



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,  
IN THE CAO MEETING ROOM, CITY HALL,  
141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, JUNE 15, 2020 AT 5:30 PM**

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

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, June 15, 2020

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, June 1, 2020

**PROCLAMATION**

World Elder Abuse Prevention Day – June 15, 2020

**PUBLIC HEARING – 2540-2590 Lonsdale Avenue**

**BYLAWS – THIRD READING**

3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775”  
(Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724)
4. “Housing Agreement Bylaw, 2020, No. 8776”  
(Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724, Rental Housing Commitments)

**CONSENT AGENDA**

Item \*5 is listed in the Consent Agenda for consideration.

**BYLAW – ADOPTION**

- \*5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8743”  
(Satendra Mann / ArchiType Design, 228 East 22<sup>nd</sup> Street)

## **REPORTS**

6. Development Variance Permit Application – 1115 East Keith Road,  
(Dustin Christiansen and Laurie Bayrack)
7. Rezoning Application: 905 Ridgeway Avenue (Satendra Mann / M1F1 Modern  
Home Developments Ltd.)

*Item 8 refers.*

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

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748”  
(Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway  
Avenue, CD-723)

## **REPORT**

9. Suspension of Enforcement of Zoning Bylaw for Social Distancing and On-Site  
Outdoor Dining During COVID-19

## **COVID-19 UPDATE**

## **COUNCIL INQUIRIES**

## **NEW ITEMS OF BUSINESS**

## **NOTICES OF MOTION**

## **CITY CLERK’S RECOMMENDATION**

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Sections 90(1)(a) [personal information], 90(1)(c) [labour relations], 90(1)(e) [land matter] and 90(1)(g) [legal matter].

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

## **ADJOURN**



**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, June 15, 2020

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, June 1, 2020

**PROCLAMATION**

World Elder Abuse Prevention Day – June 15, 2020

**PUBLIC HEARING – 2540-2590 Lonsdale Avenue – 5:30 PM**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775” (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724) and “Housing Agreement Bylaw, 2020, No. 8776” (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724, Rental Housing Commitments) would rezone the subject property to permit a new 5-storey market rental building with 64 units, including 7 mid-market units (10% below CMHC average rates in perpetuity). The proposal includes 2 levels of underground parking, with 42 parking spaces and 96 secure bicycle spaces, and access from the east laneway.

*Bylaw Nos. 8775 and 8776 to be considered under Items 3 and 4.*

**AGENDA**

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

**BYLAWS – THIRD READING**

3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775” (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724)

**RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775” (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724) be given third reading.

**BYLAWS – THIRD READING – Continued**

4. “Housing Agreement Bylaw, 2020, No. 8776”  
(Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724, Rental Housing Commitments)

**RECOMMENDATION:**

THAT “Housing Agreement Bylaw, 2020, No. 8776” (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724, Rental Housing Commitments) be given third reading.

**CONSENT AGENDA**

Item \*5 is listed in the Consent Agenda for consideration.

**RECOMMENDATION:**

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

**START OF CONSENT AGENDA**

**BYLAW – ADOPTION**

- \*5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8743”  
(Satendra Mann / ArchiType Design, 228 East 22<sup>nd</sup> Street)

**RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8743” (Satendra Mann / ArchiType Design, 228 East 22<sup>nd</sup> Street) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

**END OF CONSENT AGENDA**

**REPORTS**

6. Development Variance Permit Application – 1115 East Keith Road,  
(Dustin Christiansen and Laurie Bayrack) – File: 08-3400-20-0009/1

Report: Development Planner, June 9, 2020

**RECOMMENDATION:**

PURSUANT to the report of the Development Planner, dated June 9, 2020, entitled “Development Variance Permit Application – 1115 East Keith Road, Dustin Christiansen”:

THAT Development Variance Permit No. PLN2019-00008 (Dustin Christiansen and Laurie Bayrack) be considered for issuance under Section 498 of the *Local Government Act*,

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

AND THAT the Public Meeting be waived.

## **REPORTS – Continued**

7. Rezoning Application: 905 Ridgeway Avenue (Satendra Mann / M1F1 Modern Home Developments Ltd.) – File 08-3360-20-0469/1

Report: Development Planner, June 9, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Development Planner, dated June 9, 2020, entitled “Rezoning Application: 905 Ridgeway Avenue (Satendra Mann / M1F1 Modern Home Developments Ltd.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723) be considered and referred to a Public Hearing;

THAT the community benefits listed in the report in the section “Policy Context” be secured, through agreements at the applicant’s expense;

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

*Item 8 refers.*

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

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723)

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723) be given first and second readings.

## **REPORT**

9. Suspension of Enforcement of Zoning Bylaw for Social Distancing and On-Site Outdoor Dining During COVID-19 – File: 13-6410-01-0001/2020

Report: Director, Planning and Development, June 5, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Director, Planning and Development, dated June 5, 2020, entitled “Suspension of Enforcement of Zoning Bylaw for Social Distancing and On-Site Outdoor Dining During COVID-19”:

THAT enforcement of minimum onsite vehicle parking space requirements and lot coverage maximums specified in the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” be temporarily suspended to the extent necessary to permit temporary expanded outdoor dining and patios and/or space for socially distanced queuing, until the Provincial Health Officer rescinds orders limiting the indoor capacity of restaurants or until Council adopts a resolution to cancel such suspension of enforcement.

## **COVID-19 UPDATE**

## **COUNCIL INQUIRIES**

## **NEW ITEMS OF BUSINESS**

## **NOTICES OF MOTION**

## **CITY CLERK’S RECOMMENDATION**

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Sections 90(1)(a) [personal information], 90(1)(c) [labour relations], 90(1)(e) [land matter] and 90(1)(g) [legal matter].

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

## **ADJOURN**



## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS

Public Hearings are included as part of a Regular Council agenda and governed by the provisions of the *Local Government Act*.

A Public Hearing is held to allow 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 will be posted on the City's website at [cnv.org](http://cnv.org).

All written submissions must include the person's name and address. If this information is not provided, it cannot be included as part of the public record. Electronic submissions are preferred, and hand-delivered or mailed submissions will also be accepted. The deadline to submit email submissions is 12:00 noon on the day of the Public Hearing. Due to COVID-19, safety quarantine restrictions have been put in place and the deadline for submissions by mail or delivery to City Hall is 4:00 pm on the Friday prior to the Monday Public Hearing (a minimum of one clear day prior to the Public Hearing).

If persons wish to speak at the Public Hearing, pre-registration is required. The pre-registration form is available on the City's website or speakers can pre-register by contacting the City Clerk's Office. All pre-registrations must be submitted no later than 12:00 noon on the day of the Public Hearing, to allow City staff to contact all participants and provide them with call-in/online access instructions.

Comments from the public must specifically be related to the proposed bylaw(s). Speakers are asked to avoid repetitive comments and not to divert to other matters.

Speakers will be asked to confirm their name and address for the record and will be provided one, 5-minute opportunity to present their comments. There will be no opportunity to speak a second time. After all persons who have pre-registered have spoken, the Chair (Mayor) will ask if anyone else from the public has new information to provide. Those persons are asked to phone 604-990-4230 and a Clerk's staff member will provide instructions on how to call into the meeting to add comments.

Everyone shall be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known. The City asks for everyone's patience during the electronic Public Hearing.

*Continued...*



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

### **PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS (continued)**

Procedural rules for the conduct of the Public Hearing are set at the call of the Chair and Council's main function 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. Questions from members of the public and Council must be addressed through the Chair.

Once the Public Hearing concludes, no further information or submissions can be considered by Council.

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 members of Council, followed by consideration of third reading of the bylaw(s).



**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE CAO MEETING ROOM, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, JUNE 1, 2020****

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**PRESENT**

**COUNCIL MEMBERS**

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

*\*Participated electronically*

**STAFF MEMBERS**

L. McCarthy, CAO\*  
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\*  
A. Devlin, Manager, Transportation Planning\*  
J. Hall, Manager, Public Realm Infrastructure\*  
D. Pope, Director, Engineering, Parks and Environment\*  
R. Skene, Director, Community and Partner Engagement\*  
L. Orr, Deputy Director, Community and Partner Engagement\*  
P. Duffy, Manager, Bylaw Services\*  
G. Schalk, Fire Chief\*

The meeting was called to order at 5:39 pm.

**APPROVAL OF AGENDA**

Moved by Councillor Girard, seconded by Councillor Bell

1. Regular Council Meeting Agenda, June 1, 2020

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Moved by Councillor Valente, seconded by Mayor Buchanan

2. THAT the Regular Council Meeting Minutes of May 25, 2020 be amended by:
  - adding the words "Pandemic Scenario Planning: Impacts and Actions" to the end of the first sentence under COVID-19 Update;
  - adding the words "with addition of Action 6" to the end of the first active clause of Item 8 – Pandemic Scenario Planning: Impacts and Actions;

AND THAT the Regular Minutes, as amended, be approved.

**CARRIED UNANIMOUSLY**

## **PROCLAMATIONS**

Mayor Buchanan declared the following proclamations:

Access Awareness Day – June 1, 2020

Philippine Day – June 14, 2020

## **PRESENTATION**

CNV-COVID Transition Plan – Director, Strategic and Corporate Services and Deputy Director, Strategic and Corporate Services

The Director, Strategic and Corporate Services and Deputy Director, Strategic and Corporate Services provided a PowerPoint presentation regarding the “CNV-COVID Transition Plan” and responded to questions of Council.

## **REPORT**

3. 2020 Project Plan – Funding Appropriations #2035 - #2039 and “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8774” (2020 Project Plan Funding) – File: 05-1705-30-0019/2020

Report: Director, Finance, May 21, 2020

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Director, Finance, dated May 21, 2020, entitled “2020 Project Plan – Funding Appropriations #2035 - #2039 and “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8774” (2020 Project Plan Funding):

THAT (Funding Appropriation #2035) an amount of \$396,415 be appropriated from the Annual Budget – Transfer to General Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2036) an amount of \$70,000 be appropriated from the Fire Equipment Replacement Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2037) an amount of \$1,099,226 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2038) an amount of \$10,000 be appropriated from the Tax Sale Land Reserve Fund – Interest for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2039) an amount of \$175,000 be appropriated from the General Reserve Fund for the purpose of funding the 2020 Project Plan;

*Continued...*



## **REPORT – Continued**

3. 2020 Project Plan – Funding Appropriations #2035 - #2039 and “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8774” (2020 Project Plan Funding) – File: 05-1705-30-0019/2020 – Continued

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8774” (2020 Project Plan Funding), a Bylaw to appropriate an amount of \$979,440 from DCC (Transportation) Reserve Fund to fund the 2020 Project Plan, be considered;

THAT funding availability of project 40327 “E-Agenda Creation and Management” to an amount of \$100,000 set to expire on December 31, 2020 be renewed;

AND THAT should any of the amounts remain unexpended as at December 31, 2023, the unexpended balances shall be returned to the credit of the respective fund.

**CARRIED UNANIMOUSLY**

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

4. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8774” (2020 Project Plan Funding)

Moved by Councillor Valente, seconded by Councillor Bell

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8774” (2020 Project Plan Funding) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor Valente, seconded by Councillor Bell

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8774” (2020 Project Plan Funding) be given third reading.

**CARRIED UNANIMOUSLY**

## **BYLAW – ADOPTION**

5. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8774” (2020 Project Plan Funding)

Moved by Councillor Valente, seconded by Councillor Bell

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8774” (2020 Project Plan Funding) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

**CARRIED UNANIMOUSLY**

## **REPORTS**

### 6. Closed Projects and Fund Repurposing – File 05-1610-01-0001/2020

Report: Director, Finance, May 21, 2020

Moved by Councillor Girard, seconded by Councillor Valente

PURSUANT to the report of the Director, Finance, dated May 21, 2020, entitled “Closed Projects and Fund Repurposing”:

THAT, with the exception of the “Sutherland Field Turf Replacement” project, projects listed in Attachment 1 be closed and in lieu of returning unspent balances to their respective funding sources, funding remains available for re-appropriation to fund COVID-19 related projects and operating expenses, if appropriate under the terms of use of the funding source;

AND THAT should any of the amounts remain unappropriated as at December 31, 2020, the unappropriated balances shall be returned to the credit of the respective fund.

**CARRIED UNANIMOUSLY**

### 7. Funding Appropriation for Placemaking Component of the Temporary Outdoor Dining Initiative – File 13-6750-01-0001/2020

Report: Deputy Director, Community and Partner Engagement, May 20, 2020

Moved by Councillor Bell, seconded by Mayor Buchanan

PURSUANT to the report of the Deputy Director, Community and Partner Engagement, dated May 20, 2020, entitled “Funding Appropriation for Placemaking Component of the Temporary Outdoor Dining Initiative”:

THAT (Funding Appropriation #2041) an amount of \$80,000 be appropriated from the General Reserve Fund for the purpose of funding the placemaking component of the outdoor dining expansion initiative, at the discretion of the Director, Community and Partner Engagement;

THAT staff be directed to investigate a process where businesses could respond to how the placemaking component of the outdoor dining expansion initiative may unfold and report back to Council;

AND THAT should any of the amount remain unexpended as at December 31, 2023, the unexpended balance shall be returned to the credit of the General Reserve Fund.

**CARRIED UNANIMOUSLY**

## **PRESENTATION**

Open Streets Action Plan – Manager, Transportation and Manager, Public Realm Infrastructure

The Manager, Transportation and Manager, Public Realm Infrastructure provided a PowerPoint presentation regarding the “Open Streets Action Plan” and responded to questions of Council.

## **REPORTS**

8. COVID-19 Adaptations: Open Streets Action Plan – File 16-8350-01-0001/2020

Report: Manager, Transportation Planning and Manager, Public Realm  
Infrastructure, May 27, 2020

Moved by Councillor Valente, seconded by Mayor Buchanan

PURSUANT to the report of the Manager, Transportation Planning, and Manager, Public Realm Infrastructure, dated May 27, 2020, entitled “COVID-19 Adaptations: Open Streets Action Plan”:

THAT (Funding Appropriation #2040) an amount of \$150,000 be appropriated from the General Reserve Fund to support delivery of the Open Street network and implementation plan, at the discretion of the City Engineer;

THAT the Mayor, on behalf of Council, write to the Minister of Infrastructure and Communities to obtain clarity on increased funding for active modes of transportation proportional to other large infrastructure projects;

THAT a comprehensive communication plan to residents and businesses be implemented;

AND THAT should any of the amount remain unexpended as at December 31, 2023, the unexpended balance shall be returned to the credit of the General Reserve Fund.

**CARRIED UNANIMOUSLY**

9. Funding Appropriation for the “Social Resilience Committee” – File 14-7130-20-0015/1

Report: Chief Administrative Officer, May 26, 2020

Moved by Councillor Girard, seconded by Councillor Hu

PURSUANT to the report of the Chief Administrative Officer, dated May 26, 2020, entitled “Funding Appropriation for the ‘Social Resilience Committee’”:

THAT (Funding Appropriation #2042) an amount of \$25,000 be appropriated from the General Reserve Fund for the purpose of funding an 8-week long collaborative engagement process to create an action plan to strengthen the City’s social connectivity beyond the COVID-19 response/recovery, and to identify quick starts to fill critical gaps, as well as ensure ongoing support;

AND THAT should any of the amount remain unexpended as at December 31, 2023, the unexpended balance shall be returned to the credit of the General Reserve Fund.

**CARRIED UNANIMOUSLY**

## **REPORTS – Continued**

10. Consumption of Liquor in a Public Place Bylaw – File 09-3900-02-0001/2020

Report: Manager, Bylaw Services, and Deputy Director, Community and Partner Engagement, May 26, 2020

Moved by Mayor Buchanan, seconded by Councillor Back

PURSUANT to the report of the Manager, Bylaw Services, and Deputy Director, Community and Partner Engagement, dated May 26, 2020, entitled “Consumption of Liquor in a Public Place Bylaw”:

THAT “Consumption of Liquor in Public Places Bylaw, 2020, No. 8781” be considered.

**CARRIED**

Councillor Bell is recorded as voting contrary to the motion.

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

11. “Consumption of Liquor in Public Places Bylaw, 2020, No. 8781”

Moved by Mayor Buchanan, seconded by Councillor Back

THAT “Consumption of Liquor in Public Places Bylaw, 2020, No. 8781” be given first and second readings.

**CARRIED**

Councillor Bell is recorded as voting contrary to the motion.

Moved by Mayor Buchanan, seconded by Councillor Back

THAT “Consumption of Liquor in Public Places Bylaw, 2020, No. 8781” be given third reading.

**CARRIED**

Councillor Bell is recorded as voting contrary to the motion.

## **BYLAW – ADOPTION**

12. “Consumption of Liquor in Public Places Bylaw, 2020, No. 8781”

Moved by Mayor Buchanan, seconded by Councillor Back

THAT “Consumption of Liquor in Public Places Bylaw, 2020, No. 8781” be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

**CARRIED**

Councillor Bell is recorded as voting contrary to the motion.

## **REPORT**

13. 2020 Rate Freeze Proposal – File 11-5500-06-0001/1

Report: Director, Lonsdale Energy Corp., May 21, 2020

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Director, Lonsdale Energy Corp., dated May 21, 2020, entitled “2020 Rate Freeze Proposal”:

THAT the Lonsdale Energy Corp. Capacity and Meter Charges remain unchanged until November 1, 2021.

**CARRIED UNANIMOUSLY**

## **COVID-19 UPDATE**

Councillor Girard reminded community members that it is important to remain united against racism and if you hear or see racism taking place, phone the police.

## **COUNCIL INQUIRIES**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **ADJOURN**

Moved by Councillor Bell, seconded by Councillor Girard

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 9:38 pm.

*“Certified Correct by the Deputy City Clerk”*

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DEPUTY CITY CLERK

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

## *Proclamation*

### **WORLD ELDER ABUSE PREVENTION DAY**

- WHEREAS** seniors are valued members of society and it is our collective responsibility to ensure they are able to live safely in a community that cares about them;
- WHEREAS** elder abuse can be physical, emotional and financial and is not limited by race, gender, culture or circumstance;
- AND WHEREAS** enabling good mental and physical health and combating abuse of older adults by enabling them to live independent and active lives as leaders, mentors and volunteers will improve the quality of life for everyone in our community;
- NOW THEREFORE** I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **June 15, 2020** as **WORLD ELDER ABUSE PREVENTION DAY** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, June 15, 2020




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Mayor Linda Buchanan

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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Sean Galloway, Planning Manager

Subject: REZONING APPLICATION: 2540-2590 LONSDALE AVENUE  
(CASCADIA GREEN DEVELOPMENT, CD-724)

Date: May 6, 2020 File No: 08-3360-20-0498/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planning Manager, dated May 6, 2020, entitled "Rezoning Application: 2540-2590 Lonsdale Avenue (Cascadia Green Development, CD-724)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775" (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2020, No. 8776" (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

THAT the community benefits listed in the report section "Density Bonus and Community Benefits" be secured through agreements at the applicant's expense;

THAT the off-site works identified in this report be secured;

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

## ATTACHMENTS

1. Context Map ([Doc#1894309](#))
2. Consolidated Drawing Package, dated December 17, 2019 ([Doc#1894147](#))
3. Off-Site Servicing Requirements Memorandum ([Doc#1903553](#))
4. Developer Information Session Summary ([Doc#1892009](#))
5. Tenant Relocation Strategy ([Doc#1892879](#))
6. Zoning Amendment Bylaw No. 8775 ([Doc#1891319](#))
7. Housing Agreement Bylaw No. 8776 ([Doc#1891314](#))

## PROJECT DESCRIPTION

The project, located at 2540-2590 Lonsdale Avenue, consists of a five-storey rental residential building fronting Lonsdale Avenue. The project proposes 64 secured rental residential units, including seven mid-market units, and includes two-storeys of underground parking, bicycle parking, and storage that provides 42 vehicle parking spaces and 96 secure bicycle parking spaces. The subject site currently hosts two rental residential buildings, one built in 1954 with 13 units, the other built in 1955 with 12 units. The requested changes to the Zoning Bylaw to permit this development are identified in Table 1 below. Attachment #6 is the amending bylaw with the proposed changes.

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

Consideration	Current Designation/Regulation	Proposed Designation/Regulation
Zone	RM-1	CD-724
Section 510 (3): Size, Shape, Siting	Building Width and Length shall not exceed a horizontal width or length of 30.48 metres (100 feet) above the third Storey.	Requirement waived.
Section 512 (1): Gross Floor Area	Maximum density of 1.6 times the Lot Area	Maximum density of 2.6 FSR
Part 2: Interpretation - Gross Floor Area	Open Appendages that are at least 25% unenclosed are exempt from Gross Floor Area	Patios and balconies that are at least 22% unenclosed shall be considered an Open Appendage and exempt from Gross Floor Area
Section 512 (2): Lot Coverage	Maximum Lot Coverage of 50%	Maximum Lot Coverage of 55%
Section 512 (3): Height	Shall not exceed a Height of three Storeys, nor 13.0 metres (42.65 feet)	Shall not exceed a Height of 5-Storeys, nor 15.0 metres (48.87 feet) as measured from the average Building Grade at the North property line along E 26 <sup>th</sup> Street
Section 409: Height Exceptions	No height exception for elevator mechanical equipment, roof stairs, or landscape structures	Common elevator and its mechanical penthouse may project to a maximum height of 4.8 metres (15.7 feet);  Common stair structures and landscape structures may project



		to a maximum height of 3 metres (10 feet);
Section 512 (4): Siting	Shall be sited not less than: (a) 6.096 metres (20 feet) from a Front, Rear, or Exterior Side Lot Line; (b) 4.57 metres (15 feet) from an Interior Side Lot Line.	Shall be sited not less than: (a) 3 metres (10 feet) from a Front lot Line; (b) 3.5 metres (12 feet) from a Rear Lot Line; (c) 3.5 metres (12 feet) from an Interior Lot Line; (d) 3 metres (10 feet) from an Exterior Lot Line.

## POLICY FRAMEWORK

The subject site is designated Residential Level 5 (R5) (Medium Density) within the Official Community Plan. This designation permits a range of multi-family housing types, with a focus on mid-rise to provide quality housing with a mix of unit sizes that support attractive and active streets.

<b>Metro 2040</b>	
<i>Goal 1</i> Create a Compact Urban Area	Intensifying this site with new development that is consistent with and scaled to the planned vision for the surrounding neighbourhood will support the highest and best use of the land promoting a compact urban area.
<i>Goal 2</i> Support a Sustainable Economy	Redevelopment that includes a range of rental units to address a variety of household sizes on this site promotes housing forms that can support a diversity of income levels and ensure people live close to where they work.
<i>Goal 4</i> Develop Complete Communities	The proposed development provides housing for a range of household types. It is also in close proximity to the commercial node at 29 <sup>th</sup> Street and Lonsdale Avenue as well as Harry Jerome Community Recreation Centre to the south.
<i>Goal 5</i> Support Sustainable Transportation Choices	Intensification of this site will support future transit investments along Lonsdale Avenue and future bicycle networks along East 25 <sup>th</sup> Street. The site is in close proximity to community and commercial amenities and is well situated to provide the occupants with a variety of transportation choices across the North Shore and the greater region.

<b>Official Community Plan</b>	
<i>Policy 1.3.5</i> Encourage design excellence in developments through carefully considered, high quality architecture and landscaping,	The proposed development presents a thoughtful design with a variety of architectural elements. The public realm is enhanced through the inclusion of at-grade

with varied designs which are interesting, sensitive and reflective of their surroundings	unit patios with complementary landscaping surrounding the ground floor.
<i>Policy 1.3.6</i> Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.	The proposed architecture and building materials of the new dwelling have been chosen with sustainability, maintenance, and aesthetics as key elements. The building has been designed to present entrances at a human scale to provide an attractive urban realm.
<i>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 storm water management and urban agriculture.	The development activates the laneway by placing unit patios and landscaping fronting the lane, along with visitor bicycle spaces and a new pedestrian pathway connecting Lonsdale Avenue and the laneway. Design features such as speed bumps to reduce vehicle speed are also proposed in the laneway.
<i>Policy 1.3.10</i> Encourage active, healthy lifestyles and the opportunity for more social connections through planning and active design principles that encourage physical activity and contribute to enhanced walkability and active streets, sidewalks and public spaces.	The proposed development includes a rooftop amenity space consisting of garden plots, outdoor dining and seating infrastructure, and a play area to enhance socialization for the residents. A new walkway is proposed to connect Lonsdale Avenue with the laneway to support walkability in the area.
<i>Policy 1.4.4</i> Incorporate active-design principles in new development that encourage physical movement and social interaction thereby contributing to a healthier community;	The proposed development includes multiple elements of the City's active design guidelines including: garden plots for residents, prominent stairwells to encourage using the stairs, and social spaces for the future residents.
<i>Policy 1.5.1</i> Provide opportunities for a range of housing densities, diversified in type, size and location.	Provides a range of unit types and sizes to accommodate various family sizes and lifestyles. The unit mix includes apartments ranging in size from studio to 3 bedroom. 64 units will be developed, 7 of which will be a part of the City's mid-market rental program.
<i>Policy 1.5.4</i> Prioritize the development and revitalization of affordable rental housing and use density bonusing and density transfers to incentivize the retention, renewal and/or replacement of rental units as a public benefit	The proposed project will secure rental housing through a housing agreement. Additionally, 7 of the 64 units will be secured for mid-market rental with the following unit mix: 2 studio units, 2 one-bedroom units, 2 two-bedroom units, and 1 three-bedroom unit.
<i>Policy 1.5.6</i> Ensure a sufficient number of new apartment building provide accessible units and that these accessible units are represented across various unit sizes	The proposal includes 25% of the units (16 total) to meet Level 2 Adaptable Design Guidelines, with the remaining 75% meeting Level 1 Adaptable Design.
<i>Policy 3.4.2</i> Consider the potential for food production on public and private land including rooftops, community gardens, micro gardens,	The proposed development includes a rooftop amenity space with community garden plots for future residents.



composting, urban farming, orchards, beehives and edible landscaping on residential boulevards, park land and rights-of-way	
<i>Policy 5.1.2</i> Ensure access to a range of outdoor recreational pursuits and facilities for community members of all ages and abilities	The development includes a shared rooftop amenity space with a play area, garden plots, and seating to support all ages and abilities.
<b>Housing Action Plan</b>	
<i>Action #3 Mid-Market Rental Units</i> To enable affordability for low and moderate income renters.	The proposed development includes 7 mid-market rental units.
<i>Action #4 Family Friendly Housing</i> To increase the number of three or more bedroom units appropriate for larger and/or extended families within new multi-unit residential developments.	Eleven percent (7 total) of the proposed development's units contain 3-bedrooms.
<b>Sustainable Development Guidelines</b>	
<i>Natural Systems</i> The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.	The proposal includes the use of native landscaping species, a shared rooftop garden space, and permeable paving for patios and the pedestrian walkway along the southern edge.
<i>Physical Structures/Infrastructure</i> The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, storm water drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.	The project will achieve Step 3 of the BC Building Code Step Code. The project provides a significant number of rental units for the City, including 7 mid-market units, for a variety of household sizes, from studio units to 3-bedrooms. Stormwater management will be addressed onsite to reduce the impact of heavy storm systems.
<i>Human Potential</i> The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.	The project includes a range of units to serve a broad spectrum of lifestyles, incomes, and abilities. Proposed outdoor space includes garden plots to support residents' access to food. In addition, the proposed project is proximate to central Lonsdale providing potential employment opportunities.
<i>Social Connections</i> The ability of our community to foster communication, interaction and networks to	The project proposes a rooftop social space that provides seating infrastructure, garden plots, and a children's play area to foster

respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.	social interaction between residents of all ages and abilities.
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## PLANNING ANALYSIS

### Site Context

The surrounding land uses are identified in Table 2 below.

**Table 2. Surrounding Uses**

Direction	Address	Description	Zoning
North – Across East 26 <sup>th</sup> Street	2606 Lonsdale Avenue 104-110 East 26 <sup>th</sup> Street	3-storey strata apartment	Medium Density Apartment Residential 1 (RM -1)
East – across Lane	115 East 26 <sup>th</sup> Street	Single-family home	One-Unit Residential 1 (RS-1)
South	2532 Lonsdale Avenue	Vacant lot	Medium Density Apartment Residential 1 (RM -1)
West – Across Lonsdale Avenue	2545 Lonsdale Avenue	3-storey strata apartment	Medium Density Apartment Residential 1 (RM -1)
West – Across Lonsdale Avenue	2601 Lonsdale Avenue	5-storey rental apartment (approved, not yet constructed)	Comprehensive Development Zone 697 (CD-697)

The subject site is located on the southeast corner of Lonsdale Avenue and East 26<sup>th</sup> Street, north of the Trans Canada Highway. The neighbourhood is comprised of multi-family buildings along both sides of Lonsdale Avenue, with single-detached dwellings across the lane to the east. The site currently contains two residential apartment buildings that contain a combined 25 units.

