 1998, No. 7026”;
  - (c) on or within 7.5 metres of the Spirit Trail and the Green Necklace as identified in Schedule “B” of the “Smoking Regulation Bylaw, 1998, No. 7026”;
  - (d) in or within 7.5 metres of children’s play equipment or a playground, playing field, swimming beach, food concession, picnic area or a skateboard park;
  - (e) in or within 7.5 metres of any municipal property that is being used for any public event or activity that the City has authorized by way of issuance of a permit;
  - (f) in or within 7.5 metres of the grounds of any municipal building used for public recreation.
- D. In Part 5: Sign Requirements, section (b), by deleting the words “where section 3 prohibits” and replacing with “where Part 2 and Part 3 prohibit”.
  - E. In Part 10: Offence, Penalties and Enforcement, section (c), by deleting the words “Bylaw Notice Enforcement Bylaw, 2005, No. 7675” and replacing with “Bylaw Notice Enforcement Bylaw, 2018, No. 8675”.

- F. By deleting Schedule “A” in its entirety and replacing it with the new Schedule “A” attached to this bylaw.

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READ a third time on the <> day of <>, 2020.

APPROVED by the Minister of Health on the <> day of <>, 2020.

ADOPTED on the <> day of <>, 2020.

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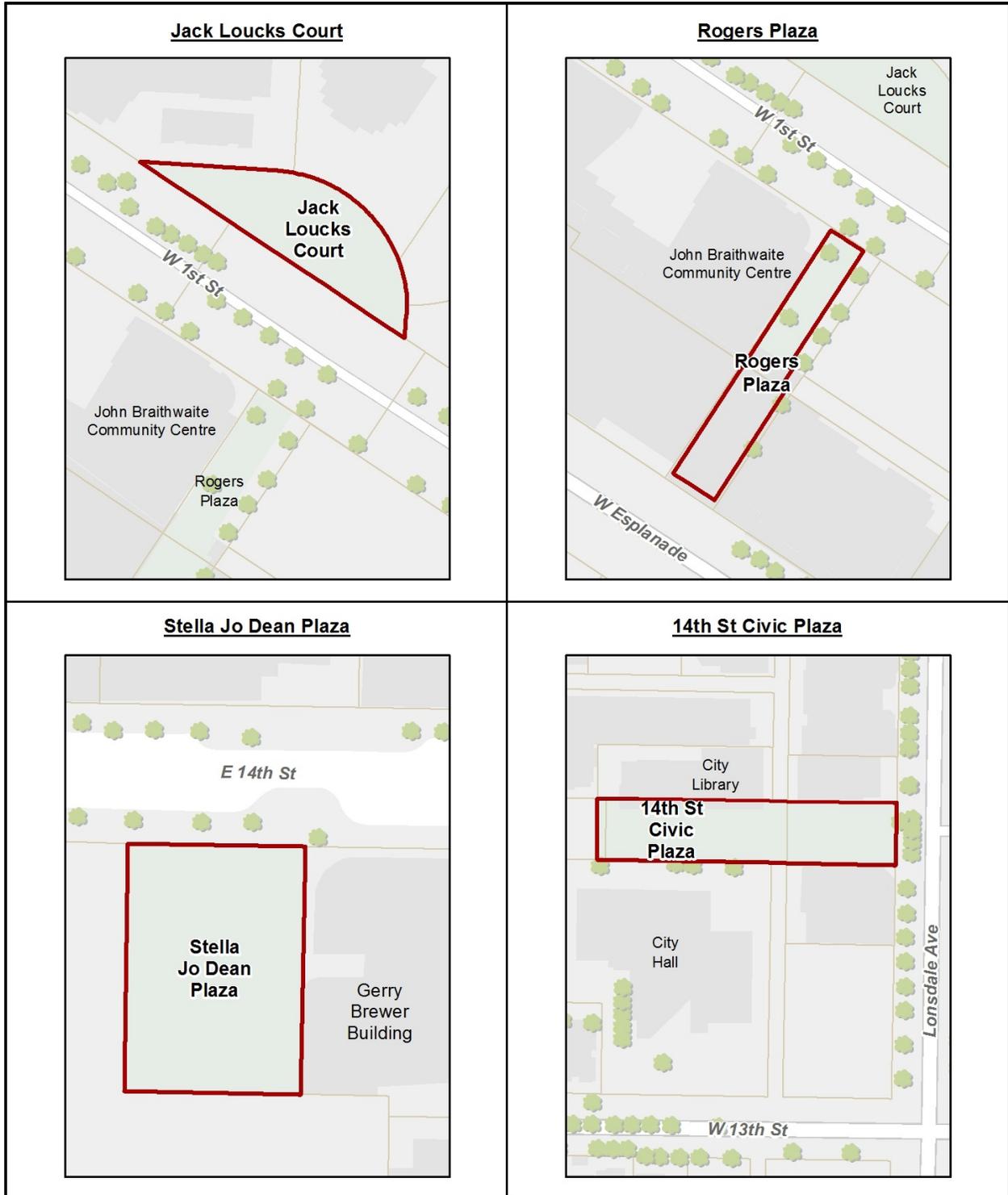
MAYOR

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CITY CLERK

**SCHEDULE "A"**

**CITY PLAZAS**



# THE SHIPYARDS



# MULTI-USE PATHS: GREEN NECKLACE AND NORTH SHORE SPIRIT TRAIL



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

**BYLAW NO. 8755**

**A Bylaw to amend “Ticket Information Utilization Bylaw, 1992, No. 6300”**

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 **“Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8755” (Smoking Penalties)**.
2. “Ticket Information Utilization Bylaw, 1992, No. 6300” is amended as follows:
  - A. In Schedule A, Designated Bylaws line 11, by deleting “Smoking Regulation Bylaw, 2014, No. 8330” and replacing with “Smoking Regulation Bylaw, 1998, No. 7026”.
  - B. By deleting Schedule B11 in its entirety and replacing it with the following:

**SCHEDULE B11 TO BYLAW 6300  
SMOKING REGULATION BYLAW, 1998, NO. 7026**

<b>DESIGNATED EXPRESSION</b>	<b>SECTION</b>	<b>FINE</b>
Smoking where prohibited	2(a)-(f), 3(a)-(f)	\$230
Permitting smoking where prohibited	4(a)-(d)	\$120
Failure to post sign	5(a)-(e), 6(a)-(f)	\$120
Removing, altering, concealing, defacing or destroying sign	7	\$120
Interfere with entry of Bylaw Officer	8	\$120
Obstruct bylaw officer performing duties	9	\$120

- C. By deleting Schedule B23 in its entirety.

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ADOPTED on the <> day of <>, 2020.

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MAYOR

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CITY CLERK

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8756

A Bylaw to amend “Bylaw Notice Enforcement Bylaw, 2018, No. 8675”

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 “**Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8756**” (Smoking Penalties).
2. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675” is amended as follows:
  - A. In Schedule “A” – Designated Bylaw Contraventions and Penalties for Bylaw Contraventions, by deleting the “Smoking Regulation No. 7026” table in its entirety and replacing it with the following:

Bylaw	Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Smoking Regulation No. 7026	Smoking Where Prohibited	2(a)-(f) 3(a)-(f)	No	\$230	\$200	\$260	N/A
Smoking Regulation No. 7026	Permitting Smoking Where Prohibited	4(a)-(d)	No	\$120	\$100	\$150	N/A
Smoking Regulation No. 7026	Failure to Post Sign	5(a)-(e) 6(a)-(f)	No	\$120	\$100	\$150	N/A
Smoking Regulation No. 7026	Removing, Altering, Concealing, Defacing or Destroying a Sign	7	No	\$120	\$100	\$150	N/A
Smoking Regulation No. 7026	Interfere with Entry of a Bylaw Officer	8	No	\$120	\$100	\$150	N/A
Smoking Regulation No. 7026	Obstruct Bylaw Officer performing duties	9	No	\$120	\$100	\$150	N/A

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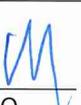
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\_\_\_\_\_  
MAYOR

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

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 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**COMMUNITY AND PARTNER ENGAGEMENT DEPARTMENT**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council  
From: Paul Duffy, Manager, Bylaw Services  
Subject: VAPING PRODUCT ADVERTISEMENT POLICY  
Date: February 19, 2020 File No: 09-3900-01-0001/2019

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

**RECOMMENDATION:**

PURSUANT to the report of the Manager, Bylaw Services dated February 19, 2020, entitled "Vaping Product Advertisement Policy":

THAT the policy set out in the "Vaping Products Advertising Policy" be considered.

**ATTACHMENTS:**

1. Vaping Product Advertisement Policy (Doc [#1846658](#))
2. Union of British Columbia Municipalities Vaping Resolution B59 (Doc [#1847078](#))
3. Union of British Columbia Municipalities Vaping Resolution B173 (Doc [#1847079](#))
4. Union of British Columbia Municipalities Vaping Resolution C48 (Doc [#1847081](#))

**PURPOSE**

On November 4, 2019, Council resolved:

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

This is a potential City policy to reduce the impact of vaping advertisement on youth and other non-users of tobacco products.

## DISCUSSION

The use of e-cigarettes, also known as vaping, is rapidly emerging as a public health concern<sup>1</sup>. A recent study by McCreary Centre Society's BC Adolescent Health Survey<sup>2</sup> (2018) reports the prevalence of e-cigarette use by youth aged 12-19 years in BC. During that survey, 31% of youth in North Vancouver reported vaping with nicotine in the past month, 10% higher than the provincial average. While the long-term effects of e-cigarettes and vapour products are being assessed, the effect of nicotine on youth is known to be detrimental to brain development<sup>3</sup>.

The regulation of vaping products, with or without nicotine in Canada, falls under the mandate of Health Canada, through the provisions of the Tobacco and Vaping Products Act. At present, vape product advertising that is lifestyle in nature, appealing to youth or depicts a person or an animal is prohibited, however there are currently no restrictions on where vaping product ads can appear. Although Health Canada is considering restrictions on the placement of vaping advertisements in various locations, namely at point of sale where youth have access, in public places, in broadcast media and in publications, these changes are not expected until April of 2020.

The Union of BC Municipalities (UBCM) recently endorsed a number of resolutions, B59 (Attachment #2), B173 (Attachment #3) and C48 (Attachment #4) to regulate e-cigarettes and other vaping products to minors. On November 14, 2019, the BC government announced that they would introduce new vaping regulations that will take effect in April of 2020. This provincial legislation will restrict the amount of nicotine in vapour pods, require health warnings on vapour products and prevent advertising of vapour products in areas where youth spend time, including bus shelters and community parks. In the interim, staff recommend the City endorse policy opposing the advertising of e-cigarettes and vaping products on sites and property that the City owns and/or has sufficient control over, including transit shelters, transit benches and other street furniture.

## FINANCIAL IMPLICATIONS

There are no financial implications that come with this policy.

## INTER-DEPARTMENTAL IMPLICATIONS

The implication of this policy has been discussed with Engineering, Parks and Environment who manage the City's contracts with Pattison Outdoor and C-Media Outdoor Advertising – the respective contractors are responsible for the provision of transit shelters and bike racks in exchange for advertising space. The City's contractors

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<sup>1</sup> Health Canada Risks of Vaping [https://www.canada.ca/en/health-canada/services/smoking-tobacco/vaping/risks.html?utm\\_source=google&utm\\_medium=cpc\\_en&utm\\_content=risks\\_1&utm\\_campaign=vapingprevention2019&utm\\_term=vape#a1](https://www.canada.ca/en/health-canada/services/smoking-tobacco/vaping/risks.html?utm_source=google&utm_medium=cpc_en&utm_content=risks_1&utm_campaign=vapingprevention2019&utm_term=vape#a1)

<sup>2</sup> McCreary Centre Society [https://www.mcs.bc.ca/about\\_bcchs](https://www.mcs.bc.ca/about_bcchs)

<sup>3</sup> Health Canada Risks of Vaping [https://www.canada.ca/en/health-canada/services/smoking-tobacco/vaping/risks.html?utm\\_source=google&utm\\_medium=cpc\\_en&utm\\_content=risks\\_1&utm\\_campaign=vapingprevention2019&utm\\_term=vape#a1](https://www.canada.ca/en/health-canada/services/smoking-tobacco/vaping/risks.html?utm_source=google&utm_medium=cpc_en&utm_content=risks_1&utm_campaign=vapingprevention2019&utm_term=vape#a1)

do not presently advertise vaping products in the City and have been advised of this potential change of policy.

## **POLICY IMPLICATIONS**

There is no current City policy that speaks to the content and the location of advertising. The proposed is policy is proactive in addressing the health concerns surrounding vaping products that may influence youth or other non-tobacco users.

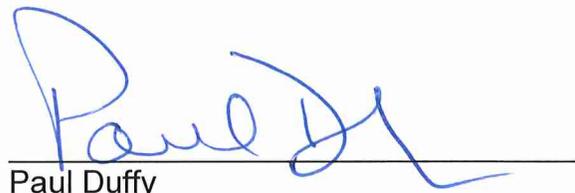
## **STRATEGIC PLAN IMPLICATIONS**

This policy would support the City's Strategic Plan, specifically "A City for the People", a policy that enhances the well-being of the community.

## **CONCLUSION**

This policy is a proactive policy which will promote health and bring attention to the serious health concerns associated with vaping, particularly for youth who are often the target audience for such advertising.

RESPECTFULLY SUBMITTED:



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Paul Duffy  
Manager, Bylaw Services



## COUNCIL POLICY

Business and Community Partnerships

---

<b>Policy Name</b>	Vaping Product Advertisement Policy
<b>Policy Number</b>	##-###
<b>Effective Date</b>	March 2, 2020
<b>Approved By</b>	Council

---

### PURPOSE

The intent of this policy is to foster health and wellness in the City by opposing the promotion and advertising of vaping related products on sites and property that the City owns and/or has sufficient control over, including transit shelters, bike racks and other street furniture. Currently there are no area restrictions on the advertising of vaping products which often target youth. These emerging health concerns and the gap in advertising regulations has identified a need for a policy restricting the advertising of vaping products.

### POLICY

The City opposes the placement of vaping product advertising on sites and property that the City owns and/or has sufficient control over, including transit shelters, transit benches and other street furniture.

### ADMINISTRATION

The Vaping Product Advertisement Policy is administered by the Director, Community & Partner Engagement.

### AUTHORITY

Council is responsible for approving vaping product advertisement policy.

The Chief Administrative Officer (CAO) is responsible for providing oversight and establishing the high level vision, objectives and governance structure for City policy. The CAO is also responsible for leading staff in implementing plans for this policy.

### REFERENCES

Community Charter (SBC 2003) s. 7(b)  
 2018-2022 Council Strategic Plan  
 Smoking Regulation Bylaw, 1998, No. 7026

### DOCUMENT HISTORY

Date	Action	By

## Union of British Columbia Municipalities (UBCM) Vaping Resolutions 2019

### Resolution B59

#### Health

---

#### B59 Regulate E-Cigarettes/Vapour Products to Minors

West Kelowna

Whereas results from the 2018 BC Adolescent Health Survey, Balance and Connection in BC: The Health and Well-being of our Youth (McCreary Centre Society) show that 21 per cent of BC students have used a vaping product with nicotine in the past month and while the long term effect of using e-cigarettes and vapour products are being assessed, the effect of nicotine on youth are known to be detrimental to brain development;

And whereas e-cigarettes and vapour products are being specifically marketed to youth through fruit and candy flavours and easily concealed products:

Therefore be it resolved that the Province of BC enact strict regulations regarding the marketing and selling of e-cigarettes and vapour products to minors.

*Not presented to the Southern Interior Local Government Association*

*UBCM Resolutions Committee recommendation:*        **Endorse**

*UBCM Resolutions Committee comments:*

*The Resolutions Committee notes that the UBCM membership has endorsed a similar resolution, 2014-B131 that called on the Province to regulate the use and sale of e-cigarettes and vaporizing systems.*

*See also resolutions B173, C48.*

Conference decision: \_\_\_\_\_

## Union of British Columbia Municipalities (UBCM) Vaping Resolutions 2019

### Resolution B173

#### **B173 Limiting the Access and Appeal of Vape Products to Youth**

**Coquitlam**

Whereas Health Canada has stated that they share the concerns of parents, educators, youth and public stakeholders regarding the increase of youth vaping in Canada;

And whereas Health Canada is currently undergoing a public consultation process to gather comments on additional regulatory measures that would aim to reduce youth use of vaping products;

And whereas the local governments have limited powers and jurisdiction to protect youth from access, sale and appeal of vape products, including no resources for enforcement;

Therefore be it resolved that FCM and UBCM be asked to call upon Health Canada and the provincial and territorial governments to move quickly to coordinate additional public policy and regulations to address access, sale and appeal of vape products to youth, and offer additional enforcement resources, to halt the growing usage of vape products among our youth as a matter of concern to local government and their communities.

*Not presented to the Lower Mainland Local Government Association*

*UBCM Resolutions Committee recommendation:       **No Recommendation***

*UBCM Resolutions Committee comments:*

*The Resolutions Committee advises that while the UBCM membership endorsed resolution 2014-B131 requesting that the provincial government regulate the use and sale of electronic cigarettes (e-cigarettes) and vaporizing systems under the BC Tobacco Control Act and Regulation, the membership has not considered a resolution requesting additional enforcement resources.*

*Staff would note that local governments provide enforcement on the sale of vape products to youth.*

*See also resolutions B59, C48.*

Conference decision: \_\_\_\_\_

**C48 Support for Proposed Vulnerable Adolescents Protection from E-cigarettes (VAPE) Act, 2019 Lake Country**

Whereas the 2018 BC Adolescent Health Survey states 29 per cent of youth in the British Columbia Interior have used a vapour product in the last month;

And whereas Health Canada advises that vaping is not safe and the long-term negative health effects of vaping are still unknown:

Therefore be it resolved that the provincial government be urged to support tougher regulations on the sale to minors of e-cigarettes and vapour products, including the banning of the sale of products which are marketed specifically to young people.

