



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,
IN THE CAO MEETING ROOM, CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, JULY 13, 2020 AT 5:30 PM**

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, July 13, 2020

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 6, 2020

PUBLIC INPUT PERIOD

PUBLIC HEARING – 905 Ridgeway Avenue

BYLAW – THIRD READING

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

PRESENTATION

Environment Strategy Update – Manager, Environmental Sustainability

REPORTS

4. Environment Strategy: Proposed Approach
5. Rezoning Application: 213 East 22nd Street (Behrouz Monadizadeh / Rock-Arc
Development Corp.)

BYLAW – FIRST AND SECOND READINGS

6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8784"
(Behrouz Monadizadeh / Rock-Arc Development Corp., 213 East 22nd Street)

REPORT

7. Rezoning Application: 233 East 22nd Street (Bill Curtis / Bill Curtis & Associates Design)

BYLAW – FIRST AND SECOND READINGS

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8785”
(Bill Curtis / Bill Curtis & Associates Design, 233 East 22nd Street)

REPORT

9. 2020 Property Tax Sale Date Deferment

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788”

REPORT

11. 2020 Project Plan – Funding Appropriations #2049 – #2055 and Bylaw No. 8789

BYLAW – FIRST, SECOND AND THIRD READINGS

12. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding)

REPORTS

13. Funding Reallocation for Action on Homelessness
14. BC Housing Affordable Home Ownership Program – Memorandum of Understanding
15. Quick Start Projects – Social Resilience Committee

COVID-19 UPDATE

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, July 13, 2020

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 6, 2020

PUBLIC INPUT PERIOD

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

The time allotted for each speaker addressing Council during the Public Input Period is 2 minutes, with the number of speakers set at 5 persons. Speakers’ comments will be audio recorded, as well as live-streamed on the City’s website, and will form part of the public record.

As City Hall remains closed to the public, the Regular Council Meetings will be held electronically via “WebEx”. To speak during the Public Input Period of a Regular Council Meeting, pre-registration is required by completing an online form at cnv.org/PublicInputPeriod. Persons can also pre-register by phoning 604-990-4230 and providing contact information. **All pre-registration must be submitted no later than 12:00 noon on the day of the meeting.**

Once you have pre-registered, you will receive login/call-in instructions via email/phone.

You will be required to login or phone into the Council meeting between 5:00 and 5:15 pm on the day of the meeting. At the meeting, speakers will be asked to state their name and address for the record. If speakers have written materials to accompany their presentation, these materials must be emailed to the City Clerk at clerks@cnv.org no later than 12:00 noon on the day of the meeting.

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

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

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

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

PUBLIC HEARING – 905 Ridgeway Avenue – 5:30 PM

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723) would rezone the subject property from a Two-Unit Residential 1 (RT-1) Zone to a Comprehensive Development 723 (CD-723) Zone to permit subdivision into 2 properties and to allow construction of 5 residential units, including 3 Detached Principal units, 1 with a Secondary Suite, 1 detached garage and 1 detached Coach House. Total density of all the homes is limited to 0.5 times the lot area and off-street parking is from the rear lane.

Bylaw No. 8748 to be considered under Item 3.

AGENDA

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

BYLAW – THIRD READING

3. “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 third reading.

PRESENTATION

Environment Strategy Update – Manager, Environmental Sustainability

Item 4 refers.

REPORTS

4. Environment Strategy: Proposed Approach – File: 11-5280-14-0001/2020

Report: Manager, Environmental Sustainability, July 8, 2020

RECOMMENDATION:

PURSUANT to the report of the Manager, Environmental Sustainability, dated July 8, 2020, entitled “Environment Strategy: Proposed Approach”:

THAT the proposed approach for the Environment Strategy be endorsed.

5. Rezoning Application: 213 East 22nd Street (Behrouz Monadizadeh / Rock-Arc Development Corp.) – File 08-3400-20-0014/1

Report: Planner 1, June 29, 2020

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated June 29, 2020, entitled “Rezoning Application: 213 East 22nd Street (Behrouz Monadizadeh / Rock-Arc Development Corp.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8784” (Behrouz Monadizadeh / Rock-Arc Development Corp., 213 East 22nd Street) be considered and the Public Hearing be waived;

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

Item 6 refers.

BYLAW – FIRST AND SECOND READINGS

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8784” (Behrouz Monadizadeh / Rock-Arc Development Corp., 213 East 22nd Street)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8784” (Behrouz Monadizadeh / Rock-Arc Development Corp., 213 East 22nd Street) be given first and second readings.

REPORT

7. Rezoning Application: 233 East 22nd Street (Bill Curtis / Bill Curtis & Associates Design) – File 08-3400-20-0017/1

Report: Planner 1, June 29, 2020

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated June 29, 2020, entitled “Rezoning Application: 233 East 22nd Street (Bill Curtis / Bill Curtis & Associates Design)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8785” (Bill Curtis / Bill Curtis & Associates Design, 233 East 22nd Street) be considered and the Public Hearing be waived;

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

AND THAT the community benefits listed in the June 29, 2020 report in the section “Community Benefits” be secured, through agreements at the applicant’s expense.

Item 8 refers.

BYLAW – FIRST AND SECOND READINGS

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8785” (Bill Curtis / Bill Curtis & Associates Design, 233 East 22nd Street)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8785” (Bill Curtis / Bill Curtis & Associates Design, 233 East 22nd Street) be given first and second readings.

REPORT

9. 2020 Property Tax Sale Date Deferment – File 05-1970-08-0001/2020

Report: Director, Finance, July 8, 2020

RECOMMENDATION:

PURSUANT to the report of the Director, Finance, dated July 8, 2020, entitled “2020 Property Tax Sale Date Deferment”:

THAT “2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788” be considered.

Item 10 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788”

RECOMMENDATION:

THAT “2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788” be given first, second and third readings.