The OCP designates the subject site as Residential Level 5 (R5). Residential Level 5 seeks to provide quality multi-family housing with a mix of unit sizes, with a focus on creating attractive and active streets. R5 permits a maximum density of 2.6 FSR, inclusive of a 1.0 FSR bonus, and a maximum height of 6-storeys.

The site is in close proximity to many urban amenities, including: major bus routes along Lonsdale Avenue; future rapid bus route along Lonsdale Avenue; future bicycle network along East 25<sup>th</sup> Street, commercial node at East 29<sup>th</sup> Street; and Harry Jerome Community Recreation Centre. Please see Attachment 1 illustrating the site context.

### Use

The policy framework applicable to the subject site supports the proposed medium density residential apartment use. The site is located within close proximity to commercial facilities, Harry Jerome Community Recreation Centre, and frequent transit



infrastructure along Lonsdale Avenue. The proposed development will secure 7 mid-market rental units at reduced rates (10% below CMHC average rates in perpetuity) while increasing the number of rental units from 25 to 64 (an increase of 39 units). The OCP along this corridor has designated the lands for mid-rise residential use.

#### Intensity

The proposed intensification on the site is appropriate for the neighbourhood given the subject site's land use designation, the surrounding land use designations, the site's proximity to Lonsdale Avenue, the project's response to City policies, and the public benefit of increased rental housing.

The OCP permits a maximum height of 6-storeys in this location. The development proposes a height of 5-storeys, based on transitioning to the neighbouring single-family properties to the east. The project still achieves the site's maximum density of 2.6 FSR through the provision of market rental housing – including 10% of units secured in perpetuity at 10% below CMHC market rents – that is secured through a housing agreement (see Attachment 7).

The breakdown of the unit types is as follows:

- Studio – 30 (47%) total, 2 mid-market
- 1-Bedroom – 16 (25%) total, 2 mid-market
- 2-Bedroom – 11 (17%) total, 2 mid-market
- 3-Bedroom – 7 (11%) total, 1 mid-market

Eleven-percent of the proposed units are 3-bedroom, which meets the City's Housing Action Plan Family-Friendly policy that recommends a minimum of 10% of the units to be three or more bedroom units. Twenty-five percent of the proposed units (16 total) will meet Level 2 of the Adaptable Design Guidelines, with the remaining 75% meeting Level 1. The proposed project includes 42 parking spaces, including the appropriate ratio of visitor and accessible stalls, which surpasses the 39 spaces that would be required under current Zoning Bylaw requirements. The project also meets the minimum required bicycle parking stipulated by the Zoning Bylaw, providing 96 secured spaces and 8 short-term spaces.

With regard to environmental standards, the proposed development will achieve Step 3 of the BC Building Code Step Code.

#### Form

The urban form proposed is consistent with the planned character of the surrounding neighbourhood as illustrated by the City's Official Community Plan. The form of the development will conform generally to the attached drawings (Attachment 2: Consolidated Drawing Package, dated December 17, 2019).

The design proposes a 5-storey building fronting Lonsdale Avenue. A mix of colours and materials are used to break-up the massing of the building. Street frontages are activated through the inclusion of landscaping and at-grade patios and entrances to the ground floor units. These elements improve the interface between the public and private realm. A new pathway is proposed to the south of the building to connect Lonsdale Avenue with the laneway, improving pedestrian connections. Reduced balcony sizes



are proposed on the east side of the development to mitigate privacy concerns for the single-family homes across the lane.

Another important design element is the use of the rooftop to provide amenity space for the residents. The proposed amenity space includes community garden plots, a lounge area with outdoor dining, as well as a children's play area. These design elements will support urban agriculture and social activities for residents of all ages and abilities.

#### Density Bonus and Community Benefits

Analysis of the project regarding the City's Density Bonus and Community Benefits Policy indicates that the proposed project, were it not providing secured market rental housing, would include community benefits valued at approximately \$2.9M as outlined in Table 3 below. The community benefit contribution in question is calculated from the existing permitted density to the proposed maximum bonus density.

**Table 3. Estimated Value of Community Benefits through Density Bonusing**

Density Value Calculation	Value
Density Bonus to Max Density OCP Density (0 square feet @ \$25 / sq. ft.)	\$0
Density Bonus to Max Bonus OCP Density (16,647 square feet @ \$175 / sq. ft.)	\$2,913,225
<b>Total Value of Community Benefits</b>	<b>\$2,913,225</b>

In lieu of providing a cash contribution, the proposed project will provide rental housing. A total of 64 units secured in perpetuity through a housing agreement and including 7 mid-market rental units, as is stipulated through the City's Official Community Plan and 2018 Density Bonus and Community Benefits Policy. Bonusing for rental housing is intended to assist the City in achieving its housing goals set out in the Official Community Plan and Housing Action Plan.

In addition to secured housing, the project also includes approximately \$50,000 in off-site benefits. This includes a 3 metre road dedication. The details of the off-site benefits are described in Attachment #3 (Off-Site Servicing Requirements Memorandum). On site, a statutory right-of-way (south property line) will be secured by way of an agreement. This will ensure a publicly accessible path that connects the laneway to Lonsdale Avenue and the available transit services along that corridor.

## **COMMUNITY CONSULTATION**

### Developer Information Session

A Developer Information Session (DIS) was held on May 14<sup>th</sup>, 2019. 23 members of the public signed in to the session and 9 comment forms were received. A facilitator for the applicant recorded the questions and comments from the question and answer period. The applicant has provided a summary of the event (Attachment 4: Developer Information Session Summary).

Items identified as concerns by the community include the construction timeline, traffic impacts (particularly in the lane east of the project site), whether the new building will be pet-friendly, proposed rental rates, and how the existing tenants will be accommodated.



### Tenant Relocation Strategy

As an existing rental building, the applicant is required to provide support to existing tenants as stipulated by the City's Residential Tenant Displacement Policy (Attachment 5: Tenant Relocation Strategy).

The policy provides several key elements to support existing tenants in transition to new housing should the project be approved, including:

- Provide early notification to tenants to inform them of the rezoning process;
- Finding comparable rental units (i.e. same number of bedrooms, in the City of North Vancouver, at not more than 10% above the City's average rent for a unit of that size);
- Compensate all tenants with three months rent to assist in securing alternate accommodations and moving expenses;
- Provide all tenants with four month's notice only after the issuance of a demolition permit;
- Provide first right of refusal to existing tenants to live in the new building;

The applicant has agreed to all of the requirements of the City's Residential Tenant Displacement Policy and has undergone a concerted effort to engage existing residents in order to understand their housing needs.

### **ADVISORY BODY INPUT**

The application was directed to the Advisory Design Panel on May 15<sup>th</sup>, 2019. The Panel recommended the approval of the project subject to addressing the following issues to the satisfaction of the Development Planner assigned to the file:

- Consider expanding the size of the rooftop amenity to include a variety of programming and space for children;
- General lighting along the main paths should be robust and well lit and consider overhead pedestrian lighting along the southern edge;
- Consider additional windows for the north east units;
- Consider weather protection along the north west corner windows;
- Improve the screening and landscaping treatment along the Lonsdale Avenue frontage;
- Review the acoustical impact from Lonsdale Avenue and the highway on the residential units;
- Further review of the shading elements on the building and material palette refinements along all elevations;
- Consider achieving Step 4 of the Step Code;
- Further design development of the garage doors; and
- Review the inset doors to address CPTED concerns.

In response to the Advisory Design Panel's suggestions the applicant reviewed the aspects identified and amended various aspects of the proposal, particularly: adding the

children's play area to the rooftop amenity space, additional pathway lighting, and reconfiguration of overhangs to provide weather protection and additional shading.

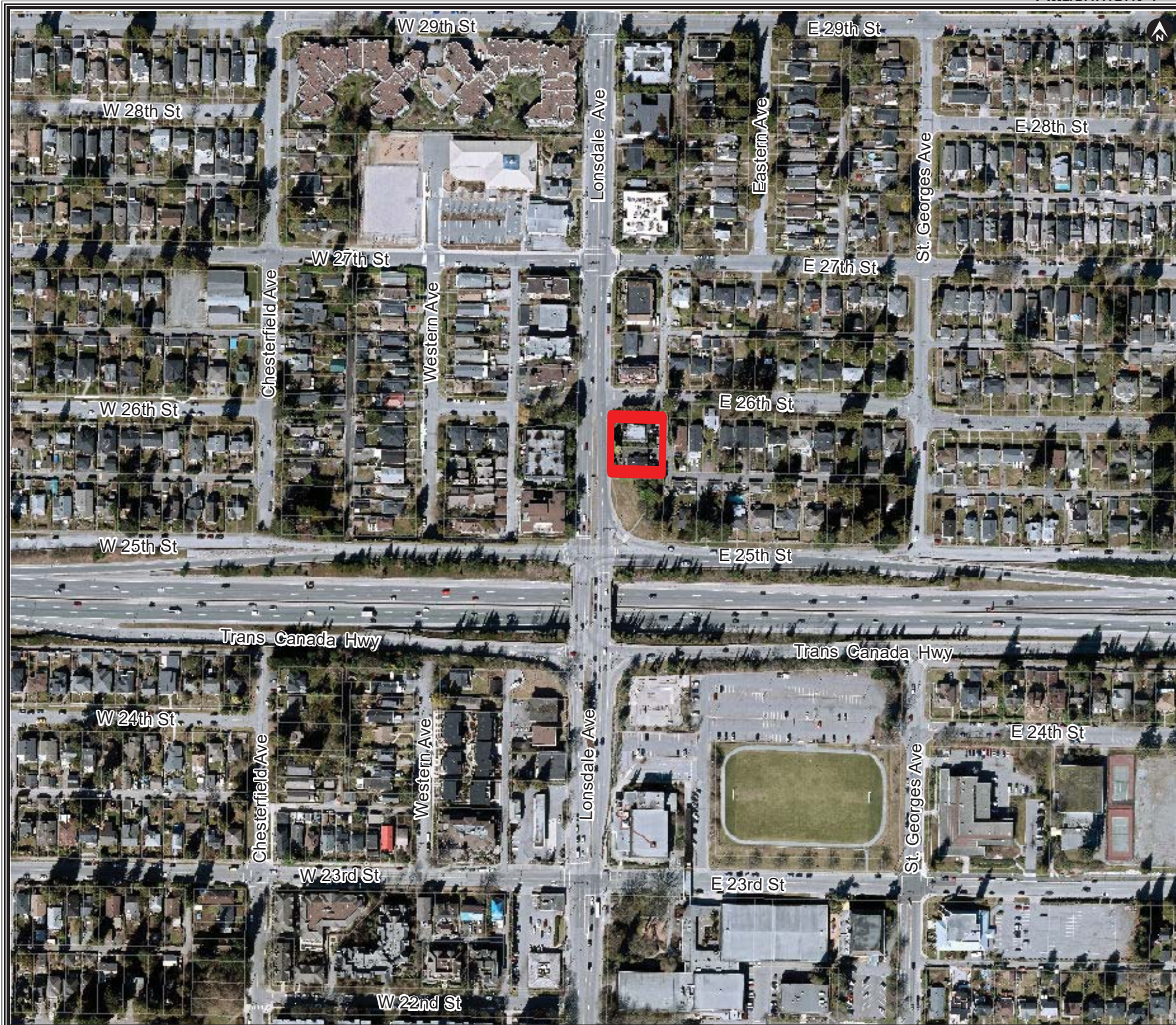
## CONCLUSION

The proposed application represents good planning. The proposal meets the intent of the OCP land use designation, City housing policies, and the planned vision for the community. The project would result in a net increase of 39 residential rental units including seven mid-market units – secured in perpetuity at 10% below CMHC average rates as well as 11% of the units secured as 3-bedroom exceeding the City's Family-Friendly Housing Policy. The subject site's proximity to commercial facilities, rapid transit, and the Harry Jerome Community Recreation Centre make it an ideal location. The requested zoning change and development proposal are consistent with the Region's and the City's planning policies. Overall, the application seeks to increase the City's rental stock, while providing a sustainable and thoughtful building design.

RESPECTFULLY SUBMITTED:

  
Sean Galloway, MUDD, MCIP, RPP  
Manager, Planning



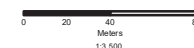


City of North Vancouver  
Context Map: 2540-2590 Lonsdale Avenue

### Legend

- Subject Site
- Legal\_Parcels
- Aerial 2019

### Attachment 1



#### DISCLAIMER

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

GIS Division, Information Technology,  
City of North Vancouver

**city**  
of north  
vancouver

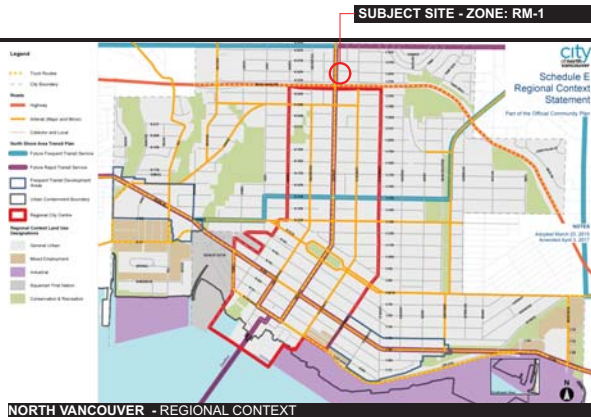




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**DRAWING LIST:**

**DRAWING INDEX - DOCUMENTATION**

<b>ARCHITECTURAL</b>					
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→ A-0.020	ZONING ODP	2.125			
→ A-0.040	SITE CONTEXT	NTS			
→ A-0.050	CONTEXT PHOTOS	1:300			
→ A-0.060	CONTEXT PLAN	NTS			
→ A-0.070	CONCEPT IMAGES	NTS			
→ A-0.071	BALCONY SCREENS	NTS			
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→ A-2.002	PARKING P2	1/8"			
→ A-2.010	1ST FLOOR	1/8"			
→ A-2.020	2ND FLOOR	1/8"			
→ A-2.030	3RD FLOOR	1/8"			
→ A-2.040	4TH FLOOR	1/8"			
→ A-2.050	5TH FLOOR	1/8"			
→ A-2.060	ROOF LEVEL	1/8"			
→ A-3.001	ADAPTABLE UNITS DESIGN GUIDELINES	NTS			
→ A-3.002	UNIT PLANS ADAPTABLE	1/4"			
→ A-3.003	UNIT PLANS - 1 BEDROOM	1/4"			
→ A-3.004	UNIT PLANS - 3 BED / STUDIO	1/4"			
→ A-4.001	LONSDALE AVE - W ELEVATION	1/8"			
→ A-4.002	E 26TH STREET - NORTH ELEVATION	1/8"			
→ A-4.003	LANE - EAST ELEVATION	1/8"			
→ A-4.004	SOUTH ELEVATION	1/8"			
→ A-4.500	LONSDALE AVE - STREETSCAPE	1/16"			
→ A-4.501	E 26TH STREET - STREETSCAPE	1/16"			
→ A-5.000	SITE SECTIONS	1/8"			
→ A-5.001	SITE SECTIONS	1/8"			
→ A-5.002	SITE SECTION	1/8"			
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→ A-6.003	MATERIALS FINISHES	NTS			
→ A-6.500	SHADOW STUDY	NTS			
→ A-6.501	SHADOW STUDY	NTS			
→ A-9.001	AREA OVERLAYS PARKING P1	1/8"			
→ A-9.002	AREA OVERLAYS PARKING P2	1/8"			
→ A-9.010	AREA OVERLAYS 1ST FLOOR	1/8"			
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→ A-9.060	AREA OVERLAYS ROOF LEVEL	1/8"			

Total → 47

[ARCHITECT SEAL]



CASCADIA GREEN

[PROJECT]

**2540 - 2590  
LONSDALE AVE**  
2540 - 2590 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**COVER PAGE**

18468 [PROJECT]

[SCALE]

DEC 12, 2019 [DATE]

4 - DPA RESUBMISSION [ISSUE]

[DRAWING]

**A-0.000**

RENTAL HOUSING DEVELOPMENT  
2540 - 2590 LONSDALE AVENUE | NORTH VANCOUVER | BC | REZONING | DPA | RESUBMISSION





1

EXISTING SITE - 2540 LONSDALE AVE



E 26 STREET - LONSDALE AVE INTERSECTION



2

EXISTING SITE - 2590 LONSDALE AVE



EXISTING LANE



ARIAL VIEW - HWY 1 INTERSECTION



VIEW SOUTH WEST - ALONG LONSDALE



EXISTING LANE - ADJACENT CONTEXT



E 26 STREET - VIEW NORTH



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(ARCHITECT SEAL)

**CASCADIA**  
Green Development  
(CLIENT)

CASCADIA GREEN

(PROJECT)

**2540 - 2590  
LONSDALE AVE**  
2540 - 2590 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**CONTEXT  
PHOTOS**

18468

(PROJECT)

DEC 12, 2019

(SCALE)

4 - DPA RESUBMISSION

(DATE)

4 - DPA RESUBMISSION

(ISSUE)

4 - DPA RESUBMISSION

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**A-0.050**



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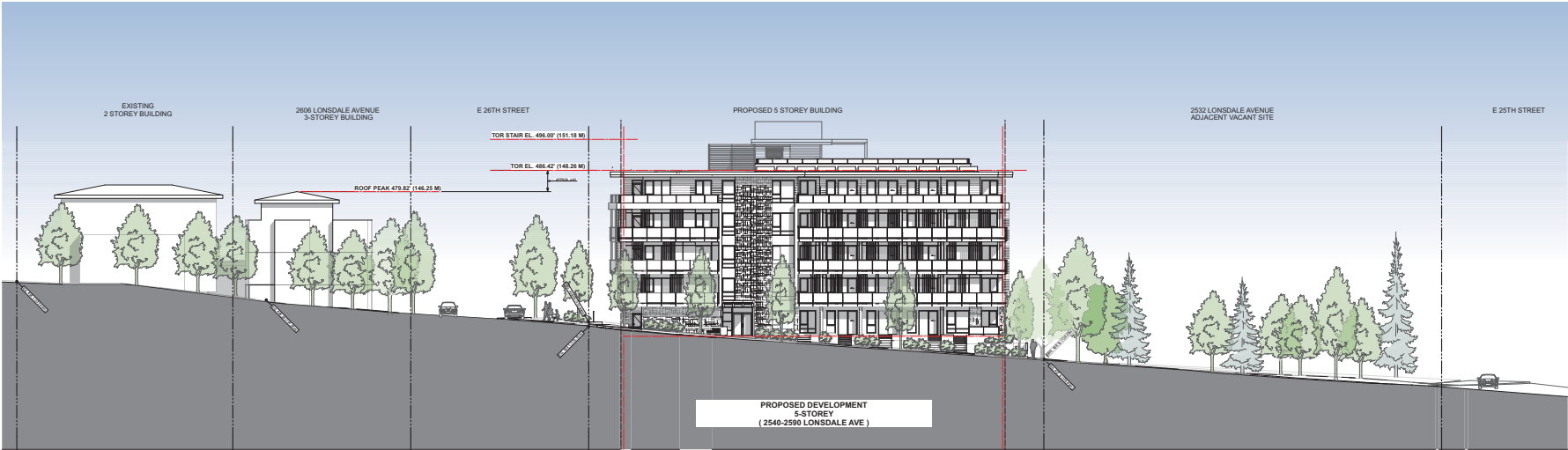
**CASCADIA GREEN**  
(PROJECT)

**2540 - 2590  
LONSDALE AVE**  
2540 - 2590 LONSDALE AVENUE  
NORTH VANCOUVER, BC

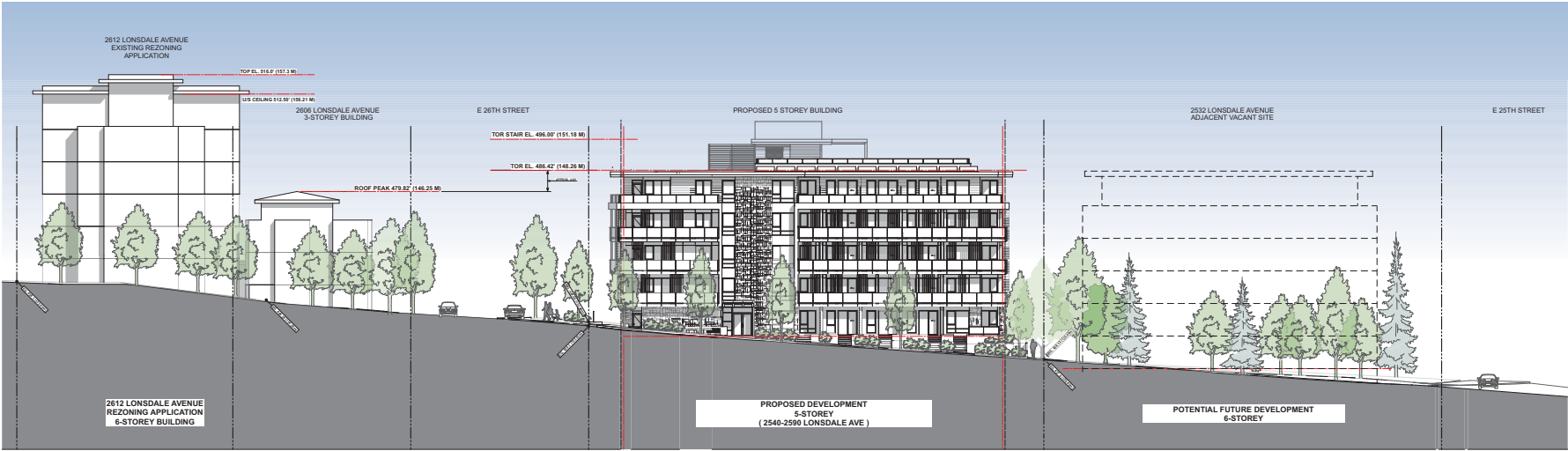
**STREET  
ELEVATION -  
LONSDALE AVE**  
(TITLE)

18468  
1/16" = 1'-0"  
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4 - DPA RESUBMISSION  
(PROJECT)  
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**A-4.500**



LONSDALE AVENUE - STREETSCAPE



LONSDALE AVENUE - STREETSCAPE FUTURE





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(ARCHITECT SEAL)

**CASCADIA**  
Green Development  
(CLIENT)

**CASCADIA GREEN**  
(PROJECT)

**2540 - 2590  
LONSDALE AVE**  
2540 - 2590 LONSDALE AVENUE  
NORTH VANCOUVER, BC

**STREET  
ELEVATIONS - E  
26TH STREET**

18468 (PROJECT)

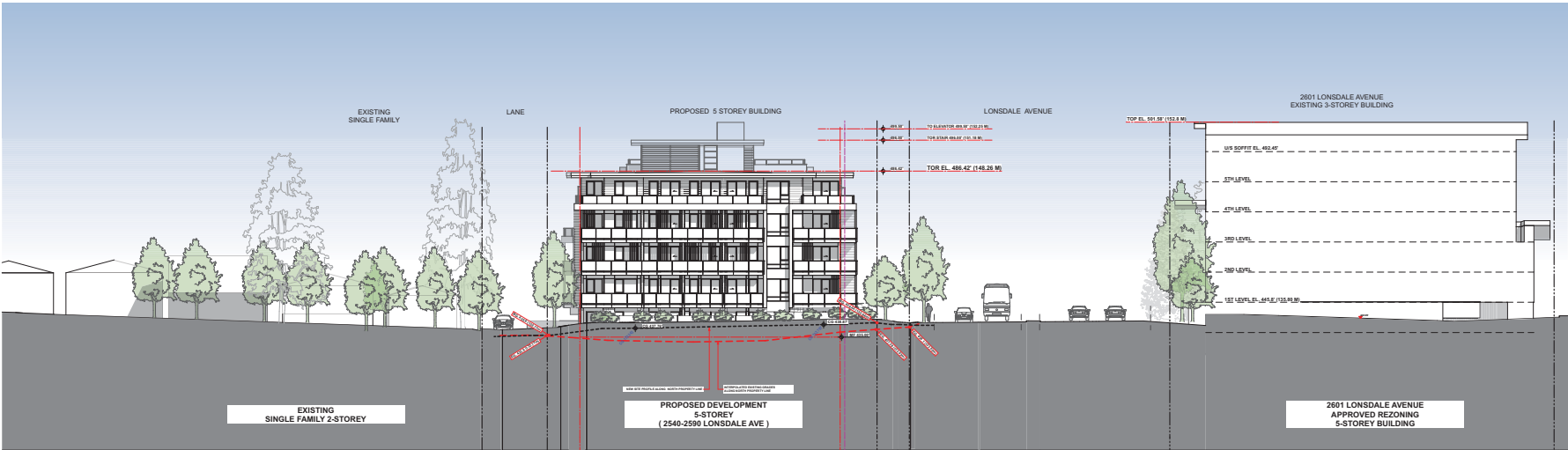
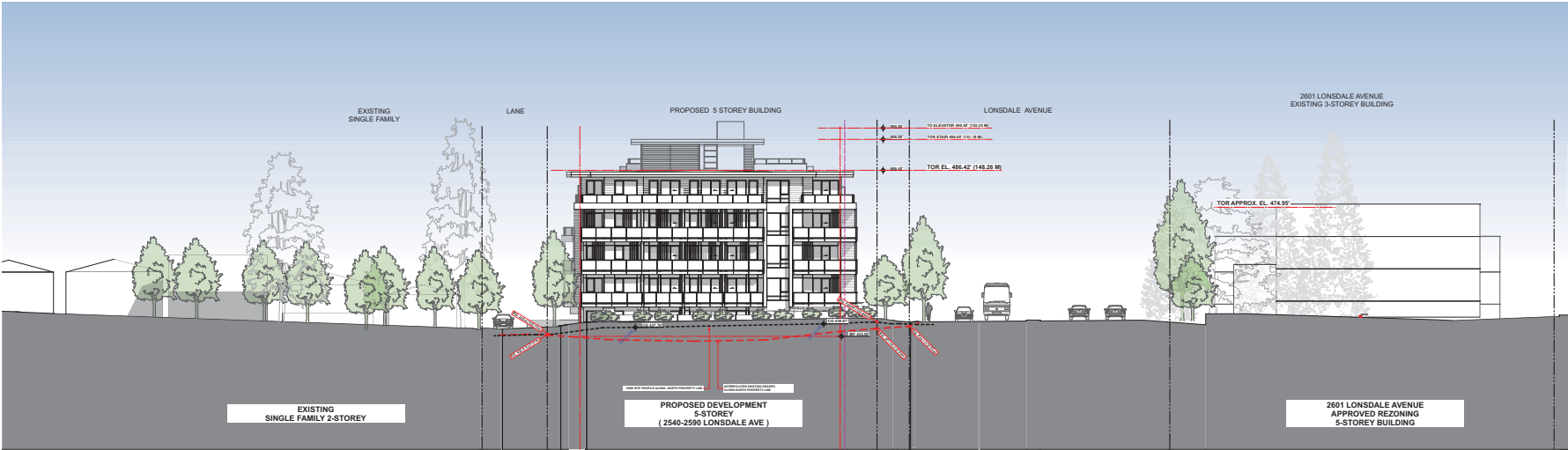
1/16" = 1'-0" (SCALE)

DEC 12, 2019 (DATE)

4 - DPA RESUBMISSION (ISSUE)

(DRAWING)

**A-4.501**



E 26 STREET - STREETSCAPE FUTURE CONTEXT



LONSDALE AVE - EXISTING CONTEXT - VIEW NW



LONSDALE AVE - EXISTING CONTEXT - VIEW NE



LONSDALE AVE - FUTURE CONTEXT - VIEW NW



LONSDALE AVE - FUTURE CONTEXT - VIEW NE



**Integra**  
ARCHITECTURE INC.  
2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220

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[PROJECT TEAM]

[ARCHITECT SEAL]

**CASCADIA**  
Green Development  
[CLIENT]

**CASCADIA GREEN**  
[PROJECT]

**2540 - 2590 LONSDALE AVE**  
2540 - 2590 LONSDALE AVENUE  
NORTH VANCOUVER, BC

**MASSING STUDY**

**18468**  
[PROJECT]

[SCALE]

**DEC 12, 2019**  
[DATE]

**4 - DPA RESUBMISSION**  
[ISSUE]

[DRAWING]