*Not presented to the Southern Interior Local Government Association*

*UBCM Resolutions Committee recommendation: Refer to Similar Resolution*

*UBCM Resolutions Committee comments:*

*Refer to resolutions B59, B173.*

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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Coreen Alexander, Planning Technician 2

Subject: HERITAGE REVITALIZATION AGREEMENT APPLICATION: 109-115  
EAST 1<sup>ST</sup> STREET (CHAD MOONEY / KC MOONEY ARCHITECT)

Date: January 29, 2020 File No: 08-3360-20-0503/1

---

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

**RECOMMENDATION:**

PURSUANT to the report of the Planning Technician 2, dated January 29, 2020, entitled "Heritage Revitalization Agreement Application: 109-115 East 1<sup>st</sup> Street (Chad Mooney / KC Mooney Architect)":

THAT "Heritage Revitalization Agreement Bylaw, 2020, No. 8752" (Chad Mooney / KC Mooney Architect, 109-115 East 1<sup>st</sup> Street) be considered and referred to a Public Hearing;

THAT "Heritage Designation Bylaw, 2020, No. 8753" (Chad Mooney / KC Mooney Architect, 109-115 East 1<sup>st</sup> Street) be considered and referred to a Public Hearing;

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

THAT notice of the highway closure, removal of highway dedication and property disposition be issued in accordance with the *Community Charter*;

THAT the Mayor and the City Clerk be authorized to execute the necessary documentation to permit the encroachments of the heritage building onto City Road allowance;

THAT the Mayor and the City Clerk be authorized to execute the necessary documentation to permit the encroachment of awnings, lighting, and door swing over City Road allowance;

AND THAT the Mayor and the City Clerk be authorized to execute all other necessary documentation required to secure the commitments outlined in the report.

## ATTACHMENTS:

1. Context Map (Document [#1870846](#))
2. Architectural Plans, dated November 29, 2019 (Document [#1871447](#))
3. Conservation Plan (Document [#1871436](#))
4. Heritage Register Excerpt (Document [#1863621](#))
5. Heritage Report (Document [#1806304](#))
6. Public Consultation Summary (Document [#1839719](#))
7. Survey of Proposed and Existing Encroachments (Document [#1870146](#))
8. "Heritage Revitalization Agreement Bylaw, 2020, No. 8752" (Document [#1863514](#), [#1871436](#))
9. "Heritage Designation Bylaw, 2020, No. 8753" (Document [#1863553](#))

## BACKGROUND

The building onsite, known as the Mount Crown Block, was built in 1911 and is listed as a Heritage "A" building in the City's *2013 Heritage Register*. It is a mixed-use building with 18 rental apartments, two commercial units, and a basement fronting the lane, currently used as storage. The Official Community Plan (OCP) Land Use Designation is Mixed-Use Level 4A (MU4A). The MU4A designation has a base density of 2.6 FSR and a potential bonus of 1.0 FSR. The property is zoned LL-2.

The building was constructed prior to any OCP designation or Zoning Bylaw being applied to the property. Therefore, it is legally non-conforming and exceeds the maximum permitted density within the LL-2 Zone. In addition, the building is in non-conformance to other zoning regulations, these include parking, lot coverage, and siting resulting in multiple minor encroachments into the City's Road allowance.

## PROJECT DESCRIPTION

The proposed project includes the conversion of storage units into two new commercial units within the existing building's basement fronting the lane. In addition, the development includes upgrades to the front façade, facing East 1<sup>st</sup> Street, to restore key heritage elements and the designation of the building as a Municipal Heritage Site. The proposed improvements to the heritage resource and the variances noted in Table #1 are to be secured through the use of a Heritage Revitalization Agreement (HRA).

A Heritage Revitalization Agreement (HRA) is a formal, voluntary and written agreement that allows the City to augment zoning regulations and provide non-financial incentives to increase the viability for owners to conserve a property of heritage merit. An HRA provides long-term legal protection that is enabled by a bylaw and is registered on the title of the property.

This report also seeks to formalize existing and proposed encroachments onto the City’s road, associated with the heritage improvements for the proposed development.

If approved, the incentives and compensation to be provided to the owner for the heritage designation and revitalization of the front façade of the heritage building will be in the form of variances to the Zoning Bylaw and bonus density as set out in the HRA. The HRA will also address all other legal non-conformities to bring the building into compliance with today’s OCP and Zoning Bylaw.

A summary of the requested variances to the Zoning Bylaw to bring the current property into conformance are identified in Table #1.

**Table #1. Requested Changes to the Zoning By-law**

	<b>Current Designation/Regulation</b>	<b>Proposed Designation/Regulation</b>
402(6): Prohibited Uses of Land, Buildings, and Structures	Prohibited: Any Use which is exclusively accessible from a Lane	Requirement waived
6A02(1): Special Provisions for Uses in LL-2 Lower Lonsdale Zone	An Accessory Apartment Use in the Lower Lonsdale Zones: (a) shall be permitted on a floor level above the second Storey; (d) shall meet the Adaptable Design requirements per Section 423 of this bylaw	An Accessory Apartment Use in the Lower Lonsdale Zones: (a) Shall be permitted on the first Storey and above (d) Shall be waived
6A04(2): Gross Floor Area	Shall not exceed 2.6 times the Lot Area	Shall not exceed 2.9 times the Lot Area
6A04(3): Lot Coverage	Shall not exceed a Lot Coverage of 90% reduced to 35% above the second Storey	Shall not exceed a Lot Coverage of 100%
6A04(4): Height	(a) Height shall not exceed 12.192 metres (40 feet)	(a) Height shall not exceed 16 metres (52.5 feet)
6A04(5): Siting	(a) shall be sited not less than 3.048 metres (10 feet) from a Rear Lot Line or a flanking Lane (c) above the second Storey in the LL-2 Zone shall be setback at a 45 degree vertical angle from the second Storey fronting Lonsdale Avenue	Requirement waived
908: Parking Spaces	16 onsite parking spaces required	No onsite parking required

10A06: Bicycle Parking Spaces	Short-term: 6 spaces required Secure: 28 spaces required	No bicycle parking spaces required
1001: Required Loading Space	1 onsite Loading Space required	No onsite loading spaces required

## POLICY FRAMEWORK

The subject site is designated Mixed-Use Level 4A (MU4A) in the OCP. This designation allows for a mix of higher-density multi-family and commercial uses in Lower Lonsdale. Buildings in this designation typically include a mix of retail and/or office space on lower floors and residential apartments on upper floors. The proposal meets the intent of the MU4A Land Use Designation and is consistent with the OCP.

A summary of compliance with the Metro Vancouver Regional Growth Strategy and OCP policies are identified in Table #2.

**Table #2.** Compliance with Related Policies

<b>Metro Vancouver Regional Growth Strategy (Metro 2040)</b>	
Goal 1 <i>Create a Compact Urban Area</i>	The proposal presents a form of intensification that is appropriately scaled to the surrounding neighbourhood and contributes to a compact urban area.
Goal 2 <i>Support a Sustainable Economy</i>	The retention of the existing 18 rental units provide rental housing options that can support a diversity of income levels, including individuals who work in the community. The proposed commercial units provide new space for businesses to operate and employment opportunities, promoting Lower Lonsdale as a commercial centre.
Goal 5 <i>Support Sustainable Transportation Choices</i>	The site is well serviced by transit, bicycle and pedestrian infrastructure, including close proximity to the SeaBus, frequent transit networks, future B-Line, and the North Shore Spirit Trail.
<b>Official Community Plan</b>	
Policy 1.1.5 <i>Provide space for commercial uses in mixed-use developments to support employment and economic development</i>	The proposal includes the retention of 18 rental units, 2 commercial spaces, and 2 new commercial spaces, without increasing the building envelope. Supporting employment and economic development within the community, without diminishing rental stock.
Policy 1.3.6 <i>Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner</i>	The design and materiality of the proposed façade upgrades are consistent with the heritage character of the building and surrounding local context.
Policy 1.3.9 <i>Explore ways to activate laneways in the City including opportunities for varied uses, pedestrian and cycling activity as well as stormwater management and urban agriculture</i>	The development presents an attractive storefront fronting the lane with goose-neck lighting and tempered clear glass doors and windows. The activation of the laneway with two new commercial units encourages increased pedestrian and cycling activity.

<p>Policy 2.2.1 <i>Designate land uses to bring people and destinations closer together, minimizing the need for private vehicle use and maximizing opportunities for walking, cycling, and transit as modes of travel</i></p>	<p>The current building is a mixed use development with zero parking onsite. The proximity to rapid transit corridors, SeaBus, and the Spirit Trail create opportunities for walking, cycling, and transit use.</p>
<p>Policy 6.2.2 <i>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</i></p>	<p>The proposal includes revitalization of the building's original heritage features and the long-term protection of the building. It also includes the addition of two new commercial spaces compatible with the surrounding area. Both support the promotion of Lower Lonsdale as a primary cultural precinct.</p>
<p>Policy 6.4.2 <i>Maintain visible links to the community's natural and cultural past through the conservation and enhancement of significant heritage resources, including heritage buildings, structures and landscapes</i></p>	<p>The proposal includes the long-term protection of a significant heritage building, along with the restoration of key heritage features.</p>

## Heritage Designation

The subject property is listed as a Heritage "A" building in the City's *2013 Heritage Register*. Refer to Attachment 4 for the *Heritage Register* excerpt. The *Heritage Register* is an official listing of properties, established by resolution of City Council, that are identified as having heritage character or heritage value to the community. Heritage "A" buildings are considered to have more merit than Heritage "B" buildings. Inclusion on the *Heritage Register* does not constitute formal legal protection. General City practice is to take opportunities to designate Heritage "A" buildings when they are involved in an application.

Heritage Designation has the effect of legally protecting a heritage resource from demolition, alteration or other damage, unless approved through the issuance of a Heritage Alteration Permit (HAP). Heritage Designation occurs through the adoption by City Council of a Heritage Designation Bylaw pursuant to section 967 of the *Local Government Act*. The City's *Heritage Designation Policy* was adopted by Council on January 21, 2013 to clarify the process and circumstances in which the City may consider Heritage Designation including Voluntary Designation, Negotiated Designation, and Involuntary Designation. The proposed project represents a Negotiated Designation as the owner is receiving variances to the Zoning Bylaw in return for the legal protection of the heritage building.

### *Statement of Significance*

The Mount Crown Block, at 109-115 East 1st Street in North Vancouver, is a 1911 mixed-use building that is situated in the Lower Lonsdale business precinct. The building contains two retail stores along the East 1st Street frontage and two storeys of residential above the first floor. The structure is primarily brick-clad with wood framed windows and ornamentation, along with a stucco cornice treatment. The heritage resource for designation is the entire building that is situated on the property known as 109 - 115 East 1st Street.

The Mount Crown Block is significant as its mix of commercial and residential space was originally one of the larger commercial buildings in the City. The architects, Dalton & Eveleigh, were responsible for the design of the building; they were one of Vancouver's pre-eminent architectural firms and were known for their high quality commercial and institutional design. In addition, this resource represents the early building forms and mix of uses that established the Lower Lonsdale precinct and supported the ferry service to the south side of the Burrard Inlet.

The character defining elements of the heritage resource primarily relate to its architecture. The Mount Crown Block is an example of the classical revival era with Edwardian overtones. Most of its original materials and design are still intact, these include: the wood framed windows and ornamentation; brick materials and inset patterns; and the eastern store front v-shaped glazing and inset entrance. As part of the restoration works for the building, the original cornice (of wood construction) and western store front to match the eastern store front will be re-established to bring the building back to its original architectural composition.

## **PLANNING ANALYSIS**

### **Site Context and Surrounding Use**

The site is located on the 100-block of East 1<sup>st</sup> Street, adjacent to Lonsdale Avenue. The block consists of low-rise commercial and mixed-use buildings. The site is accessed from East 1<sup>st</sup> Street to the north and from a laneway to the south. The buildings and uses immediately surrounding the subject site are outlined in Table #3.

**Table #3. Surrounding Uses**

<b>Direction</b>	<b>Address</b>	<b>Description</b>	<b>Zoning</b>
Northeast	116 E 1 <sup>st</sup> Street 118 E 1 <sup>st</sup> Street 122 E 1 <sup>st</sup> Street 124 E 1 <sup>st</sup> Street	Parking Lot	LL-3
Northwest	100 E 1 <sup>st</sup> Street 110 E 1 <sup>st</sup> Street 120 Lonsdale	A mix of commercial units including retail, office, and restaurants	LL-2

East	117 E 1 <sup>st</sup> Street 119 E 1 <sup>st</sup> Street	Low-rise building with commercial use	CD-439
West	92 Lonsdale Avenue	Heritage A building, mixed-use including commercial and residential	LL-2
	88 Lonsdale Avenue	Heritage A building, mixed-use including commercial and live-work units	CD-453
South	100 E Esplanade 50 Lonsdale Avenue	Mixed-use including commercial and residential	CD-393

Use

The OCP and LL-2 Zone permits the proposed commercial uses in the basement. The units will support economic development within the Lower Lonsdale business area by increasing the available commercial stock. In addition, the two properties directly to the east of the subject site also have businesses fronting the lane. Adding additional commercial units along the lane will support the activation of the laneway and streetscape and will increase active transportation modes to the area. The primary entrance to the proposed commercial units is from the lane, this variance to the Zoning Bylaw is supported by staff as part of the heritage incentive.

Intensity

The existing building exceeds the maximum OCP base density of 2.6 FSR and is considered legally non-conforming with respect to zoning. The proposed density is 2.9 FSR, which is within the potential OCP bonus density. In addition, the existing building covers the entire property, resulting in non-conformity to Lot Coverage and Rear siting.

The two proposed commercial units represent an intensification of the space. The additional units will increase the number of trips to site. The site does not conform to the parking standards within the Zoning Bylaw. There is no onsite parking, however, the building has functioned for many years without parking. Given the close proximity to the SeaBus, future RapidBus, rapid transit corridors, and strong pedestrian connections, the need for parking is minimal. Generally, the site will predominately be accessed by active transportation and transit modes.

The HRA tool will bring the non-conforming uses into conformity with the Zoning Bylaw. It will also enable the restoration of key heritage features to the front façade and the long-term protection of this valuable heritage resource.

## Form

Over time, the character of the subject building has been altered by the removal of the original cornice and the rebuilding of the storefronts, both in configuration and materiality. The proposed heritage revitalization of the front façade includes reconstruction of the cornice and reconfiguration of the western storefront entrance to match the original heritage character. It also includes new lighting reflective of the heritage character and a new awning and wooden door for the residential entrance more compatible with the original building design.

There is limited information on the details of the original cornice, therefore exact replication is impossible. The proposed cornice design aims to be compatible with architecture, era, character, and material of the original as per the *Standards and Guidelines for the Conservation of Historic Places in Canada*. See Attachment 3 for details.

## *Heritage Value*

A Heritage Report prepared by the applicant is included as Attachment 5, describing the heritage value and statement of significance for this heritage property. The estimated cost of this heritage restoration work is \$51,700.

## **COMMUNITY CONSULTATION**

A Developer's Information Session was held on October 16, 2019 and was attended by 4 individuals. No comment forms were received. A summary of the public consultation, as prepared by the applicant, is available in Attachment 6.

## **ADVISORY BODY INPUT**

### **Heritage Advisory Commission**

The application was reviewed by the Heritage Advisory Commission on October 8, 2019. The Commission supported the proposal, subject to resolution of the following items to the satisfaction of the Director of Planning:

- Further consideration of the materials for the front residential entrance that better reflects the architectural composition of the heritage resource;
- Further development of separate awning designs for the commercial and residential entry ways to better articulate the different uses;
- That a consistent heritage colour palette be applied to the building;
- The lighting of the front façade reflects the heritage character of the building.

## INTER-DEPARTMENTAL IMPLICATIONS

Portions of the existing heritage building encroach onto City Road allowance including existing door swings, fire escapes, and overhangs. The proposed heritage improvements including the reconstruction of the decorative cornice, new awnings, and gooseneck lighting create new encroachments over City road.

This report seeks to obtain Council approval for the Mayor and the City Clerk to sign the necessary documentation to allow for these existing and proposed encroachments associated with the heritage improvements. The separate components to allow this are as follows:

- Raise title to a portion of 1st Street to allow for minor encroachments of the Heritage Building (see Attachment 7);
- Register easements for the encroachments over the closed road portion, the encroachments are expected to include:
  - Door swing (north) onto City road
  - Awnings (north) onto City road
  - Existing fire escapes
  - Gooseneck lighting (south) onto City road
  - Cornice (north, south)
  - Overhang (north, south).

## CONCLUSION

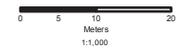
This proposal represents good planning. The subject site's proximity to existing commercial areas, transit and active transportation facilities make it an appropriate site for commercial densification. The project would result in a net increase of two commercial units, without increasing the building envelope. It would also support activation of the laneway as a good pedestrian network. The project would result in the restoration of key heritage features and ensure long-term legal protection of a Heritage "A" resource. The Policy Framework supports the proposed changes to the site.