REPORT

11. 2020 Project Plan – Funding Appropriations #2049 – #2055 and Bylaw No. 8789 – File 05-1705-30-0019/2020

Report: Director, Finance, July 8, 2020

RECOMMENDATION:

PURSUANT to the report of the Director, Finance, dated July 8, 2020 entitled “2020 Project Plan – Funding Appropriations #2049 – #2055 and Bylaw No. 8789”:

THAT (Funding Appropriation #2049) an amount of \$58,054 be appropriated from the General Building Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2050) an amount of \$442,601 be appropriated from the Tax Sale Land Interest Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2051) an amount of \$75,000 be appropriated from the Sustainable Transportation Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2052) an amount of \$140,050 be appropriated from the Carbon Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2053) an amount of \$2,741,667 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2054) an amount of \$9,833 be appropriated from the Marine Drive Reserve Fund for the purpose of funding the 2020 Project Plan;

Continued...

REPORT – Continued

11. 2020 Project Plan – Funding Appropriations #2049 – #2055 and Bylaw No. 8789 – File 05-1705-30-0019/2020 – Continued

THAT (Funding Appropriation #2055) an amount of \$129,346 be appropriated from the General Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding), a Bylaw to appropriate an amount of \$148,500 from DCC (Transportation) Reserve Fund to fund the 2020 Project Plan, be considered;

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.

Information Reports:

June 10, 2020 – “Additional Information on 2020 Capital Projects for Harry Jerome and Memorial Community Recreation Centres”

July 8, 2020 – “Mosquito Creek Bridge Replacement – 2020 Funding Appropriation”

Item 12 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

12. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding)

RECOMMENDATION:

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding) be given first, second and third readings.

REPORTS

13. Funding Reallocation for Action on Homelessness – File: 10-5080-01-0001/2020

Report: Director, Planning and Development, June 29, 2020

RECOMMENDATION:

PURSUANT to the report of the Director, Planning and Development, dated June 29, 2020, entitled “Funding Reallocation for Action on Homelessness”:

THAT \$228,000 of capital funds be transferred from Project 47089 and Project 47090 to fund action on homelessness.

REPORTS – Continued

14. BC Housing Affordable Home Ownership Program – Memorandum of Understanding – File: 10-5040-03-0001/2020

Report: Director, Planning and Development, June 30, 2020

RECOMMENDATION:

PURSUANT to the report of the Director, Planning and Development, dated June 30, 2020, entitled “BC Housing Affordable Home Ownership Program – Memorandum of Understanding”:

THAT the Affordable Home Ownership Program Master Partnering Memorandum of Understanding with BC Housing be endorsed;

AND THAT the Mayor and City Clerk be authorized to sign the Affordable Home Ownership Program Master Partnering Memorandum of Understanding.

15. Quick Start Projects – Social Resilience Committee – File: 14-7130-20-0015/1

Report: Chief Administrative Officer, June 29, 2020

RECOMMENDATION:

PURSUANT to the report of the Chief Administrative Officer, dated June 29, 2020, entitled “Quick Start Projects – Social Resilience Committee”:

THAT members of the Social Resilience Committee be authorized to approve and disburse small grants, not exceeding \$22,500 in total, for actions identified through the Quick Start Projects;

THAT disbursements align with the purpose and conditions stated in the grant application and award;

AND THAT staff provide an update on the projects and their successes in the fall 2020.

COVID-19 UPDATE

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

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.

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.

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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).

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MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE CAO MEETING ROOM, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, JULY 6, 2020**

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*
K. Graham, City Clerk
C. Baird, Deputy City Clerk
B. Themens, Director, Finance*
H. Reinhold, Deputy Director, Strategic and Corporate Services*
M. Epp, Director, Planning and Development*
A. Devlin, Manager, Transportation Planning*
H. Evans, Community Planner*
K. Magnusson, Deputy Director, Engineering, Parks and Environment*
R. Skene, Director, Community and Partner Engagement*
W. Wenhardt, Director, North Vancouver Museum and Archives*
L. Lawry, Administrative Services Manager, North Vancouver Museum and Archives*

The meeting was called to order at 5:30 pm.

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Bell

1. Regular Council Meeting Agenda, July 6, 2020

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Girard, seconded by Councillor Valente

2. Regular Council Meeting Minutes, June 22, 2020

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD

Nil.

CONSENT AGENDA

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the recommendation listed within the "Consent Agenda" be approved.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

CORRESPONDENCE

- *3. Board in Brief, Metro Vancouver Regional District, May 29, 2020
– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the correspondence from Metro Vancouver, dated May 29, 2020, regarding the "Metro Vancouver – Board in Brief", be received and filed.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

PRESENTATION

North Vancouver Museum and Archives Transition Update – Director, North Vancouver Museum and Archives

The Director, North Vancouver Museum and Archives provided a PowerPoint presentation regarding the "North Vancouver Museum and Archives Transition Update" and responded to questions of Council.

REPORT

4. North Vancouver Museum and Archives Transition Update
– File: 15-7930-01-0001/2020

Report: Director, North Vancouver Museum and Archives, June 29, 2020

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Director, North Vancouver Museum and Archives, dated June 29, 2020, entitled "North Vancouver Museum and Archives Transition Update":

THAT the major plan objectives of the North Vancouver Museum and Archives Transition Update report be endorsed.

CARRIED UNANIMOUSLY

PRESENTATION

Safe Mobility Strategy – Manager, Transportation Planning

The Manager, Transportation Planning provided a PowerPoint presentation regarding the “Safe Mobility Strategy” and responded to questions of Council.

REPORTS

5. Safe Mobility Strategy – File: 16-8350-20-0012/1

Report: Manager, Transportation Planning, June 18, 2020

Moved by Councillor Girard, seconded by Councillor Valente

PURSUANT to the report of the Manager, Transportation Planning, dated June 18, 2020, entitled “Safe Mobility Strategy”:

THAT the “City of North Vancouver Safe Mobility Strategy” be endorsed;

AND THAT staff report back to Council with annual progress updates on progress toward achieving the goal, actions and initiatives outlined in the “Safe Mobility Strategy”, starting in 2021.