**A-8.001**

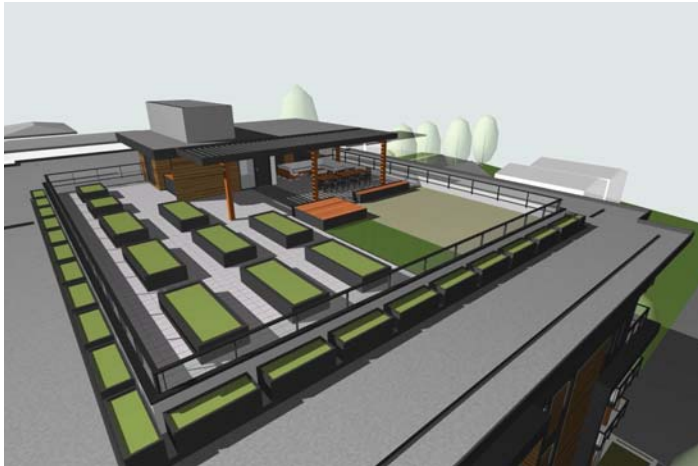




INTERSECTION OF E 26TH ST AND LONSDALE AVE VIEW S-E



VIEW NORTH - ALONG LONSDALE AVE



ROOF DECK VIEW



VIEW NORTH WEST - ALONG LANE



6	REISSUED FOR DEVELOPMENT PERMIT AND REZONING	2019/12/13
5	ISSUED FOR REVIEW	2019/11/01
4	REISSUED FOR DEVELOPMENT PERMIT	2019/08/23
3	ISSUED FOR DEVELOPMENT PERMIT	2019/04/09
2	ISSUED FOR REZONING	2019/04/09
1	ISSUED FOR CLIENT REVIEW	2019/03/15
Revision No.		Date

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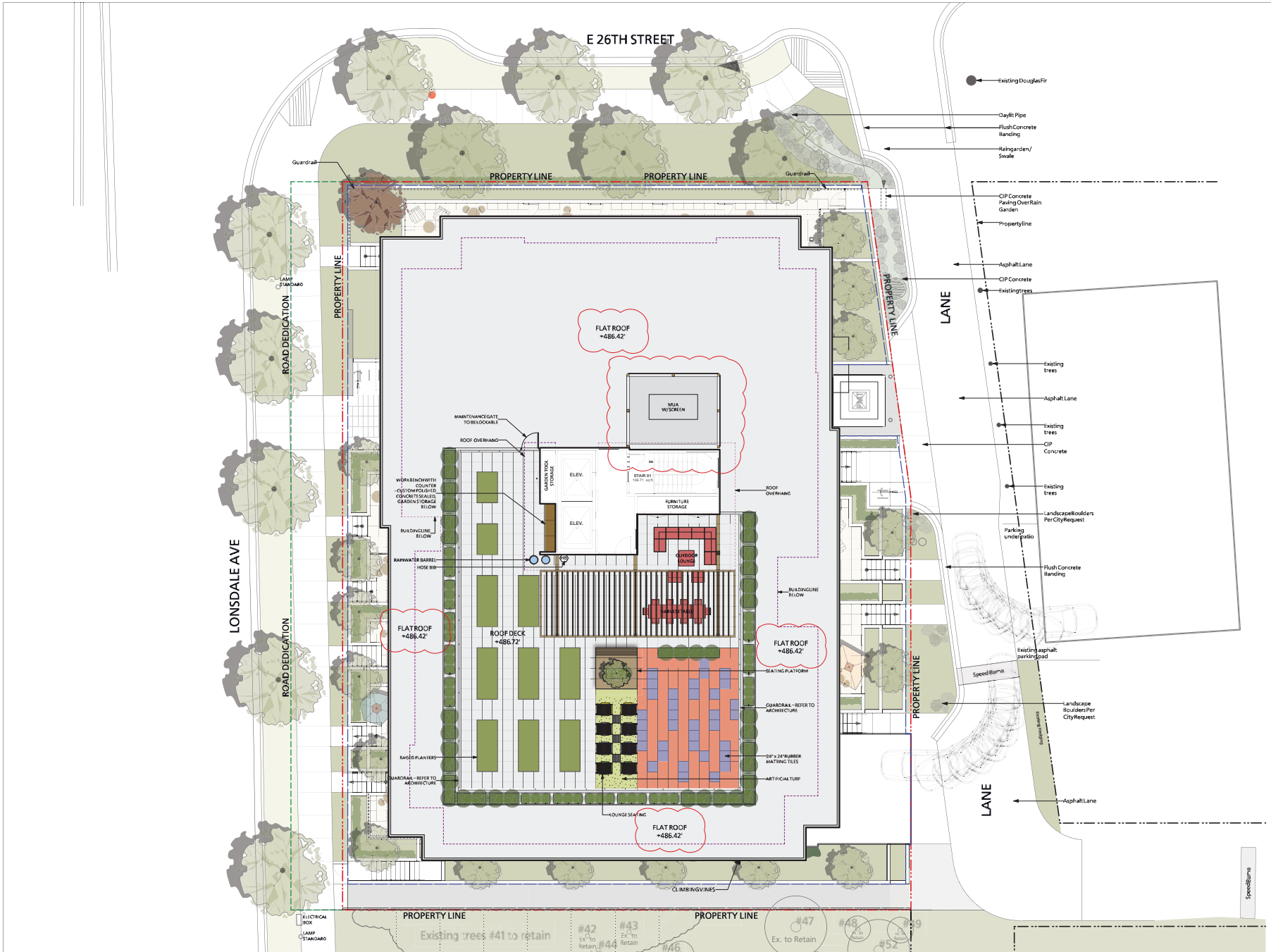
Client: **Cascadia Green Development**

Project Title: **Upper Lonsdale Ave.**  
2540-2590 LONSDALE AVENUE  
NORTH VANCOUVER, BC

Drawing Title: **Landscape Concept Plan**

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	19-005
1/8" = 1'-0"		
Sheet No.:		

**L0.0**



4	REISSUED FOR DEVELOPMENT PERMIT AND REZONING	2019/12/13
3	REISSUED FOR DEVELOPMENT PERMIT	2019/08/23
2	ISSUED FOR DEVELOPMENT PERMIT	2019/04/09
1	ISSUED FOR REZONING	2019/04/09
	Revision No.	Date

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Client: **Cascadia Green Development**

Project Title: **Upper Lonsdale Ave.  
2540-2590 LONSDALE AVENUE  
NORTH VANCOUVER, BC**

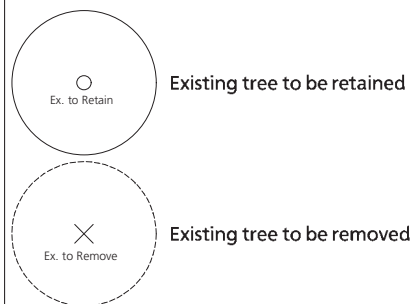
Drawing Title: **Landscape Roof  
Concept Plan**

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	19-005
Sheet No.:		

**L0.1**

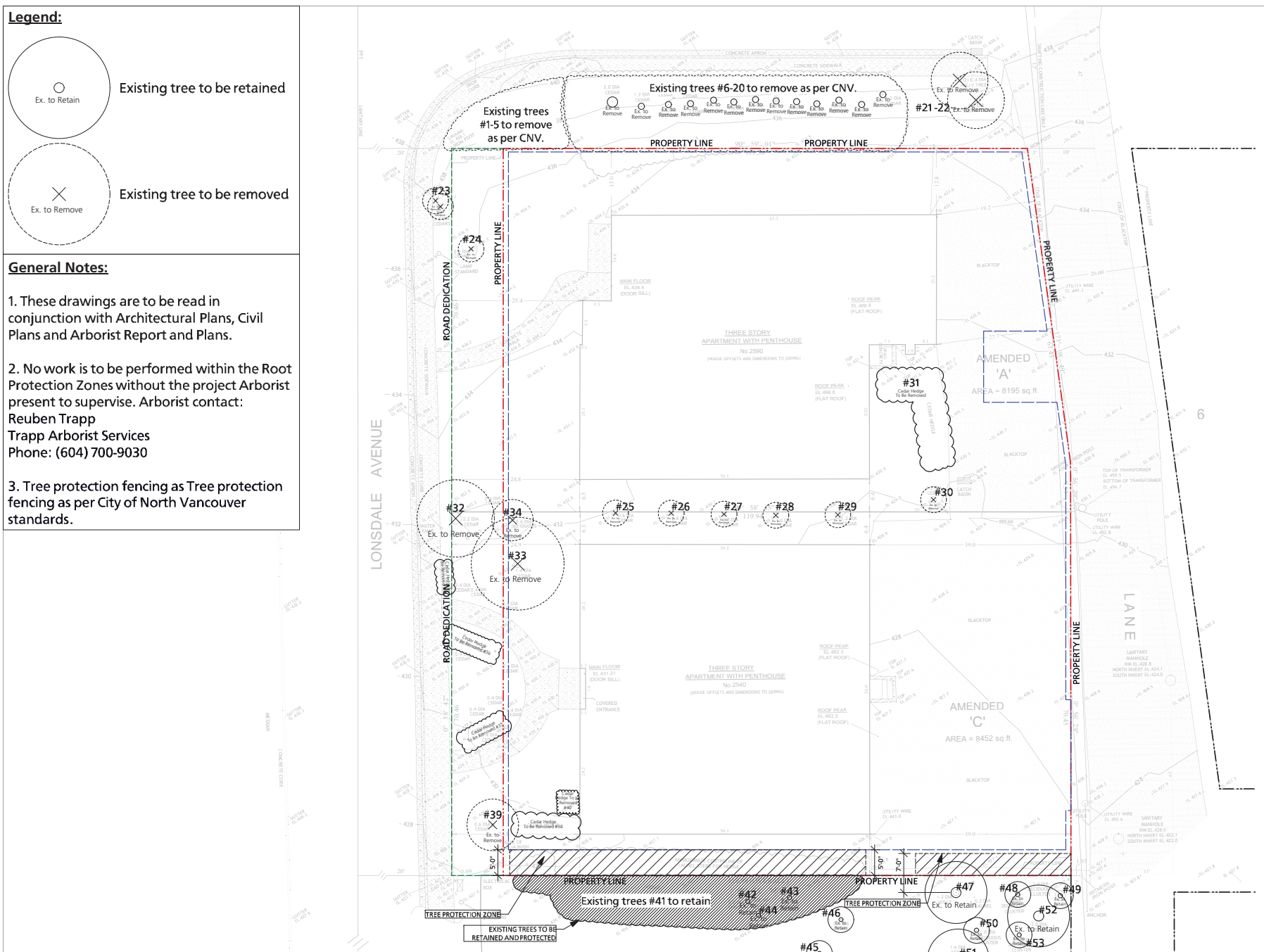


## Legend:



## General Notes:

1. These drawings are to be read in conjunction with Architectural Plans, Civil Plans and Arborist Report and Plans.
2. No work is to be performed within the Root Protection Zones without the project Arborist present to supervise. Arborist contact: Reuben Trapp  
Trapp Arborist Services  
Phone: (604) 700-9030
3. Tree protection fencing as per Tree protection fencing as per City of North Vancouver standards.



4	REISSUED FOR DEVELOPMENT PERMIT AND REZONING	2019/12/13
3	REISSUED FOR DEVELOPMENT PERMIT	2019/08/23
2	ISSUED FOR DEVELOPMENT PERMIT	2019/04/09
1	ISSUED FOR REZONING	2019/04/09
	Revision No.	Date

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Client:

**Cascadia  
Green Development**

Project Title:

**Upper Lonsdale Ave.**  
2540-2590 LONSDALE AVENUE  
NORTH VANCOUVER, BC

Drawing Title:

**Tree Management Plan**

Project North:



Drawn By:

EML

Checked By:

MP

Scale:

1/8" = 1'-0"

Job No.:

19-005

Sheet No.:

**L0.2**

## Memorandum

Date: April 16, 2020  
File: REZ2019-00008  
To: File  
From: Kurt Dixel, Development Technician 2

Subject: Rezoning Application  
Location: 2540 – 2590 Lonsdale Avenue  
Applicant: Cascadia Green Development

### **Context:**

The applicant wishes to rezone the subject property to allow development of a five storey 64 unit rental apartment building.

### **Purpose:**

The purpose of this memorandum is to identify general bylaw requirements necessary to service this proposed development, and to identify any specific impacts that warrant recommendations for community enhancements.

### **General:**

Requirements identified in this Memorandum are based on a preliminary review of existing service levels in the area and are in the context of the information submitted by the applicant for the proposed use of the property.

The preliminary information provided to date is insufficient to enable comprehensive analysis of all servicing requirements. While all attempts are made to be as inclusive as possible, additional requirements, not specifically mentioned in this Memorandum, may be revealed through engineering studies, detailed designs and building permit reviews. The City Engineer reserves the right to make such additions as may be necessary.

All works and services required to service this development shall be designed, and constructed at the developer's expense. The developer's design professionals shall be responsible for the design of all required works and the preparation of cost estimates.

## **Community Impact – Development Services**

### **A. Infrastructure**

New municipal service connections are required. Service connection sizing is to be determined by the developer's consultants. All third party utility services (electrical, gas and communications) must be underground.

The adjacent streetscape must be upgraded at the developer's expense, including street and pedestrian level LED lighting, street trees installed with structural soil or soil cells, hard and soft landscaping surfaces, new concrete sidewalks, curb and gutter and lane\road paving. New road markings using thermoplastic material and regulatory signage will be required around the perimeter of the site as necessary.

An off-site irrigation system is required, and is to be installed at the developer's cost. City of North Vancouver forces will install an irrigation lead and box from a line brought out to the boulevard from the proposed building. The location of the irrigation box and connection is to be determined at the building permit design stage. All beds and trees (including street trees) are to have in-ground irrigation.

Upon acceptance by the City of North Vancouver, all new boulevard landscaping works will be placed on a two year maintenance/warranty period to ensure establishment.

The project shall incorporate sustainable stormwater (rainwater) management practices in the development. Stormwater (low-impact development or green infrastructure) source controls (e.g. infiltration works, green roofs, rainwater harvesting) shall be employed to mitigate the impact of urban run-off on our streams and Burrard Inlet.

All run-off from roofs, other structures, and paved areas should be directed to on-site stormwater (rainwater) source controls prior to discharge to the City storm connection. Design methodology shall address both water quality protection and volume reduction. Guidelines for stormwater management source-controls are available.

### **Street Infrastructure Upgrades**

As required by the Subdivision and Development Control Bylaw, and with the adoption of proposed rezoning infrastructure upgrades, the adjacent streetscape shall be upgraded at the developer's expense to current City of North Vancouver standards.

All works shall meet the Master Municipal Construction Document design criteria, specifications and drawing standards, and City of North Vancouver standards.

Development servicing requirements:

### **Underground Utilities**

#### **Service Connections**

Water service connection, complete with Fire Department Connection

Sanitary service connection

Storm service connection

Underground Hydro, Gas, LEC, communication, and cable connections

### **Stormwater Management**

The proposed development must incorporate a professionally designed stormwater management plan, designed to the satisfaction of the City Engineer, and which meets Provincial Stormwater Guideline's Best Practices.

Any stormwater management features that encroach into the City right-of-way shall be maintained in perpetuity by the property owner.

### **Lonsdale Avenue**

- Provide 3.048 meter wide road dedication along Lonsdale Avenue frontage.
- New 2.0 meter wide sidewalks, MMCD C5 barrier curb and gutter, 2.0 meter wide boulevard and street trees.
- New street trees are required in a continuous soil trench, complete with a minimum of 15m<sup>3</sup> of soil per street tree and structural soil.
- Install catch basin at SW corner of site.
- Install LED overhead street lighting and pedestrian level lighting to CNV standards.
- Mill and overlay road surface from new curb and gutter to median.
- Regulatory signage and thermoplastic pavement markings as required.

### **East 26<sup>th</sup> Street**

- Provide bump-out at Lonsdale intersection and new 2.0 meter wide sidewalks, MMCD C5 barrier curb and gutter, 1.5 meter wide boulevard and street trees for the south side as well as the north side.
- Remove existing trees along property line and reconstruct boulevard.
- New street trees are required in a continuous soil trench, complete with a minimum of 15m<sup>3</sup> of soil per street tree and structural soil.
- Install LED overhead street lighting and pedestrian level lighting to CNV standards.
- Mill and overlay road surface from new curb and gutter to road centreline.

### **Laneway**

- Reconstruct and pave laneway along site frontage including "living Laneway" elements.
- Install bump-outs at Lane.
- Install residential speed bumps.
- Underground over-head lines.

### **Traffic/Transportation**

- Provide \$50,000.00 contribution for traffic signal modifications at East 27<sup>th</sup> Street and Lonsdale Avenue.
- Extend concrete median within Lonsdale Avenue to restrict left hand turns from East 26<sup>th</sup> Street.

### ***Public Realm***

- An off-site irrigation system is required, and is to be installed at the developer's cost. City of North Vancouver forces will install an irrigation lead and box from a line brought out to the boulevard from the building. The location is to be determined at the building permit stage.

### **B. Constructability**

This development can be constructed with minimal disruption to the adjacent community provided the construction follows standard best management practices. An approved traffic management plan and construction management plan are required prior to any site development or issuance of a building permit.

Throughout the construction phase of the development, the applicant must ensure that safe public access on all City rights-of-way during construction is maintained. The City of North Vancouver requires additional permits for street occupancy, building zone occupancy, temporary road/lane closures, and bulk container bins, all of which are not covered under the building permit.

Careful consideration must be given to the locations of street occupancy zones and building (loading) zones. The City may consider partial use of the lane for deliveries; however, priority must be given to vehicle access for the neighbouring properties.

A professionally designed Erosion and Sediment Control (ESC) Plan must be approved prior to issuance of a demolition/building permit. The ESC Plan is to be implemented throughout the demolition, excavation and construction phases of the project.

### **C. Information for Council Report**

The applicant has provided design drawings for off-site works and services as required by the Subdivision and Development Control Bylaw.

In addition to standard frontage upgrades and improvements to the public realm, the off-site works will include:

- Contribution towards upgrades to traffic signal at Lonsdale Avenue and 27<sup>th</sup> Street.
- Design and construction of the laneway east of the site using "living lane" principles.
- New curb and gutter, sidewalks, street trees and bump-outs on the north side of East 26<sup>th</sup> Street.
- Concrete median within Lonsdale Avenue at East 26<sup>th</sup> Street to restrict intersection to right in/out only.



Kurt Dixel  
Development Technician 2

c: Matthew Holm, Manager, Development Services  
Sean Galloway, Manager, Planning

## **SCHEDULE “A”**

### **WORKS**

#### **OFF-SITE SERVICING REQUIREMENTS**

##### **2540 – 2590 Lonsdale Avenue, North Vancouver**

All works and services required to serve this development shall be designed, constructed and installed at the owner's expense and are subject to approval of the City Engineer.

These requirements are based on preliminary review of the existing service levels in the area and are in the context of the information submitted. These requirements are established in the context of the proposed use of the property, without the benefit of detailed analysis. During the detailed design phase of the project, it may be necessary for the applicant to perform works that are not specifically mentioned herein, to satisfy the requirements of the City. The City Engineer reserves the right to make such additions as may be necessary.

All works shall meet the Master Municipal Construction Document design criteria, specifications and drawing standards, and City of North Vancouver standards.

Development servicing requirements:

#### **Underground Utilities**

##### **Service Connections**

Water service connection, complete with Fire Department Connection

Sanitary service connection

Storm service connection

Underground Hydro, Gas, LEC, communication, and cable connections

##### **Stormwater Management**

The proposed development must incorporate a professionally designed stormwater management plan, designed to the satisfaction of the City Engineer, and which meets Provincial Stormwater Guideline's Best Practices.

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## 2540 – 2590 Lonsdale Avenue

### Development Information Session Summary Report

**Event Date:** May 14, 2019  
**Time:** 6:30pm – 8:30pm  
**Location:** The Atrium, Holy Trinity School, 128 West 27<sup>th</sup> Street, North Vancouver  
**Attendance:** 23 members of the public signed in.  
**Comments:** Nine comment sheets, all in support.

**Meeting Purpose:**

- 1) To present development proposal materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the proposal
- 3) To provide an opportunity for neighbours to comment on the proposal

**Notification:**

In accordance with City of North Vancouver policies:

Invitation Brochures

The City requires invitations to be sent to all households and businesses within 40m of the site. Cascadia Green delivered 120 invitations, exceeding the 40m radius in all directions. Invitations were sent to all households adjacent to the lane which services the development site. Appendix A includes a copy of this invitation and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, May 8, 2019 and Friday, May 10, 2019. A copy of the ad is included in Appendix A.

Notification Signs

Two signs were installed on the property on April 30, 2019 providing two weeks' notice to neighbours of the meeting. One sign was installed on the Lonsdale Avenue frontage, and the other was installed on the 26<sup>th</sup> Street frontage. Photographs of the installed signs are provided in Appendix A.

**Attendance:**

23 members of the public signed in for the meeting. A copy of the redacted sign-in sheet is included in Appendix B.

The following City staff and project team members were in attendance:

City of North Vancouver:

- Wendy Tse, Planner

**Project Team:**

- Farzad Mazarei, CEO, Cascadia Green Development
- Steven Petersson, Director of Development, Cascadia Green Development
- Shamus Sachs, Architect, Integra Architecture
- Katrina May, Facilitator, Petersson Planning Consulting

**Overview:**

The meeting was held in a Town Hall Meeting format, beginning with an Open House, followed by a presentation by the applicant and a facilitated question and answer session. During the Open House, meeting participants browsed the display boards and engaged directly with the project team. During the applicant presentation and facilitated question and answer period, a facilitator noted questions and comments on a flip chart for all to see in order to ensure a transparent and fair documentation of the process.

The participants were invited to submit written comments to the facilitator or to the municipal planner. The comment period remained for two weeks, from the night of the meeting, May 14, 2019, until May 28, 2019. Nine comment sheets were submitted: all of them supported the project.

The general tone of the evening was support for this development proposal, as it proposes much-needed affordable rental housing for mid-market and moderate income households. Community members recognized the demand for rental housing in the neighbourhood, as well as the developer's intention to offer all of the units at two levels of discounted rents, pending financing from BC Housing.

There were discussion and questions regarding:

- the construction timeline
- traffic impacts (particularly in the lane east of the project site)
- whether the building will be pet-friendly
- proposed rental rates
- how the existing tenants will be accommodated.

Community members discussed the potential traffic mitigation opportunities in the broader neighbourhood, and wished to use this public forum to communicate their ideas to City staff and Council. This discussion included:

- concern about the neighbourhood being used by through-traffic on St Georges and 26<sup>th</sup> Street
- the desire for traffic calming, and concern about traffic speed on 26<sup>th</sup> Street, where the street narrows
- consideration of turning 26<sup>th</sup> Street and/or the lane into one-way traffic
- noting that the lane in the neighbourhood is used extensively by pedestrians.

Existing tenants expressed concern over how and where they will find alternative affordable rental accommodation when they are required to vacate the building. The developer communicated the basic structure of the City's Tenant Relocation policy, which include providing three months' of rent, assistance in finding alternative accommodation, the right of first refusal for new mid-market affordable units once completed, and discounted rents for former tenants. The applicant invited tenants to speak

with him after the meeting to discuss how they could work with Cascadia Green to help with relocation and identify an appropriate relocation package.

The overall development proposal was supported by most participants.

**Public Dialogue:**

(Q = Question, A = Answer, C = Comment, and the number is to track the dialogue)

- Q1** How long will it take to construct?  
**A1** Once approved, 20 – 24 months. It could be reduced to 18 months with a new construction method we are exploring.
- Q2** Will dump trucks etc. be using the alley? That would be a huge issue for me.  
**A2** Upon receiving a Building Permit, we must submit a construction and traffic management plan, including location of the staging area. It will depend on the CNV. While we might need to use the lane, based on our experience on other projects in North Vancouver, we will always provide access.
- C3** There are currently 14 homes that rely on alley parking. We can't park out front.
- Q4** What about garbage and recycling pick up?  
**A4** Garbage and recycling pick up will probably occur on site, in the parkade.
- Q5** Have you thought about closing off 26<sup>th</sup> Street as a cul-de-sac?  
**A5** Thank you for the suggestion on how to deal with traffic concerns in the neighbourhood. I will include your suggestion in the meeting summary report to flag this for the City.
- C6** Might make more sense to make 26<sup>th</sup> Street a one-way-street.
- Q7** How do you know what development will happen on the adjacent site?  
**A8** We approached the Ministry to see if they wished to sell to us, to make it part of the land assembly. The Ministry is interested in principle in selling some or all of this parcel. They are not ready to sell the site because, before the Crown may alienate public land, they must undertake a First Nations consultation process. The time line for this consultation process did not match our development schedule.
- Q8** What about the east-facing balconies looking out/down on neighbours?  
**A8** The existing building has windows looking in that direction, so this condition will not change. We are, however, seeking to enhance privacy and reduce overlook by proposing vertical wooden slats on the balconies: these will reduce solar gain and enhance privacy for neighbours.
- Q9** What prices will the affordable rents be?  
**A9** The approximate prices for the 90% of units geared to moderate incomes will be between \$1,400 - \$3,400 per month. Those households will have a total income

between \$58,000 - \$140,000 per year. Out of the 64 units, 30 are studios, 16 are 1-bedrooms, 11 are 2-bedrooms, and 7 are 3-bedrooms.

**C10** You are kicking out families. That is what you are doing.

**A10** We regret that creating additional relatively affordable rental housing means evicting current tenants. Existing tenants will have first right of refusal for the most affordable units in the new building. These units will be offered at 10% below average market rents.

**C11** Half of the people in the building are being kicked out onto the street.

**A11** Existing tenants are eligible for Tenant Relocation assistance. They are eligible for advanced notification prior to eviction and money to offset moving costs. It is also Cascadia's responsibility to help them find other appropriate accommodation if the tenants wish our help. These buildings are at the end of their useful life and are not in good condition for residents. It is time to redevelop and increase the housing stock, and we are seeking BC Housing financing to make the units as affordable as we can.

**Q12** Will it be pet-friendly?

**A12** I think so – companion animals are part of the family, aren't they? It is, however, too early for us to commit to a final decision on this.

**Q13** What are the proposed rents for the 90% of the building intended for moderate incomes?

**A13** 1-bedroom = \$1,900  
2-bedroom = \$2,800  
3-bedroom = \$3,400

**Q14** Will Cascadia retain ownership of the building?

**A14** Yes, we are considering that.

**Q15** Do you have other plans along 25<sup>th</sup> Street or Lonsdale Ave?

**A15** We are finishing construction of 14 condo units at Queens and Lonsdale. We don't have current plans along 25<sup>th</sup> Street or Lonsdale Avenue.

**Q16** How many existing units versus how many proposed?

**A16** 25 units exist today in both buildings. We propose to replace them with 64 units.

**Q17** Will there be more traffic in the lane?

**A17** Yes, there will be more traffic in the lane – we exceeded the City's notification requirements in order to invite everybody who has a home next to the lane. There might be less of a traffic increase than you might think, since renters have lower rates of car ownership. We are also planning not to provide parking for most of our smaller studio units, in order to optimize parking for our larger, family-oriented units.

**C18** We have a unique neighbourhood. There are a lot of pedestrians on 25<sup>th</sup> and 26<sup>th</sup> Street, St. Georges Avenue, and in the lane. My biggest concern is the increase in traffic due to the increase in density.

**Q19** There will be 64 units and only 42 parking spots?

**A19** The studio units will probably not have a parking: these renters will probably have a lower rate of car ownership. The CNV has lower parking standards for rental buildings than condos. We are exceeding the CNV's standards for rental buildings by three stalls. We propose 0.7 parking stalls per unit, and 1.5 bike stalls per unit. We are considering subsidizing a car share in the neighbourhood. Lonsdale Avenue also has regular transit service, which can reduce the demand for cars and parking.

**Q20** There is a huge convergence of pedestrian, bike, and vehicle traffic down the lane east of the site.

**A20** We propose greater setbacks facing the lane in order to increase the landscaped area on the east side of our building and provide an aesthetically-pleasing buffer between our building and traffic. This will help create a pleasant pedestrian experience. Our set-backs facing Lonsdale are 10 feet, yet we are putting in a 12 foot set-back on the east side. We are also open to considering a lane treatment, such as speed bumps, to slow traffic down.

**C21** Suggestion: make the lane one-way, and make 26<sup>th</sup> Street one-way. St. George's could be a 4-way stop.

**C22** There is no street parking. We need to park on St. George's. What about parking for tenants and guests?

**A22** There is a relationship between how much parking we provide, and how much traffic will increase in the neighbourhood. If we provide more parking than required, we support the demand for more cars and traffic, while making the rental units more expensive (underground parking costs a lot!). So we need to identify a sweet spot for the right amount of parking in order to serve residents without stimulating more traffic than desirable for the lane.

**Q23** How do you pick who gets the affordable units?

**A23** The City requires through its mid-market rental policy that we provide 10% of the units at 10% below average market rent for the life of the building. Existing tenants get first right of refusal for the new affordable units if they wish to move back to the location after construction. If we are successful in getting BC Housing financing, then all of the units in the building will be rented to people who can prove their income meets the criteria (i.e. is under the maximum permitted income for these units).

**C24** I think there is opportunity for success here. There is currently no underground parking. There are longstanding traffic issues here. This redevelopment presents the opportunity to make a positive change, that prioritizes people.