RESPECTFULLY SUBMITTED:

  
\_\_\_\_\_  
Coreen Alexander  
Planning Technician 2

Legend

-  Subject Site
  -  Legal\_Parcels
- Aerial 2019**
- RGB**
-  Red: Band\_1
  -  Green: Band\_2
  -  Blue: Band\_3



**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

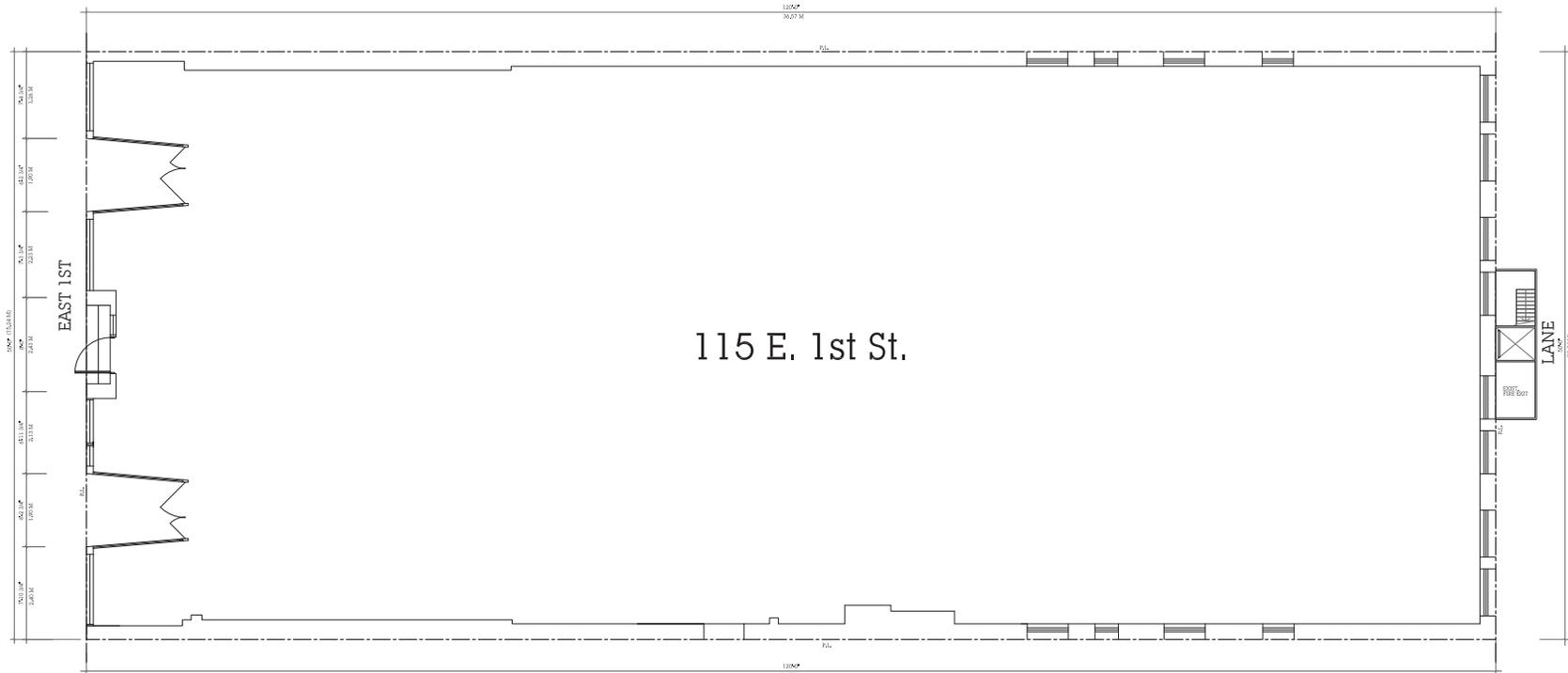
PLOTTED: 1/15/2019  
SOURCE: Jurimap  
COORDINATE SYSTEM: NAD 83 UTM Zone 18



- SURROUNDING USES:
- A: PARKING
  - B: RETAIL
  - C: RESTAURANT
  - D: RETAIL
  - E: RETAIL
  - F: RETAIL
  - G: RETAIL
  - H: RETAIL
  - I: RESTAURANT
  - J: RESTAURANT
  - K: RESTAURANT
  - L: RESTAURANT



CONTEXT PLAN  
SCALE: 1/64" = 1'-0"



SITE PLAN  
SCALE: 1/4" = 1'-0"

CIVIC ADDRESS:  
111 E. 1ST ST.

LEGAL DESCRIPTION:  
LOT 8 BLOCK 146 D.L. 274  
PLAN 878

REVISION 11  
AUGUST 28, 2019

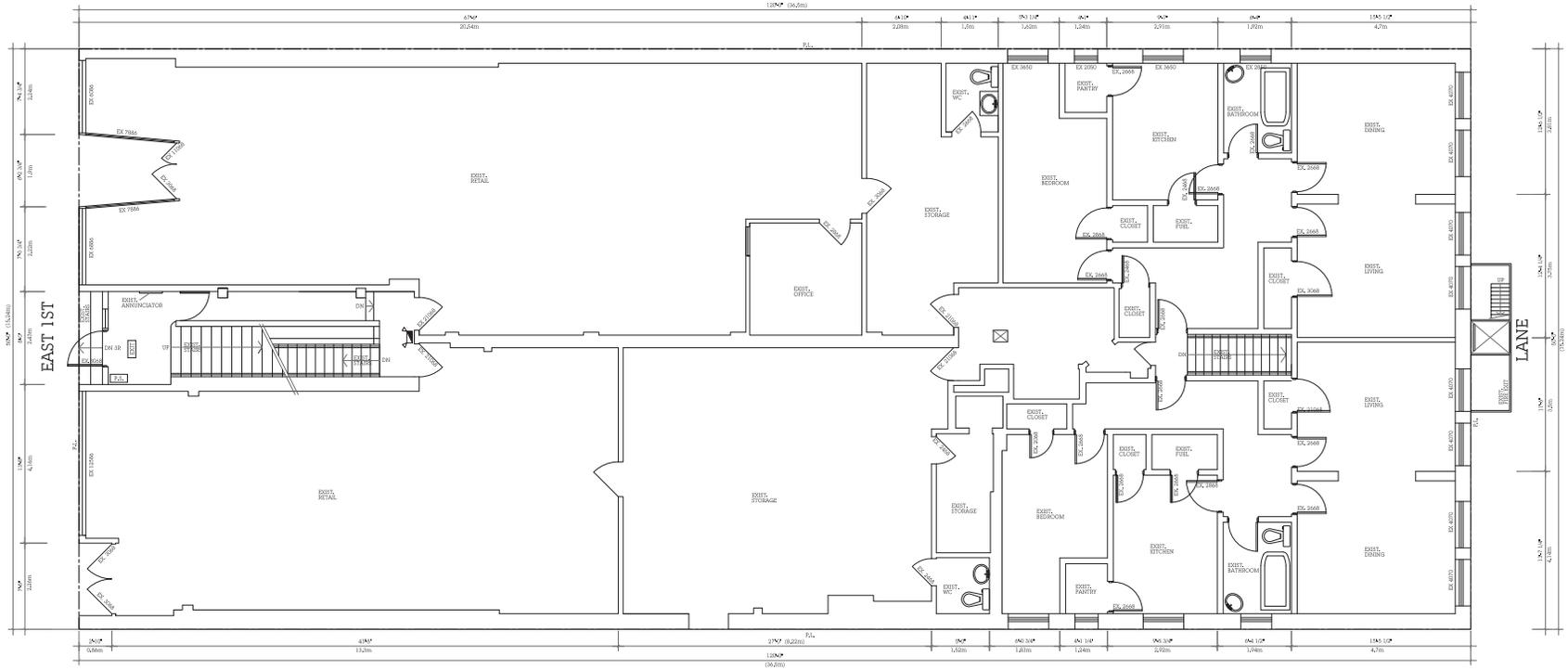


DRAWN  
DATE: JULY 2, 2019  
SCALE: AS NOTED

A100

CIVIC ADDRESS:  
111 E. 1ST ST.

LEGAL DESCRIPTION:  
LOT 6 BLOCK 166 D.L. 274  
PLAN 878



LEGEND :

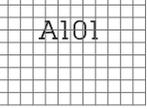
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- POLL STATION
- EMERGENCY LIGHT POWER UNIT

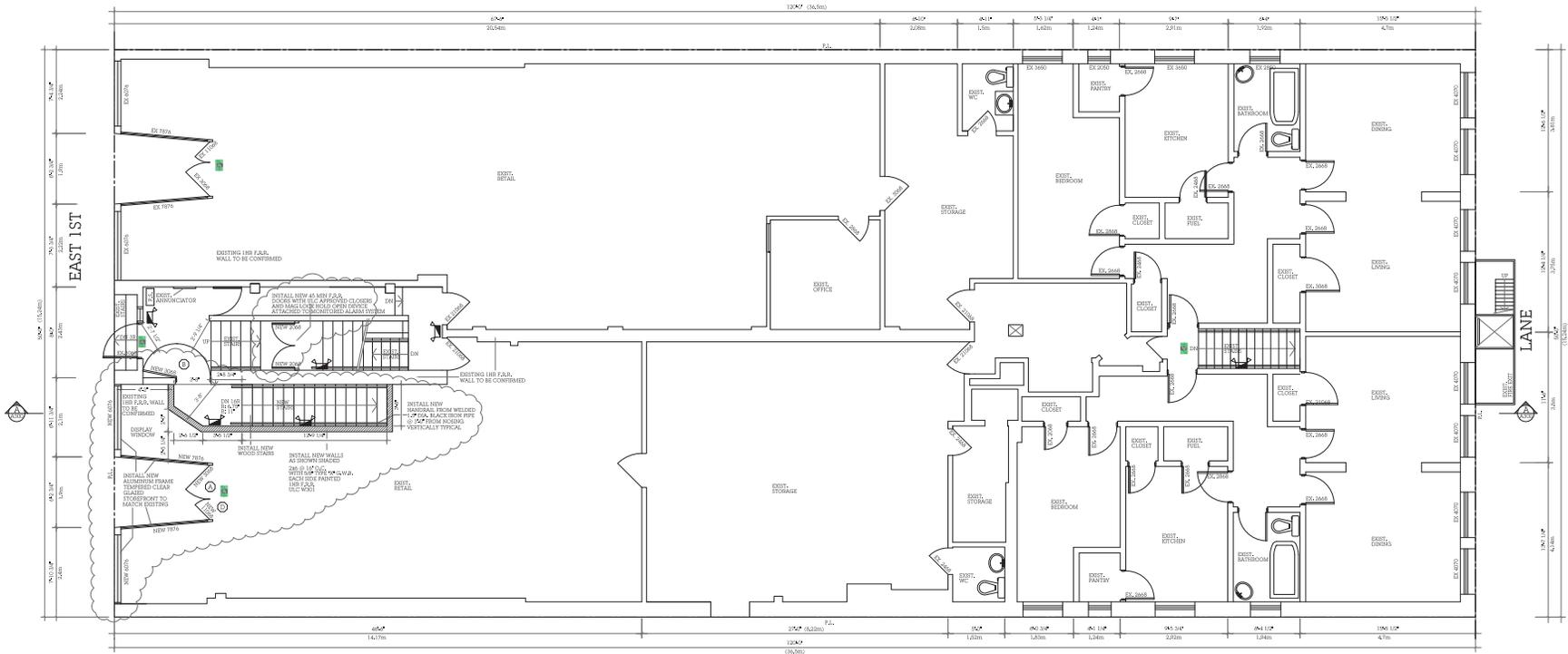
REVISION 1:  
AUGUST 28 2019



EXISTING MAIN FLOOR PLAN

DRAWN:  
DATE: JULY 2 2019  
SCALE: 1/4" = 1'-0"





**LEGEND :**

-  EXIT SIGN (GREEN RUNNING MAN) (MILITARY 610-000-01)
-  FULL STATION
-  EMERGENCY LIGHT POWER UNIT

**DOOR:**

-  NEW 1/2" x 6" ALUMINUM FRAME GLAZED STOREFRONT DOOR, C/W SELF-CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING
-  NEW 1/2" x 6" FLUSH STEEL HOLLOW CORE, C/W SELF-CLOSER, LOCKSET & LEVER HANDLE (45MIN. F.R.R.)
-  NEW 2'-0" x 6'-0" DOOR WITH LOCKSET & LEVER HANDLE
-  NEW 1'-1/2" x 2'-0" ALUMINUM FRAME GLAZED STOREFRONT DOOR, C/W SELF-CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING

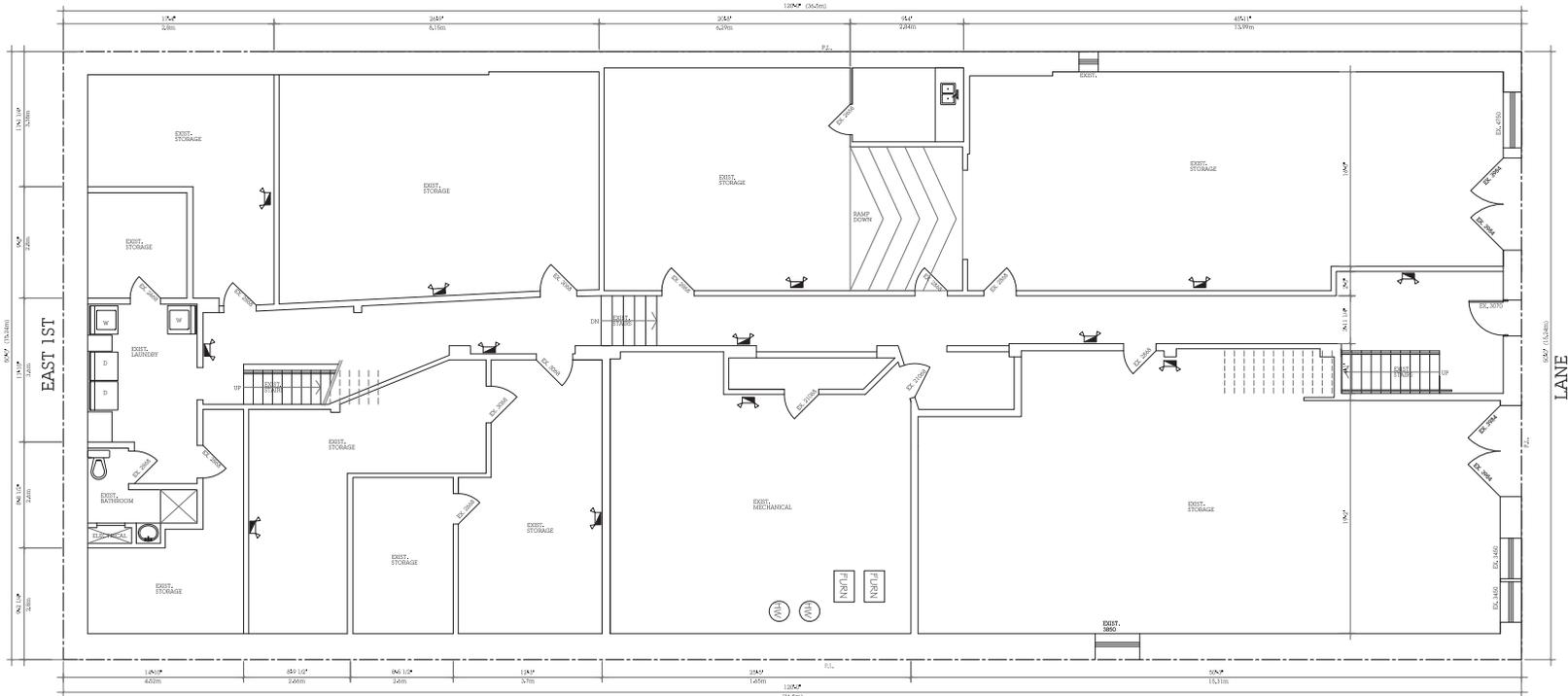
NOTE:  
ALL ELECTRICAL AND PLUMBING SERVICE PENETRATIONS OF FIRE RATED FLOOR WALLS AND CEILING TO BE FIRE STOPPED IN COMPLIANCE WITH IBC/CRC 2018

**PROPOSED MAIN FLOOR PLAN**

REVISION 1:  
AUGUST 28 2019  
REVISION 2:  
OCTOBER 22 2019  
REVISION 3:  
NOVEMBER 26 2019



DRAWN	
DATE	JULY 2 2019
SCALE	1/4" = 1'-0"
A102	



LEGEND :

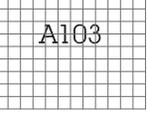
-  EXIT SIGN (GREEN RUNNING MAN) BULLETIN 2015-006-RU
-  FULL STATION
-  EMERGENCY LIGHT POWER UNIT