CARRIED UNANIMOUSLY

6. North Shore E-Scooter Pilot Proposal – File: 16-8330-05-0001/1

Report: North Shore Mobility Options Coordinator and Sustainable Transportation Coordinator, June 24, 2020

Moved by Councillor McIlroy seconded by Mayor Buchanan

PURSUANT to the report of the North Shore Mobility Options Coordinator and the Sustainable Transportation Coordinator, dated June 24, 2020, entitled “North Shore E-Scooter Pilot Proposal”:

THAT the joint North Shore proposal for a *Motor Vehicle Act* Micromobility Pilot Project submitted to the Ministry of Transportation and Infrastructure in March 2020 be endorsed, subject to the following conditions:

1. The pilot scope is limited to the introduction of personal electric scooter devices, with opportunities for shared electric scooter device fleets to be reassessed at a later date;
2. The pilot proposal is approved by the Ministry of Transportation and Infrastructure and Provincial Cabinet, and the Provincial Government enacts a regulation permitting the Pilot Project pursuant to Part 13 of the *Motor Vehicle Act*;
3. The pilot will last for no more than three years from the date of its approval by Cabinet; and

Continued...

REPORTS – Continued

6. North Shore E-Scooter Pilot Proposal – File: 16-8330-05-0001/1 – Continued

4. Amendments to applicable City bylaws to regulate and manage personal electric scooter devices during the pilot are brought to Council for consideration and approval prior to the pilot being initiated.

CARRIED UNANIMOUSLY

7. 2020 Round One Community Grant Recommendations – File: 05-1850-20-0005/2020

Report: Chair, Social Planning Advisory Committee, and Community Planner,
June 24, 2020

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Chair, Social Planning Advisory Committee, and the Community Planner, dated June 24, 2020, entitled “2020 Round One Community Grant Recommendations”:

THAT grants be allocated to the following organizations from the 2020 Community Grants budget for the amounts proposed:

AssistList Association (Operating)	\$600
AssistList Association (Program – AssistList North Vancouver Program)	\$650
Athletics for Kids Financial Assistance (B.C.) Society (Operating)	\$2,500
Athletics for Kids Financial Assistance (B.C.) Society (Program – Youth Sports Granting)	\$3,000
Avalon Recovery Society (Operating)	\$5,000
Avalon Recovery Society (Program – Childcare Expansion)	\$1,500
Avalon Recovery Society (Program – Operating Hours Expansion)	\$4,000
Backpack Buddies (Operating)	\$2,500
Backpack Buddies (Program – Backpack Buddies)	\$2,500
Big Brothers of Greater Vancouver (Operating)	\$1,000
Big Brothers of Greater Vancouver (Program – Community Mentoring Program)	\$1,500
Big Brothers of Greater Vancouver (Program – Teen Mentoring)	\$1,500
Big Sisters of BC Lower Mainland (Program – North Shore Mentoring)	\$2,000
Canadian Mental Health Assn. – North and West Vancouver Branch (Operating)	\$5,000
Canadian Mental Health Assn. – North and West Vancouver Branch (Program – Social Support Programming)	\$3,000
Canadian Mental Health Assn. – North and West Vancouver Branch (Program – Steps Youth Program)	\$500
Crisis Intervention & Suicide Prevention Centre of BC (Operating)	\$1,000
Crisis Intervention & Suicide Prevention Centre of BC (Program – SafeTALK)	\$1,500

Continued...

REPORTS – Continued

7. 2020 Round One Community Grant Recommendations – File: 05-1850-20-0005/2020 – Continued

Crisis Intervention & Suicide Prevention Centre of BC (Program – YouthInBC.com)	\$1,500
Friend 2 Friend Learning Society (Program – Autism Demystification Programs)	\$1,000
Friend 2 Friend Learning Society (Program – Play Centre for Children with Autism Program)	\$2,000
Greater Vancouver Law Students' Legal Advice Society (Program – Law Students' Legal Advice Program)	\$1,000
Hollyburn Family Services Society (Operating)	\$2,000
Hollyburn Family Services Society (Program – Aboriginal Mental Health Court Outreach Worker)	\$2,000
Hollyburn Family Services Society (Program – Domestic Violence Unit Indigenous Workers)	\$1,200
Hollyburn Family Services Society (Program – Seniors at Housing Risk)	\$1,200
Hollyburn Family Services Society (Program – Supporting Seniors to Remain Housed)	\$1,200
Lionsview Seniors' Planning Society (Operating)	\$2,600
Living Systems: Family Systems Counselling, Education, Training & Research Society (Program – Play Therapy and Parent Counselling Program)	\$2,000
North Shore ConneXions Society (Program – Education and Community Awareness)	\$1,500
North Shore ConneXions Society (Program – Friendship Circles)	\$500
North Shore Disability Resource Centre (Program – Summer Bursary Program)	\$2,500
North Shore Keep Well Society (Operating)	\$1,500
North Shore Meals on Wheels Society (Operating)	\$6,000
North Shore Multicultural Society (Operating)	\$6,000
North Shore Multicultural Society (Program – Community Bridging)	\$1,000
North Shore Polish Association Belweder (Operating)	\$1,500
North Shore Stroke Recovery Centre (Operating)	\$5,000
North Shore Stroke Recovery Centre (Program – Speech Language Pathology Program)	\$2,000
North Shore Table Tennis Society (Program – Happy Hands Table Tennis)	\$800
North Shore Table Tennis Society (Program – Newcomer Youth Leadership Table Tennis Program)	\$850
North Shore Women's Centre (Program – North Shore Coordinating Committee to End Violence Against Women in Relationships)	\$3,000
North Shore Women's Centre (Program – Separation Support Group)	\$1,000
North Star Montessori Elementary (Operating)	\$1,000
Pacific Post Partum Support Society (Operating)	\$1,000

Continued...