**Q25** What are the plans for garbage and recycling pick-up?

**A25** It will be a private service. Garbage and recycling will be stored in the parkade.

**Q26** How many adaptable units will there be?



- A26** 25% of the units will be Adaptable Level 2, and all of the rest will be Adaptable Level 1.
- C27** I love the look of it, I think it will improve the whole corner.
- C28** I question the wooden slats outside of balconies... The siding is not high enough standard. Stucco would provide better insulation.
- A28** I don't think those slats will be made from wood because we need to minimize the use of combustible materials on the exterior of the building. We are designing this building to meet or exceed Step Code Level 3 requirements. Thank you for your suggestion for stucco.
- Q29** What is the excavation plan? There is a creek here.
- A29** We do not have an excavation plan yet, as we are still early in our approval process with the City. We do not believe there is a watercourse on our site.
- Q30** When will the Public Hearing be?
- A30** That is up to the City, so we are not sure. We believe it will be this fall.
- C31** It seems contradictory to me that the CNV wants to meet high environmental standards while keeping units affordable at the same time. This contributes to making the new affordable unit rents double or triple the existing rents.
- A31** It is indeed challenging to provide affordable units under our current regulatory and economic environment. BC Housing is offering a Rental Supply Program to try to address this. Little or no rental housing was built for about 35 years, so we have a big gap in our inventory. This is a problem because buildings that are more than 20 years old are a natural source of affordable housing stock. We don't have enough of these buildings because rental wasn't constructed for several decades, up until a few years ago. So BC Housing is offering low-cost financing to increase the rental supply. They aren't looking for rock-bottom affordability, they are seeking affordability for moderate income people, below the 75<sup>th</sup> income percentile. Over time, as we build up a stock of relatively affordable rental housing, more affordable housing inventory will accumulate.
- C32** I'm surprised there would be two large developments happening at the same time across the street from one another.
- A32** We will need to submit a Construction Traffic Management Plan to the City as part of our Building Permit process, so City staff will try to reduce impacts on the neighbourhood. Cascadia Green is a responsive developer with roots in North Vancouver, so we will work hard to reduce impacts on the neighbourhood during construction.

### Comment Sheet Summary

Participants were invited to submit comments for a two-week response period after the meeting. Nine comment sheets were submitted. The main themes from the comments received included:

- Support for the project, as affordable rental housing is much needed on the North Shore

- Recognition of the gap between affordable units in new developments, in comparison to rents in aging buildings
- Support for the design of the project
- Concern over parking resulting from the potential new density, as well as an increase of traffic along 26<sup>th</sup> Street and in the lane
- Suggestion for traffic mitigation techniques, such as making 26<sup>th</sup> Street and the lane one-way roads; and requesting that traffic from this development be directed north on the lane to 26<sup>th</sup> Street, rather than east on the lane through the neighbourhood
- Some residents east of the property expressed the desire for an OCP amendment to increase permitted residential density in their neighbourhood
- Existing residents expressed concern over where and how they will find alternative appropriate and affordable housing.

Shortly after the meeting, one of the existing tenants came to the Cascadia Green office to learn more and comment about the proposal. They said they are very interested in one of the two-bedroom affordable units, and are very excited about the rooftop amenity: given the state of the current building, a unit in the new building represents a big increase in quality of life. They expressed concern about what they would do during the construction period. Cascadia Green informed them that they would help them find appropriate accommodations during the construction period and ensure that they have first right of refusal for one of the affordable units. Cascadia Green will continue to work with this household and other tenants through an ongoing Tenant Relocation process.

### **Conclusion**

The purpose of this public information meeting was to present to neighbours the proposed rezoning application, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. 120 invitations were distributed to the surrounding community, and 23 community members signed in at the meeting. Two newspaper ads notified the community of the meeting, and two signs were posted on the property. Nine comment forms were submitted, all of which supported the project.

The public could participate in this process in several ways:

- browsing boards
- talking to the project team and CNV Planner
- watching a presentation
- participating in a facilitated question and answer period
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team a variety of questions, mostly related to traffic implications of an increase in density at this location. The majority of the community members that spoke at the meeting expressed support for this project. Participants noted that there may be an opportunity for traffic calming measures as a result of this development, if it were to be approved. Existing tenants expressed concern over finding alternative, affordable rental accommodations in the neighbourhood, and Cascadia Green indicated a willingness to help them. The community was given ample opportunity to express their views of the proposal.

## Appendix A: Notification

Newspaper Advertisement: North Shore News, Wednesday, May 8, 2019

WEDNESDAY, MAY 8, 2019 northshorenews nsnews.com

SPORTS | A33

# Young Twins crank it up quickly in BCPBL

ANDY PREST  
aprest@nsnews.com

The North Shore Twins knew that they would be good this year, but weren't necessarily expecting to be this good, this fast.

The B.C. Premier Baseball League team is off to a hot start this season, moving to second place in the league with a 10-3 record following a weekend series against the talented Mid Island Pirates that saw the Twins win three of four games. The fast start comes for a team that is loaded with young players who are in their first year with the senior Twins.

"It is a very young team," said general manager Rick Elstone. "This team will be around next year, so that's encouraging. They are young. When I was doing up the roster I looked at their graduation years and I kept thinking 'is this a mistake?' because so many of them are Grade 11s."

They are young, but there is ample evidence that they are talented as well. Many of them played on the junior Twins last year, a team that romped through the Junior Premier League on their way to winning the provincial title. The 2018 junior Twins went an astounding 45-3 in regular season play before winning all five of their playoff games to claim the B.C. title.

"They were so dominant last year," said Elstone. "I don't think any other junior team has ever coasted through a season like that. ... We were expecting success [this season]. I don't know if we were expecting this much success given that they are young, and there is a difference when you step up to the big team. The throwers they'll see are different than in juniors."

There are, however, a few veteran senior players who are leading the way. Carson Graham Grade 12 student Adam Maier has been a monster on the mound and in the batter's box early in the season.

Working as the team's ace starter, he leads the league with 33 strikeouts in 20 innings and has yet to give up an earned run while earning three wins, including two complete games. At the plate Maier is second in the league with 13 runs batted in and tied for second with five stolen bases.

Fellow senior Joseph Sinclair has been strong on the mound as well, striking out 30 batters in 19.2 innings while posting a 2-0 record with a 2.74 ERA in four starts. Grade 11 pitcher Liam Bates completes the team's top trio, racking up a 3-0 record with a 2.36 ERA and 20 strikeouts in 19 innings.

The Twins have also received strong hitting throughout their lineup, with players such as Sam Van Shellenberg, Gareth Wintjes, Lucas Yang, Ben Columbus, Mac Gatzke, Griffin Palfrey and junior call-up Jake Virak all joining Maier near the top of the league leader board for OPS (on-base plus slugging).

There has also been a slight change in the coaching ranks, as former head coach Brooks McNiven has a new baby at home and has moved back to the pitching coach position, with Parker Kynoch stepping in as a first-time head coach. The team, however, hasn't missed a beat as they look to improve upon last year's results that saw the Twins finish third in the league before taking a quick exit in the championship tournament with two straight losses.

If their performance so far is any indication, the young Twins should be right there again this year when playoff time rolls around, said Elstone.

"I'm heartened by their performance so far," he said. "I think they're going to be good. We're always better at the end."

The Twins will face a tough test Thursday when the first-place Coquitlam Reds come to town for a 6:30 p.m. start at Parkgate Park.



Damon Hutchings of the North Shore Twins barrels up a pitch during a game against the Mid Island Pirates Sunday at Parkgate Park. The Twins won three of four against the Pirates on the weekend. More photos: nsnews.com. PHOTO MATHILDA DE VILLIERS

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## Developer's Information Session

Cascadia Green Development is hosting an information session. Interested members of the public are invited to learn more about our application to rezone 2540 - 2590 Lonsdale Ave to permit development of a 5-storey building with 64 rental residential units over underground parking. You are invited to this session to learn more about the project and provide feedback.

Location: The Atrium, Holy Trinity School 128 W 27th Street, North Vancouver  
Date: Tuesday, May 14, 2019  
Time: 6:30pm - 8:30pm

Steven Peterson  
Cascadia Green Development  
604-813-6720  
steven@cascadiagreendev.com



Community Development Contact:  
Wendy Tai, City of North Vancouver Planner 604-982-3942 wtai@cnv.org  
This meeting is required by the City of North Vancouver as part of the rezoning application process.

**CHOICES markets**

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The Choices Nutrition Team  
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## Newspaper Advertisement: North Shore News, Friday, May 10, 2019

A32 | PULSE

nsnews.com north shore news FRIDAY, MAY 10, 2019



**ARGYLE CABARET** Argyle Secondary Jazz Band members Brandon Wong (left), Devam Sisodrakar, Ava Johnson, Rae Zimmerman and Shivali Sisodrakar prepare for the 37th annual Argyle Cabaret "Flashback" featuring music from the 1930s to 2000s. The cabaret takes place Saturday, May 11, 7 p.m. at Mulgrave Theatre, 2330 Cypress Bowl Rd. West Vancouver. Tickets: \$75, including dinner and host bar available at [argylemusic.ca/cabaret](http://argylemusic.ca/cabaret). PHOTO PAUL MCGRATH



**A NIGHT AT THE OPERA** Members of the North Shore Chorus rehearse for their upcoming concert, A Night at the Opera, set for Mount Seymour United Church on Saturday, May 11 at 7:30 p.m. Tickets available at [info@nschorus.com](mailto:info@nschorus.com) or 604-985-2559. The show will also feature pianist Barry Yamanouchi, violinist Samantha Kung and flutist Bernard Blary performing with the chorus. PHOTO PAUL MCGRATH

## ARTS CALENDAR

From page 20

## Theatre

**DEEP COVE SHAW THEATRE**  
4360 Gallant Ave., North Vancouver.

**Duets:** Louise Porter and Ryan Crocker star in this funny, chaotic examination of love, relationships and why the grass is never greener. Until May 18, 8 p.m. Saturday May 4, 2 p.m. To book tickets call: 604-929-9456

## PRESENTATION HOUSE THEATRE

333 Chesterfield Ave., North Vancouver. [phtheatre.org](http://phtheatre.org)

**North Shore Zone of Theatre BC Festival of Plays:** See a new play every night during this annual festival May 6-11.

Remaining plays: May 10: Little Voices and May 11: Monologues from the Chair Series. Saturday's play is followed by the awards presentation and closing night party. Single and multi-night tickets available. 604-990-3474 or [phtheatre.org](http://phtheatre.org)

**THEATRE AT HENDRY HALL**  
815 East 11th St., North Vancouver. 604-983-2633 [northvanplayers.ca](http://northvanplayers.ca)

**The Dixie Swim Club:** Five southern women gather for their annual beach cottage weekend. This rollicking comedy written by Jessie Jones, Nicholas Hope and Jamie Wooten is Steel Magnolias meets Designing Women with a hint of Golden Girls. May 24, 25, 29, June 1, 5-8.

2019. Tickets \$20/\$18

## Clubs and pubs

## BAY MOORINGS

6330 Bay St., West Vancouver.  
**Open Mic Jam:** Join host Copper Cove Road Band Tuesdays and Wednesdays from 7 to 10 p.m. Sign up in advance at [facebook.com/fowlieandfriends/](http://facebook.com/fowlieandfriends/)

**Slinki Band** jazz trio performs every Friday 6-8 p.m.

**COACH HOUSE LOUNGE**  
700 Old Lillooet Rd., North Vancouver. [coachhouselounge.ca](http://coachhouselounge.ca)

**DEEP COVE BREWERY**  
170-2270 Dollarton Hwy., North Vancouver.

**FINCH AND BARLEY**  
250 East First St., North

Vancouver.

## Double Down Comedy:

A standup comedy night featuring a new headliner every Wednesday at 9 p.m. Cover: \$7.

**GREEN LEAF BREWING CO.**  
123 Carrie Cates Court, North Vancouver.

**HOLLYBURN SAILING CLUB**  
1326 Argyle Ave., West Vancouver.

**Folk Music at the Beach:**  
Traditional folk, music of the sea, from ballads to bluegrass

are featured the first Friday of every month from 7 to 10 p.m. Admission: \$10 at the door. [facebook.com/events/1288423957924016/](http://facebook.com/events/1288423957924016/).

**OLIVE & ANCHOR**  
6418 Bay St., West Vancouver.

[oliveandanchor.com](http://oliveandanchor.com)

**Jazz Night:** PK3 Jazz Trio performs on the first Thursday or each month from 5:30 to 8:30 p.m.

**QUEENS CROSS PUB**  
2989 Lonsdale Ave., North Vancouver.

**RED LION BAR & GRILL**  
2427 Marine Drive, West Vancouver. 604-926-8838

**Jazz Pianist Randy Doherty**  
performs every Friday and Saturday starting at 7 p.m.

**THE ROYAL CANADIAN LEGION WEST VANCOUVER BRANCH 60**

580 18th St., West Vancouver. 604-922-3587 [westvanlegion60@gmail.com](mailto:westvanlegion60@gmail.com)

2601 Westview Dr., North Vancouver. [mypub2lions@telus.net](mailto:mypub2lions@telus.net)

## Other events

## WEST VANCOUVER COMMUNITY ARTS COUNCIL

**First Thursdays Art Walk:** West Van Arts Council is excited to offer self-guided tours of their local galleries, public art and community spaces through the spring and summer running June 6, July 4 and Aug. 1, 6-8 p.m. The Art Walk Map may be found at participating venues and features 24 points of creative public art. [westvanartscouncil.ca/firstthursdays](http://westvanartscouncil.ca/firstthursdays)

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## Developer's Information Session

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**Date:** Tuesday, May 14, 2019  
**Time:** 6:30pm - 8:30pm

Steven Petersson  
Cascadia Green Development  
604-813-6720  
[steven@cascadiagreendev.com](mailto:steven@cascadiagreendev.com)



**Community Development Contact:**  
Wendy Tse, City of North Vancouver Planner 604-982-3942 [wtse@cnv.org](mailto:wtse@cnv.org)

This meeting is required by the City of North Vancouver as part of the rezoning application process.

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**Location:** The Atrium, Holy Trinity School  
128 W 27th Street, North Vancouver

**Date:** Tuesday, May 14, 2019

**Time:** 6:30pm - 8:30pm

Steven Petersson  
Cascadia Green Development  
604-813-6720  
steven@cascadiagreendev.com



**Community Development Contact:**

Wendy Tse, City of North Vancouver Planner 604-982-3942 wtse@cnv.org

This meeting is required by the City of North Vancouver as part of the rezoning application process.



Notification Signs: Installed Apr 30, 2019







1:25 scale - output would be 400% for an 8ft w x 4ft d sign

DEVELOPMENT APPLICATION		FOR MORE INFORMATION AND TO SHARE YOUR OPINION:
<p><b>2540-2590 Lonsdale Avenue</b></p> <p><b>PROPOSAL:</b></p> <p>Cascadia Green Development has submitted a Development Application for <b>2540-2590 Lonsdale Avenue</b> to develop a 5-storey market rental building with a total of 64 units. Underground parking with 42 vehicle parking stalls is proposed, with access from the lane to the east.</p> <p>Cascadia Green Development will be hosting an information session where interested members of the public will have an opportunity to learn about and respond to the application.</p> <p><b>APPLICANT:</b></p> <p>NAME: Steven Petersson, Director of Development            COMPANY: Cascadia Green Development            EMAIL: <a href="mailto:steven@cascadiagreendev.com">steven@cascadiagreendev.com</a>            PHONE: 604 813 6720</p>		<p><b>DEVELOPER'S INFORMATION SESSION</b></p> <p><b>LOCATION:</b> The Atrium, Holy Trinity School            128 West 27th Street            North Vancouver</p> <p><b>DATE:</b> Tuesday, May 14, 2019</p> <p><b>TIME:</b> 6:30pm - 8:30pm</p> <p><b>CITY OF NORTH VANCOUVER CONTACT</b></p> <p>Wendy Tse, Planner 2, Planning  <a href="mailto:wtse@cnv.org">wtse@cnv.org</a> 604 982 3942</p>
<p><b>PROPOSED DEVELOPMENT</b></p>  <p><b>SITE PLAN</b></p> 		<p><b>city of north vancouver</b></p> <p>cnv.org</p>

blueline does not print

Notification Flyers



### Development Information Session

Rezoning Application for Rental Residential  
Apartment Building  
2540 – 2590 Lonsdale Avenue

**Date:** Tuesday, May 14, 2019  
**Time:** 6:30pm – 8:30pm  
**Place:** The Atrium, Holy Trinity School  
128 West 27<sup>th</sup> Street, North Vancouver

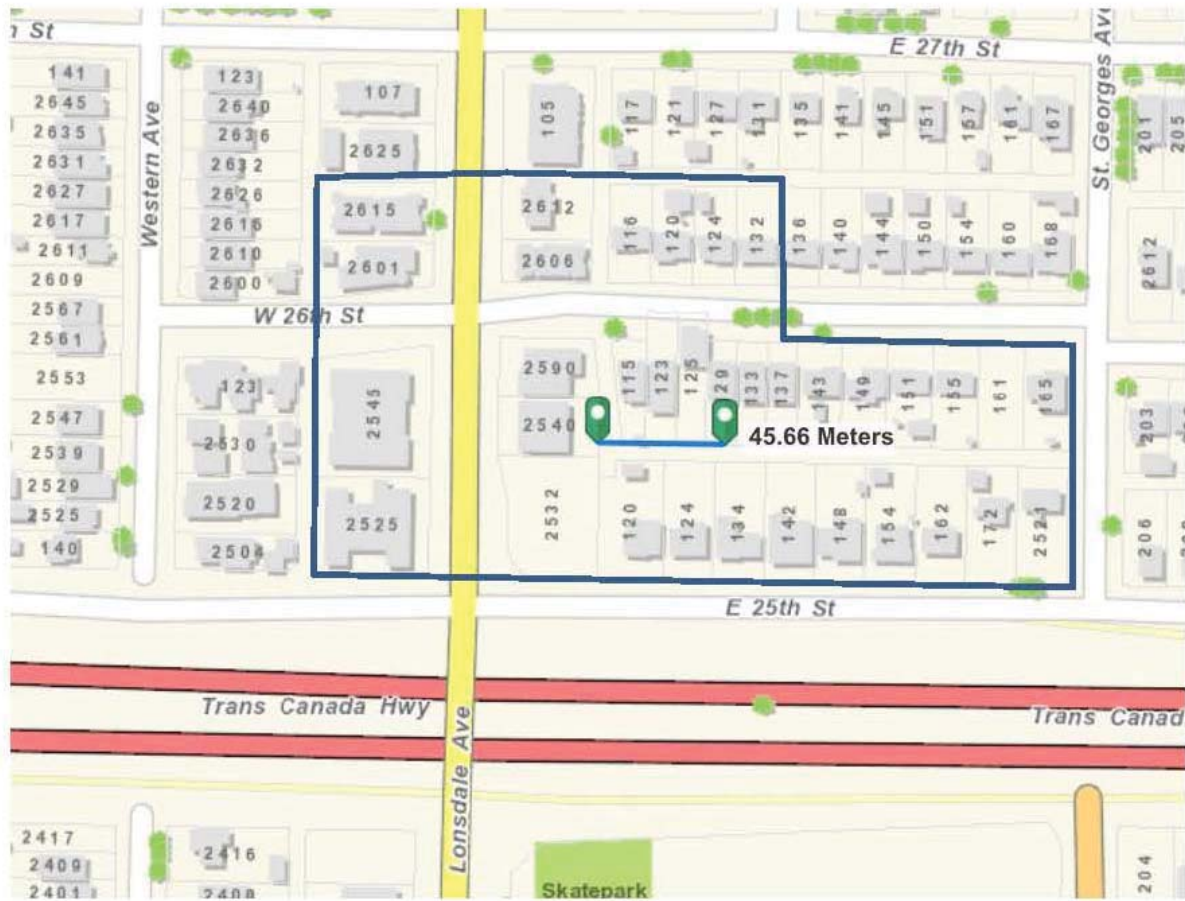


Cascadia Green Development is hosting an information session. Interested members of the public are invited to learn more about our application to rezone 2540 – 2590 Lonsdale Avenue to allow for development of a 5-storey building with 64 rental residential units over underground parking. Access to underground parking is proposed from the lane.

You are invited to this Development Information Session to learn more about the project and provide feedback.

<b>Applicant Contact</b> Steven Petersson Cascadia Green Development 604-813-6720 <a href="mailto:steven@cascadiagreendev.com">steven@cascadiagreendev.com</a>	<b>City of North Vancouver Contact</b> Wendy Tse, Planner City of North Vancouver 604-982-3942 <a href="mailto:wtse@cnv.org">wtse@cnv.org</a>
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Notification Area Map



# **2540 – 2590 Lonsdale Avenue Tenant Relocation Plan**

Submitted by

**Cascadia Green Development**

March 11, 2020



## 1 Introduction

The purpose of this document is to specify a tenant relocation plan (TRP). The TRP is intended to help tenants in 2540-2590 Lonsdale Avenue find other appropriate accommodation when the current buildings are demolished.

## 2 Building and Tenancy Statistics

This section provides statistics on the number of units, the number of bedrooms, the length of tenancy, and rents for each building. Unit sizes (as measures of area) are not available.

### 2.1 2590 Lonsdale Avenue

Number of Units: 12

Bedrooms: 6 one-bedroom, and 6 two-bedroom

Status: No vacancies, all are currently occupied.

Unit	Start Tenancy	Lease end?	Rent
1	1 June 2019	Month to month.	\$1,100
2	1 Dec 2018	Month to month.	\$1,000
3	1 April 2015	Month to month.	\$1,250
4	1 Nov 2000	Month to month.	\$884
5	1 Jan 2013	Month to month.	\$936
6	1 June 2001	Month to month.	\$938
7	1 July 2019	Month to month.	\$1,200
8	1 June 2007	Month to month.	\$921
9	1 Dec 1999	Month to month.	\$833
10	1 Dec 2016	Month to month.	\$1,400
11	15 Jan 2016	Month to month.	\$1,000
12	1 Oct 2018	Month to month.	\$1,000

### 2.2 2540 Lonsdale Avenue

Number of Units: 13

Bedrooms: 6 units are one-bedroom, and 7 units are two-bedroom.

Status: 9 are occupied, and four are vacant.

Unit	Start Tenancy	Lease end?	Monthly Rent
101	1 Dec 2014	Month to month.	\$1,105.50
102	1 Nov 2017	Month to month.	\$988
103	Vacant		\$0
104	1 Nov 2005	Month to month.	\$500
201	1 Oct 2019	Month to month.	\$1,200

202	Vacant		\$0
203	15 March 2020	Month to month.	\$1,050
204	Vacant		\$0
301	1 Dec 2005	Month to month.	\$852
302	Vacant		\$0
303	7 April 1993	Month to month.	\$812
304	1 July 2019	Month to month.	\$1,050
401	1 April 2016	Month to month.	\$1,664

## 3 Tenant Communication Plan

### 3.1 Letters

The tenants were engaged proactively, starting with an introductory letter two months prior to Cascadia Green submitting a full rezoning application. The three letters listed below were issued to tenants over the last 13 months. Copies of each letter are included in the Appendix.

1. February 26, 2019: Introduction and Early Input Opportunity letter  
This letter introduced Cascadia Green Development to tenants and provided contact information for Cascadia Green's Director of Development.
2. May 1, 2019: Development Information Session Invitation  
Tenants were invited to participate at the May 24, 2019 Development Information Session.
3. First week of March 2020: Process update letter  
Since several months have passed since the spring 2019 letters, an update letter was sent to tenants. This letter informed them of estimated project approval time lines, and how four months' notice would be provided after a Demolition Permit has been obtained. The letter further outlined resources available to tenants, and a commitment to help tenants relocate. The letter indicates that, in the near future, a meeting would be arranged with each tenant to discuss their specific accommodation requirements and identify the level of assistance the tenant might require.

A minimum of three additional letters are planned to be distributed to tenants:

4. After First Reading of Rezoning Bylaw: Process Update & Advance Notice of Public Hearing  
The purpose of this letter is to update tenants on the redevelopment approval process. The letter will advise tenants that they can expect to receive notification of an upcoming Public Hearing. The letter will remind tenants that Cascadia Green Development and Pacific Asset Management are available to assist them with relocation. The letter will also notify tenants of resources available through the Tenant Resource and Advisory Centre.
5. After Adoption of Rezoning Bylaw: Confirmation of Project Approval and Relocation Incentive



The purpose of this letter is to inform tenants that the Rezoning has been approved, and that the redevelopment will proceed. It will inform tenants of the approximate timing of obtaining a Development Permit and that, in accordance with S.49 of the Residential Tenancy Act, 4 months eviction notice will be provided once a Demolition Permit has been obtained. The letter will also offer tenants \$1,000 cash, in addition to the compensation to which they are entitled, if they voluntarily end their tenancy prior to issuance of a formal eviction notice.

6. After Obtaining Demolition Permit: Eviction Notice

This letter will provide formal notice of eviction in 4 months. It will also remind tenants of the compensation to which they are entitled, and resources available to them to assist them with relocation.

### 3.2 Telephone and Meetings

Several tenants chose to participate in the Development Information Session on May 24, 2019 for information about the project. They were particularly interested in the timing of the project – when demolition might occur – the price of rental units in the proposed new building.

Many tenants have chosen to take up the Director of Development’s invitation to talk on the telephone or meet directly. This was the best way to engage some households with special needs so Cascadia Green could better support their relocation effort. This also helps to inform Cascadia Green’s consideration of which households were in greatest need for the mid-market affordable units that will be created under the City’s “10% of the units at 10% below market in perpetuity” policy.

## 4 Tenant Relocation Coordination

### 4.1 Relocation Coordinator: Pacific Asset Management Corporation

Pacific Asset Management Corporation (PAMC) is the Property Manager hired by Cascadia Green Development to manage 2540 – 2590 Lonsdale Avenue. PAMC will act as Relocation Coordinator, with support and direction from Cascadia Green Development management. Their existing relationships with tenants make them an ideal candidate to administer the Tenant Relocation Program.

PAMC was incorporated in 1988 to provide professional property management services to owners of commercial, retail, and multi-family residential property in the Lower Mainland. PAMC is a local, North Vancouver-based company that manages a broad portfolio of rental residential buildings. This makes them ideal candidates to help match tenants requiring relocation assistance with available rental properties. Rather than rely solely on rental units advertised in the market, PAMC has the advantage of being able to offer tenants rental units in a PAMC-managed building. If an appropriate unit cannot be found within a PAMC-managed building or in the market, the PAMC will combine their contacts with Cascadia Green Development’s network in the rental property community to facilitate relocation into appropriate rental accommodation.

## 4.2 Relocation Targets

In accordance with City of North Vancouver policy, the relocation program intends to help find units for renters who want assistance. The goal is to find a unit that costs no more than 10% above the average rent, as identified in the CMHC Rental Market Report.

The table below identifies average rents in 2019 in the City of North Vancouver, 10% above market rent, and the tenant relocation target maximum rent.<sup>1</sup>

Unit Size	Average Monthly Rent, 2019	+10%	Target Maximum Rent
Bachelor	\$1,195	+\$120	\$1,315
1 Bedroom	\$1,382	+\$138	\$1,520
2 Bedroom	\$1,698	+\$170	\$1,868
3 Bedroom	\$2,626	+\$262	\$2,888

## 5 Program Elements

This TRP combines the duties identified under the Residential Tenancy Act with the City of North Vancouver's Tenant Relocation Policy, including an additional \$1,000 cash bonus for tenants who are willing and able to leave prior to issuance of a formal eviction notice.

Early in the process, Pacific Asset Management will meet with each tenant to identify renters with special needs should they benefit from additional support. This process is supplemented by the telephone calls and meetings already held by Cascadia Green with some tenant households.

### 5.1 Residential Tenancy Act

Section 51 of the *Residential Tenancy Act* requires landlords who are evicting tenants from purpose-built rental buildings to offer one month of rent to each tenant. This could be in cash, or in the form of foregoing payment of the last month of rent. This requirement is subsumed by higher requirements stipulated by the City's Tenant Relocation Policy.

Section 49 of the *Residential Tenancy Act* requires landlords evicting tenants in order to demolish the building to provide four months' notice after issuance of the Demolition Permit.

### 5.2 City of North Vancouver Tenant Relocation Policy

By City policy, all tenants on a periodic tenancy are eligible for three months' rent. This is intended to assist in securing alternate accommodations and cover moving expenses.

Tenants will be offered First Right of Refusal for rental units in the new building when construction is complete.

Ten percent of the units (7) proposed in the redevelopment must be "mid-market affordable units". The tenants are to be given first right of refusal to any of the units proposed in the redevelopment of 2540 –

<sup>1</sup> Source: CMHC Rental Market Report (2019), Table 1.1.2 Private Apartment Rents by Zone and Bedroom Type. City of North Vancouver.

2590 Lonsdale Avenue. These tenants will need to find temporary accommodation during the construction of the new building. If more than 7 tenants want to move into these units, then the units will be distributed according to demonstration of the greatest need. Criteria for determining greatest need will include household composition/demographics, finances, health, and available family resources. Selection of those in greatest need will be according to the judgement of Cascadia Green Development.