EXISTING BASEMENT FLOOR PLAN

REVISION 1:  
AUGUST 28 2019

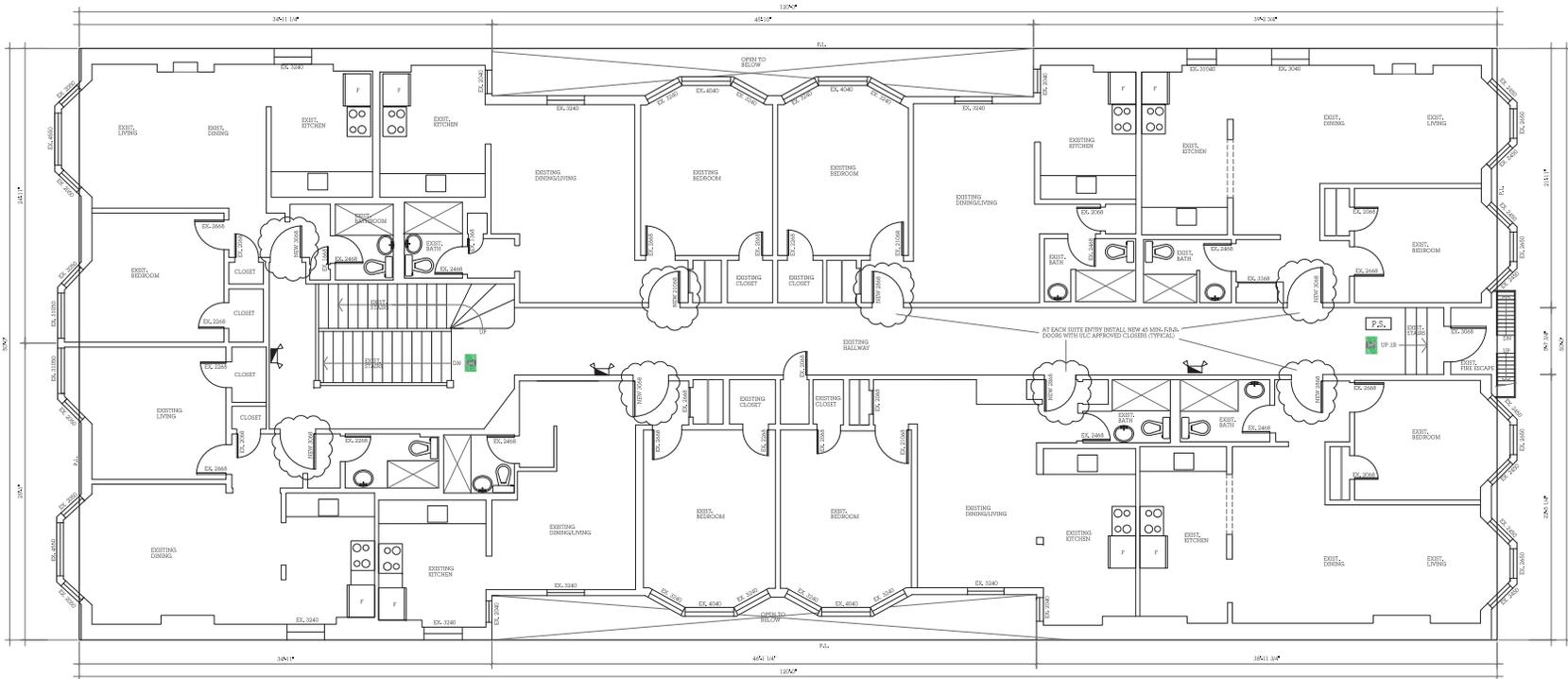


DRAWN  
DATE: JULY 2 2019  
SCALE: 1/4" = 1'-0"



A103





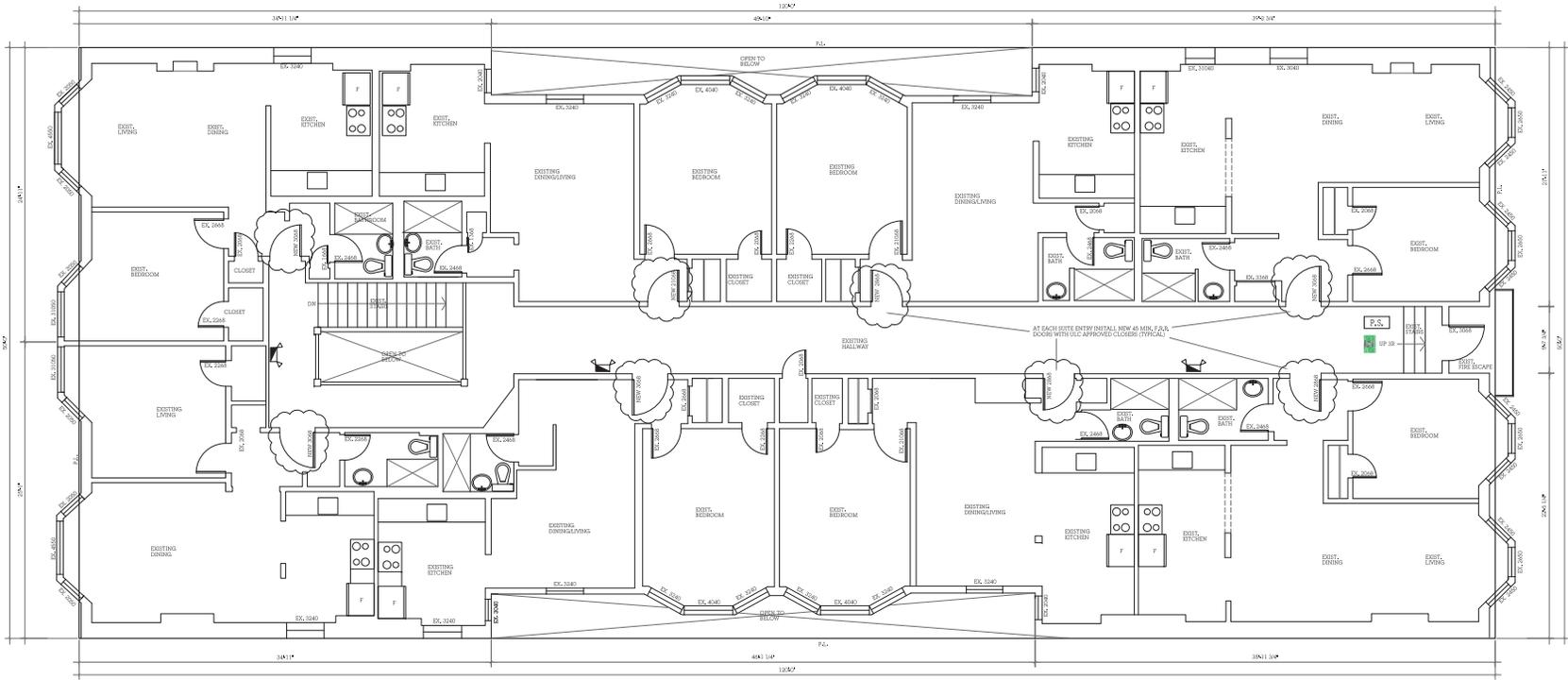
EXISTING SECOND FLOOR

- REVISION 1:  
AUGUST 28 2019
- REVISION 2:  
OCTOBER 22 2019
- REVISION 3:  
NOVEMBER 26 2019



DRAWN  
DATE: JULY 2 2019  
SCALE: 1/4" = 1'-0"

A105



EXISTING THIRD FLOOR

- REVISION 1:  
AUGUST 28 2019
- REVISION 2:  
OCTOBER 22 2019
- REVISION 3:  
NOVEMBER 26 2019



DRAWN
DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"

A106



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

111  
ST  
STREET

KOENIG/OONEY  
ARCHITECT  
1820 BAYVIEW AVE  
VANCOUVER BC  
V6K 4A4  
604.736.2927

DRAWN  
DATE: JULY 2 2019  
SCALE: 1/4" = 1'-0"

A200





EXISTING WEST ELEVATION



111  
1ST  
STREET

KC1/OONEY  
ARCHITECT  
1820 BAYVIEW AVE  
VANCOUVER BC  
V6K 4A4  
604-736-2927

DRAWN  
DATE: JULY 2 2019  
SCALE: 1/4" = 1'-0"

A202



PROPOSED WEST ELEVATION

111  
1ST  
STREET

KOHN/OONEY  
ARCHITECT  
1820 BAYVIEW AVE  
VANCOUVER BC  
V6K 4A4  
604-736-2927

DRAWN  
DATE: JULY 2 2019  
SCALE: 1/4" = 1'-0"

A203



EXISTING EAST ELEVATION



111  
1ST  
STREET

KC1/OONEY  
ARCHITECT  
1820 BAYVIEW/ATER  
VANCOUVER BC  
V6K 4A4  
604-736-2927

DRAWN  
DATE: JULY 2 2019  
SCALE: 1/4" = 1'-0"

A204



PROPOSED EAST ELEVATION

111  
1ST  
STREET

KC1/OONEY  
ARCHITECT  
1820 BAYVIEW AVE  
VANCOUVER BC  
V6K 4A4  
604-736-2927

DRAWN  
DATE: JULY 2 2019  
SCALE: 1/4" = 1'-0"

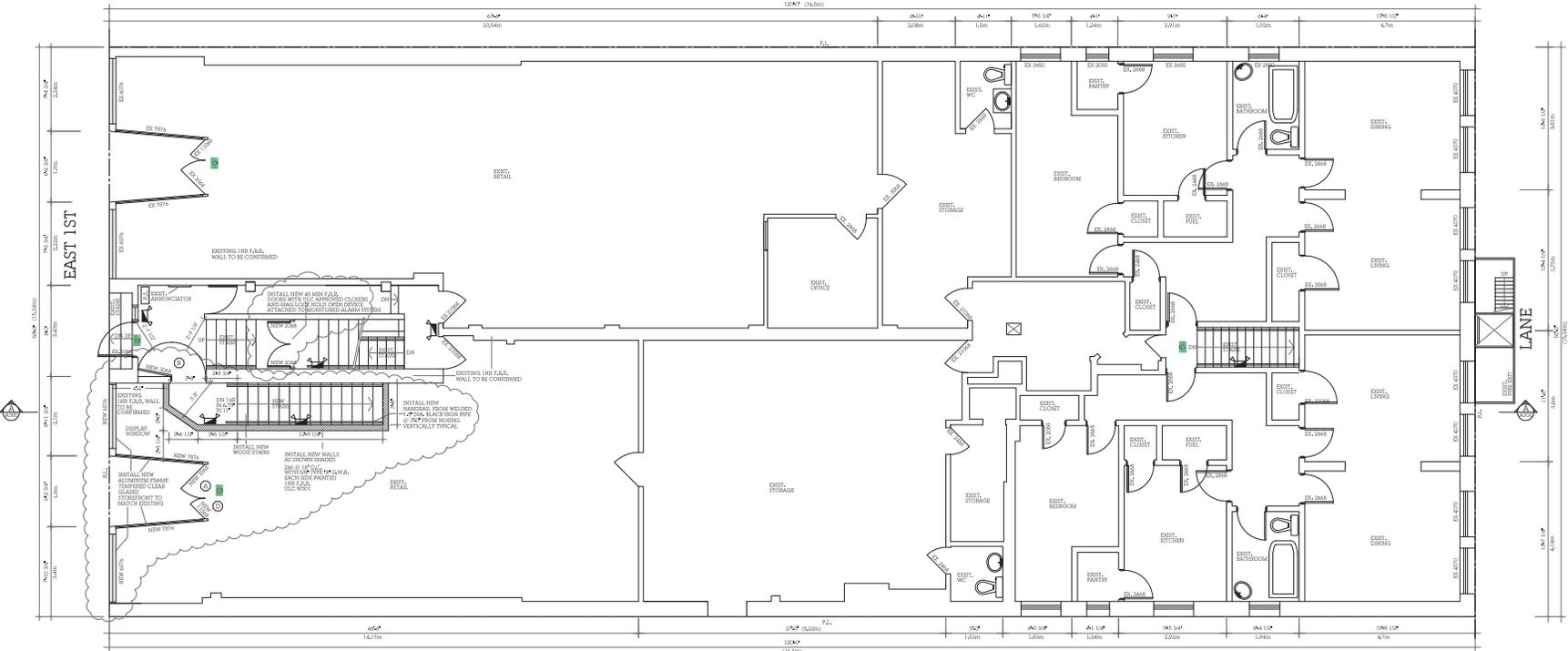
A205







SCHEDULE A - CONSERVATION PLAN



LEGEND :

- EXIT SIGN (GREEN RUNNING MAN) WILLYTON (W100K-01)
- FULL STATION
- EMERGENCY LIGHT POWER UNIT

DOOR:

- NEW 1/2" x 6" ALUMINUM FRAME GLAZED STOREFRONT DOOR, C/W SELF-CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING
- NEW 1/2" x 6" FLUSH STEEL HOLLOW CORE, C/W SELF-CLOSER, LOCKSET & LEVER HANDLE (45MIN. F.R.B.)
- NEW 2'-0" x 6'-0" DOOR WITH LOCKSET & LEVER HANDLE
- NEW 1-1/2" x 2-1/2" ALUMINUM FRAME GLAZED STOREFRONT DOOR, C/W SELF-CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING

NOTE:  
ALL ELECTRICAL AND PLUMBING SERVICE PENETRATIONS OF FIRE RATED FLOOR WALLS AND CEILING TO BE FIRE STOPPED IN COMPLIANCE WITH IBC/CRC 2018

PROPOSED MAIN FLOOR PLAN

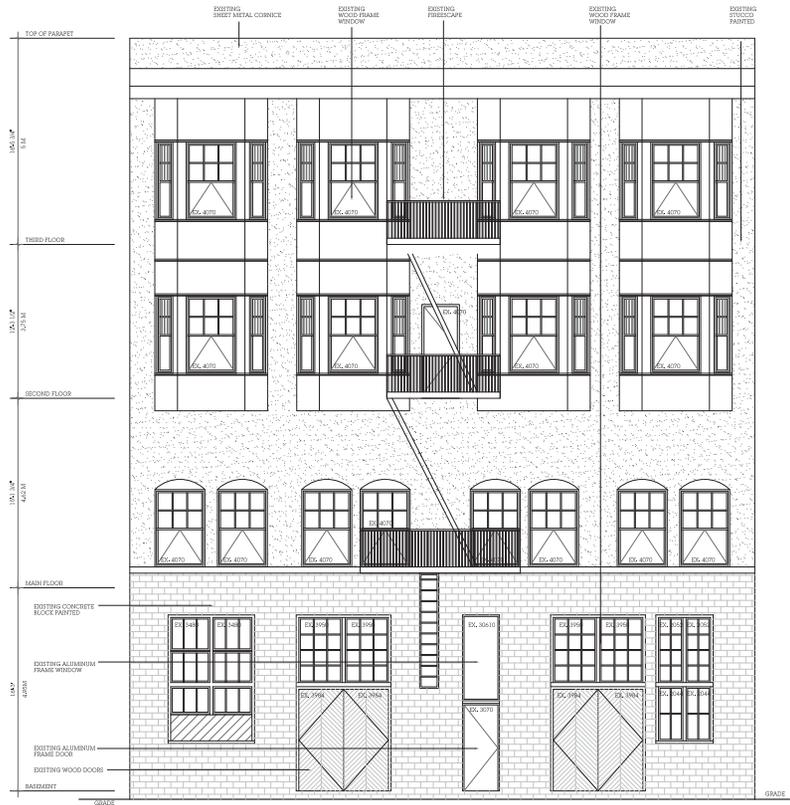
REVISION 1:  
AUGUST 28 2019  
REVISION 2:  
OCTOBER 22 2019  
REVISION 3:  
NOVEMBER 26 2019



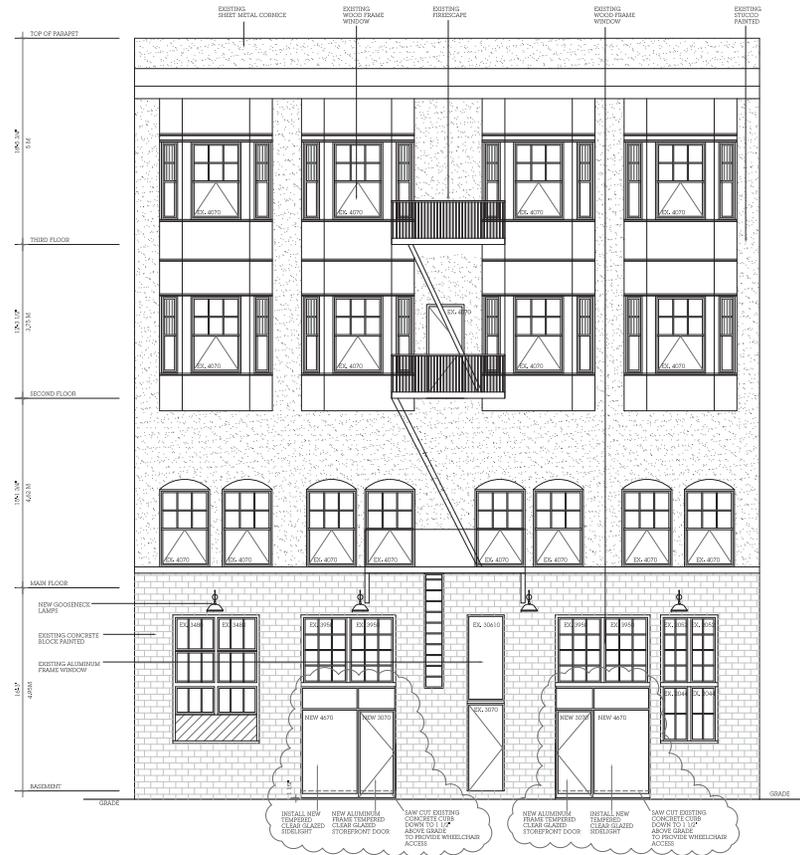
DRAWN	
DATE	JULY 2 2019
SCALE	1/4" = 1'-0"
A102	







EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

BUILDING FACE: 256.5 M2  
 EXISTING UNPROTECTED OPENING: 80M2  
 EXISTING: 31%  
 ALLOWED: 10%

111  
 1ST  
 STREET

KOENIG/OONEY  
 ARCHITECT  
 1820 BAYVIEW AVE  
 VANCOUVER BC  
 V6K 4A4  
 604 736 2921

DRAWN  
 DATE: JULY 2 2019  
 SCALE: 1/4" = 1'-0"