REPORTS – Continued

7. 2020 Round One Community Grant Recommendations – File: 05-1850-20-0005/2020 – Continued

Parkgate Community Services (Program – Youth Outreach)	\$2,000
Pathways Serious Mental Illness Society (Operating)	\$1,750
Sharing Abundance Association (Program – Sharing Abundance Community and Senior Meal Programs)	\$4,000
Special Olympics British Columbia Society – North Shore (Program – SOBC – North Shore Sports Programs)	\$1,000
St. Andrews United Church (Program – St. Andrews Community Meal Program)	\$3,000
St. Catherine's Anglican Church, Capilano (Program – Community Thanksgiving Dinner)	\$500
St. John the Evangelist Anglican Church (Program – Queen Mary Family Learning Program)	\$7,000
St. John Society (British Columbia & Yukon) (Program – Medical First Response (MFR) Program)	\$2,000
Vancouver Adaptive Snow Sports (Operating)	\$500
Vancouver Adaptive Snow Sports (Program – Adaptive Learn to Ski)	\$1,000
Vancouver Brain Injury Association (Program – Brain Gain Fridays)	\$1,000
Vancouver Brain Injury Association (Program – North Shore Brain Injury Support Groups)	\$1,000
Vancouver Brain Injury Association (Program – One-on-One Case Management)	\$1,000
Volunteer Cancer Drivers Society (Program – Cancer Patient Transportation for CNV and DNV Residents)	\$1,500
West Vancouver Dance Conservatory (Operating)	\$3,000
TOTAL	\$122,350

THAT the following organizations be notified that their application for a 2020 Community Grant will not be funded:

Avalon Recovery Society (Program – Volunteer Training & Staff Development Program)
Big Brothers of Greater Vancouver (Program – In-School Mentoring)
Canadian Red Cross (Operating)
Lionsview Seniors' Planning Society (Program – Age Friendly Seniors Action Tables)
Lionsview Seniors' Planning Society (Program – Older & Wiser Column – Media Support for Seniors on the North Shore)
Lionsview Seniors' Planning Society (Program – Services to Seniors Coalition / Planning Table)
North Shore Disability Resource Centre (Program – Adapted & Accessible Yoga)
North Shore Disability Resource Centre (Program – Parents' Night Out Group 2020/2021)

Continued...

REPORTS – Continued

7. 2020 Round One Community Grant Recommendations – File: 05-1850-20-0005/2020
– Continued

North Shore Multicultural Society (Program – NEONology)
North Shore Table Tennis Club Society (Program – Racket Power for Women & Girls Table Tennis)
North Shore Volunteers for Seniors (Operating)
Pacific Post Partum Support Society (Program – Child Care at North Van PPD/A Support Group)
Pathways Serious Mental Illness Society (Program – Family-to-Family Education)
Special Olympics British Columbia Society – North Shore (Operating)
Spinal Cord Injury BC (Program – Peer Support Program: “Life Changer” Activities)
Upper Lonsdale Preschool (Program – ULP Outdoor Play Program)
Vancouver Brain Injury Association (Operating)
WAVAW Rape Crisis Centre (Operating)
West Vancouver Dance Conservatory (Program – Artistic Development)

AND THAT all applicants be commended for their innovative and timely responses to address the impacts of COVID-19 for the changing needs of the community.

CARRIED UNANIMOUSLY

NOTICE OF MOTION

8. Non-Criminal and Wellness-Based Response Program – File: 10-5080-01-0001/2020
Submitted by Councillor McIlroy

Moved by Councillor McIlroy, seconded by Councillor Bell

WHEREAS the City of North Vancouver is committed to the health and well-being of all community members and the social supports required to increase the health and happiness of the community as a whole;

WHEREAS the City of North Vancouver is undergoing a community well-being strategy, forming a North Shore working group to address homelessness and reviewing the social services provided by community partners;

WHEREAS evidence continues to show that traditional methods of responding to non-criminal issues of community and individual crisis are not necessarily reducing harm and, in some cases, result in increased harm;

AND WHEREAS the North Vancouver RCMP is increasingly the first service response in cases of social and health crisis;

THEREFORE BE IT RESOLVED that staff be directed to investigate and report back to Council with recommendations for a non-criminal and wellness-based response program that includes partnerships with the Vancouver Coastal Health Authority, the North Vancouver RCMP and other social service providers;

Continued...

NOTICE OF MOTION – Continued

8. Non-Criminal and Wellness-Based Response Program – File: 10-5080-01-0001/2020
– Continued

THAT the focus of this program be to avoid unnecessary escalation and harm, address cultural appropriateness and respond to people’s needs with compassion and care;

AND THAT the Mayor, on behalf of Council, write to Premier Horgan and the Honourable Mike Farnworth, MLA, expressing the City’s shared commitment to supporting the wellness and mental health of our residents, as well as our expectation that local governments be involved in the process of the review of the *BC Police Act*.

CARRIED UNANIMOUSLY

COVID-19 UPDATE

Nil.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor Valente, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:34 pm.

“Certified Correct by the City Clerk”

CITY CLERK



 Division Manager	 Director	 CAO
--	---	--

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: 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 9th Street. The west lot fronting East 9th 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 9th 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 9th to the subject site, and a similar scale development to this proposal at 367 East 8th 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 th 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 th Street	One Level Single Family Dwelling	RS-1
West	358 East 9 th 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.