### 5.3 Cascadia Green Relocation Program

A cash bonus of \$1,000 will be offered to tenants who choose to relocate prior to receiving a formal eviction notice. This is in addition to the compensation to which they are already entitled.

The relocation process will include interviews with each tenant to determine their housing requirements and needs. Households with special needs might qualify for additional assistance. This determination can be made when the interview process is complete.

## 6 Relocation Process

Pacific Asset Management will administer the relocation process.

The process will begin with an interview of each tenant. The content of this interview will be documented using a Relocation Tenant Tracking Sheet. A copy of this sheet is provided in the Appendix. The sheet will document:

- Whether the tenant wishes to exercise their right of first refusal for a unit in the new building
- Whether a tenant prefers to opt out of the relocation assistance service
- New housing search information, including desirable locations, rent, unit type, and unit size.

Sometimes a tenant's understanding of their needs can change over time. To help track changing needs, a Tenant Relocation – Change of Criteria form will be used. A copy of this form is provided in the Appendix.

Tenants who do not wish to receive tenant relocation services may opt out of the program. To document this choice, a Tenant(s) Request to Opt Out Of Relocation Program form will be used. A copy of this form is provided in the Appendix.

For tenants who wish to receive their three months' rent in compensation for eviction, but do not wish to receive Tenant Relocation Services, a Tenant(s) Opt Out of Tenant Relocation Program & Tenant Compensation Form will be used. A copy of this form is provided in the Appendix.

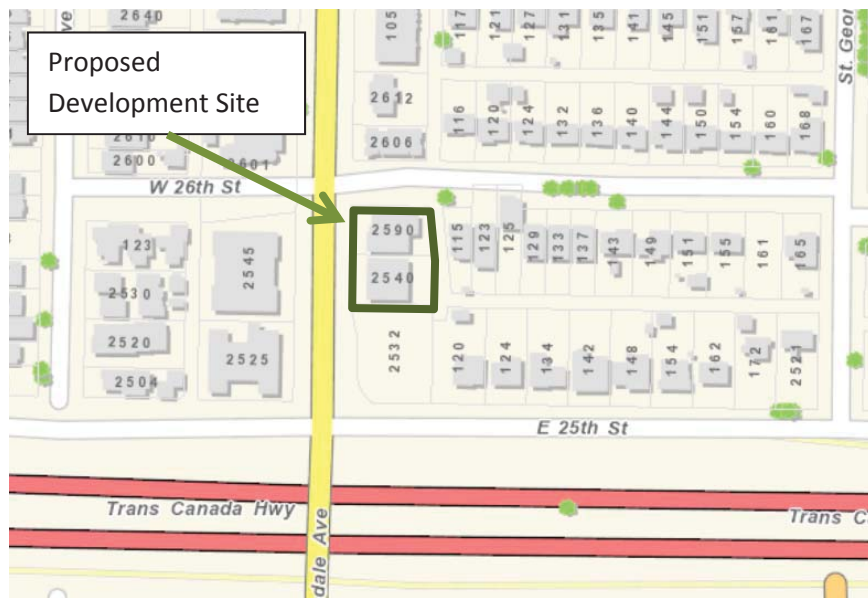
These forms will be used to generate Tenant Relocation Program Status Reports to the City, as required.

February 26, 2019

**Re: Seeking Early Input on Proposed Development Project, 2540-2590 Lonsdale Avenue**

Dear Tenant,

Cascadia Green Development is purchasing the rental residential buildings at 2540 – 2590 Lonsdale Avenue. Cascadia Green Development is a local, North Vancouver-based development and construction company. We would like to rezone the properties for a rental residential development. Since you live in the buildings, we wanted to open a channel of communication early in the process.





## Timing

We are very early in the rezoning process: we haven't submitted a formal rezoning application to the City yet. I think it will take about one year to rezone the site, and another three to six months to obtain a Demolition Permit and Building Permit before construction may begin. Construction will take about 18 to 24 months. I can be more accurate in these estimates later in the planning process. This is NOT an eviction notice: it is notification that we are beginning to consider rezoning the property.

## Residential Tenant Displacement Policy

We understand that it can be very difficult to be displaced when new development occurs. The City has a Residential Tenant Displacement Policy that provides expectations for how tenants should be treated.<sup>1</sup> If the rezoning is approved, as a tenant you will be eligible for:

- Help finding other appropriate rental housing
- Three months' rent, to help with the housing search and moving expenses
- Two months' notice of eviction after the Demolition Permit has been issued
- First right of refusal for one of the affordable units in the new building.

We are exploring opportunities to help people remain in the neighbourhood and in other locations in North Vancouver.

There might be other ways we could work together to ease this transition. While the City has provided us with guidelines, I am open to talking with you and crafting a custom package that meets the needs of you and your household. Do you have a disability or special need that affects your housing choice? Do you have children who wish to remain in a school catchment area? Perhaps there is another factor in your life that I have not anticipated? Please feel free to email or telephone me, and I will be happy to correspond, talk on the phone, or meet for tea or coffee. I live and work nearby and will make myself available to meet and talk with you.

Yours truly,



Steven Petersson  
Director of Development  
Cascadia Green Development  
[steven@cascadiagreendev.com](mailto:steven@cascadiagreendev.com)  
604-813-6720

cc Wendy Tse, Planner, City of North Vancouver

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<sup>1</sup> The City of North Vancouver Residential Tenant Displacement Policy may be found here:  
<https://www.cnv.org/city-services/planning-and-policies/housing/market-rental-housing>

## Development Information Session

Rezoning Application for Rental Residential  
Apartment Building

2540 – 2590 Lonsdale Avenue

**Date:** Tuesday, May 14, 2019

**Time:** 6:30pm – 8:30pm

**Place:** The Atrium, Holy Trinity School  
128 West 27<sup>th</sup> Street, North Vancouver



Cascadia Green Development is hosting an information session. Interested members of the public are invited to learn more about our application to rezone 2540 – 2590 Lonsdale Avenue to allow for development of a 5-storey building with 64 rental residential units over underground parking. Access to underground parking is proposed from the lane.

You are invited to this Development Information Session to learn more about the project and provide feedback.

**Applicant Contact**

Steven Petersson  
Cascadia Green Development  
604-813-6720  
[steven@cascadiagreendev.com](mailto:steven@cascadiagreendev.com)

**City of North Vancouver Contact**

Wendy Tse, Planner  
City of North Vancouver  
604-982-3942  
[wtse@cnv.org](mailto:wtse@cnv.org)

# PAMC

## Pacific Asset Management Corporation

Professional Property Management – Commercial, Residential & Industrial

Tenants of 2540 & 2590 Lonsdale Avenue

March 1, 2020

**Subject: Building Redevelopment Update**

After extensive consultation with City officials and other professional advisors, the Landlord is now in a position to move forward with the next steps in the redevelopment of 2540 and 2590 Lonsdale Avenue. In the coming months the Landlord will be proceeding through the necessary stages to secure civic approvals for the Redevelopment of the property. These stages include “First Reading” at a City Council meeting expected in late March. A community public hearing to obtain community input on the planned development is expected in late April, and second and final reading on the development expected in May. Application for a Demolition permit will follow and once obtained, the Landlord will be providing all tenants with a further 4 months’ notice to end their rental agreements and relocate from the buildings in early Fall 2020.

The Landlord is committed to assisting tenants in locating and securing alternate accommodations and living arrangements. We are aware that the rental market is very competitive at this time and as such, would like to start assisting in this relocation process as early to make this transition as smooth as possible.

The Residential Tenancy Act provides you as tenants, with a number of measures to assist in your transition to new accommodations including ample notice prior to demolition, assistance with relocation, free rent, and the right of first refusal to rent a unit in the newly developed building once complete. In order to assist you in locating and securing new accommodations, the Landlord will also provide you with Letters of Reference, speak to a new Landlord on your behalf to provide a verbal tenancy reference (if requested), as well as provide you with vacancy leads from other buildings currently under our management or being advertised with various electronic media. The Landlord through his advisors has connections to other rental properties on the North Shore that may be suitable for your rental needs and will consult with each tenant to discuss your specific accommodation requirements to assist you in your search.

In the coming days we would like to arrange a meeting with each tenant to discuss your specific accommodation requirements and identify the level of assistance that you may require (if any) and to answer any questions you may have. We will provide you with information on units currently, or coming available, in the area. The rental market remains competitive so acting quickly will provide you with the best chance of successfully securing new accommodations.

Please feel free to contact our office to speak with Bonnie or me if you have any questions. We can be reached at 604-980-3889 or by email at [bonnie@pamc.ca](mailto:bonnie@pamc.ca) or [rany@pamc.ca](mailto:rany@pamc.ca). Steven Petersson from Cascadia Green Developments will also be assisting with the relocation support and can be reached at [steven@cascadiagreendev.com](mailto:steven@cascadiagreendev.com)

PACIFIC ASSET MANAGEMENT CORPORATION

F.M. Rany Ratushny – CSM, RI(BC)  
Property Manager

2540 – 2590 Lonsdale Avenue  
North Vancouver, BC

**TENANT RELOCATION PLAN**

**RELOCATION TENANT TRACKING SHEET**

**TENANT INFORMATION**

**MOVE IN DATE** \_\_\_\_\_

**NAME OF TENANT(S)** \_\_\_\_\_  
\_\_\_\_\_

**TELEPHONE NUMBER(S)** \_\_\_\_\_

**EMAIL ADDRESS(S)** \_\_\_\_\_  
\_\_\_\_\_

**SUITE NUMBER:** \_\_\_\_\_

**DESIRED MOVE DATE:** \_\_\_\_\_

**EXISTING RENT:** \_\_\_\_\_

**SEARCH START DATE:** \_\_\_\_\_

**TYPE OF UNIT:** \_\_\_\_\_

**SEARCH END DATE:** \_\_\_\_\_

**SQUARE FOOTAGE:** \_\_\_\_\_

**DOES THIS TENANT WISH TO EXERCISE THEIR “RIGHT OF FIRST REFUSAL”?**

(MUST RECEIVE “RIGHT OF FIRST REFUSAL” RTB FORM FILLED OUT BY TENANT BEFORE MOVE OUT)

RECEIVED YES ☐ NO ☐

**DATE LANDLORD ISSUED “45 DAY NOTICE OF AVAILABILITY” TO TENANT**

(MUST BE ISSUED A MINIMUM OF 45 DAYS BEFORE SUITE(S) BECOME AVAILABLE)

**(NEW TENANCY AGREEMENT INCLUDED)**

**DATE SIGNED NEW TENANCY AGREEMENT RECEIVED**

**DATE TENANT DECLINED**

**TENANT(S) SIGNATURE DECLINING OFFER** \_\_\_\_\_  
\_\_\_\_\_



**NEW HOUSING SEARCH INFORMATION**

DATE: \_\_\_\_\_

SUB-AREA: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ASKING RENT: \_\_\_\_\_ Is this within the CMHC 10% limit? \_\_\_\_\_

TYPE OF UNIT: \_\_\_\_\_

SQAURE FOOTAGE: \_\_\_\_\_

APPLICATION IN: \_\_\_\_\_

ACCEPTED: \_\_\_\_\_

**NEW HOUSING SEARCH INFORMATION**

DATE: \_\_\_\_\_

SUB-AREA: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ASKING RENT: \_\_\_\_\_ Is this within the CMHC 10% limit? \_\_\_\_\_

TYPE OF UNIT: \_\_\_\_\_

SQAURE FOOTAGE: \_\_\_\_\_

APPLICATION IN: \_\_\_\_\_

ACCEPTED: \_\_\_\_\_

**NEW HOUSING SEARCH INFORMATION**

**DATE:** \_\_\_\_\_

**SUB-AREA:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**ASKING RENT:** \_\_\_\_\_ **Is this within the CMHC 10% limit?** \_\_\_\_\_

**TYPE OF UNIT:** \_\_\_\_\_

**SQAURE FOOTAGE:** \_\_\_\_\_

**APPLICATION IN:** \_\_\_\_\_

**ACCEPTED:** \_\_\_\_\_

**Additional Housing Search**

**NEW HOUSING SEARCH INFORMATION**

DATE: \_\_\_\_\_

SUB-AREA: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ASKING RENT: \_\_\_\_\_ Is this within the CMHC 10% limit? \_\_\_\_\_

TYPE OF UNIT: \_\_\_\_\_

SQAURE FOOTAGE: \_\_\_\_\_

APPLICATION IN: \_\_\_\_\_

ACCEPTED: \_\_\_\_\_

**NEW HOUSING SEARCH INFORMATION**

DATE: \_\_\_\_\_

SUB-AREA: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ASKING RENT: \_\_\_\_\_ Is this within the CMHC 10% limit? \_\_\_\_\_

TYPE OF UNIT: \_\_\_\_\_

SQAURE FOOTAGE: \_\_\_\_\_

APPLICATION IN: \_\_\_\_\_

ACCEPTED: \_\_\_\_\_

**PAMC**  
**Pacific Asset Management Corporation**  
Professional Property Management – Commercial, Residential & Industrial

**2540 – 2590 LONSDALE AVENUE  
NORTH VANCOUVER. BC**

**TENANT RELOCATION PLAN**

**TENANT FORM – CHANGE OF CRITERIA**

**TENANT INFORMATION**

**NAME OF TENANT(S)** \_\_\_\_\_  
\_\_\_\_\_

**SUITE NUMBER:** \_\_\_\_\_

**DESIRED MOVE DATE:** \_\_\_\_\_

**EXISTING RENT:** \_\_\_\_\_

**SEARCH START DATE:** \_\_\_\_\_

**TYPE OF UNIT:** \_\_\_\_\_

**SEARCH END DATE:** \_\_\_\_\_

**SQUARE FOOTAGE:** \_\_\_\_\_

**NEW CRITERIA:**

**TYPE OF UNIT:** \_\_\_\_\_

**RENT:** \_\_\_\_\_

**AREA:** \_\_\_\_\_

I, \_\_\_\_\_, and (if applicable) \_\_\_\_\_

Print Name

Print Name

wish to **CHANGE THE CRITERIA** of the existing rental that I occupy at 2540-2590 Lonsdale Avenue,  
North Vancouver, B. C.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020 at North Vancouver, BC.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Tenant Signature



**NEW HOUSING SEARCH INFORMATION**

DATE: \_\_\_\_\_

SUB-AREA: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ASKING RENT: \_\_\_\_\_

TYPE OF UNIT: \_\_\_\_\_

SQUARE FOOTAGE: \_\_\_\_\_

APPLICATION IN: \_\_\_\_\_

ACCEPTED: \_\_\_\_\_

**NEW HOUSING SEARCH INFORMATION**

DATE: \_\_\_\_\_

SUB-AREA: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ASKING RENT: \_\_\_\_\_

TYPE OF UNIT: \_\_\_\_\_

SQUARE FOOTAGE: \_\_\_\_\_

APPLICATION IN: \_\_\_\_\_

ACCEPTED: \_\_\_\_\_

**NEW HOUSING SEARCH INFORMATION**

**DATE:** \_\_\_\_\_

**SUB-AREA:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**ASKING RENT:** \_\_\_\_\_

**TYPE OF UNIT:** \_\_\_\_\_

**SQUARE FOOTAGE:** \_\_\_\_\_

**APPLICATION IN:** \_\_\_\_\_

**ACCEPTED:** \_\_\_\_\_

2540 – 2590 LONSDALE AVENUE  
NORTH VANCOUVER. BC

**TENANT RELOCATION PROGRAM**

**TENANT(S) REQUEST TO OPT OUT OF RELOCATION PROGRAM**

**TENANT INFORMATION**

NAME OF TENANT(S) \_\_\_\_\_  
\_\_\_\_\_

SUITE NUMBER: \_\_\_\_\_

EXISTING RENT: \_\_\_\_\_

TYPE OF UNIT: \_\_\_\_\_

SQUARE FOOTAGE: \_\_\_\_\_

I, \_\_\_\_\_, and (if applicable) \_\_\_\_\_  
Print Name Print Name

wish to NOT participate in the Tenant Relocation Program implemented by PACIFIC ASSET  
MANAGEMENT CORP. on behalf of the OWNERS of 2540 – 2590 Lonsdale Avenue, North Vancouver,  
BC.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020 at North Vancouver, BC.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Tenant Signature

**PAMC**  
**Pacific Asset Management Corporation**  
Professional Property Management – Commercial, Residential & Industrial

2540 – 2590 LONSDALE AVENUE  
NORTH VANCOUVER. BC

**TENANT RELOCATION PROGRAM**

**TENANT(S) "OPT OUT OF TENANT RELOCATION PROGRAM & TENANT COMPENSATION FORM"**

**TENANT INFORMATION**

NAME OF TENANT(S) \_\_\_\_\_  
\_\_\_\_\_

SUITE NUMBER: \_\_\_\_\_

RENT AT TIME OF MOVE-OUT: \_\_\_\_\_

TYPE OF UNIT: \_\_\_\_\_

NEW RENT @ NEW LOCATION \_\_\_\_\_

**1. OPT OUT OF TENANT RELOCATION PROGRAM**

I, \_\_\_\_\_, and (if applicable) \_\_\_\_\_

Print Name

Print Name

wish to NOT participate in the Tenant Relocation Program implemented by PACIFIC ASSET MANAGEMENT CORP. on behalf of the OWNERS of 2540 – 2590 Lonsdale Avenue, North Vancouver, BC.

**2. ACKNOWLEDGE OF RECEIPT OF 3 MONTH'S RENT COMPENSATION**

I, \_\_\_\_\_, and (if applicable) \_\_\_\_\_

Print Name

Print Name

Received \$ \_\_\_\_\_, the equivalent of three month's rent pursuant to the Tenant Relocation Policy set out by the City of North Vancouver and implemented by PACIFIC ASSET MANAGEMENT CORP. on behalf of the OWNERS of 2540 – 2590 Lonsdale Ave, North Vancouver, BC.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020 at North Vancouver, BC.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Tenant Signature





# 2540-2590 Lonsdale Avenue

**Presented June 2020**  
Planning and Development Department



# Project Description

- 5 storey rental apartment
- 64 rental units (7 three bedroom)
- 7 mid-market units
- 42 vehicle parking spaces
- 96 bicycle parking spaces











# Official Community Plan

- Supports Lonsdale Regional City Centre
- Family friendly and Mid-Market Rental Units
- Step 3 of the BC Building Code
- Activates the Lonsdale frontage
- Activates the laneway frontage



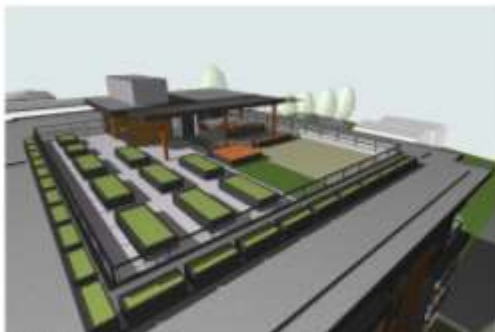




INTERSECTION OF E 26TH ST AND LONSDALE AVE VIEW S-E



VIEW NORTH - ALONG LONSDALE AVE



ROOF DECK VIEW



VIEW NORTH WEST - ALONG LANE









E 26 STREET - STREETSCAPE FUTURE CONTEXT

# Public Engagement

- Construction timeline
- Traffic impacts overall
- Traffic calming on E 26<sup>th</sup> Street
- Other configurations of E 26<sup>th</sup> Street



# Conclusion

- Represents good planning
- Supports the City's Infrastructure
- Supports future rapid transit investment
- Provides affordable rental units
- Satisfies the policies of the Metro 2040 and the OCP







Thank you.



# 2540 – 2590 LONSDALE AVE



*Public Hearing Presentation*  
*June 2020*

**CASCADIA**  
Green Development

# OVERVIEW

- Why Rental?
- Time Line
- Public Benefits
- Responses to Community

# CITY NEEDS MORE RENTAL

- Little rental was built in 1980s, 1990s, 2000s
- Persistent low vacancy rates, high rents
- Need to invest in rental today to increase rental inventory



# EXISTING BUILDINGS



Lane View



Lonsdale View

2540 Lonsdale Avenue

# EXISTING BUILDINGS



Lane View



Lonsdale View

2590 Lonsdale Avenue

# WHY REDEVELOP?

## WHY NOT RENOVATE?

- Buildings are near end of useful life and require extensive renovation.
- Renovation will not preserve affordability.
- Renovation would require evictions and increased rents, without increasing housing stock.
- If we need to evict people for renewal, we should increase rental inventory.



# TIME LINE

Date	Activity
Nov 26, 2018	<p>Preliminary Affordable Proposal Rejected by Staff</p> <ul style="list-style-type: none"><li>• 6 storeys, +0.4 FSR bonus = 20% units @ 30% discount</li><li>• Double affordable units</li><li>• Triple the Discount</li><li>• Extra density revenue neutral for Cascadia Green</li></ul>
Jan 22, 2019	Preconsultation Application submitted
February 2019	First Neighbour & Tenant Letters
April 11, 2019	Rezoning Application Submitted
May 14, 2019	Development Information Session
May 15, 2019	Advisory Design Panel



# TIME LINE

Date	Activity
Aug 7 & 19, 2019	CNV Engineering requirements workshops
Aug 23, 2019	2 <sup>nd</sup> Submission
Oct 29, 2019	New Engineering requirements received.
Dec 17, 2019	3 <sup>rd</sup> Submission
Feb 4, 2020	More Engineering requirements received. <ul style="list-style-type: none"><li>• North side of 26<sup>th</sup> Street</li></ul>
May 2020	Months of delays render BC Housing financing for increased affordability financially infeasible. Loss of BCH funding.
May 11, 2020	Project receives unanimous 1 <sup>st</sup> & 2 <sup>nd</sup> Reading Referral by Council to Public Hearing

# ROOF TOP AMENITY DECK



# ROOF TOP AMENITY DECK



- Roof deck is set back from east edge of building
- Prevents overlook of neighbouring properties

# PEDESTRIAN NETWORK





# LIVING LANE



# PEDESTRIAN NETWORK



# ROAD NETWORK

10' Road dedication  
\$50k for traffic signal



# ENVIRONMENTAL SUSTAINABILITY

## **Green Building**

- Will exceed requirements for Step Code 3
- High performance envelope system
- 8 parking spaces (20%) with Level 4 EV charging stations
- 100% parking stalls pre-wired for EV charging
- Low VOC interior finishing
- Construction waste diversion
- Energy-efficient appliances



# STORAGE

96 secure bicycle stalls:

- Bike Room #1: 32 vertical secure bike stalls
  - Bike Room #2: 20 horizontal secure bike stalls
  - Bike Room #3: 23 horizontal secure bike stalls
  - Bike Room #4: 16 horizontal secure bike stalls
  - Bike Room #5: 5 horizontal secure bike stalls
- 
- 6 storage lockers on P1: 3'x4'

# RESPONSES TO PUBLIC

Public Input	Response
6 storeys is too high	Five-storey building proposed
Provide enough parking	Exceeds bylaw parking standard by 2 stalls
Laneway vehicle traffic	Traffic calming in lane Visual cues for slower traffic
East-facing windows will overlook neighbours.	The existing building already has east-facing windows. Increased east setback 20% Vertical slats featured on windows enhance privacy and shade.

# RESPONSES TO PUBLIC

Public Input	Response
Roof top amenity deck will overlook neighbours.	<p>The deck is set back from the east edge of the building, preventing overlook.</p> <p>Increased the east setback 20%</p>
Concern for well-being of existing residents facing demoviction	<p>Early notification and communication with tenants</p> <p>Additional support for tenants with special needs</p> <p>Exceeded City requirements for Tenant Relocation Plan compensation</p> <p>4 months' notice</p> <p>3 months' rent</p> <p>Bonus \$\$ for early move-out</p>

# TENANT RELOCATION PLAN

- Exceeds City & RTB Requirements
- 4 months' notice
- 3 months' rent
- Bonus \$\$ for early move-out



# SUMMARY

- Improves Public Realm
- Renews & Expands Rental  
Inventory
- Responds to Community

# THANK YOU



**From:** Robyn Newton <>  
**Sent:** June-04-20 9:30 AM  
**To:** Submissions  
**Subject:** Rezoning Application - Cascadia Green Development - REZ2019-00008 – 2540-2590 Lonsdale Avenue

June 4, 2020

Dear Mayor and Council,

I am writing in support of Cascadia Green Development's proposal to build a 5 storey rental market building at 2540-2590 Lonsdale Avenue.

I am a long-time resident of the City of North Vancouver, purchasing my first home in the City in 1985. The availability of low cost rental housing in the City in the 80's enabled me to have a secure place to call home while I completed University. The City continues to need secure residential rental units, and Cascadia Green Development's proposal responds perfectly to this need, with its combination of 57 market and 7 mid-market rental units.

I urge you to support this development when it comes before Council for rezoning approval.

Thank you for your ongoing work to maintain a sustainable and inclusive community.

Sincerely,

(Mrs.) Robyn Newton  
2104 Grand Boulevard  
North Vancouver, BC V7L 3Y7

**From:** Glenn Taylor <>  
**Sent:** June-07-20 9:24 PM  
**To:** Submissions  
**Subject:** Feedback for upcoming Public Hearing

Dear to whom it may concern,

We have had detailed input with Cascadia regarding this developement, and are wholly behind this project.

Cascadia has listened to the neighbourhood, and as far as I am concerned, have a solid plan with respect to the neighbourhood and its purpose to serve the community.

Regards,

Glenn & Patricia Taylor  
124 25<sup>TH</sup> Street East  
North Vancouver



**Subject:** FW: 2540-2590 Lonsdale Ave

**From:** Craig Keating < >

**Sent:** Monday, June 8, 2020 3:29 PM

**To:** Mayor; Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Tony Valente (Councillor); Don Bell (Councillor); Holly Back (Councillor)

**Cc:** Coreen Alexander <[calexander@cnv.org](mailto:calexander@cnv.org)>; Mike Friesen <[mfriesen@cnv.org](mailto:mfriesen@cnv.org)>

**Subject:** 2540-2590 Lonsdale Ave

Dear Mayor and Council -

I'm writing today in regards to the forthcoming public hearing for the rezoning of 2540-2590 Lonsdale Ave.

I want to begin by saying that I fully support this rezoning application.

I know this location well as I live just a few doors away from it and have done so for the last 25 years. Indeed, I drive by it almost every day as it stands at the entrance off Lonsdale of the lane that serves my home.

I can say that this building is at the end of its life and needs renewal - and the application being made by Cascadia Green is both sensitive to that location and to the neighbourhood at large. While there was the opportunity under the OCP to seek a taller building (something I would have personally supported), the proponents have come under that maximum allowable height in deference to the desires of others in my neighbourhood. As well, they have exceeded the allowable parking requirement (again, I personally would have supported a relaxation in that requirement given the site's proximity to transit).

I am also very pleased to see Cascadia make a commitment to 7 affordable housing units as part of this development. There are currently tenants in the building who require affordable housing and have been able to achieve it there - but only because a previous owner allowed the building to decline to a state that could command only a certain level of rent. I don't believe that an acceptance of poor housing conditions should be the only way in which those in need of affordable housing should be able to achieve it. And I applaud Cascadia Green for including new affordable units in its building.

Finally, I want to say a word about how well Cascadia Green has worked with the community on this project. I attended the public open house (last summer, I believe) at Holy Trinity School and they gave a clear presentation and informed responses to questions raised - and I've seen in this proposal that they've made meaningful changes in response to that public feedback.

I encourage Council to support this rezoning application.

Craig Keating  
172 E. 25th St.  
North Vancouver, BC V7N 1A1

# NOTICE OF PUBLIC HEARING

**WHO:** Cascadia Green Development  
**WHAT:** Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775 (CD-724) and Housing Agreement Bylaw, 2020, No. 8776 for 2540-2590 Lonsdale Avenue  
**WHEN:** Monday, June 15, 2020 at 5:30 pm  
**HOW:** View meeting online at [cnv.org/LiveStreaming](https://cnv.org/LiveStreaming)

Notice is hereby given that Council will consider:

**Zoning Amendment Bylaw, 2020, No. 8775**  
**Housing Agreement Bylaw, 2020, No. 8776**

to rezone the subject property to permit a new 5-storey market rental building with 64 units, including 7 mid-market units (10% below CMHC average rates in perpetuity). The proposal includes 2 levels of underground parking, with 42 parking spaces and 96 secure bicycle spaces, and access from the east laneway.

As City Hall remains closed to the public, the Public Hearing will be held electronically via "WebEx". All persons who believe their interest in property may be affected by the proposed bylaws will be afforded an opportunity to speak at the Public Hearing and/or by email or written submission. To ensure all submissions are available for Council at the Public Hearing, certain deadlines have been implemented.

For email submissions (preferred): include your name and address and send to [input@cnv.org](mailto:input@cnv.org) **no later than 12:00 noon on Monday, June 15, 2020.**

For written submissions: include your name and address and mail or deposit into a drop-box at City Hall **no later than 4:00 pm on Friday, June 12, 2020.** Written submissions are subject to a 24-hour quarantine period before being opened due to COVID-19.