A201



PROPOSED WEST ELEVATION

111  
1ST  
STREET

KOHN/OONEY  
ARCHITECT  
1820 BAYVIEW AVE  
VANCOUVER BC  
V6K 4A4  
604-736-2927

DRAWN  
DATE: JULY 2 2010  
SCALE: 1/4" = 1'-0"

A203



PROPOSED EAST ELEVATION

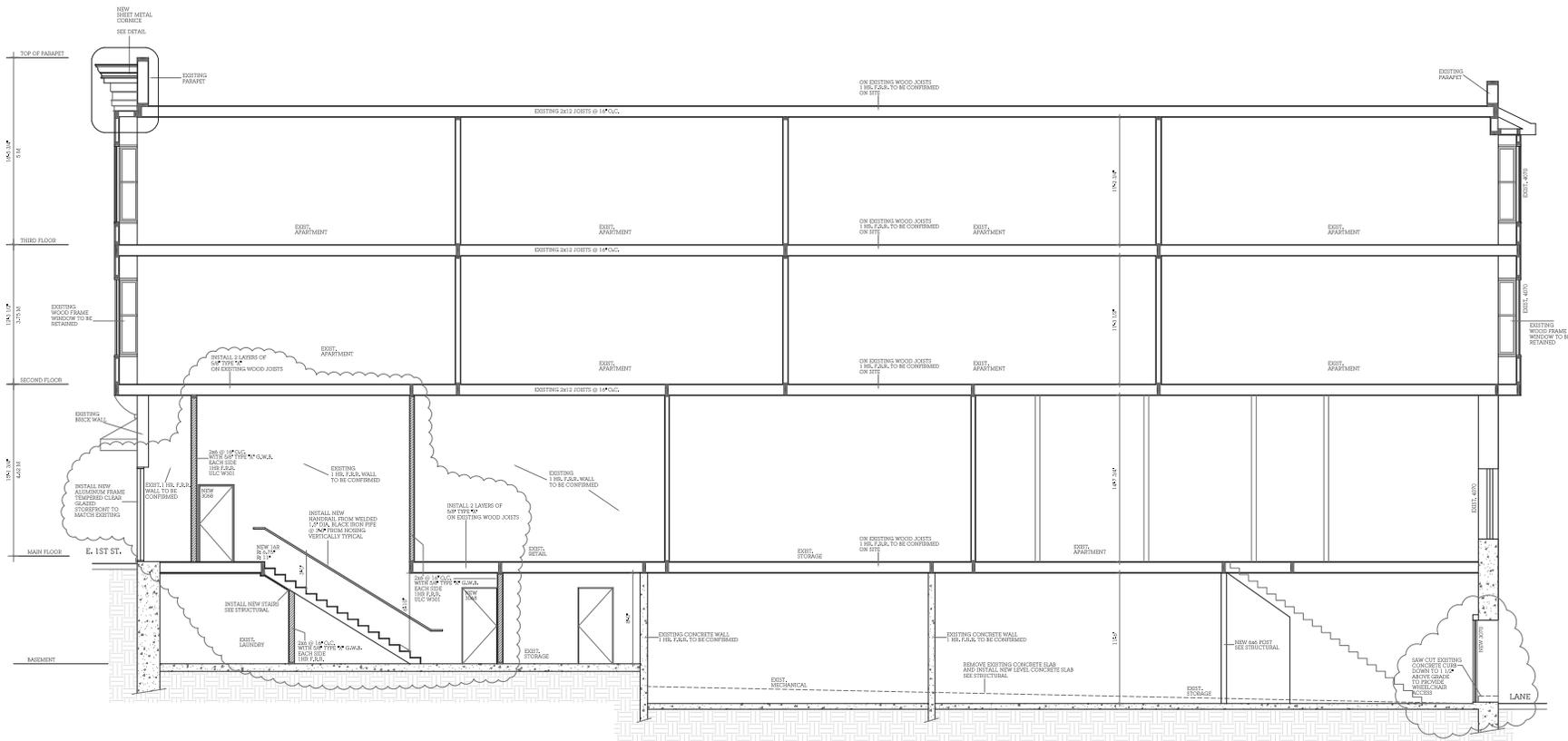
111  
1ST  
STREET

KC1/OONEY  
ARCHITECT  
1820 BAYVIEW AVE  
VANCOUVER BC  
V6K 4A4  
604-736-2927

DRAWN  
DATE: JULY 2 2019  
SCALE: 1/4" = 1'-0"

A205





BUILDING SECTION A-A

REVISION 1:  
AUGUST 28 2019



DRAWN	
DATE	JULY 2 2019
SCALE	1/4" = 1'-0"

A300



KC MOONEY  
ARCHITECT  
330 - 1026 DAVIE  
VANCOUVER BC  
V6E 1M3  
604 736 2927

November 28, 2019

**Coreen Alexander**  
Planning Lead  
City of North Vancouver

In response to the October 15 comments from the Heritage Advisory Committee we have:

- Proposed a replacement of the aluminum framed front door and sidelight to the residential lobby, with a wood door with a single glass panel combined with a wood framed glass sidelight which is more in keeping with the heritage character of the building.
- We have replaced the awning over the residential entry with a steel frame and canvas marquis with heritage details abstracted from the original architectural drawings.
- We have specified a colour palette compatible with or selected from the Benjamin Moore heritage collection.
- We have selected lighting for the front façade that reflects the heritage character of the building (attached).

Yours truly,

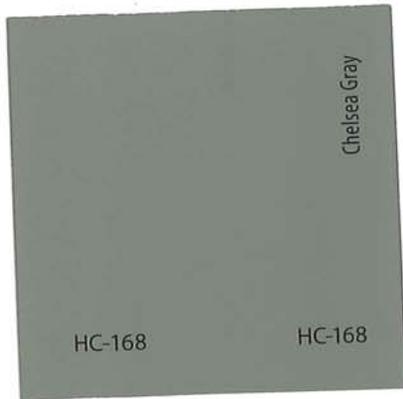


KC Mooney Architect AIBC



KC MOONEY  
ARCHITECT  
330 - 1026 DAVIE  
VANCOUVER BC  
V6E 1M3  
604 736 2927

Paint samples



Chelsea Gray  
HC-168  
Benjamin Moore



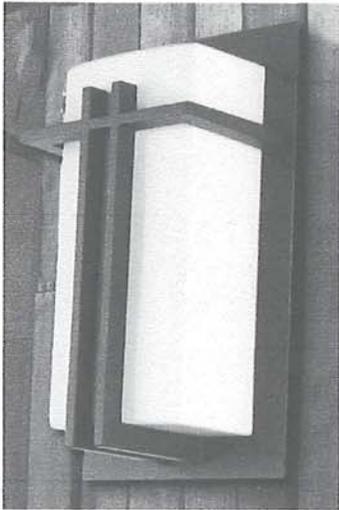
Iron Mountain  
2134-30  
Benjamin Moore

**RECEIVED**  
NOV 29 2013  
CITY OF NORTH VANCOUVER  
COMMUNITY SERVICES  
DEPARTMENT

KC MOONEY  
ARCHITECT  
330 - 1026 DAVIE  
VANCOUVER BC  
V6E 1M3  
604 736 2927

**Lighting selected for the front façade**

Doty Stainless Steel Modern Outdoor Bulkhead Light  
By Bay isle home



Acclaim Lighting 4708 Artisan 1 Light Outdoor Flush Mount Ceiling



**RECEIVED**  
NOV 29 2019  
CITY OF NORTH VANCOUVER  
COMMUNITY SERVICES  
DEPARTMENT

## HERITAGE REGISTER BUILDINGS



POST OFFICE AND FEDERAL BUILDING  
100-104 East 1st Street/104 Lonsdale Avenue  
C. Gustave Brault, Chief Architect, Federal  
Department of Public Works  
1948-1949  
REGISTER RANKING: A

This was originally the site of the North Vancouver's first Municipal Hall, built in 1903. The International Style design for this new Federal Building was provided by C. Gustave Brault, the Chief Architect of the Federal Department of Public Works in Ottawa. It is typical of a number of such structures built throughout Canada at this time. The massing of the building dominates its corner location. A plain limestone facing is relieved by banks of ribbon windows, which are separated by round columns; there is an absence of any applied ornament, which conveys the power, authority and progressive mandate of the Government of Canada. The building has since been rehabilitated for retail and commercial use.



MOUNT CROWN BLOCK  
109-115 East 1st Street  
Dalton & Eveleigh, Architects  
1911  
REGISTER RANKING: A

This substantial brick-clad apartment building, with retail stores at ground level, was built in 1911 for C.A. Lett & Sons. Architects Dalton & Eveleigh were responsible for the design of the building. One of Vancouver's pre-eminent architectural firms, they were known for their high quality commercial and institutional buildings. The contractor was the well-known firm of Baynes & Horie. Originally, the building contained two commercial spaces on the first floor, with apartments on the two floors above.

On November 17, 1911, The Express noted the completion of the building: 'the last finishing touches are now being added to the new brick block built by Messrs. C.A. Lett and Son on First street east. This building is one of the largest yet constructed in the city and reflects great credit upon the enterprise of its owners. The main floor is occupied by two large and thoroughly up-to-date stores, each of which is provided with a spacious basement. In addition to these store basements, the lower floor of the building contains two large warehouses with entrance from the lane and the janitor's quarters. The remaining floor space on the ground floor, the first and second storeys are occupied by eighteen modern and attractive light housekeeping suites.'

The Mount Crown Block with its mix of commercial and residential space was originally one of the larger commercial buildings in the city. The two retail shops provided commercial space for the many businesses seeking to do business in active Lower Lonsdale. In addition to the commercial space, the apartments on two floors – with their "disappearing" built-in furniture – provided necessary housing for the large number of workers needed to support the economic boom and ship building industry. The character of this building has been altered by the removal of the original cornice and the rebuilding of the storefronts.

KC MOONEY  
ARCHITECT  
330 - 1026 DAVIE  
VANCOUVER BC  
V6E 1M3  
604 736 2927

**Heritage Report**

Mount Crown Block

Dalton & Eveleigh Architects

Built 1911

City of North Vancouver Heritage Register Rank: A



## Excerpt from City of Vancouver 2013 Heritage Register

"This substantial brick-clad apartment building, with retail stores at ground level, was built in 1911 for C.A. Lett & Sons. Architects Dalton & Eveleigh were responsible for the design of the building. One of Vancouver's pre-eminent architectural firms, they were known for their high quality commercial and institutional buildings. The contractor was the well-known firm of Baynes & Horie. Originally, the building contained two commercial spaces on the first floor, with apartments on the two floors above.

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## Current Photo



The Mount Crown Block is an example of the classical revival era with Edwardian overtones.

The original storefront transoms, although lost over the buildings life were particularly interesting with their diagonally crossing mullions.

The storefronts have been altered from their original configuration, however the east side storefront retains its original configuration in plan view with its deeply inset entrance door and "V" shaped glazing on the sides of this inset. This entry is framed with small brick columns that obscure the original brass capped glass corners. In the renovation it is proposed that the west storefront be rebuilt to match the existing east storefront to recover some of the original character above the main floor storefront. The original 2 storeys of angled bay windows have survived and are in good conditions considering their age. These are also present on the rear of the building and are in similar condition.

Above the bay windows on the front of the building was a complex sheet metal cornice which has been lost.

We are proposing to reconstruct the cornice as recommended in the Standards and Guidelines for the Conservation of Historic Places in Canada, when the historic element is completely missing, with a new design that is compatible with the style, era and character of the building with materials that were available at the time of original construction. The new design is intended to follow closely the original design although replicating it is not possible due to insufficient physical evidence and the encroachment over adjacent property which that would entail.

The scope of the proposed restoration work for this building is limited to rehabilitating the existing storefront and replacing the cornice facing onto 1<sup>st</sup> street.

### In Summary,

On Wednesday October 16, 2019 from 6-8PM the owner of 109-115 East 1st Street hosted a DIS in accordance with City of North Vancouver requirements. In attendance were Chad Mooney Architect and applicant, Andreas Juen representative for the owner and Coreen Alexander, Planning Technician 2 CONV.

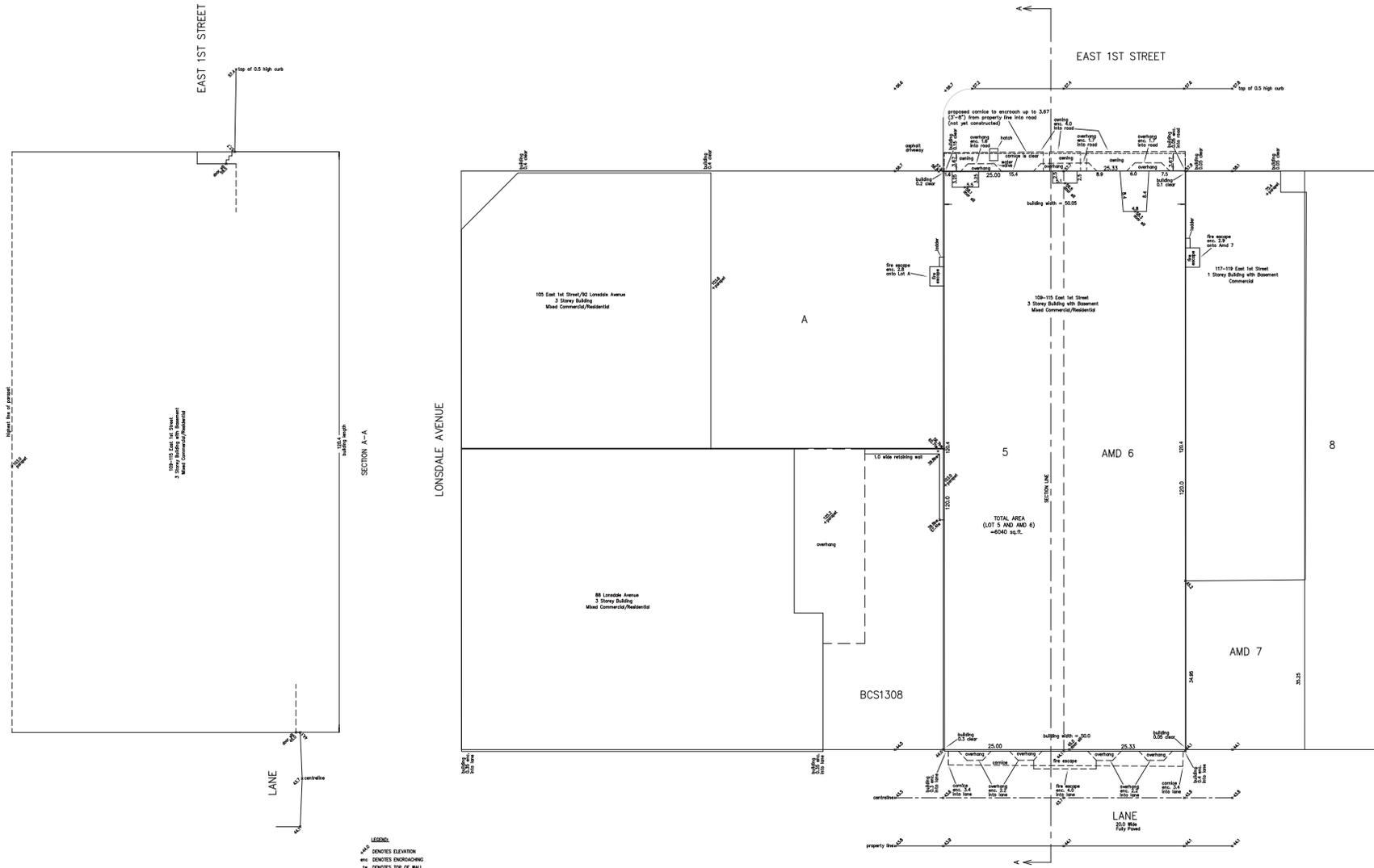
The DIS was hosted on site at a vacant retail unit, 115 East 1st Street.

The DIS was attended by 4 community members, 2 who were residents of the building, 1 who lived in a neighbouring building to the east on 1st Street and another attendee from the neighbourhood.

General comments were positive and receptive to the work we are proposing. The residents of the building were concerned about noise and construction impacts that may disturb them. We explained the scope of work and how we intended to approach the project and they appeared comfortable with the proposal. They are both long-time residents of the building and said they have been very pleased with our ownership of the building as there have been many improvements and upgrades to the property and were enthusiastic to hear that the facade was going to be restored.

The other 2 attendees were happy to see the repair and retention work taking place and to see retail units at the lane being activated with businesses.

CIVIC ADDRESS:  
 111 EAST 1ST STREET  
 NORTH VANCOUVER, BC  
 ZONE: LL-2  
 P.L.D.: 015-088-111(LOT 5), 015-088-146 (AMD 6)



LEGEND:  
 - DENOTES ELEVATION  
 - DENOTES ENCROACHING  
 - DENOTES TOP OF WALL  
 - DENOTES BOTTOM OF WALL

NOTES:  
 ELEVATIONS ARE IN FEET TO CITY OF NORTH VANCOUVER CHORNBOROUGH GEODETIC DATUM  
 DERIVED FROM BOUNDARY SURVEYS WITH ELEVATION-TIERS.  
 ALL TREES AND STAMPS HAVE BEEN PLOTTED AS REQUIRED BY VANCOUVER  
 PROTECTION OF TREES BY-LAW NO. 1800.  
 BUILDING DIMENSIONS AND OFFSETS ARE TAKEN TO THE OUTSIDE  
 FACE OF THE BUILDING.  
 LOT DIMENSIONS AND AREA ARE DERIVED FROM POSTING PLAN EPP1848.