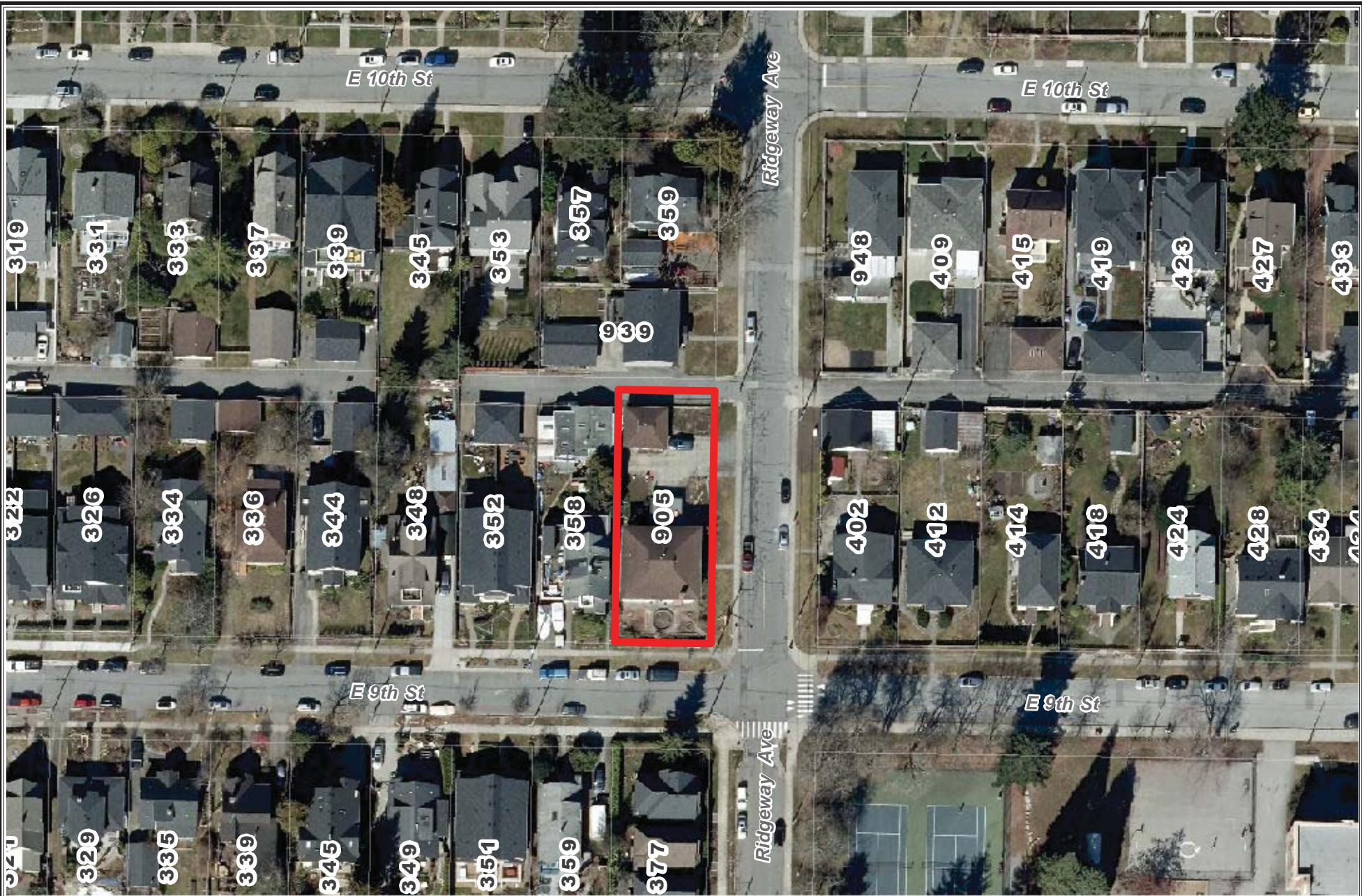
CONCLUSION

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

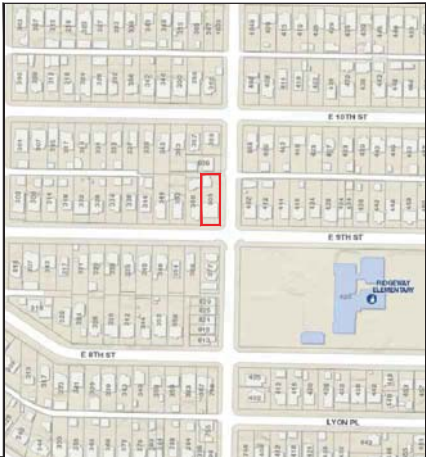
905 Ridgeway Avenue



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 ² (4,297 ft ²)	218.8m ² (2,355 ft ²)	218.8m ² (2,355 ft ²)
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

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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without permission
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Title
3D VIEWS

Date
OCTOBER 4TH, 2019

Scale
AS SHOWN

Drawing No.

A0.0



VIEW FROM RIDGEWAY AVENUE



SITE & CONTEXT



CONTEXT MAP



SUBJECT SITE



STREETSCAPE ALONG RIDGWAY



SUBJECT SITE

VIEW OF SITE FROM E. 9TH STREET LOOKING NORTH



SUBJECT SITE

VIEW OF SITE FROM RIDGWAY LOOKING WEST



VIEW OF LANE



VIEW ACROSS E. 9TH STREET LOOKING SOUTH



VIEW ACROSS RIDGWAY LOOKING EAST

architype
design

323 W. 38TH STREET
NORTH VANCOUVER
B.C., V7N 2H9

shannon106@icloud.net
salemndra mann
604.988.6063

RIDGWAY SUBDIVISION

ADDRESS:
905 RIDGWAY AVE.,
NORTH VANCOUVER

No.	Date	Revision
1	06/16/18	ISSUED FOR PERMITS APPLICATION

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Title
CONTEXT

Date
16 JULY, 2018

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VIEW FROM E. 9TH STREET



VIEW FROM RIDGEWAY AVENUE



VIEW FROM LANE



VIEW FROM MIDDLE OF SITES LOOKING NORTH

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
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 COLOURED ELEVATIONS

Date
OCTOBER 4TH, 2019

Scale
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Drawing No.