To speak at the Public Hearing, pre-registration is required by completing an online form at [cnv.org/PublicHearings](https://cnv.org/PublicHearings). Persons can also pre-register by phoning Julie Peters at 604-990-4230 and providing contact information so we can forward call-in instructions to you. **All pre-registration must be submitted no later than 12:00 noon on Monday, June 15, 2020.**

In order to accommodate any last minute speakers with new information to provide, please phone 604-990-4230 and a staff member will provide instructions on how to call in to add comments.

Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

The proposed Zoning Amendment and Housing Agreement Bylaws, background material and presentations of staff and the applicant will be available for viewing on Friday, June 5, 2020 online at [cnv.org/PublicHearings](https://cnv.org/PublicHearings).

Please direct any inquiries to Mike Friesen, Planner, at [mfriesen@cnv.org](mailto:mfriesen@cnv.org) or 604-990-4206.



# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8775

### A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

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

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775**” (**Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724**).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-724 (Comprehensive Development 724 Zone):

Lots	Block	D.L.	Plan	
Amended Lot A of Lots 3 and 4	229	545	6709	from RM-1
Amended Lot C of Lots 3 and 4	229	545	6709	from RM-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Adding the following section to Section 1100, thereof, after the designation “CD-723 Comprehensive Development 723 Zone”:

“CD-724 Comprehensive Development 724 Zone”

- B. Adding the following to Section 1101, thereof, after the “CD-723 Comprehensive Development 723 Zone”:

“CD-724 Comprehensive Development 724 Zone”

In the CD-724 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) The permitted Principal Use on the Lot shall be limited to:

- (a) Rental Apartment Residential Use;
- (b) Residential Care Facility Use;
- (c) Accessory Home Occupation Use subject to Section 507(6), (7), and (8);
- (d) Accessory Home Office Use;
- (e) Accessory Off-Street Parking Use;

(2) Gross Floor Area

- (a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.6 times the Lot Area through the provision of Adaptable Design subject to Section 423;
- (b) Notwithstanding 2(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City, from the “Base Density” to the “Total Density” as follows:

BASE DENSITY			
OCP Schedule 'A'		1.6 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
100% Rental Housing	Secured rental apartment building, of which 7 units are mid-market	1.0 FSR	OCP Section 2.2
TOTAL DENSITY		2.6 FSR	

To a maximum of 2.6 FSR;

- (c) Notwithstanding 2(a) and (b), for the purpose of CD-724 zone, patios and balconies that are at least 22% unenclosed shall be considered an Open Appendage; up to a maximum of 12% of Gross Floor Area;
- (3) The Lot Coverage of the Principal Building shall not exceed a maximum of 55 percent;
- (4) Height:
- (a) The Principal Building shall not exceed a Height of five storeys and 15.0 metres (48.87 feet) as measured from the average Building Grade at the North property line along East 26<sup>th</sup> Street;
  - (b) Notwithstanding 4(a), the following exceptions shall apply:
    - i. Common elevator and its mechanical penthouse may not exceed a height of 4.8 metres (15.7 feet);
    - ii. Common stair structures and landscape structures may not exceed a height of 3 metres (10 feet).



- (5) The minimum required Principal Building setback, measured to each building face, shall be limited to:
- (a) 3 metres (10.0 feet) from the Front Lot Line (Lonsdale Avenue), plus a maximum permitted projection up to 1.3 metres (4.25 feet) for the entrance canopy;
  - (b) 3.5 metres (12.0 feet) from the Rear Lot Line;
  - (c) 3.5 metres (12.0 feet) from the Interior Lot Line;
  - (d) 3 metres (10.0 feet) from the Exterior Lot Line (East 26<sup>th</sup> Street);
- (6) Section 510(3) Building Width and Length shall not apply;
- (7) All exterior finishes, design and landscaping shall be approval by the Advisory Design Panel.

READ a first time on the 11<sup>th</sup> day of May, 2020.

READ a second time on the 11<sup>th</sup> day of May, 2020.

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

RECEIVED APPROVAL FROM THE  
MINISTRY OF TRANSPORTATION ON THE  
<> DAY OF <>, 20<>.

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. 8776

**A Bylaw to enter into a Housing Agreement (2540-2590 Lonsdale Avenue)**

**WHEREAS** Section 483 of the *Local Government Act* R.S.B.C. 2015 c.1 permits a local government to enter into a housing agreement for rental housing.

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

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2020, No. 8776**” (**Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724, Rental Housing Commitments**).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Cascadia Green Development with respect to the lands referenced as 2540-2590 Lonsdale Avenue, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775” (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724).
3. The Mayor and City Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the 11<sup>th</sup> day of May, 2020.

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

## RENTAL HOUSING AGREEMENT

**THIS AGREEMENT** dated for reference the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

BETWEEN:

**1200272 B.C. LTD., INC. NO. BC1200272**  
203 815 Hornby Street  
Vancouver, BC V6Z 2E6

(the "Owner")

AND:

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**,  
a municipal corporation pursuant to the *Local Government Act* and  
having its offices at 141 West 14th Street, North Vancouver,  
British Columbia, V7M 1H9

(the "City")

**WHEREAS:**

- A. The Owner is the registered owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the Act.
- C. As a condition of the Rezoning Bylaw, the Owner has agreed to enter into a housing agreement with the City in accordance with section 483 of the Act.
- D. Section 483 authorizes the City, by bylaw, to enter into a housing agreement in respect of the form of tenure of housing units, availability of such units to classes of identified person, administration and management of such units and the rent that may be charged for such units.

**NOW THEREFORE** in consideration of the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges), the Owner and the City covenant each with the other as follows:

### 1. DEFINITIONS

- (a) **"Act"** means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) **"Affordable Rent"** means with respect to each Mid-Market Rental Unit a rent payment amount equal to the "Private Apartment Average Rents" for the corresponding bedroom type in the City of North Vancouver as established by CMHC's Housing Market Information Portal for the year the tenancy is entered into;
- (c) **"Agreement"** means this agreement as amended from time to time;

- (d) **“Commencement Date”** has the meaning set out in section 2.1 herein;
- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“Director of Planning”** means the chief administrator of the Department of Planning and Development of the City and his or her successors in function and their respective nominees;
- (h) **“Dwelling Unit”** means a dwelling unit as defined in the City of North Vancouver’s Zoning Bylaw 1995, No. 6700 as amended from time to time;
- (i) **“Lands”** means those lands and premises legally described as  
  
Parcel Identifier: 010-834-532 and 010-834-567  
AMENDED LOT A and C (SEE 313560L) OF LOTS 3 AND 4  
Block 229  
District Lot 545  
Plan 6709;
- (j) **“Mid-Market Rental Units”** means Dwelling Units that are rented to tenants for Affordable Rent;
- (k) **“Market Rental Units”** means Dwelling Units that are rented to tenants for market rental rates as set by the Owner;
- (l) **“Rental Purposes”** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (m) **“Rental Units”** means the Market Rental Units and the Mid-Market Rental Units;
- (n) **“Residential Building”** means the five storey residential building to be constructed on the Lands to be used for Rental Purposes with 64 Dwelling Units, of which 57 Dwelling Units will be Market Rental Units and 7 Dwelling Units will be Mid-Market Rental Units;
- (o) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (p) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775”; and
- (q) **“Term”** has the meaning set out in section 2.1 herein.

## 2. TERM

- 2.1 This Agreement will commence upon adoption by Council of Cascadia Green Development Housing Agreement Bylaw, 2020, No. 8776, (the **“Commencement Date”**) and will continue until the earlier of:



(a) the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c); and  
(the “**Term**”).

2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.

2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

### **3. USE OF LANDS**

3.1 The Owner covenants and agrees with the City that during the term of this Agreement, notwithstanding the Rezoning Bylaw, the Lands shall be used and built on only in strict compliance with the terms and conditions of this Agreement and that:

(a) the Lands shall not be subdivided or stratified;

(b) the Residential Building shall be used for Rental Purposes only; and

(c) no Rental Unit in the Residential Building shall be occupied for any purpose except for Rental Purposes.

3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building shall be developed, built and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.

### **4. TENANCY RESTRICTIONS**

4.1 Within the total number of units 7 shall consist of three bedroom units or as otherwise approved in writing by the Director of Planning in his or her discretion.

4.2 The seven Mid-Market Rental Units shall be provided in the following unit mix: 2 studio unit, 2 one-bedroom units, 2 two-bedroom units, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director of Planning and Development with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the 7 Mid-Market Rental Units within the Residential Building.

4.3 The Owner shall enter into a minimum 1 year tenancy agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. After the Term has elapsed, when a tenancy of the Mid-Market Rental Unit is terminated in accordance with the RT Act, the Owner may rent the Mid-Market Rental Unit out at a market rental rate.

4.4 The Owner will notify the City when a tenancy of the Mid-Market Rental Unit is terminated in accordance with the RT Act and will notify the City when the Owner intends to rent the Mid-Market Rental Unit out at market rent.

## 5. OWNER'S OBLIGATIONS

### 5.1 Without limiting section 3.1 of this Agreement:

- (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing;
- (b) Advertisement: the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units;
- (c) Tenant Selection: the Owner will determine the selection of the tenants of the Mid-Market Rental Units, applying the suggested income qualification of a maximum household income determined by multiplying the low-end of market rents by 12 to yield the households' annual housing costs, and divided by 30% to meet the standard definition of affordability. Tenants from the existing rental building on the Lands should be provided first right of refusal in the Mid-Market Rental Units, regardless of income. In determining financial eligibility, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
- (d) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased by the permitted annual rent increase then set under the RT Act.
- (e) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
- (f) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith; and
- (g) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, at Business License renewal or upon request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

## 6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

## **7. LIABILITY**

- 7.1 Except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- (a) any act or omission by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible; and
  - (b) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.
- 7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the

ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.

- 7.3 The covenants of the Owner set out in sections 7.1 and 7.2 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.

## **8. GENERAL PROVISIONS**

- 8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.

- 8.2 Nothing in this Agreement:

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

- 8.3 The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and
- (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.

- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.

- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 905 of the Act and as such will be binding on the Owner.

- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.
- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.
- 8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver  
141 West 14<sup>th</sup> Street  
North Vancouver, British Columbia  
V7M 1H9  
**Attention: Director, Planning & Development Department**

Owner: 1200272 B.C. LTD., INC.NO. BC1200272  
203 815 Hornby Street  
Vancouver, British Columbia  
V6Z 2E6

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

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



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

## **9. INTERPRETATION**

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to Bylaw 8776.
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

9.8 This Agreement can be signed in counterpart.

**IN WITNESS WHEREOF** each of the City and the Owner have executed this Agreement under seal by their duly authorized officers as of the reference date of this Agreement.

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

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MAYOR

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CITY CLERK

**1200272 B.C. LTD., INC.NO. BC1200272**

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Authorized Signatory

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Authorized Signatory

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

**BYLAW NO. 8743**

**A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”**

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

1. This Bylaw shall be known and cited for all purposes as **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8743” (Satendra Mann / ArchiType Design, 228 East 22<sup>nd</sup> Street)**.
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of RT-1 (Residential Two-Unit 1) Zone:

<b>Lots</b>	<b>Block</b>	<b>D.L.</b>	<b>Plan</b>	
21	208	546	5481	from RS-1

READ a first time on the 9<sup>th</sup> day of December, 2019.

READ a second time on the 9<sup>th</sup> day of December, 2019.

RECEIVED APPROVAL FROM THE  
MINISTRY OF TRANSPORTATION ON THE  
19<sup>TH</sup> DAY OF DECEMBER, 2019.

READ a third time on the 27<sup>th</sup> day of January, 2020.

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

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MAYOR

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CITY CLERK

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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: DEVELOPMENT VARIANCE PERMIT APPLICATION – 1115 EAST  
KEITH ROAD, DUSTIN CHRISTIANSEN

Date: June 9, 2020 File No: 08-3400-20-00009/1

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

**RECOMMENDATION**

PURSUANT to the report of the Development Planner, dated June 9, 2020, entitled "Development Variance Permit Application - 1115 East Keith Road, Dustin Christiansen":

THAT Development Variance Permit No. PLN2019-00008 (Dustin Christiansen and Laurie Bayrack) be considered for issuance under Section 498 of the *Local Government Act*;

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

AND THAT the Public Meeting be waived.

**ATTACHMENTS**

1. Context Map (CityDoc [#1885153](#))
2. Architectural Plan dated September 9, 2019 (CityDoc [#1840441](#))
3. Development Variance Permit (CityDoc [#1885119](#))

**PURPOSE**

The purpose of this report is to present, for Council's consideration, a Development Variance Permit to support building locations on a subdivided lot at 1115 East Keith Road (Attachment #1).



## BACKGROUND

<i>Applicant:</i>	Dustin Christiansen
<i>Architect:</i>	Hlynsky + Davis Architects
<i>Official Community Plan Designation:</i>	Residential Level 1 (R1)
<i>Existing Zoning:</i>	One-Unit Residential (RS-1)
<i>Applicable Guidelines:</i>	None

## DISCUSSION

### Project Description

The applicant wishes to subdivide their existing property into three separate lots for the purpose of constructing Single Family Houses with Secondary Suites on each lot. The property is triangular in shape but is large enough to accommodate the proposed subdivision without having to go through a rezoning. Some design challenges occur due to the triangular shape as the depth of two of the three proposed lots after subdivision is reduced, and the proposed buildings on these lots will require variances to the building setback requirements under the RS-1 Zone (Attachment #2).

The site slopes down along East Keith Road with an average slope of 10.5% from the western side down to the east. The slope goes down substantially into the property along the western property line dropping almost 7.3 meters (24 feet) from the front to the back with an average slope of 21.7%, with the steeper slopes occurring at the front end of the property. The proposed houses are to be built where all the basement levels would be built into the hill on the front side, with the grade change exposing the basement level to the rear (lane) side.

To support the proposal, the applicant will need to provide a 450 metre extension to the existing water main line, a 200 metre storm water main line and a 75 metre sanitary main line to service the new lots given the increased demand. These items will be processed through the subdivision stage.

### Site Context and Surrounding Use

The subject site is located on the south side of East Keith Road, between Shavington Street to the west and Heywood Street to the east (Attachment #1). The surrounding area contains single family homes, including the houses to the north of East Keith Road, which is in the District of North Vancouver.

The buildings and uses immediately surrounding the subject site are described in Table 1 below.

**Table 1. Surrounding Uses**

Direction	Address	Description	Zoning
North (Across East Keith Road)	1131 Shavington Road	Single Family House	District of North Vancouver
South and East (Across rear lane)	Houses fronting Heywood Street	Single Family Houses	RS-1
West	1111 East Keith Road	Single Family House	RS-1

In addition, there is a concrete sound barrier fronting along East Keith Road to screen traffic noise.

## PLANNING ANALYSIS

### Policy Context

#### *2014 Official Community Plan*

The land use designation of the subject site is Residential Level 1 (R1) in 'Schedule A' of the Official Community Plan (OCP). The designation allows for ground-orientated housing with non-strata accessory uses. Detached single family dwellings with secondary suites/coach houses are supported in this designation.

All the proposed single-family dwellings will have a secondary suite, but none will have a coach house.

The application is in keeping with the following goals and objectives of the Official Community Plan:

- 1.1.1 Plan for growth in the City's population, dwelling units and employment in keeping with the projections in Metro Vancouver's Regional Growth Strategy;
- 1.2.1 Ensure the location, density, design and durability of developments and their infrastructure are informed by the best available science on climate impacts;
- 1.3.5 Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings;
- 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.

The proposal as presented will not require an amendment to the OCP.

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

The property is currently zoned One-Unit Residential 1 (RS-1) and supports single detached homes on lots that are no less than 10 meters (32.8 feet) wide. It also allows the option of secondary suites within the primary building, and a Coach House. The maximum floor area for each of the proposed lots would be 0.5 times the lot area. As the proposal is intended to construct a new Single Detached Dwelling with an Accessory Secondary Suite on each lot, the use and density are conforming to the RS-1 Zone, and therefore does not require a Zoning amendment. The proposal does however require variances to the building setbacks on two of the three proposed lots. Other main items such as proposed minimum Lot Width, maximum Building Height and minimum parking requirements meet the Zoning Bylaw.

As outlined in the attached Development Variance Permit (Attachment #4), the requested variances are outlined in ***bold italics*** in Table 2 below:

***Table 2. Requested Variances from the property line***

	RS-1 requirements	Proposed Lot A	Proposed Lot B	Proposed Lot C
Front Setback (min.)	4.6 metres (15.0 feet)	4.6 metres (15.0 feet)	<b><i>2.4 meters (8.0 feet)</i></b>	<b><i>2.6 meters (8.5 feet)</i></b>
Interior Side Yard Setback (min.)	1.2 metres (4.0 feet)	1.2 metres (4.0 feet)	1.2 metres (4.0 feet)	1.2 metres (4.0 feet)
Rear Setback Greater of:	8.0 metres (26.2 feet) or; 35% of the lot depth	9.1 metres (30.0 feet)	10.3 metres (34.0 feet)	<b><i>3.0 metres (10.0 feet)</i></b>

The setbacks are required due to the triangular shape of the lot. With the western most lot having the greatest depth, it does not require any variances. As the depth of the lot gets smaller the need to accommodate a moderate size house results in setback variance requests.

### **FINANCIAL IMPLICATIONS**

None.

### **COMMUNITY CONSULTATION**

Due to the scale of the application and the minor variances to the proposal, staff is recommending waiving the Public Meeting requirement.

Should Council still wish to hold a Public Meeting, all active clauses be substituted with the following:

THAT Development Variance Permit No. PLN2019-00008 (Dustin Christiansen and Laurie Bayrack) be considered for issuance under Section 498 of the *Local Government Act* and referred to a Public Meeting;

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

## **STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS**

This project supports the Strategic Plan vision and priority to be a City for People by using an existing site to provide a variety of dwelling types within a single family neighbourhood.

## **CONCLUSION**

The proposal represents good planning as it utilizes a large single-family residential lot to its full potential. The impact on neighbouring properties is minimized as the western most lot is not seeking a variance, affecting the neighbour to the west, as well as access to parking is maintained in the proposal.

RESPECTFULLY SUBMITTED:



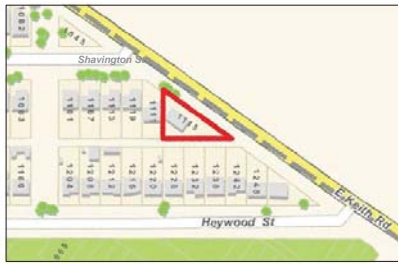
---

David Johnson  
Development Planner









1 SUBJECT SITE & NEIGHBOURHOOD CONTEXT  
1/128" = 1'-0"

## PROJECT STATISTICS

TO CONFORM WITH B.C. 2018 PART 9 - RESIDENTIAL C  
LOT ADDRESS: 1115 EAST KEITH ROAD, NORTH VANCOUVER, BC  
LEGAL DESCRIPTION: LOT A, BLOCK 1, DISTRICT LOT 218, PLAN 3075  
P.I.D. (V20-08-001)  
ZONING: RES1  
TOTAL SITE AREA: 800.00 sq.ft. ( 73.45 sq.m. )

SITE AREA OF LOT A	ALLOWED	PROPOSED	COMMENTS
SITE COVERAGE			
BUILDING	80.00 sq.ft.	80.00 sq.ft.	
COVERED COURTYARD	80.00 sq.ft.	80.00 sq.ft.	
COVERED DRIVEWAY	8.00 sq.ft.	8.00 sq.ft.	
TOTAL SITE COVERAGE	168.00 sq.ft.	168.00 sq.ft.	PROPOSED = 100% 80.00 sq.ft. CONFORMS

FLOOR AREA CALCULATIONS	ALLOWED	PROPOSED	COMMENTS
MAIN FLOOR	80.00 sq.ft.	80.00 sq.ft.	
UPPER FLOOR	70.00 sq.ft.	70.00 sq.ft.	
TOTAL F.A.R.	150.00 sq.ft.	150.00 sq.ft.	F.A.R. = 0.5 CONFORMS
LOWER FLOOR (EXEMPTED FROM F.A.R.)	150.00 sq.ft.	150.00 sq.ft.	
SUITE AREA INCLUDED =	80.00 sq.ft.	80.00 sq.ft.	
TOTAL GROSS AREA	240.00 sq.ft.	240.00 sq.ft.	

SETBACKS	ALLOWED	PROPOSED	COMMENTS
FRONT YARD	10' 0"	10' 0"	CONFORMS
SIDE YARD	1.0 m	1.0 m	CONFORMS
REAR YARD	20' 0"	20' 0"	CONFORMS

BUILDING HEIGHT LOT A	ALLOWED	PROPOSED	COMMENTS
PROPERTY ELEVATION AT FRONT	110' 0"	110' 0"	110' 0" (34.3 m)
PROPERTY ELEVATION AT LAKE	94' 0"	94' 0"	94' 0" (28.7 m)
REFERENCE GRADE	110' 0"	110' 0"	110' 0" (34.3 m)
TOP PLATE + REFERENCE GRADE + 20' 0"	130' 0"	130' 0"	CONFORMS
ROOF + REFERENCE GRADE + 30' 0"	140' 0"	140' 0"	CONFORMS

AVERAGE GRADE FOR BASEMENT EXEMPTION	ALLOWED	PROPOSED	COMMENTS
PROPOSED GRADE (HIGH SIDE SOUTH)	104' 0"	104' 0"	
PROPOSED GRADE (LOW SIDE SOUTH)	98' 0"	98' 0"	
AVERAGE GRADE	101' 0"	101' 0"	101' 0" (30.8 m)
BASEMENT FLOOR ELEVATION	98' 0"	98' 0"	
DIFFERENCE AVERAGE GRADE - BASEMENT	101' 0"	101' 0"	101' 0" (30.8 m)
1.0 m IS MORE THAN 1 FT AND LESS THAN 5 FT. BASEMENT AREA IS EXCLUDED FROM GROSS AREA (CONFORMS)			
1.0 m IS MORE THAN 1 FT AND LESS THAN 5 FT. BASEMENT AREA IS EXCLUDED FROM GROSS AREA (CONFORMS)			

PARKING	ALLOWED	PROPOSED	COMMENTS
1 SURFACE PARKING	1	1	CONFORMS
2 SURFACE DRIVE PARKING	2	2	CONFORMS

SITE AREA OF LOT B	ALLOWED	PROPOSED	COMMENTS
SITE COVERAGE			
BUILDING	80.00 sq.ft.	80.00 sq.ft.	
COVERED COURTYARD	80.00 sq.ft.	80.00 sq.ft.	
COVERED DRIVEWAY	8.00 sq.ft.	8.00 sq.ft.	
TOTAL SITE COVERAGE	168.00 sq.ft.	168.00 sq.ft.	PROPOSED = 100% 80.00 sq.ft. CONFORMS

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SUITE AREA INCLUDED =	80.00 sq.ft.	80.00 sq.ft.	
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SETBACKS	ALLOWED	PROPOSED	COMMENTS
FRONT YARD	10' 0"	10' 0"	CONFORMS
SIDE YARD	1.0 m	1.0 m	CONFORMS
REAR YARD	20' 0"	20' 0"	CONFORMS

BUILDING HEIGHT LOT B	ALLOWED	PROPOSED	COMMENTS
PROPERTY ELEVATION AT FRONT	110' 0"	110' 0"	110' 0" (34.3 m)
PROPERTY ELEVATION AT LAKE	94' 0"	94' 0"	94' 0" (28.7 m)
REFERENCE GRADE	110' 0"	110' 0"	110' 0" (34.3 m)
TOP PLATE + REFERENCE GRADE + 20' 0"	130' 0"	130' 0"	CONFORMS
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PROPOSED GRADE (HIGH SIDE SOUTH)	104' 0"	104' 0"	
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PARKING	ALLOWED	PROPOSED	COMMENTS
1 SURFACE PARKING	1	1	CONFORMS
2 SURFACE DRIVE PARKING	2	2	CONFORMS

SITE AREA OF LOT C	ALLOWED	PROPOSED	COMMENTS
SITE COVERAGE			
BUILDING	80.00 sq.ft.	80.00 sq.ft.	
COVERED COURTYARD	80.00 sq.ft.	80.00 sq.ft.	
COVERED DRIVEWAY	8.00 sq.ft.	8.00 sq.ft.	
TOTAL SITE COVERAGE	168.00 sq.ft.	168.00 sq.ft.	PROPOSED = 100% 80.00 sq.ft. CONFORMS

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SUITE AREA INCLUDED =	80.00 sq.ft.	80.00 sq.ft.	
TOTAL GROSS AREA	240.00 sq.ft.	240.00 sq.ft.	