CERTIFIED CORRECT:  
 25 DAY OF JUNE, 2019.

THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED.  
 THIS PLAN IS TO BE USED FOR DESIGN  
 PURPOSES ONLY.

# 109-115 East 1<sup>st</sup> Street Public Hearing

Heritage Revitalization Agreement Bylaw No. 8752  
Heritage Designation Bylaw No. 8753

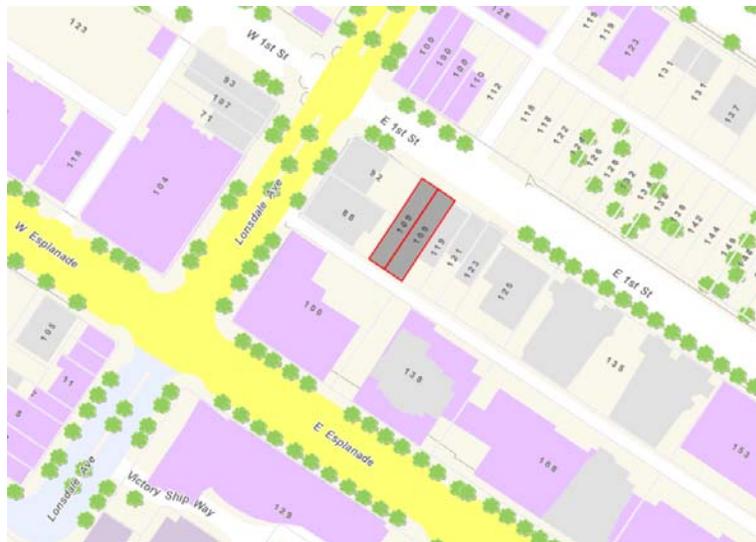
March 2<sup>nd</sup>, 2020  
Planning & Development Department



## Project Description

- Retain existing 18 rental apartment units
- Retain existing 2 commercial units
- Add 2 new commercial units fronting the lane
- FSR of 2.9
- No onsite parking
- Front Façade Updates
- Heritage Designation - Legal Protection of Heritage "A" Building

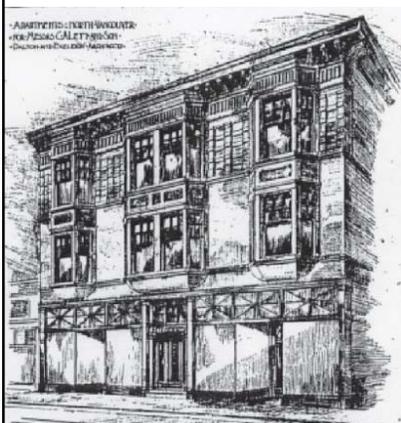
# Site Context



OCP Land Use Designation: **MU4A**  
Zone: **LL-2**

- Lower Lonsdale
- Close proximity to SeaBus, frequent transit network, future B-Line, North Shore Spirit Trail

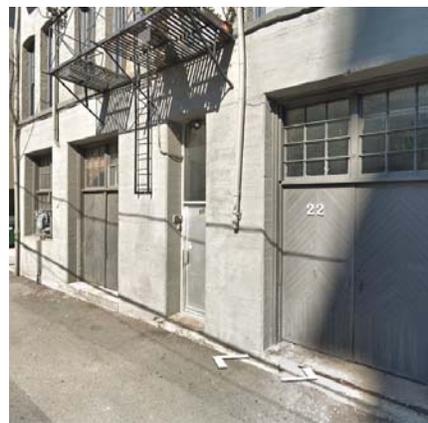
# Mount Crown Block – Heritage “A”



1911 - Sketch



Today - Street



Today - Lane

## Official Community Plan

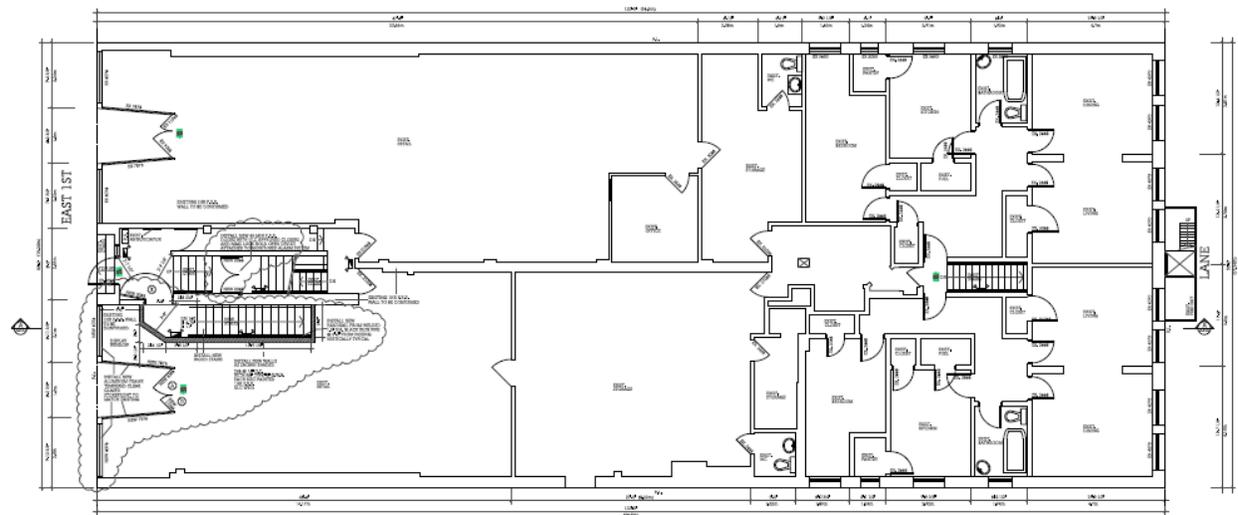
- Heritage Conservation
- Bonus Density
- Lower Lonsdale cultural precinct
- Activate Laneways

## Heritage Revitalization Agreement

- Vary Zoning Bylaw in exchange for Heritage Protection & Improvements
  - FSR: 2.9
  - Lot Coverage: 100%
  - Height: 16 metres
  - No parking
- Heritage Improvements
  - Front Façade
- Heritage Designation
  - Legal Protection



# Proposed Main Floor



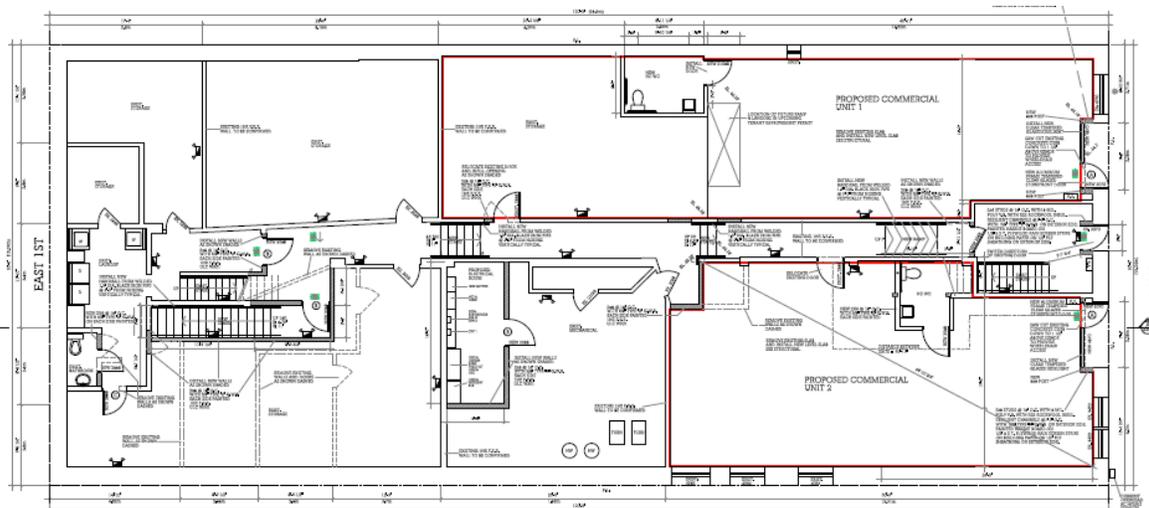
# Street Elevation

- Reconfigure western storefront
- Replace cornice
- New awnings, signage & lighting
- New wooden door for central residential entrance



PROPOSED NORTH ELEVATION

# Proposed Basement Floor



# Lane Elevation

- Two new commercial units
- New windows & doors
- New gooseneck lighting



PROPOSED SOUTH ELEVATION

## Community Consultation

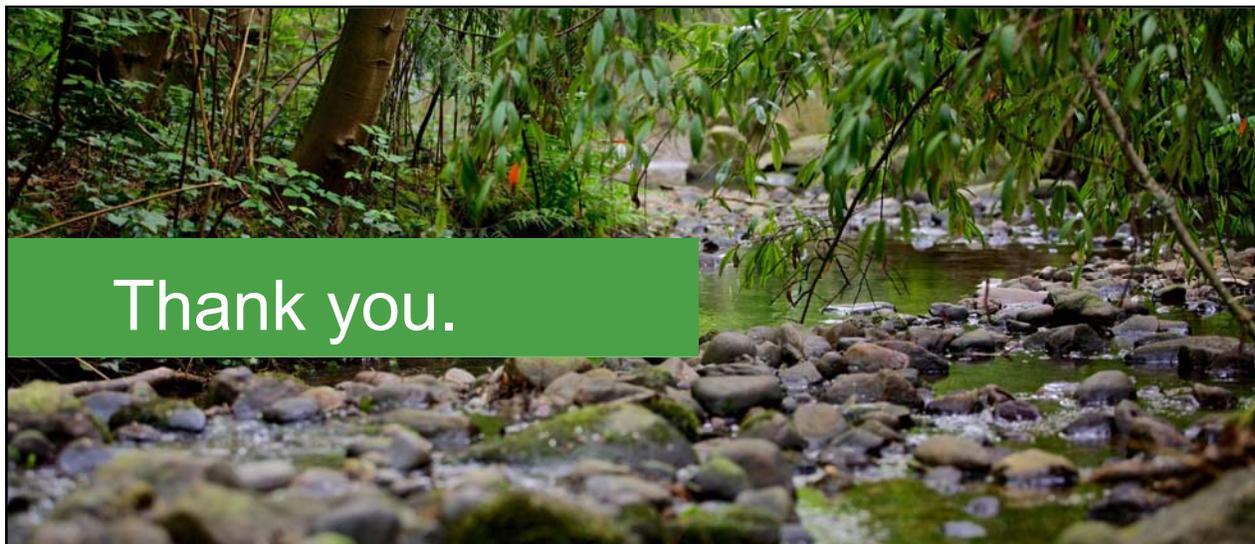
### Developer Information Session

- Attended by 4 community members
- Items raised by the Community:
  - Noise & construction impacts
  - Supportive of upgrades
- Response by the applicant:
  - Scope of work & construction timing explained



## Recommendation

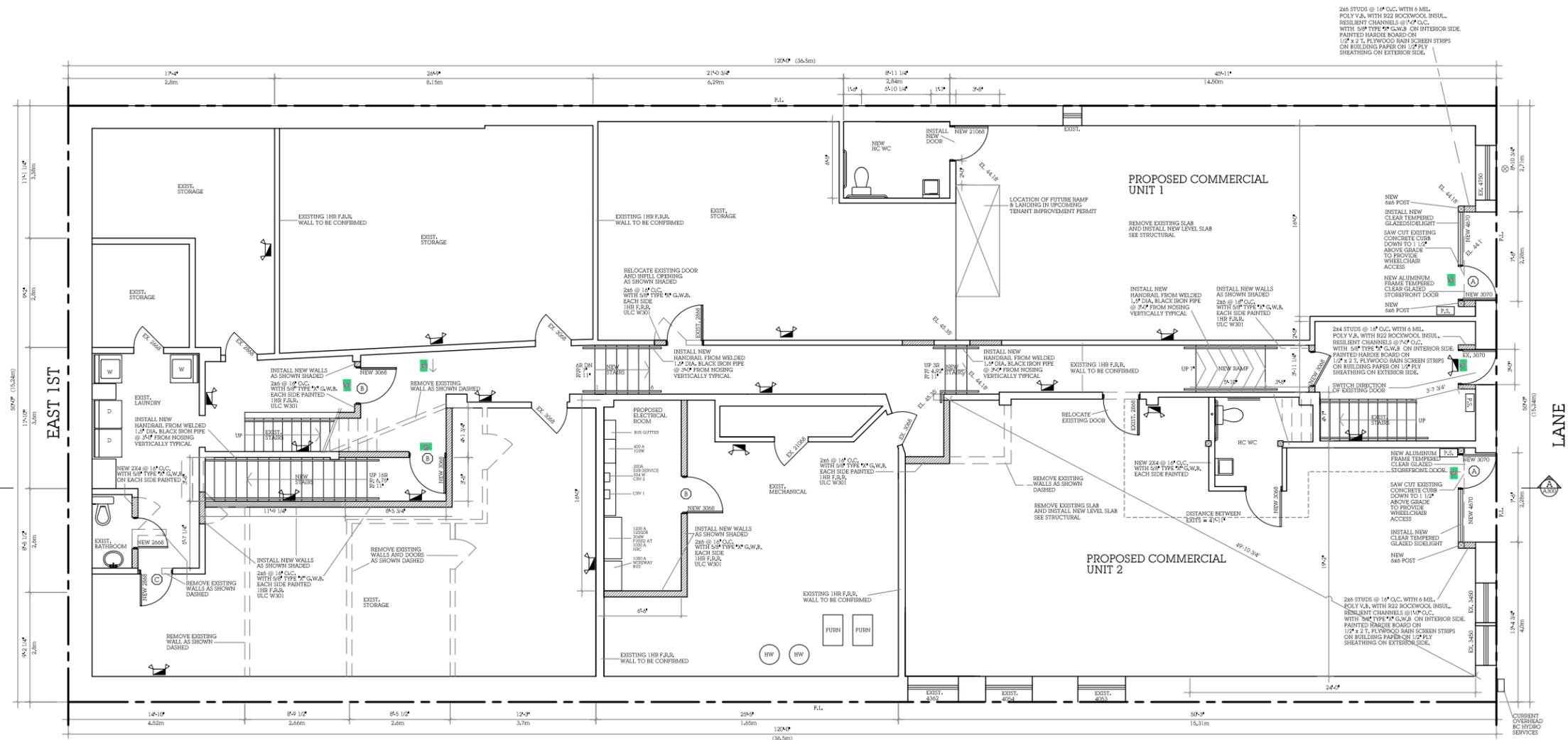
- Represents good Planning
- Conforms to the policies of the City's Official Community Plan
- Addition of a valuable Heritage Resource in Lower Lonsdale Precinct



Thank you.







**LEGEND:**

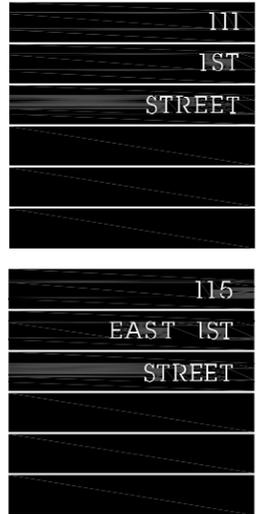
- EXIT SIGN (GREEN RUNNING MAN) BULLETIN 2015-006-BU
- FULL STATION
- EMERGENCY LIGHT POWER UNIT

**DOOR:**

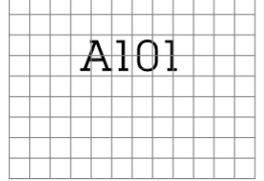
- NEW 3'-0" x 7'-0" ALUMINUM FRAME GLAZED STOREFRONT DOOR. C/W SELF CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING
- NEW 3'-0" x 6'-0" FLUSH STEEL HOLLOW CORE. C/W SELF CLOSER, LOCKSET & LEVER HANDLE (45MIN. F.R.R.)
- NEW 2'-0" x 6'-0" DOOR WITH LOCKSET & LEVER HANDLE