A0.2R



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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
1	07/16/18	ISSUED FOR PRELIM APPR.
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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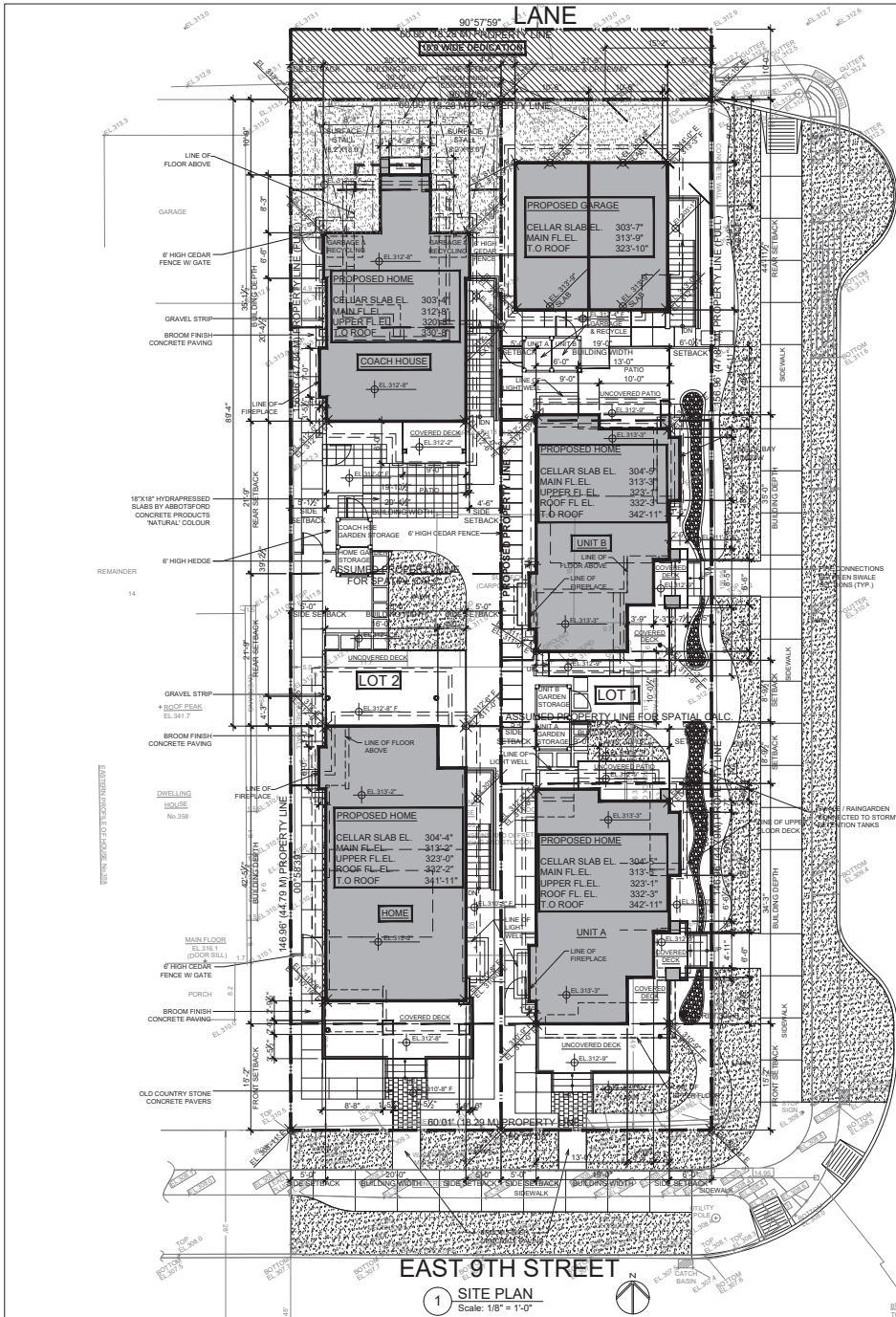
Title COLOURED ELEVATIONS

Date
OCTOBER 4TH, 2019

Scale
AS SHOWN

Drawing No.

A0.3R



ADDRESS

505 RIDGWAY AVENUE, NORTH VANCOUVER

ZONE

RST TO RT-1

LEGAL DESCRIPTION

LOT

13

BLOCK

96

DL

550

GROUP

1, NWD

PLAN

1197

P.I.D.

014-897-288

PROPOSED LOT 1

PRINCIPLE BUILDINGS (UNIT A & B)

	EXISTING	REQUIRED	PROPOSED	NOTES
ZONE	RT-1	RT-2	RT-2	
USE AREA (SF)	942.00	980.00	47.00	NON-COMPLIANT
LOT WIDTH (FT)	80.01	80.01	80.00	NON-COMPLIANT
PARKING		1 (UNIT A) + 2 (UNIT B)	100	
BICYCLE STORAGE		QUANT 2 + 0	100	
SETBACKS	EXISTING	ALLOWABLE	PROPOSED	NOTES
FRONT (FT)	13.00	13.00	13.00	
REAR (FT)	34.14	34.14	34.14	
INT. SIDEYARD (FT)	10.00	10.00	10.00	
PLANNING SIDEYARD (FT)	10.00	10.00	10.00	
TO ACCESS. BLDG. (FT)	20.00	20.00	19.00	NOT INCL. ROOF DECK
PRINT AVERAGE GRADE	309.25 + 309.33 / 2 = 309.29			
REAR AVERAGE GRADE	312.97 + 312.83 = 312.88			
INTERFERENCE (FRONT) - REAR (FRONT)	309.29 + 309.29 = 312.88			
TOP PLATE MAX	309.29 + 312.88 = 312.88			
PROPOSED TOP OF PLATE UNIT 1	331.08			
PROPOSED TOP OF PLATE UNIT 2	331.08			
ROOF RIDGE MAX	309.29 + 312.88 = 312.88			
PROPOSED TOP OF RIDGE UNIT 1	342.91			
PROPOSED TOP OF RIDGE UNIT 2	342.91			
MAIN FL. MIN. REAR GRADE	312.88 + 310.79 = 311.84			
PROPOSED MAIN FL. UNIT 1	312.88			
PROPOSED MAIN FL. UNIT 2	312.88			
SETBACKS	EXISTING	ALLOWABLE	PROPOSED	NOTES
FRONT (FT)	13.00	13.00	13.00	
REAR (FT)	34.14	34.14	34.14	
INT. SIDEYARD (FT)	10.00	10.00	10.00	
PLANNING SIDEYARD (FT)	10.00	10.00	10.00	
TO ACCESS. BLDG. (FT)	20.00	20.00	19.00	NON-COMPLIANT