SETBACKS	ALLOWED	PROPOSED	COMMENTS
FRONT YARD	10' 0"	10' 0"	CONFORMS
SIDE YARD	1.0 m	1.0 m	CONFORMS
REAR YARD	20' 0"	20' 0"	CONFORMS

BUILDING HEIGHT LOT C	ALLOWED	PROPOSED	COMMENTS
PROPERTY ELEVATION AT FRONT	110' 0"	110' 0"	110' 0" (34.3 m)
PROPERTY ELEVATION AT LAKE	94' 0"	94' 0"	94' 0" (28.7 m)
REFERENCE GRADE	110' 0"	110' 0"	110' 0" (34.3 m)
TOP PLATE + REFERENCE GRADE + 20' 0"	130' 0"	130' 0"	CONFORMS
ROOF + REFERENCE GRADE + 30' 0"	140' 0"	140' 0"	CONFORMS

AVERAGE GRADE FOR BASEMENT EXEMPTION	ALLOWED	PROPOSED	COMMENTS
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1.0 m IS MORE THAN 1 FT AND LESS THAN 5 FT. BASEMENT AREA IS EXCLUDED FROM GROSS AREA (CONFORMS)			

PARKING	ALLOWED	PROPOSED	COMMENTS
1 SURFACE PARKING	1	1	CONFORMS
2 SURFACE DRIVE PARKING	2	2	CONFORMS

REV	NO.	DESCRIPTION	DATE	BY
3	1	DEVELOPMENT VARIANCE PERMIT APPLICATION	06/06/2018	CH
2	1	CLIENT REVIEW	2/08/2018	CH
1	1	PRE-APPLICATION REVIEW	16/06/2018	CH

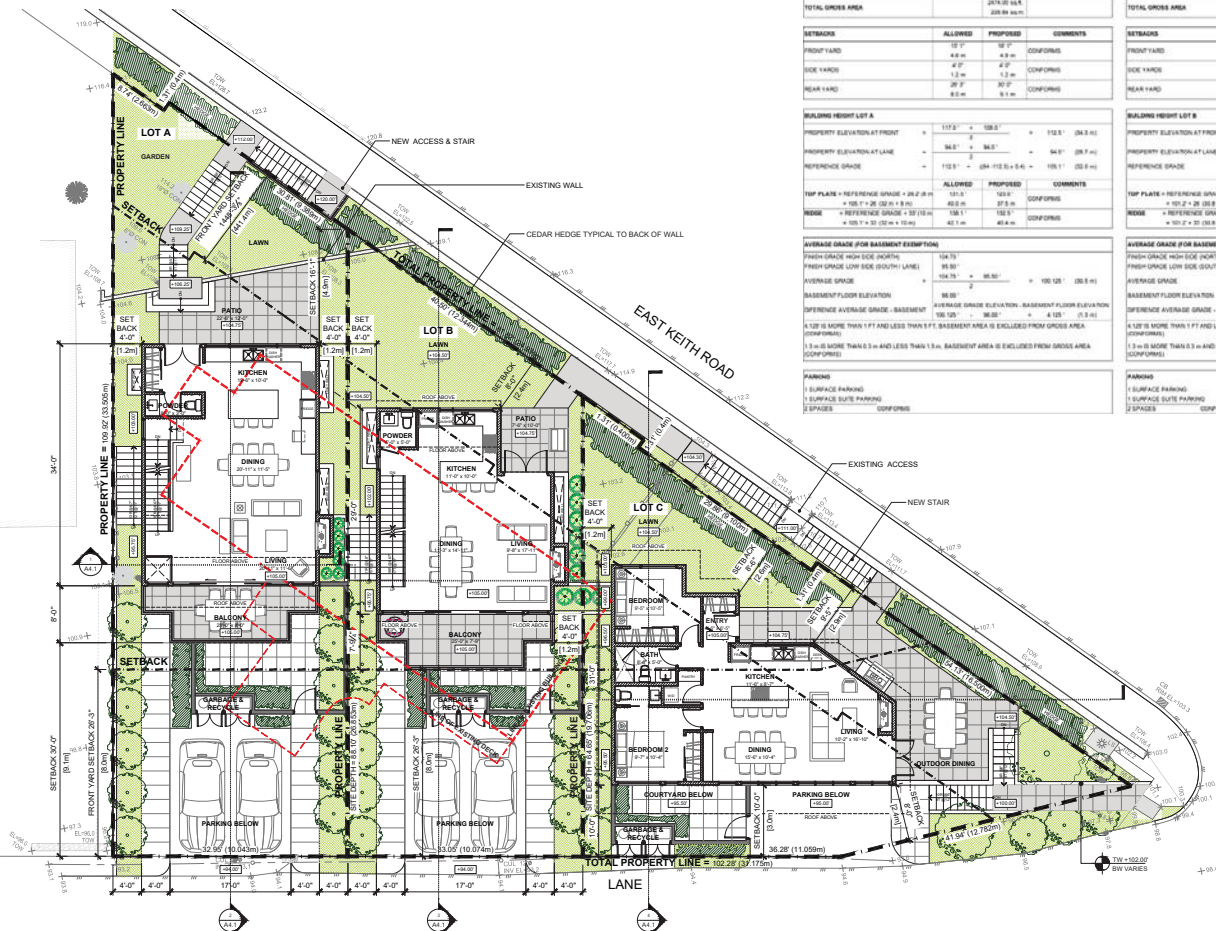
**HLA**  
**HLINSKY + DAVIS**  
**ARCHITECTS INC.**  
3008 MILLIKEN AVE. WEST VANCOUVER, BC V7V 1G1  
WWW.HLINSKY.COM TEL: 604.681.1000 FAX: 604.681.1001

PROJECT TITLE  
CHRISTIANSEN SUB-DIVISION  
1115 EAST KEITH ROAD  
NORTH VANCOUVER, BC

SHEET TITLE  
NEIGHBOURHOOD CONTEXT  
SITE / MAIN FLOOR PLANS

FILE  
CHRISTIANSEN RESIDENCE - CURRENT PLANS  
DRAWN: CH  
SCALE: 1/8" = 1'-0"  
DATE: 06/06/2018

A2.1



AERIAL PHOTO OF EXISTING SITE

2 SITE PLAN / MAIN FLOOR PLANS  
1/8" = 1'-0"



1 LOWER FLOOR PLANS  
1/8" = 1'-0"

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1	CLIENT REVIEW	08/08/2019	CM	

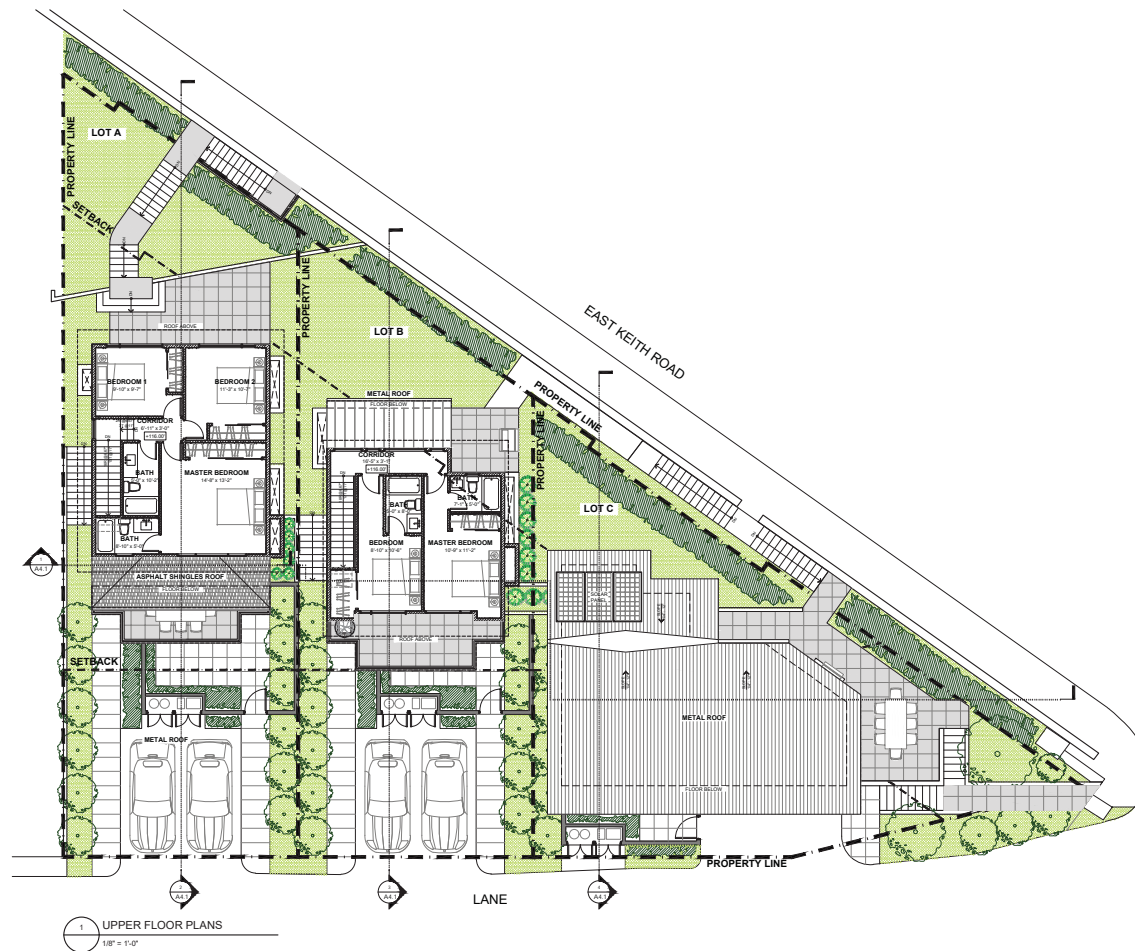
**HDA**  
**HLYNISKY + DAVIS**  
**ARCHITECTS INC.**  
3030 WILLOW AVE. WEST VANCOUVER, BC V7V 1G1  
WWW.HLYNSKY.COM TEL: 604.683.1004 FAX: 604.683.1005

PROJECT TITLE  
CHRISTIANSEN SUB-DIVISION  
1115 EAST KEITH ROAD  
NORTH VANCOUVER, BC

SHEET TITLE  
LOWER FLOOR PLANS

FILE  
CHRISTIANSEN RESIDENCE - CURRENT PLAN.DWG  
DRAWN CM  
SCALE 1/8" = 1'-0"  
DATE 08/SEP/2019

**A2.2**



REV	NO.	DESCRIPTION	DATE	DRAWN
2	DEVELOPMENT VARIANCE PERMIT APPLICATION	08/08/2019	CM	
1	CLIENT REVIEW	08/08/2019	CM	

**HDA**  
**HLYNISKY + DAVIS**  
**ARCHITECTS INC.**  
 3030 WILLOW AVE. WEST VANCOUVER, BC V2V 1G1  
 WWW.HLYNSKY.COM TEL: 604.683.1834 FAX: 604.683.1835

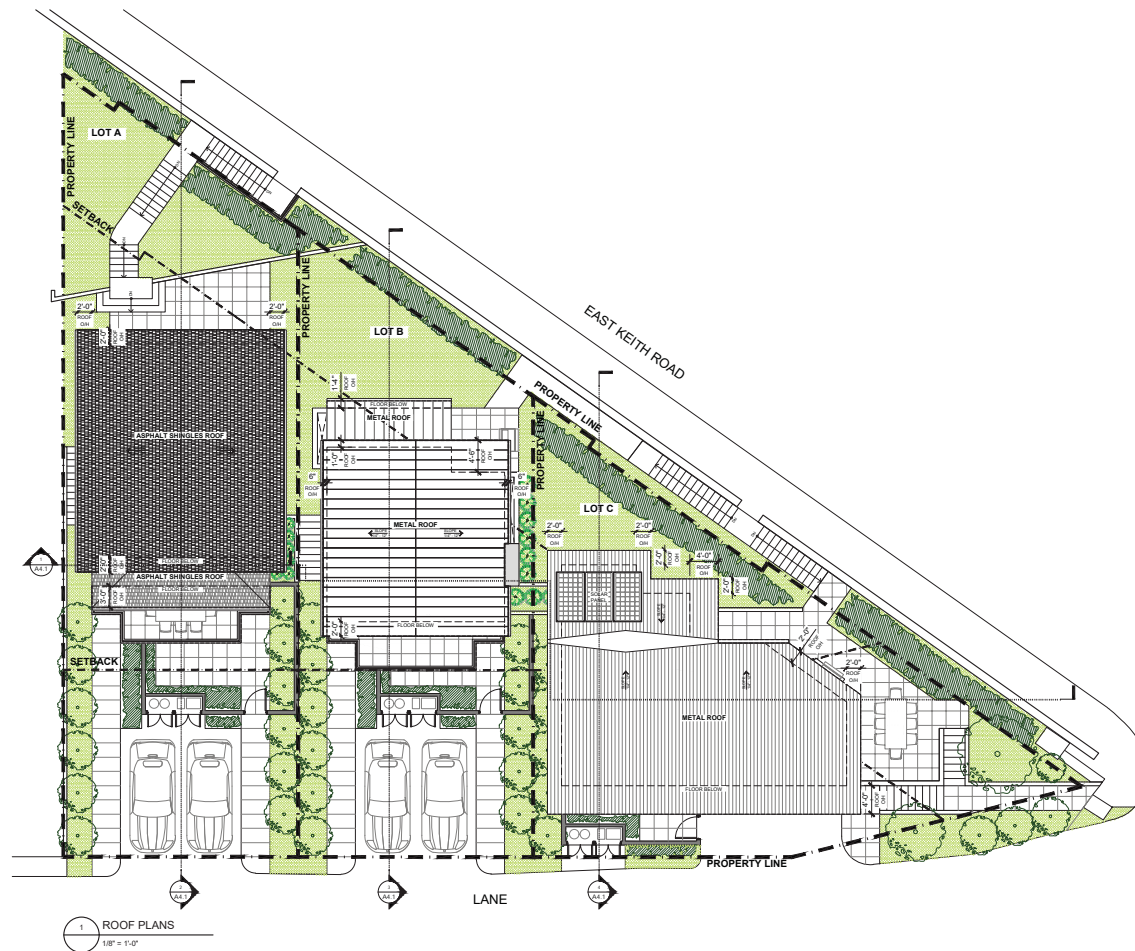
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 CHRISTIANSEN SUB-DIVISION  
 1115 EAST KEITH ROAD  
 NORTH VANCOUVER, BC

SHEET TITLE:  
 UPPER FLOOR PLANS

FILE:  
 CHRISTIANSEN RESIDENCE - CURRENT PLAN.dwg  
 DRAWN: CM  
 SCALE: 1/8" = 1'-0"  
 DATE: 08/SEP/2019

**A2.3**





2	DEVELOPMENT VARIANCE PERMIT APPLICATION	08/08/2019	CM
1	CLIENT REVIEW	08/08/2019	CM
REV NO.	DESCRIPTION	DATE	DRAWN

**HDA**  
**HLYNISKY + DAVIS**  
**ARCHITECTS INC.**  
 3030 WILLING AVE. WEST VANCOUVER, BC V7V 1G1  
 604.674.1000 • TEL 604.674.1000 • FAX 604.674.1001

PROJECT TITLE  
 CHRISTIANSEN SUB-DIVISION  
 1115 EAST KEITH ROAD  
 NORTH VANCOUVER, BC

SHEET TITLE  
 ROOF PLANS

FILE  
 CHRISTIANSEN RESIDENCE - CURRENT PLAN.dwg  
 DRAWN CM  
 SCALE 1/8" = 1'-0"  
 DATE 08/SEP/2019

**A2.4**



#### EXTERIOR FINISH SCHEDULE

- 1 ASPHALT SHINGLES
- 2 PAINTED BOARD & BATTEN
- 3 PAINTED BOARD & BATTEN
- 4 VERTICAL METAL SIDING
- 5 METAL CLADDING - ROOF
- 6 STUCCO
- 7 CONCRETE WALL



NO.	DESCRIPTION	DATE	BY
1	REVISIONS		
2	REVISIONS		
3	REVISIONS		



**HLYNSKY + DAVIS  
ARCHITECTS INC.**

1115 EAST KETH ROAD  
NORTH VANCOUVER, BC

TEL: 604.273.1111 FAX: 604.273.1112

PROJECT: CHRISTIANSEN SLB-DIVISION  
1115 EAST KETH ROAD  
NORTH VANCOUVER, BC

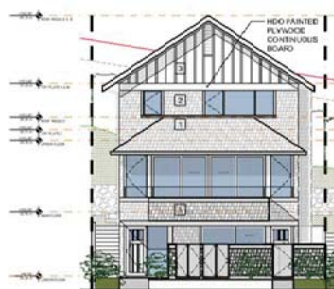
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SCALE: 1/8" = 1'-0"

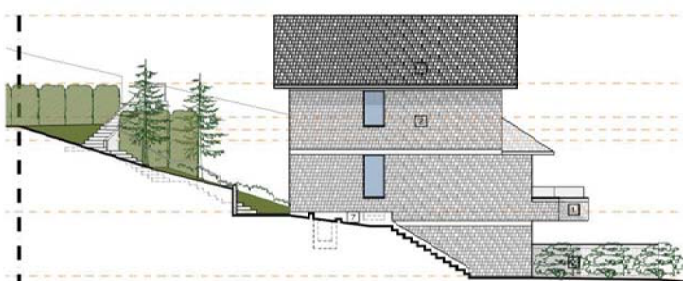
DATE: 08/08/2018

A3.1





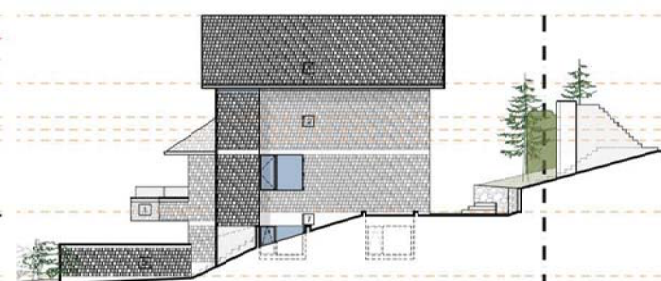
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A LOT A - WEST ELEVATION  
1/8" = 1'-0"



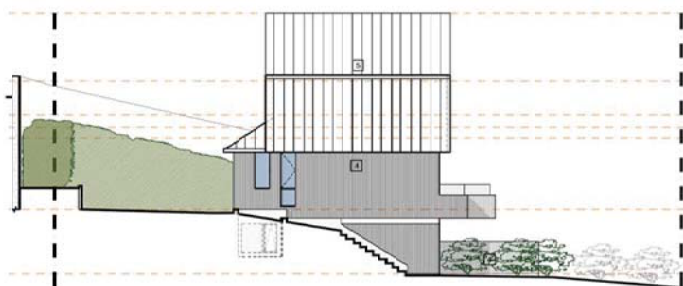
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A LOT A - EAST ELEVATION  
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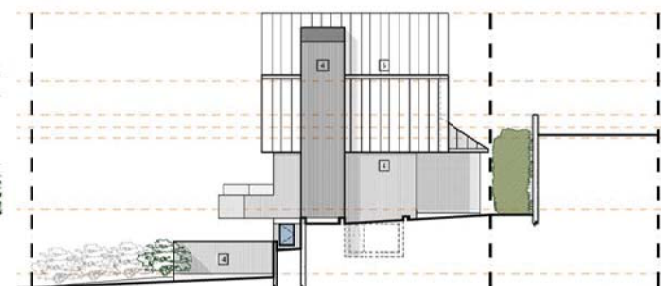
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B LOT B - WEST ELEVATION  
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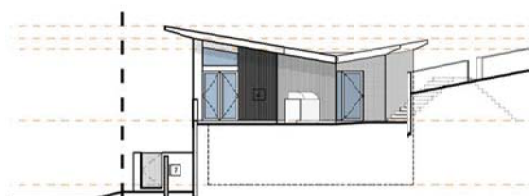
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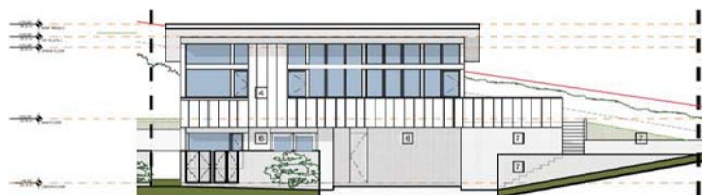
B LOT B - EAST ELEVATION  
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C LOT C - NORTH ELEVATION  
1/8" = 1'-0"



C LOT C - EAST ELEVATION  
1/8" = 1'-0"



C LOT C - SOUTH ELEVATION  
1/8" = 1'-0"



C LOT C - WEST ELEVATION  
1/8" = 1'-0"

#### EXTERIOR FINISH SCHEDULE

- 1 ASPHALT SHINGLES
- 2 PAINTED HARDIE SHAPES
- 3 PAINTED BOARD & BATTEN
- 4 VERTICAL METAL SIDING
- 5 METAL CLADDING / ROOF
- 6 STUCCO
- 7 CONCRETE WALL

NO.	DESCRIPTION	DATE	BY
1	ISSUE/REVISION/ VARIANCE REQUEST APPLICATION	REVISION	DA
2	CLAY/STUCCO	REVISION	DA
3	PRE APPLICATION REVIEW	REVISION	DA

**HDA**  
**HLYNISKY + DAVIS**  
**ARCHITECTS INC.**  
 1115 EAST KETH ROAD  
 NORTH VANCOUVER, BC  
 TEL: 604.273.1111 FAX: 604.273.1112

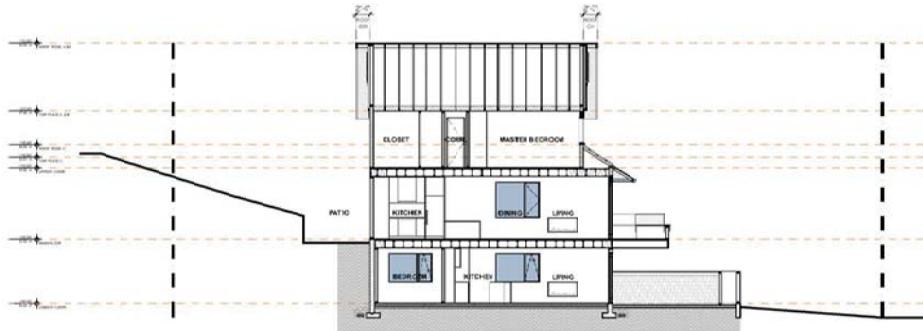
PROJECT FILE  
 CHRISTIANSEN SLB-DIVISION  
 1115 EAST KETH ROAD  
 NORTH VANCOUVER, BC

SHEET TITLE  
 ELEVATIONS

SCALE  
 DRAWN: HLD  
 CHECKED: HLD  
 DATE: 08/08/2018  
**A3.2**



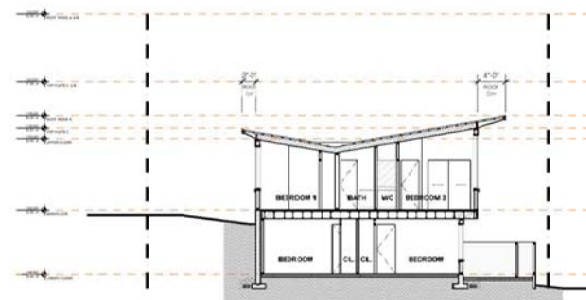
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2 LOT A - SECTION 2  
1/8" = 1'-0"



3 LOT B - SECTION 2  
1/8" = 1'-0"



4 LOT C - SECTION 2  
1/8" = 1'-0"

NO.	DESCRIPTION	DATE	BY
1	DEVELOPMENT LICENSE BOARD APPLICATION	08/20/18	CD
2	CLIENT REVIEW	08/20/18	CD



HLYNISKY + DAVIS  
ARCHITECTS INC.

1115 EAST KETH ROAD  
NORTH VANCOUVER, BC

PROJECT  
CHRISTIANSEN SLB-DIVISION  
1115 EAST KETH ROAD  
NORTH VANCOUVER, BC

SHEET TITLE  
LOT A, B, C  
SECTIONS

SLB  
DEVELOPMENT/RENEWAL/CONVERT/REUSE/RECYCLING

DRAWN: KJ, CD  
SCALE: 1/8" = 1'-0"  
DATE: 08/20/18

A4.1



**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**  
**DEVELOPMENT VARIANCE PERMIT**

---

Permit No. PLN2019-00008

File: 08-3400-20-00009/1

---

Issued to owner(s): **Dustin Neville Christiansen and Laurie Jean Bayrack**

---

Respecting the lands located at **1115 East Keith Road**, North Vancouver, BC, legally described as:

**LOT A (EXPLANATORY PLAN 9426) BLOCK 7 DL 272 PLAN 3875 EXCEPT PLAN EPP68043 PID: 012-088-021**

(the “**Lands**”)

---

**List of Attachments:**

Schedule “A”: List of Plans

---

**Authority to Issue:**

1. This Development Variance Permit is issued pursuant to Section 498 of the *Local Government Act*.
- 

**Bylaws Supplemented or Varied:**

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” are hereby varied as follows:
  - A. Section 509(5)(a) shall be varied to permit a setback of no less than 2.4 metres (8.0 feet) from the Front Lot Line on Lot B;
  - B. Section 509(5)(a) shall be varied to permit a setback of no less than 2.6 metres (8.5 feet) from the Front Lot Line on Lot C; and
  - C. Section 509(5)(b) shall be varied to permit a setback of no less than 3.05 metres (10.0 feet) from the Rear Lot Line on Lot C;

---

**Special Terms and Conditions of Use:**

3. The Buildings and Structures shall be developed in accordance with the plans dated and listed on the attached Schedule A “List of Plans” and filed in the offices of the City, approved by Council, and in compliance with the regulations and conditions listed hereunder including:
  - A. Subdivision of the property as shown in Schedule A “List of Plans”
4. No variances other than those specifically set out in this permit are implied or to be construed.

---

**General Terms and Conditions:**

5. Pursuant to Section 504 of the *Local Government Act*, this Permit lapses if the work authorized herein is not commenced within 24 months following issuance of this Development Variance Permit. In the event the Owner is delayed or interrupted or prevented from commencing or continuing the construction on or about the subdivision by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the works shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.
6. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524(3) of the *Local Government Act*.
7. Nothing in this Permit shall in any way relieve Land Owner/Developers obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.

8. Nothing in this Permit shall in any way relieve the Land Owner/Developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Health Act*, the *Fire Services Act*, the *Electrical Energy Inspection Act*, and any other provincial statutes.
- 

Authorized by Council: \_\_\_\_\_  
Year / Month / Day

\_\_\_\_\_  
Linda C. Buchanan, Mayor

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

Date Signed: \_\_\_\_\_  
Year / Month / Day

---

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Variance Permit No. PLN2019-00008.

Notice filed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

THIS IS NOT A BUILDING PERMIT




**Schedule A**  
**List of Plans – 1115 East Keith Road**

<b>Designer</b>	<b>Project Name</b>	<b>Sheet Description</b>	<b>Sheet No.</b>	<b>Sheet Date</b>	<b>CityDocs File Number</b>
Hlynsky+ Davis Architects Inc.	Christiansen Sub-Division 1115 East Keith Road North Vancouver, BC	Neighbourhood Context Site / Main Floor Plans	A2.1	September 9, 2019	1833580
Hlynsky+ Davis Architects Inc.	Christiansen Sub-Division 1115 East Keith Road North Vancouver, BC	Lower Floor Plans	A2.2	September 9, 2019	1833580
Hlynsky+ Davis Architects Inc.	Christiansen Sub-Division 1115 East Keith Road North Vancouver, BC	Upper Floor Plans	A2.3	September 9, 2019	1833580
Hlynsky+ Davis Architects Inc.	Christiansen Sub-Division 1115 East Keith Road North Vancouver, BC	Roof Plans	A2.4	September 9, 2019	1833580
Hlynsky+ Davis Architects Inc.	Christiansen Sub-Division 1115 East Keith Road North Vancouver, BC	South & North Elevation	A3.1	September 9, 2019	1833580
Hlynsky+ Davis Architects Inc.	Christiansen Sub-Division 1115 East Keith Road North Vancouver, BC	Elevations	A3.2	September 9, 2019	1833580

Hlynsky+ Davis Architects Inc.	Christiansen Sub-Division 1115 East Keith Road North Vancouver, BC	Lot A, B, C Sections	A4.1	September 9, 2019	1833580
Bennett Land Surveying Ltd.	Topographic Survey of Lot A (Explanatory Plan 9426) Bk 7 DL 272 G1 NWD Plan 3875 Except Plan EPP68043			August 14, 2019	1840444



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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 905 RIDGEWAY AVENUE (SATENDRA MANN / M1F1 MODERN HOME DEVELOPMENTS LTD.)

Date: June 9, 2020 File No: 08-3360-20-0469/1

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

**RECOMMENDATION:**

PURSUANT to the report of the Development Planner, dated June 9, 2020, entitled "Rezoning Application: 905 Ridgeway Avenue (Satendra Mann / M1F1 Modern Home Developments Ltd.):

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748" (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723) be considered and referred to a Public Hearing;

THAT the community benefits listed in the June 9, 2020 report in the section "Policy Context" be secured, through agreements at the applicant's expense and to the satisfaction of the Director of Planning;

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

**ATTACHMENTS:**

1. Context Map (CityDoc #1877090)
2. Project Summary Sheet (CityDoc #1877128)
3. Architectural and Landscaping Plans, dated October 4, 2019 (CityDoc #1911330)
4. Public Consultation Summary (CityDoc #1911339)
5. Sustainability Statement (CityDoc #1679748)
6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748" (CityDoc #1889894)

## PURPOSE

The purpose of this report is to present, for Council's consideration, a Development Application to rezone 905 Ridgeway Avenue (Attachment #1) from Two-Unit Residential 1 (RT-1) to Comprehensive Development 723 (CD-723) to support a subdivision of the existing lot into two, with the intent of developing a Single Detached Dwelling with a Coach House on the west lot and two separate Single Detached Dwellings and a detached garage on the east lot.

## BACKGROUND

<i>Applicant:</i>	Satendra Mann
<i>Architect:</i>	ArchiType design
<i>Official Community Plan Designation:</i>	Residential Level 2 (R2)
<i>Existing Zoning:</i>	Two-Unit Residential 1 (RT-1)
<i>Applicable Guidelines:</i>	None

## DISCUSSION

### Project Description

The subject site is a single residential lot approximately 18.3 meters (60.0 feet) wide by 47.8 metres (157 feet) deep, with minor slopes from the rear of the site to the front. The applicant wishes to subdivide the lot into two to support the development of two separate two-level single family houses and a detached garage with storage below on the east lot that fronts both Ridgeway Avenue and East 9<sup>th</sup> Street. The west lot fronting East 9<sup>th</sup> Street will contain a two-level single-family house with a secondary suite, and a Coach House with storage below at the rear of the lot. Off-street parking is supplied at the rear of each proposed lot and is accessed by the lane. All single-family buildings being proposed will have roof-top decks, and the two principal houses proposed in the east lot will not contain secondary suites (Attachment #3).

The site will need to dedicate 3.05 meters (10.0 feet) off the rear of the property to accommodate the width requirements of the rear lane to City standards. A registered right-of-way that is currently on title allowing current access over the property for the lane will be discharged in favor of the dedication.

The proposal will also undertake off-site improvements such as wider sidewalks with grassed and treed boulevards on both street fronts, as well as corner improvements that will enhance the pedestrian experience in the neighbourhood. The proposed scale of the proposal is in keeping with the neighbourhood while proposing a modern building appearance.

## Site Context and Surrounding Use

The subject site is located at the north west corner of Ridgeway Avenue and East 9<sup>th</sup> Street, in the Central Lonsdale area of the City (Attachment #1). This residential area is comprised mainly of one and two level single family homes, and two level duplexes on various lot sizes. Ridgeway Elementary School is located at the south east corner of the same intersection.

The area has seen some densification in the past 10 years with three separate Single Family Homes directly south across East 9<sup>th</sup> to the subject site, and a similar scale development to this proposal at 367 East 8<sup>th</sup> Street and 767-769 Ridgeway Avenue.

The buildings and uses immediately surrounding the subject site are described in Table 1 below.

**Table 1. Surrounding Uses**

Direction	Address	Description	Zoning
North (across lane)	939 Ridgeway Avenue	Two level Single Family Dwelling	RT-1
South (across East 9 <sup>th</sup> Street)	377 Ridgeway Avenue	Three separate two level Single Family Dwellings with a shared detached garage	CD-576
East (across Ridgeway Avenue)	402 East 9 <sup>th</sup> Street	One Level Single Family Dwelling	RS-1
West	358 East 9 <sup>th</sup> Street	Two Level Single Family Dwelling	RT-1

## PLANNING ANALYSIS

### Policy Context

#### *2014 Official Community Plan*

The land use designation of the subject site is Residential Level 2 (R2) in 'Schedule A' of the Official Community Plan (OCP). The designation allows for a range of ground orientated housing in areas located between detached residential housing and more intensive residential or mixed use areas. Duplexes, with secondary suites, triplexes and row homes are supported in this designation.