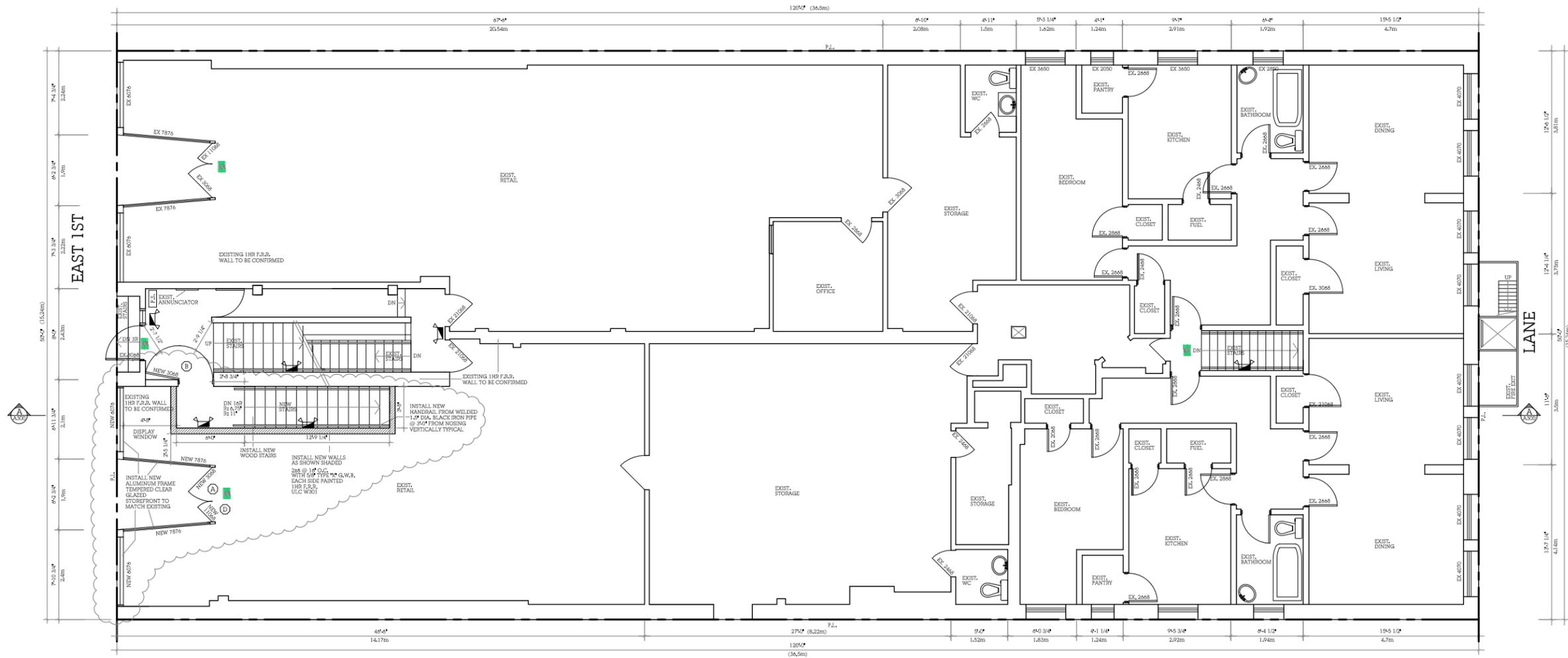
**NOTE:**  
 ALL ELECTRICAL AND PLUMBING SERVICE PENETRATIONS OF FIRE RATED FLOOR WALLS AND CEILINGS TO BE FIRE STOPPED IN COMPLIANCE WITH BCBC 2018  
 MORE WASHROOMS WILL BE PROVIDED AS PER TENANT'S REQUIREMENTS

**PROPOSED BASEMENT FLOOR PLAN**



DRAWN:  
 DATE: SEPTEMBER 2 2019  
 SCALE: 3/32" = 1'-0"





**LEGEND :**

- EXIT SIGN (GREEN RUNNING MAN) BULLETIN 2015-006-BU
- PULL STATION
- EMERGENCY LIGHT POWER UNIT

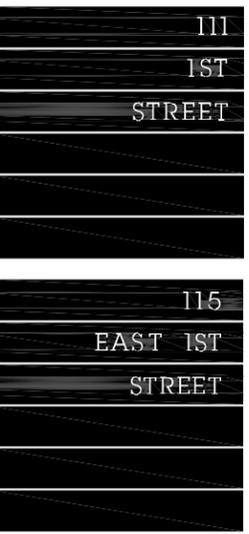
**DOOR:**

- NEW 3'-0" x 6'-8" ALUMINUM FRAME GLAZED STOREFRONT DOOR, C/W SELF CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING
- NEW 3'-0" x 6'-8" FLUSH STEEL HOLLOW CORE, C/W SELF CLOSER, LOCKSET & LEVER HANDLE (45MIN. F.R.R.)
- NEW 2'-8" x 6'-8" DOOR WITH LOCKSET & LEVER HANDLE
- NEW 1'-10" x 6'-8" ALUMINUM FRAME GLAZED STOREFRONT DOOR, C/W SELF CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING

**NOTE:**

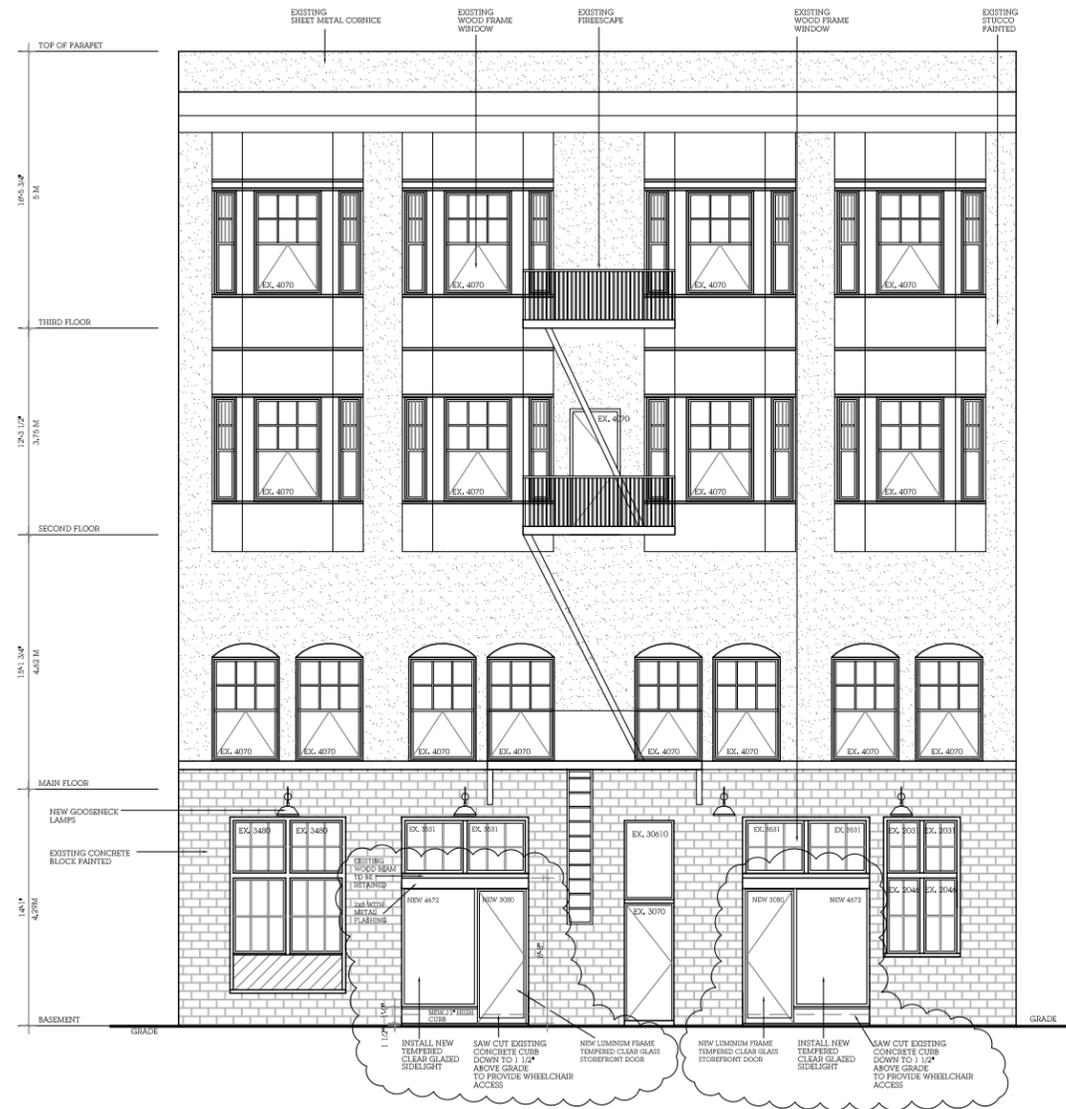
ALL ELECTRICAL AND PLUMBING SERVICE PENETRATIONS OF FIRE RATED FLOOR WALLS AND CEILINGS TO BE FIRE STOPPED IN COMPLIANCE WITH BCBC 2018

**PROPOSED MAIN FLOOR PLAN**



DRAWN:  
DATE: SEPTEMBER 2 2019  
SCALE: 3/32" = 1'-0"

**A102**



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

111  
1ST  
STREET

KC MOONEY  
ARCHITECT  
1820 BAYSWATER  
VANCOUVER BC  
V6K 4A4  
604 736 2927

DRAWN:  
DATE: SEPTEMBER 2 2019  
SCALE: 1/4" = 1'-0"

A200



# NOTICE OF PUBLIC HEARING

**WHO:** KC Mooney Architect  
**WHAT:** Heritage Revitalization Agreement Bylaw, 2020, No. 8752  
Heritage Designation Bylaw, 2020, No. 8753  
**WHERE:** 109-115 East 1<sup>st</sup> Street  
**WHEN:** Monday, March 2, 2020 at 6:30 pm  
Council Chamber, City Hall  
141 West 14<sup>th</sup> Street, North Vancouver

Notice is hereby given that Council will consider:

**Heritage Revitalization Agreement Bylaw, 2020, No. 8752**  
**Heritage Designation Bylaw, 2020, No. 8753**

to permit the development of 2 new commercial units within the existing building fronting the lane and to reduce the parking requirement to zero on-site spaces. The development includes revitalization of the front facade to its original heritage standard and heritage designation of the building.

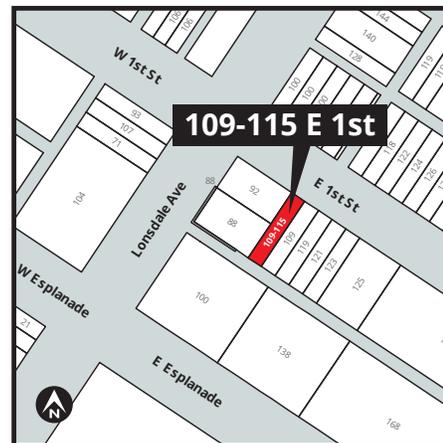
All persons who believe they may be affected by the proposal will be afforded an opportunity to be heard in person and/or by written submission. Written or email submissions must include your name and address and should be sent to the City Clerk, at [input@cnv.org](mailto:input@cnv.org), or by mail or delivered to City Hall.

Submissions must be received no later than 4:00 pm, Monday, March 2, 2020, to ensure their availability to Council at the Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

The proposed Heritage Revitalization Agreement and Heritage Designation Bylaws and background material will be available for viewing at City Hall between 8:30 am and 5:00 pm, Monday to Friday, except Statutory Holidays, from February 21, 2020, and online at [cnv.org/PublicHearings](http://cnv.org/PublicHearings).

Please direct any inquiries to **Coreen Alexander**, Planning Technician, at [calexander@cnv.org](mailto:calexander@cnv.org) or **604-982-3946**.

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9  
T 604 985 7761 / F 604 985 9417 / [CNV.ORG](http://CNV.ORG)



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

**BYLAW NO. 8752**

**A Bylaw to enter into a Heritage Revitalization Agreement**

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 “**Heritage Revitalization Agreement Bylaw, 2020, No. 8752**” (Chad Mooney / KC Mooney Architect, 109-115 East 1<sup>st</sup> Street).

WHEREAS:

- A. Council may, by bylaw, pursuant to the *Local Government Act*, as amended from time to time, enter into a heritage revitalization agreement with the owner of heritage property.
- B. Council considers that certain lands and premises, thereon, commonly known as the “Mount Crown Block”, described as:

**Street Address:** 109-115 East 1<sup>st</sup> Street

**Common Name / Description:** Mount Crown Block

**Legal Description:** PID: 015-088-111  
LOT: 5 Block: 166 DL: 274 Plan: 878

(the “Lands”)

has significant heritage value and should be conserved;

- C. The owner of the Lands and The Corporation of the City of North Vancouver have agreed on the nature, character and extent of the heritage value and heritage character of the Lands and on the nature, extent and form of conservation necessary to protect the heritage value and heritage character of the Lands.

2. The Corporation of the City of North Vancouver is hereby authorized to enter into a “Heritage Revitalization Agreement”, attached to this Bylaw, in respect of the Lands.

READ a first time on the 10<sup>th</sup> day of February, 2020.

READ a second time on the 10<sup>th</sup> day of February, 2020.

READ a third time on the <> day of <>, 2020.

ADOPTED on the <> day of <>, 2020.

---

MAYOR

---

CITY CLERK

PART 2 TERMS OF INSTRUMENT

HERITAGE REVITALIZATION AGREEMENT AND SECTION 219 COVENANT  
109-115 East 1<sup>st</sup> AVENUE - MOUNT CROWN BLOCK

BETWEEN:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER, a municipal corporation, having its municipal offices and postal address at 141 West 14th Street, North Vancouver, British Columbia, V7M 1H9

(the "City")

AND:

115 EAST 1<sup>ST</sup> STREET HOLDINGS LTD. a company having its registered and records offices at 4<sup>th</sup> Floor, 52A Powell Street, Vancouver, British Columbia V6A 1E7

(the "Owner")

WHEREAS

- A. The Owner is the legal and beneficial owner of certain lands and premises having a civic address of 109-115 East 1<sup>st</sup> Avenue, City of North Vancouver, British Columbia, legally described as:

PID: 015-088-111

LOT: 5 Block: 166 DL: 274 Plan: 878

(the "Lands"); and

- B. The Owner and the City agree that the Lands and the buildings situated thereon commonly referred to as the "Mount Crown Block" (the "Heritage Building") have heritage character and value; and
- C. In order to provide continuing protection to the Heritage Building, the Owner has agreed to the designation of the Lands and Heritage Building as protected heritage property and the Owner and the City have further agreed to enter into this heritage revitalization agreement to provide for the restoration of the Heritage Building and to vary provisions of the City's by-laws in connection with the Heritage Building pursuant to sections 610 - 612 of the *Local Government Act*.

**NOW THEREFORE** in consideration of the mutual promises contained in this Agreement, and in consideration of the payment of \$1.00 by the City to the Owner (the receipt and sufficiency of which is acknowledged by the Owner), the parties covenant and agree with each other as follows:

## ARTICLE 1 DEFINITIONS

1.1 In this Agreement, and unless otherwise defined herein, the following terms have the following meaning:

- (a) **“Conservation Plan”** means the plan of revitalization of the Heritage Building prepared by KC Mooney Architect dated November 29, 2019, attached as Schedule A to this Agreement, together with such modifications and additional plans as may be approved by the Director of Planning and Development from time to time at his sole discretion;
- (b) **“Director of Planning and Development”** means the chief administrator of the Department of Planning and Development of the City, from time to time; and
- (c) **“Heritage Alteration Permit”** means a permit to alter or change features of heritage buildings issued by the City pursuant to section 617 of the Local Government Act;
- (d) **“Heritage Building”** has the meaning given above in the introductory paragraphs herein;
- (e) **“Heritage Designation”** means the City’s designation of the Lands and the Heritage Building as protected heritage property pursuant to sections 611 and 612 of the Local Government Act;
- (f) **“Local Government Act”** means the Local Government Act, R.S.B.C 2015, c.1, as may be amended or superseded;
- (g) **“Lands”** has the meaning given above in the introductory paragraphs hereto and includes any other parcels of land into which the Lands may at any time in any way be consolidated or subdivided;
- (h) **“rehabilitate”** and **“rehabilitation”** mean the planning and carrying out of restoration, rehabilitation, construction and conservation work to restore, upgrade, improve and conserve the structure, support and heritage characteristics and features of a heritage building or real property heritage feature so as to revitalize it and extend its life and use as such;
- (i) **“Rehabilitation Work”** has the meaning given below herein; and

## ARTICLE 2 SECTION 219 COVENANT REHABILITATION AND CONSERVATION OF THE HERITAGE BUILDING

2.1 Pursuant to Section 219 of the *Land Title Act*, the Owner covenants and agrees, as a covenant and agreement running with, charging and binding the Lands, that:

- (a) The Owner will not use the Lands and Heritage Building except in accordance with this Agreement;

- (b) Except in accordance with the Conservation Plan, the Owner will not demolish the Heritage Building, in whole or in part, nor alter or change in any manner, any exterior feature of the Heritage Building unless the Owner first obtains a Heritage Alteration Permit from the City;
- (c) The Owner will maintain the Heritage Building in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada and in accordance with the City's Heritage Conservation Procedures Bylaw, 2013, No. 8292, as amended from time to time;
- (d) The Owner will rehabilitate exterior elements of the Heritage Building in accordance with the Conservation Plan, to the reasonable satisfaction of the City, including, without limitation, the completion of the following heritage restoration works (the "**Rehabilitation Work**"), having an estimated value of \$51,700.00:
  - (i) Reconstruction of the cornice detail at the parapet on the north façade with a new design that is compatible with the style, era, and character of the heritage building as described in the Conservation Plan; and
  - (ii) Reconfiguration of the entrance to the western commercial space fronting East 1<sup>st</sup> Street to return it to the original heritage character and orientation as described in the Conservation Plan.
- (e) The Owner will apply for and obtain from the City all necessary building and other permits prior to any construction or alteration to the Heritage Building, including a Heritage Alteration Permit. For further certainty, a Heritage Alteration Permit is not required in connection with the Rehabilitation Works performed in accordance with the Conservation Plan as identified in Section 2.1(d) above.
- (f) The Owner acknowledges and agrees that the Rehabilitation Work carried out in accordance with the Conservation Plan describes a minimum enhancement to the heritage appearance of the Heritage Building. Other technical upgrades may be required in accordance with applicable City's bylaws or Provincial building codes.
- (g) If the Owner fails within the time specified in the notice to rehabilitate, protect or maintain the Heritage Building in accordance with this Agreement after having been given notice to do so, which notice must specify the work that the Owner is required to undertake and specify a reasonable time for the completing of such work, the Owner agrees that the City may enter the Heritage Building to carry out the work, and may recover the cost of doing so from the Owner in the same manner and with the same remedies as taxes in arrears, provided that notwithstanding anything contained in this Section 2.1(g), if the Owner is diligently and continuously proceeding with the work specified in said notice, the City shall not enter the Heritage Building to carry out the work, and the Owner shall be permitted to continue to carry out the work as required;
- (h) The Owner agrees that the City may withhold any development permit, building permit, or occupancy permit or final building permit approval as the case may be, in respect of the Heritage Building if the alteration of the Heritage Building

is not in accordance with the Conservation Plan, notwithstanding that the construction may be in compliance with the BC Building Code, the City's Zoning Bylaw and any applicable permit of development permit guidelines; and

- (i) the Owner acknowledges and agrees that, notwithstanding that this agreement and the Heritage Designation will result in restrictions with respect to the future use and development and therefore may affect the value of the Lands, the Owner has received full and fair compensation therefor and the Owner hereby waives and renounces any and all claims for any further or other compensation by reason of this agreement and/or the Heritage Designation and acknowledges and agrees that the requirements of Section 613 of the Local Government Act have been fully satisfied, and the Owner hereby releases the City and its officials, officers, employees and agents from any liability for any loss, injury, damage or expense of any kind the Owner may suffer, incur or experience and the Owner will indemnify the City for any loss, injury, damage or expense the City may incur, suffer or experience and for any complaint, demand, claim, action, suit or judgment for any loss, injury, damage or expense anyone else may suffer, incur or experience arising out of or in any way connected this agreement and/or the Heritage Designation. The release and promise of indemnification contained in this paragraph will survive discharge and termination of this agreement

### **ARTICLE 3 ZONING BY-LAW VARIANCES**

3.1 Pursuant to the provisions of Section 610(2)(b) of the Local Government Act, the following variances to Zoning Bylaw No. 6700 are granted through this Agreement to enable the proposed renovations to and rehabilitation of the Heritage Building on the Lands:

- (a) Section 402(6) is hereby waived to eliminate the prohibition of Any Use which is exclusively accessible from a Lane.
- (b) Section 6A02(1)(a) is hereby varied to permit an Accessory Apartment Use on the first Storey and above.
- (c) Section 6A02(1)(d) is hereby waived to eliminate the requirement for Accessory Apartment Uses to meet the Adaptable Design requirements per Section 423.
- (d) Section 6A04(2)(a) is hereby varied to permit a total Gross Floor Area of 2.9 times the lot area.
- (e) Section 6A04(3) is hereby varied to permit a total Lot Coverage of 100% and hereby waives the requirement for Lot Coverage to be reduced to 35% above the second Storey.
- (f) Section 6A04(4)(a) is hereby varied to increase the maximum height to 16 metres (52.5 feet).
- (g) Section 6A04(5)(a) is hereby waived to eliminate the requirement for a setback from the rear property line.

- (h) Section 6A04(5)(c) is hereby waived to eliminate the requirement for 45 degree setback above the second Storey.
- (i) Section 908(8) is hereby varied to reduce the minimum number of Parking spaces required to 0 spaces.
- (j) Section 1001 is hereby varied to reduce the minimum number of Loading spaces required to 0 spaces.
- (k) Section 10A01 is hereby varied to reduce the minimum number of Bicycle parking spaces required to 0 spaces.

## ARTICLE 4 GENERAL

4.1 **Heritage Alteration Permits.** The Owner acknowledges that the issuance of a Heritage Alteration Permit is at the sole discretion of the City and the City is at no time under any obligation to issue a Heritage Alteration Permit to the Owner.

4.2 **Adoption of By-law.** This Agreement, following execution by the parties, shall become effective only upon the adoption by City Council of the Bylaw authorizing this agreement.

4.3 **Amendment.** As required by the Local Government Act, this Agreement may only be amended with the consent of both the Owner and the City and by adoption by City Council of an amending bylaw which amends the Bylaw authorizing this agreement.

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

4.5 **No Derogation.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter*, and the *Local Government Act*, or any other Act of the legislature of British Columbia, as amended from time to time.

4.6 **Notices.** All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other party by registered mail or by personal service, to the address set out on the first page of this Agreement and service of any such notice, demand, or request will be deemed complete, if made by registered mail 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request, and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other party, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

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

**4.8 Governing Law.** This agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.

**4.9 Interpretation.** The following provisions regarding interpretation apply to this agreement:

- (a) Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular; and
- (b) The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

**4.10 Legal and Land Title Office Fees.** The Owner will:

- (a) reimburse the City, within 10 days of a written request by the City, for all legal costs including fees, disbursements and taxes incurred by the City with respect to the negotiation, preparation, administration and enforcement of this Agreement; and
- (b) pay or, if paid by the City, reimburse the City for all fees and expenses incurred in connection with registering a notice of this Agreement in the Land Title Office.

IN WITNESS WHEREOF the parties have executed this agreement on Form C which is a part hereof.

## PRIORITY AGREEMENT

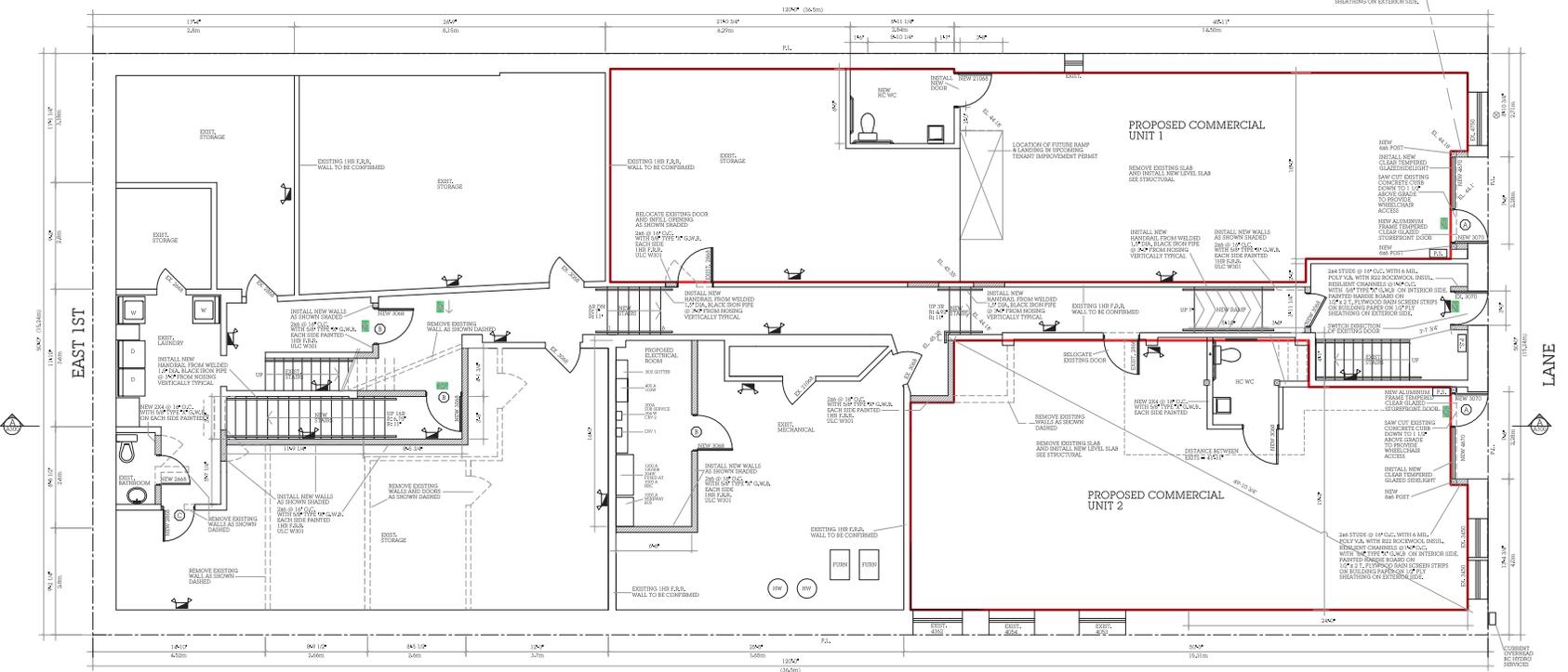
Prospera Credit Union (the “**Chargeholder**”) is the holder of the following mortgages and assignments of rents encumbering the Lands and registered in the Land Title Office:

1. Mortgage CA6968258; and
2. Assignment of Rents CA6968259,

(collectively, the “**Bank Charges**”).

The Chargeholder, being the holder of the Bank Charges, by signing the Form C General Instrument attached hereto as Part I, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of this Section 219 Covenant and hereby covenants that this Section 219 Covenant shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Section 219 Covenant had been registered prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.





LEGEND :

- EXIT SIGN (GREEN RUNNING MAN BULLETIN 201004001)
- FULL STATION
- EMERGENCY LIGHT POWER UNIT

DOOR:

- NEW 1/2" x 7'0" ALUMINUM FRAME GLAZED STOREROOM DOOR, C/W SELF CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING
- NEW 3/4" x 6'0" FLUSH STEEL, HOLLOW CORE, C/W SELF CLOSER, LOCKSET & LEVER HANDLE (45MIN. F.R.R.)
- NEW 2'4" x 4'4" DOOR WITH LOCKSET & LEVER HANDLE

NOTE:  
 ALL ELECTRICAL AND PLUMBING SERVICE PENETRATIONS OF FIRE RATED FLOOR WALLS AND CEILINGS TO BE FIRE STOPPED IN COMPLIANCE WITH BCBC-2018.  
 MORE WASHROOMS WILL BE PROVIDED AS PER TENANTS REQUIREMENTS.

PROPOSED BASEMENT FLOOR PLAN

- REVISION 1:  
AUGUST 28 2019
- REVISION 2:  
OCTOBER 22 2019
- REVISION 3:  
NOVEMBER 26 2019



DRAWN:	
DATE:	JULY 2 2019
SCALE:	1/4" = 1'-0"

A104.1



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

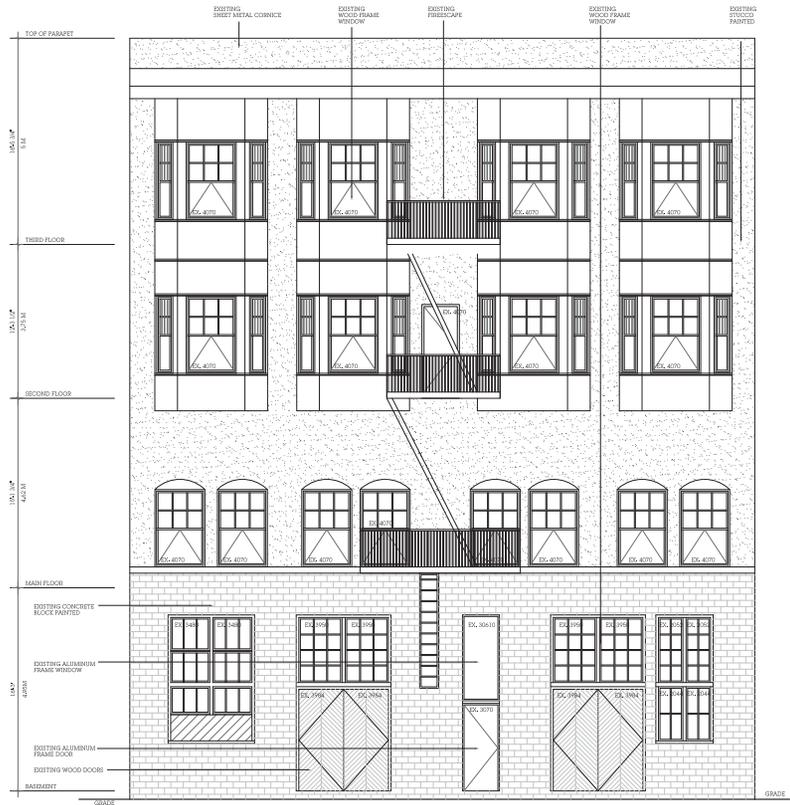
REVISION 11  
AUGUST 28 2019  
REVISION 10  
NOVEMBER 26 2019



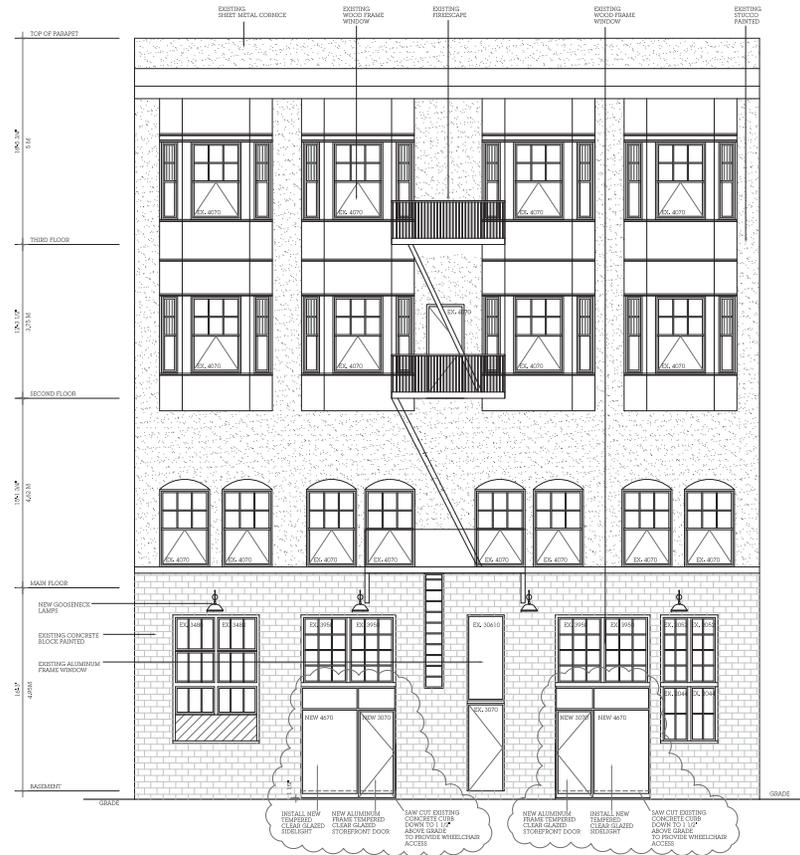
KOENIG/COONEY  
ARCHITECT  
1820 BAYVIEW AVE  
VANCOUVER BC  
V6K 4A4  
604.736.2927

DRAWN  
DATE: JULY 2 2019  
SCALE: 1/4" = 1'-0"

A200



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

BUILDING FACE: 256.5 M2  
 EXISTING UNPROTECTED OPENING: 80M2  
 EXISTING: 31%  
 ALLOWED: 10%

111  
 1ST  
 STREET

KOENIG  
 ARCHITECT  
 1820 BAYVIEW AVE  
 VANCOUVER BC  
 V6K 4A4  
 604 736 2921

DRAWN  
 DATE: JULY 2 2019  
 SCALE: 1/4" = 1'-0"

A201





PROPOSED EAST ELEVATION

111  
1ST  
STREET

KC1/OONEY  
ARCHITECT  
1820 BAYVIEW AVE  
VANCOUVER BC  
V6K 4A4  
604-736-2927

DRAWN  
DATE: JULY 2 2019  
SCALE: 1/4" = 1'-0"

A205







THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8753

A Bylaw to Designate a Protected Heritage Property

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 “**Heritage Designation Bylaw, 2020, No. 8753**” (Chad Mooney / KC Mooney Architect, 109-115 East 1<sup>st</sup> Street).
2. Pursuant to the *Local Government Act*, the following lands and heritage building, the Mount Crown Block thereon, are in their entirety hereby designated as a protected heritage property:

**Street Address:** 109-115 East 1<sup>st</sup> Street

**Common Name / Description:** Mount Crown Block

**Legal Description:** PID: 015-088-111  
LOT: 5 Block: 166 DL: 274 Plan: 878

3. Pursuant to the *Local Government Act*, this bylaw requires adherence to the City of North Vancouver’s “Heritage Conservation Procedures Bylaw, 2013, No. 8292”.
4. Schedule A is a Statement of Significance for the Mount Crown Block (109-115 East 1<sup>st</sup> Street).

READ a first time on the 10<sup>th</sup> day of February, 2020.

READ a second time on the 10<sup>th</sup> day of February, 2020.

READ a third time on the <> day of <>, 2020.

ADOPTED on the <> day of <>, 2020.

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MAYOR

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CITY CLERK

## **SCHEDULE A**

### *Statement of Significance*

The Mount Crown Block, at 109-115 East 1<sup>st</sup> Street in North Vancouver, is a 1911 mixed-use building that is situated in the Lower Lonsdale business precinct. The building contains two retail stores along the East 1<sup>st</sup> Street frontage and 2 storeys of residential above the first floor. The structure is primarily brick-clad with wood framed windows and ornamentation, along with a stucco cornice treatment. The heritage resource for designation is the entire building that is situated on the property known as 109 - 115 East 1<sup>st</sup> Street.

The Mount Crown Block is significant as its mix of commercial and residential space was originally one of the larger commercial buildings in the City. The architects, Dalton & Eveleigh, were responsible for the design of the building; they were one of Vancouver's pre-eminent architectural firms and were known for their high quality commercial and institutional design. In addition, this resource represents the early building forms and mix of uses that established the Lower Lonsdale precinct and supported the ferry service to the south side of the Burrard Inlet.

The character defining elements of the heritage resource primarily relate to its architecture. The Mount Crown Block is an example of the classical revival era with Edwardian overtones. Most of its original materials and design are still intact, these include: the wood framed windows and ornamentation; brick materials and inset patterns; and the eastern store front v-shaped glazing and inset entrance. As part of the restoration works for the building, the original cornice (of wood construction) and western store front to match the eastern store front will be re-established to bring the building back to its original architectural composition.