The application is in keeping with the following goals and objectives of the Official Community Plan:

- 1.1.1 Plan for growth in the City's population, dwelling units and employment in keeping with the projections in Metro Vancouver's Regional Growth Strategy;
- 1.2.1 Ensure the location, density, design and durability of developments and their infrastructure are informed by the best available science on climate impacts;



- 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods;
- 1.3.5 Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings; and
- 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.

The proposal as presented will not require an amendment to the OCP.

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

The property is currently zoned Two-Unit Residential 1 (RT-1), and supports single detached homes and duplexes on lot widths no less than 10 meters. (32.8 feet). It also allows the option of secondary or accessory dwellings within the primary building, and a Coach House in the case of single detached dwellings.

The proposal as presented will require a Zoning Bylaw amendment (Attachment #6) to support the proposal by using the following:

- Proposed Comprehensive Development 723 (CD-723) Zone will use the Two-Unit Residential 2 (RT-2) Zone as a base to allow the subdivision of the lot into two 9.1 metre (30 foot) wide lots.;
- Permitting two primary buildings on the east lot. Each building will house a Dwelling Unit with no Secondary Suites;
- Minor setback variances to accommodate the proposed buildings; and
- A variance to allow a Coach House on the proposed west lot that would be less than 10 metres (32.8 feet) in width.

A comparison between the requirements of the current Zone and the proposal is shown in Attachment #2.

In addition to the items above, staff seek Council's direction to secure, as a condition of rezoning, a standard concrete crossing across the lane throat complete with standard letdown to the north side of the lane.

## **COMMUNITY CONSULTATION**

The applicant held their Development Information Session (DIS) on February 19, 2019 and four people attended. Many of the comments received were in opposition to the proposal, mainly with the contemporary style of the proposed buildings not being in character of the neighbourhood, and the added units having a negative impact on traffic and local parking.

A copy of the DIS report is shown in Attachment #4 of this report, in which the applicant responded to questions from those who attended the proposal in areas such as building setbacks, heights and shadowing of the proposal.

The neighbourhood is not listed as a Development Permit area, nor does it have any design guidelines to be followed. As the main use is for Single Detached Dwellings, it is not subject to review by the Advisory Design Panel.

Should Council wish to waive the Public Hearing, the second active clause of the resolution should be substituted:

“THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723) be considered and that the Public Hearing be waived.”

## **FINANCIAL IMPLICATIONS**

None.

## **SUSTAINABILITY COMMENTS**

The applicant provided a sustainability statement of the proposal, outlining some of the sustainability features such as utilizing the existing lot to add more variety of dwelling units and energy efficiency (Attachment #5). The location is also close to public transit and a public school.

## **STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS**

This project supports the Strategic Plan vision and priority to be a City for People by using an existing site to provide a variety of dwelling types within a lower density neighbourhood.

## **CONCLUSION**

The proposal represents good planning as it is utilizing the potential of the property by adding a variety of dwelling types and sizes. The required off-site works to be undertaken on both street fronts will enhance the pedestrian experience of the area.

RESPECTFULLY SUBMITTED:



---

David Johnson  
Development Planner









# PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION

905 Ridgeway Avenue



SITE CHARACTERISTICS			
OCP Designation	Residential Level 2 (R2)		
Existing Zoning	Two-Unit Residential 1 (RT-1)		
Site Area	Current	Proposed West Lot (after lane dedication)	Proposed East Lot (after lane dedication)
	875.1 sq. m (9,420 sq. ft.)	409.6 sq. m (4,409 sq. ft.)	409.6 sq. m (4,409 sq. ft.)
	RT-1 Zone	Proposed West Lot	Proposed East Lot
Lot Width	10.0 m (32.8 ft.) (max.)	9.14 m (30.0 ft.)	9.14 m (30.0 ft.)
Floor Area (max.)	399.2 m <sup>2</sup> (4,297 ft <sup>2</sup> )	218.8m <sup>2</sup> (2,355 ft <sup>2</sup> )	218.8m <sup>2</sup> (2,355 ft <sup>2</sup> )
Lot Coverage	35% (max.)	39%	44%
Building Height	10.1 m (33.1 feet)	9.12 m (29.9 feet)	8.81 m (28.9 feet)
Vehicle Parking	1 per Dwelling 2 for Single Family with Secondary Suite and Coach House	2 for Single Family with Secondary Suite and Coach House	2 stalls proposed (1 per Dwelling)



VIEW FROM E. 9TH STREET



CONTEXT MAP

ArchType  
design

satendra mann  
604.988.6063

RIDGEWAY  
SUBDIVISION

ADDRESS:

905 RIDGEWAY AVE  
NORTH VANCOUVER

LEGAL DESCRIPTION:

LOT 13  
BLOCK 96  
DL 550  
PLAN 1197

P.I.D. 004-897-288



VIEW FROM RIDGEWAY AVENUE

No.	Date	Revision
1	07/16/18	ISSUED FOR PRELIM APP.
2	11/19/18	ISSUED FOR DP
3	07/11/19	REVISED FOR CONSUL
4	10/04/19	REVISED FOR CONSUL

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Title  
3D VIEWS

Date  
OCTOBER 4TH, 2019

Scale  
AS SHOWN

Drawing No.

A0.0





SITE & CONTEXT



CONTEXT MAP



SUBJECT SITE



STREETSCAPE ALONG RIDGEWAY



SUBJECT SITE

VIEW OF SITE FROM E. 9TH STREET LOOKING NORTH



SUBJECT SITE

VIEW OF SITE FROM RIDGEWAY LOOKING WEST



VIEW OF LANE



VIEW ACROSS E. 9TH STREET LOOKING SOUTH



VIEW ACROSS RIDGEWAY LOOKING EAST

architype  
design

323 W. 38TH STREET  
NORTH VANCOUVER  
B.C., V7N 2H9  
smann105@icloud.net

saundra mann  
604.988.6063

## RIDGEWAY SUBDIVISION

### ADDRESS:

905 RIDGEWAY AVE.,  
NORTH VANCOUVER

No.	Date	Revision
1	06/16/18	ISSUED FOR PERMITS



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Title  
CONTEXT

Date  
16 JULY, 2018

Scale  
NTS

Drawing No.

A0.1



**RIDGEWAY  
SUBDIVISION**

**ADDRESS:**

**905 RIDGEWAY AVE  
NORTH VANCOUVER**

**LEGAL DESCRIPTION:**

**LOT 13  
BLOCK 96  
DL 550  
PLAN 1197**

**P.I.D. 004-897-288**

No.	Date	Revision
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2	11/19/18	ISSUED FOR DP.
3	07/11/19	REVISED FOR CONSUL.
4	10/04/19	REVISED FOR CONSUL.



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**Title  
COLOURED  
ELEVATIONS**

**Date  
OCTOBER 4TH, 2019**

**Scale  
AS SHOWN**

**Drawing No.**

**A0.2R**





LOT 1: VIEW LOOKING EAST



LOT 2: VIEW LOOKING EAST



LOT 2: VIEW LOOKING WEST



E.9TH STREET ELEVATION



VIEW FROM MIDDLE OF SITES LOOKING SOUTH

ArchType  
design

satendra mann  
604.988.6063

## RIDGEWAY SUBDIVISION

### ADDRESS:

905 RIDGEWAY AVE  
NORTH VANCOUVER

### LEGAL DESCRIPTION:

LOT 13  
BLOCK 96  
DL 550  
PLAN 1197

P.I.D. 004-897-288

No.	Date	Revision
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2	11/19/18	ISSUED FOR DP
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4	10/04/19	REVISED FOR CONSUL

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### Title COLOURED ELEVATIONS

Date  
OCTOBER 4TH, 2019

Scale  
AS SHOWN

Drawing No.

**A0.3R**

RIDGEWAY  
SUBDIVISION

ADDRESS:  
905 RIDGEWAY AVE,  
NORTH VANCOUVER

LEGAL DESCRIPTION:  
LOT 13  
BLOCK 96  
DL 550  
PLAN 1197

P.I.D. 004-897-288

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4	10/04/19	REVISED FOR CONSUL.

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Title  
SITE PLAN & CALCS

Date  
OCTOBER 4TH, 2019  
Scale  
AS SHOWN  
Drawing No.

A1

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RIDGEWAY AVENUE

EAST 9TH STREET  
1 SITE PLAN  
Scale: 1/8" = 1'-0"

NOTE:  
SINGLE FAMILY HOME AND DUPLEX  
UNITS TO MEET STEP 3 AND  
COACHHOUSE TO MEET STEP 1 OF THE  
ENERGY CODE PER ENERGY REPORT.

**REZONING APPLICATION: 905 RIDGEWAY AVENUE**  
**DEVELOPER INFORMATION SESSION**

**ArchiType**  
design

**Neighborhood Notification:**

The notification signs for the Developer Information Session were installed at the subject site on Feb. 7, 2019 (see ~~attached Appendix B~~). The mailout document (~~Appendix C~~) was dropped off by the owner to the required neighbors by Feb. 6<sup>th</sup>. The advertisement of the Information Session appeared in the North Shore News on Feb. 13<sup>th</sup> and Feb. 15<sup>th</sup>.

233 W. 28th St.,  
North Vancouver, BC,  
V7N 2H9

Contact:  
Satendra Mann  
604.988.6063 ph/fx  
604.828-5202 cell  
smann106@telus.net

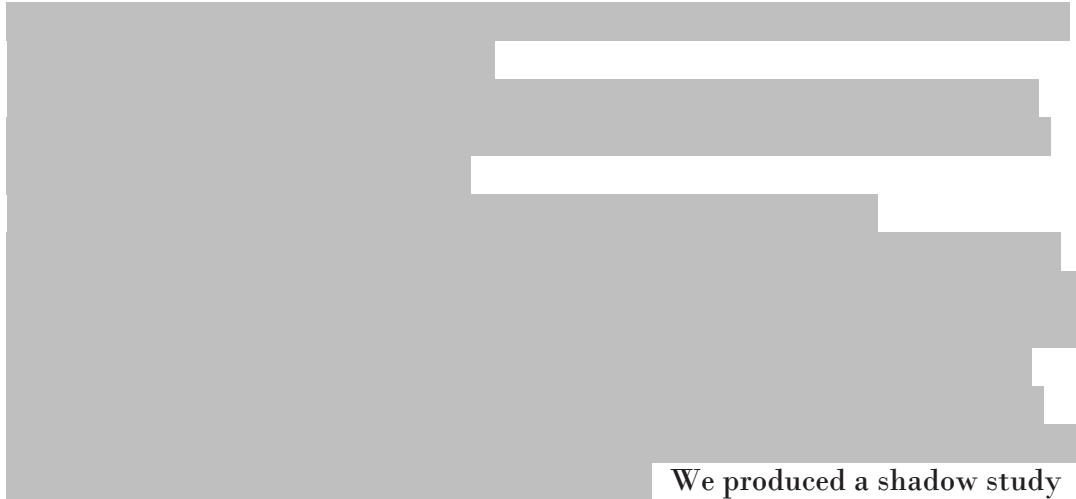
**Developer Information Open House Summary:**

Location: 1033 Ridgeway Ave., North Vancouver

Time: 6:00pm to 8:00pm

Present for the Open House were myself (Satendra Mann), my client Domingo Morabito and Doug Johnson, Planner from the City of North Vancouver.

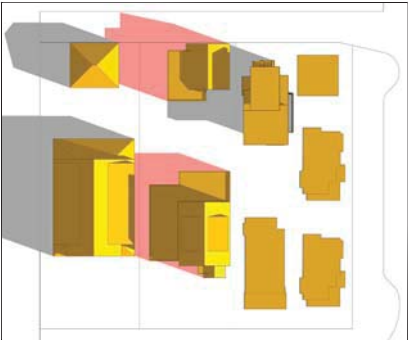
There were about six visitors to the Open House, most of whom are recorded on the Sign In Sheet (~~Appendix A~~):



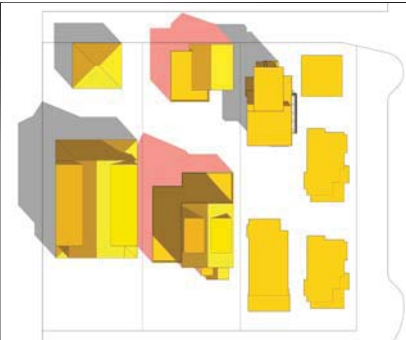
We produced a shadow study to illustrate that there would be no impact to their garage being shaded by the Coachouse (Appendix E).

A number of the visitors took away the Developer Open House Questionnaire sheets but none were submitted to us during the Information Session.

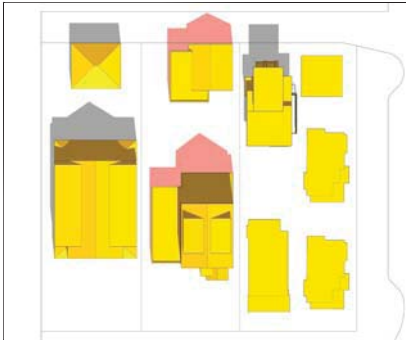




8:00 AM, MARCH 20



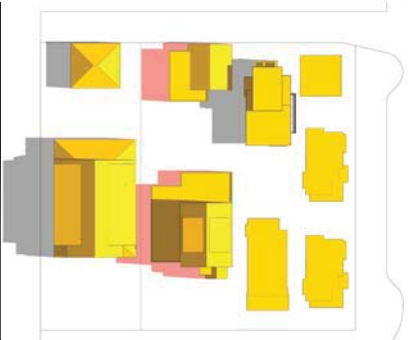
10:00 AM, MARCH 20



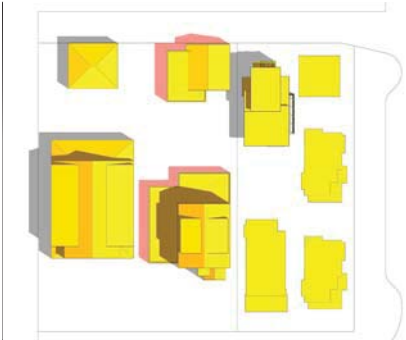
12:00 PM, MARCH 20



4:00 PM, MARCH 20



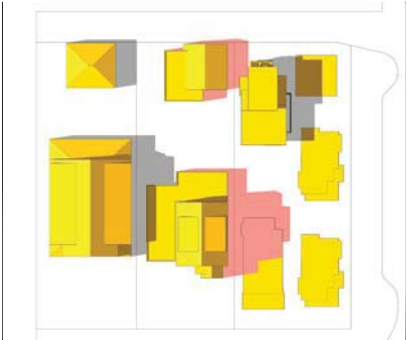
8:00 AM, JUNE 21



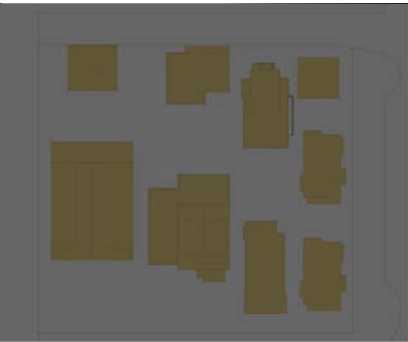
10:00 AM, JUNE 21



12:00 PM, JUNE 21



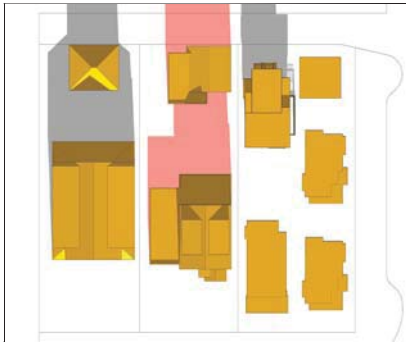
4:00 PM, JUNE 21



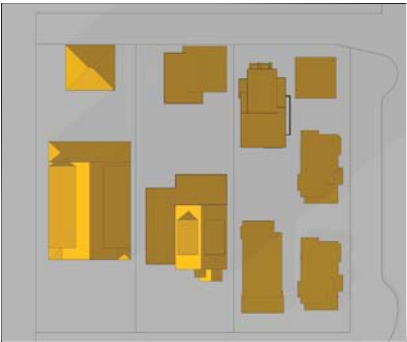
8:00 AM, DECEMBER 21  
(SUN IS BELOW HORIZON)



10:00 AM, DECEMBER 21



12:00 PM, DECEMBER 21



4:00 PM, DECEMBER 21  
(SUN IS BELOW HORIZON)

ArchitType  
design

satendra manni  
604.988.6063

RIDGEWAY  
SUBDIVISION

ADDRESS:

905 RIDGEWAY AVE,  
NORTH VANCOUVER

LEGAL DESCRIPTION:

LOT 13  
BLOCK 96  
DL 550  
PLAN 1197

P.I.D. 004-897-288

No.	Date	Revision
1	07/18/18	ISSUED FOR PRELIM APPL.
2	11/19/18	ISSUED FOR DP

All ideas, designs and plans indicated or represented by this set are owned by and remain the property of the designer. No part shall be used or disclosed to anyone without permission of the designer.

Title  
SHADOW STUDIES

Date  
NOVEMBER 19TH, 2018

Scale  
AS SHOWN

Drawing No.

A0.4

## **sustainability statement**

**905 Ridgeway Ave., North Vancouver**

Our objective is to create high quality homes which contributes to their community. Outlined below are the initiatives undertaken towards this goal:

233 W. 28th Street,  
North Van., BC,  
V7N 2H9

604.988.6063 ph/fx  
604.828-5202 cell  
smann106@telus.net

### **ECONOMIC SUSTAINABILITY**

- This project will provide employment during construction.
- Affordable rental housing is provided with the legal suites.
- Smaller homes provide for a greater supply of affordable housing than a large single family home.

### **ENVIRONMENTAL SUSTAINABILITY**

#### **Site Planning**

- Proximity to transit and services provides for reduced reliance on cars.
- Sediment and erosion measures will be in place during construction.
- The building is designed to relate to existing grades.
- The site layout is designed to create a variety of useable outdoor space.

#### **Energy Efficiency**

- The building is to be constructed with a high performance envelope (see energy report):
  - o Wall insulation is upgraded from required R20 to R22.
  - o R12 insulation for under concrete floor slab.
  - o Low-E Energy Star windows will be used.
- Energy efficiency within buildings:
  - o Heat Recovery Ventilator will be used to minimize heat loss and promote air quality.
  - o Appliances to be Energy Star rated.
  - o Dual-flush toilets will be used.
  - o Hot water tank and some piping and recirculation lines will be insulated.
- Other measures:
  - o Passive solar gain through generously sized south facing windows.
  - o Solar shading with deck at south.
  - o Use of day lighting through generously sized windows.
  - o Most rooms have windows on two sides for natural ventilation.

**TWO LOT SUBDIVISION,  
905 Ridgeway Ave., North Vancouver**

July 16, 2018

## **sustainability statement**

**905 Ridgeway Ave., North Vancouver**

**ArchiType**  
design

- Pipes are provided and the roof accommodates solar panels to provide for future solar energy for hot water tanks.
- Electric outlets are provided at garage for future charging of electric cars.

233 W. 28th Street,  
North Van., BC,  
V7N 2H9

604.988.6063 ph/fx  
604.828-5202 cell  
smann106@telus.net

### **SOCIAL CONSIDERATIONS**

#### **Livability**

- Homes are designed to provide for privacy, good access to natural light, and a variety of useable outdoor spaces which articulate the public to private realms.
- The floor plans accommodate a variety of family types.

#### **Affordability**

- Creating smaller units provides for affordable housing, suited to the needs of young families, empty nesters as well as seniors.
- The Secondary suite at the Coachouse provides rental housing as well as mortgage helpers to offset increasing property values.

#### **Rental Housing**

- The Secondary suite at the Coachouse provides contributes to the much needed inventory of rental housing.

#### **Flexibility and Diversity**

- This project provides housing for a variety of family types, from young families to seniors. This in turn promotes a diverse community.

#### **Location**

- Proximity to transit and services reduces reliance on cars.

#### **Neighborliness**

- Clearly placed entries, the use of high quality materials, and the sympathetic massing to neighboring buildings will make these homes a positive contribution to the streetscape of this neighborhood.

**TWO LOT SUBDIVISION,  
905 Ridgeway Ave., North Vancouver**

**July 16, 2018**

# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8748

### A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

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

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748**” (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-723 (Comprehensive Development 723 Zone):

Lots	Block	D.L.	Plan	
13	96	550	1197	from RT-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Adding the following section to Section 1100, thereof, after the designation “CD-722 Comprehensive Development 722 Zone”:

“CD-723 Comprehensive Development 723 Zone”

- B. Adding the following to Section 1101, thereof, after the “CD-722 Comprehensive Development 722 Zone”:

“CD-723 Comprehensive Development 723 Zone”

In the CD-723 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-2 Zone, except as provided in the CD-723 Zone.

For the purposes of this Bylaw, the CD-723 Zone shall be divided into ‘Lots’ as described on Schedule 143.

- (1) On Lot A, two Residential Principal Buildings may be permitted, and limited to one Dwelling Unit each;
- (2) On Lot B, the allowable siting for a single One-Unit and Two-Unit Residential Principal Building shall be in accordance with the RT-2 Zone. On Lot A the allowable siting for two Residential Principal Buildings and the Accessory Building shall be in accordance to Schedule 143;
- (3) On Lot A, Section 514(5)(g) shall be varied to permit the linear distance of the Accessory Building to be no more than 6.6 metres (21.75 feet);

- (4) On Lot B, a variance to Section 509(6)(a) that will permit an Accessory Coach House on a Lot not less than 9.06 metres (29.75 feet) in width;

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

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

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

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

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MAYOR

---

CITY CLERK



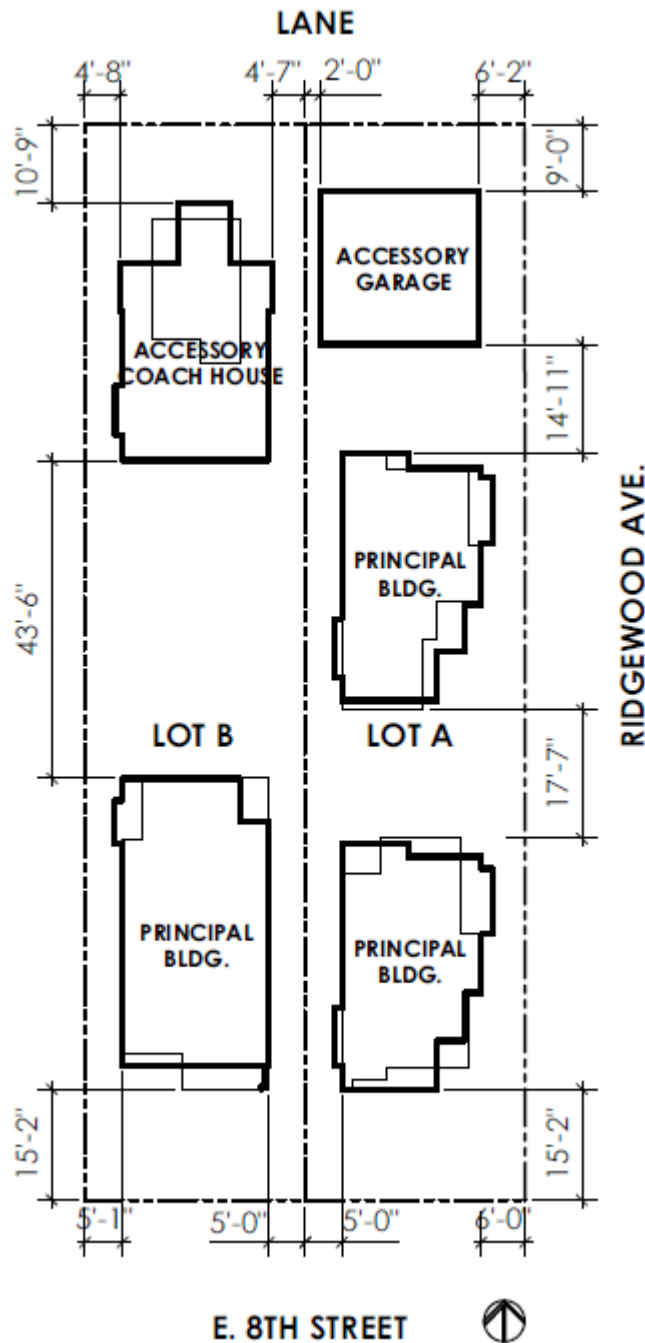
CD-723

Amending Bylaw No. 8748

SCHEDULE 143

Page 1 of 1

TITLE: SITE DEFINITION



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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Michael D. Epp, Director, Planning and Development

Subject: **SUSPENSION OF ENFORCEMENT OF ZONING BYLAW FOR SOCIAL DISTANCING AND ON-SITE OUTDOOR DINING DURING COVID-19**

Date: June 5, 2020 File No: 13-6410-01-0001/2020

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

**RECOMMENDATION**

PURSUANT to the report of the Director, Planning and Development, dated June 5, 2020, entitled "Suspension of Enforcement of Zoning Bylaw for Social Distancing and On-Site Outdoor Dining During COVID-19":

THAT enforcement of minimum onsite vehicle parking space requirements, and lot coverage maximums specified in City of North Vancouver Zoning Bylaw No. 6700 be temporarily suspended to the extent necessary to permit temporary expanded outdoor dining and patios and/or space for socially distanced queuing until the Provincial Health Officer rescinds orders limiting the indoor capacity of restaurants or until Council adopts a resolution to cancel such suspension of enforcement.

**PURPOSE**

This report outlines an approach to enforcement of Zoning Bylaw requirements which limit the repurposing of commercial parking spaces and other areas on private property for outdoor dining and other new functional needs for businesses arising from COVID-19 requirements.

**BACKGROUND**

As businesses reopen, particularly food service establishments, cities around the region are assessing their bylaws and employing other tools in an effort to facilitate safe operations. Given the Provincial health directions for distancing requirements, these

businesses are seeking additional outdoor space to ensure their establishments are viable and safe. The City has been proactive in rapidly permitting expanded outdoor dining opportunities on public property, through the reallocation of road space and parking areas with the Temporary Patio Program, which runs through October 31, 2020. On many properties, there are opportunities for the expansion of on-site outdoor dining and through the implementation of the City's expanded patio program, the City has received a number of inquiries from businesses regarding on-site patio expansion. However, Zoning Bylaw requirements, including minimum commercial parking requirements and maximum lot coverage, limit opportunities to convert space on private property to outdoor dining or for queues and other functions resulting from the COVID-19 restrictions.

On May 25<sup>th</sup>, Council directed staff to rapidly implement actions and policy changes to support the COVID-19 response and recovery. This included the following direction:

“...AND THAT staff be directed to draft policies and regulatory changes and identify funding sources for initiatives and report back to Council prior to implementation, including:

Policy 1: Temporary zoning changes to permit the flexible use of private parking spaces; ...”

## DISCUSSION

Given the extraordinary circumstances and the limitations placed on restaurant capacity by order of the Provincial Health Officer, staff are proposing that for the purposes of patios and other features that will support business operations during the COVID-19 public health measures on private property, the enforcement of zoning bylaw restrictions affecting these matters would be temporarily suspended. This suspension would support temporary measures during this time and would be in place for the duration of the public health measures limiting occupancy in food service establishments.

For example, if a business along Lonsdale Avenue wished to set up temporary chairs and a table on parking spaces behind the restaurant (i.e. along the laneway area), the business would be in contravention of the Zoning Bylaw for not meeting the required minimum commercial parking. Similarly, businesses in other areas of the City such as Park and Tilford, Westview Plaza, or along Marine Drive, cannot currently legally utilize space within their parking areas for purposes other than parking. Staff are suggesting that there would be no enforcement of the bylaw for this type of infraction on a temporary basis. The required minimum number of disability parking spaces would continue to be enforced to ensure accessibility.

Under this enforcement approach, staff would continue to monitor any complaints arising from temporary changes of this nature and would respond only if significant safety issues or other major operational issues were apparent. Staff would work with property and business owners to ensure temporary installations allow for safe loading and disability access and do not adversely affect the operation of streets and lanes. The City has the full discretion to determine enforcement approaches and prioritize

enforcement as deemed appropriate. This enforcement approach is consistent with the interim measures being taken in other municipalities.

### **Monitoring and Next Actions**

The enforcement approach described in this report is intended to be temporary to allow flexibility and to rapidly respond by providing additional options to business operators. In addition to taking this immediate interim approach, staff will monitor changes and work towards formalizing solutions to legalize expanded on-site patios and other features arising from the COVID-19 restrictions. This includes:

- In the short term, legalizing expanded on-site patios on a case by case basis by processing temporary use permit(s), particularly for larger sites. Temporary Use Permits allow the City to specify terms and conditions including hours of operation;
- Further contemplating changes to Zoning Bylaw requirements to allow greater flexibility in the use of on-site space, including reductions to commercial parking requirements and reporting back to Council.

RESPECTFULLY SUBMITTED:



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