ACCESSORY BUILDING: DETACHED GARAGE

	EXISTING	REQUIRED	PROPOSED	NOTES
ZONE	RT-1	RT-2	RT-2	
USE AREA (SF)	942.00	980.00	47.00	NON-COMPLIANT
LOT WIDTH (FT)	80.01	80.01	80.00	NON-COMPLIANT
PARKING		1 (HOUSE) + 1 (GARAGE)	200	
BICYCLE STORAGE		QUANT 2 + 0	200	
SETBACKS	EXISTING	ALLOWABLE	PROPOSED	NOTES
FRONT (FT)	13.00	13.00	13.00	
REAR (FT)	34.14	34.14	34.14	
INT. SIDEYARD (FT)	10.00	10.00	10.00	
PLANNING SIDEYARD (FT)	10.00	10.00	10.00	
TO ACCESS. BLDG. (FT)	20.00	20.00	19.00	NON-COMPLIANT

PROPOSED LOT 2

PRINCIPLE BUILDING: SF HOUSE

	EXISTING	REQUIRED	PROPOSED	NOTES
ZONE	RT-1	RT-2	RT-2	
USE AREA (SF)	942.00	980.00	47.00	NON-COMPLIANT
LOT WIDTH (FT)	80.01	80.01	80.00	NON-COMPLIANT
PARKING		1 (HOUSE) + 1 (GARAGE)	200	
BICYCLE STORAGE		QUANT 2 + 0	200	
SETBACKS	EXISTING	ALLOWABLE	PROPOSED	NOTES
FRONT (FT)	13.00	13.00	13.00	
REAR (FT)	34.14	34.14	34.14	
INT. SIDEYARD (FT)	10.00	10.00	10.00	
PLANNING SIDEYARD (FT)	10.00	10.00	10.00	
TO ACCESS. BLDG. (FT)	20.00	20.00	19.00	NON-COMPLIANT

ACCESSORY BUILDING: COACHHOUSE

	EXISTING	REQUIRED	PROPOSED	NOTES
ZONE	RT-1	RT-2	RT-2	
USE AREA (SF)	942.00	980.00	47.00	NON-COMPLIANT
LOT WIDTH (FT)	80.01	80.01	80.00	NON-COMPLIANT
PARKING		1 (HOUSE) + 1 (GARAGE)	200	
BICYCLE STORAGE		QUANT 2 + 0	200	
SETBACKS	EXISTING	ALLOWABLE	PROPOSED	NOTES
FRONT (FT)	13.00	13.00	13.00	
REAR (FT)	34.14	34.14	34.14	
INT. SIDEYARD (FT)	10.00	10.00	10.00	
PLANNING SIDEYARD (FT)	10.00	10.00	10.00	
TO ACCESS. BLDG. (FT)	20.00	20.00	19.00	NON-COMPLIANT

ArchitType

design

satendra mann

604.988.6063

RIDGWAY

SUBDIVISION

ADDRESS:

905 RIDGWAY AVE,
NORTH VANCOUVER

LEGAL DESCRIPTION:

LOT

13

BLOCK

96

DL

550

PLAN

1197

P.I.D.

004-897-288

No.

Date

Revision

2

07/16/18

ISSUED FOR PRELIM APPR.

2

11/19/18

ISSUED FOR DP

2

07/11/18

REVISED FOR CONSUL.

2

10/04/18

REVISED FOR CONSUL.

Title

SITE PLAN & CALCS

Date

OCTOBER 4TH, 2019

Scale

AS SHOWN

Drawing No.

A1

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. 6th. The advertisement of the Information Session appeared in the North Shore News on Feb. 13th and Feb. 15th.

233 W. 28th St.,
 North Vancouver, BC,
 V7N 2H9

Contact:
 Satendra Mann
 604.988.6063 ph/fx
 604.828-5202 cell
 smann106@telus.net

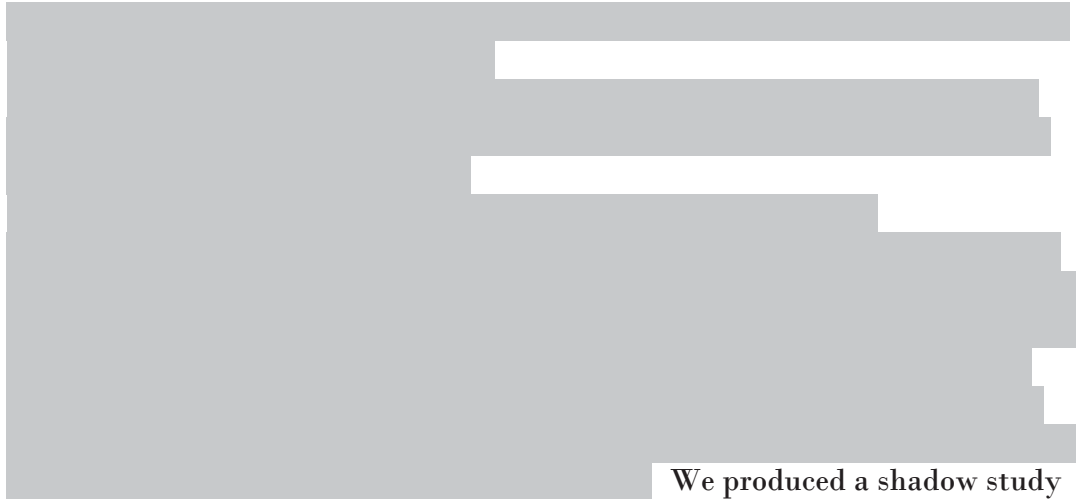
Developer Information Open House Summary:

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~~):

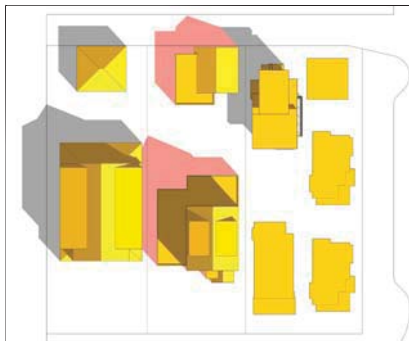


We produced a shadow study to illustrate that there would be no impact to their garage being shaded by the Coachouse (Appendix E).

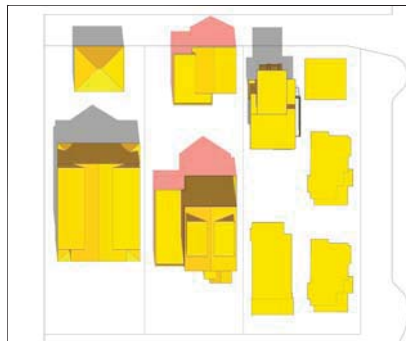
A number of the visitors took away the Developer Open House Questionnaire sheets but none were submitted to us during the Information Session.



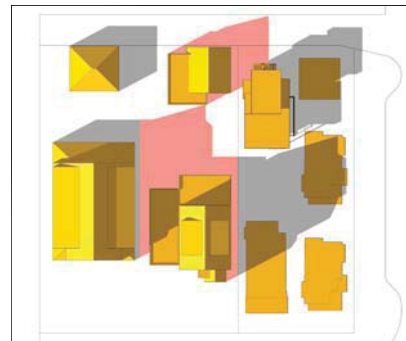
8:00 AM, MARCH 20



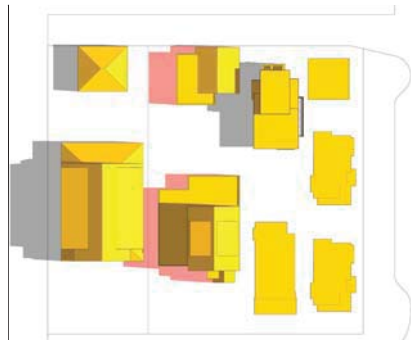
10:00 AM, MARCH 20



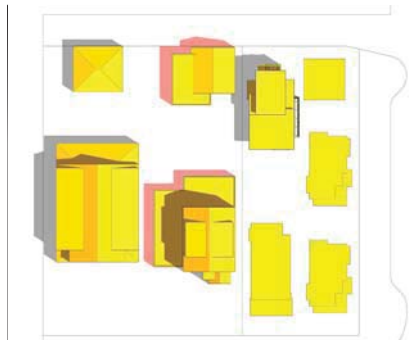
12:00 PM, MARCH 20



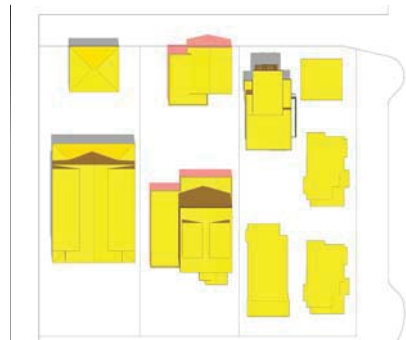
4:00 PM, MARCH 20



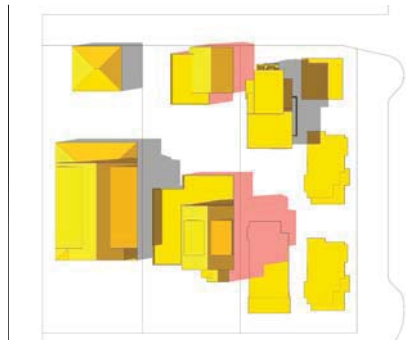
8:00 AM, JUNE 21



10:00 AM, JUNE 21



12:00 PM, JUNE 21



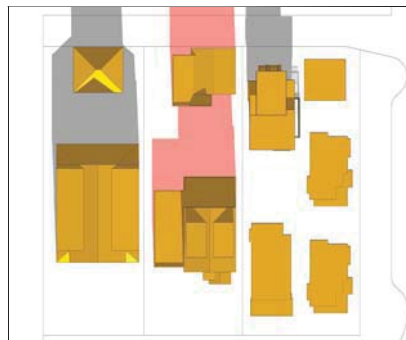
4:00 PM, JUNE 21



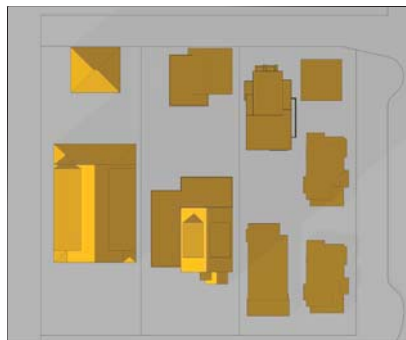
8:00 AM, DECEMBER 21
(SUN IS BELOW HORIZON)



10:00 AM, DECEMBER 21



12:00 PM, DECEMBER 21



4:00 PM, DECEMBER 21
(SUN IS BELOW HORIZON)

ArchitType
design

satendra man n
604.988.6063

RIDGWAY SUBDIVISION

ADDRESS:

905 RIDGWAY 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



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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

905 Ridgeway Avenue

Zoning Amendment Bylaw #8748

Presented July 13, 2020
Planning and Development



Introduction

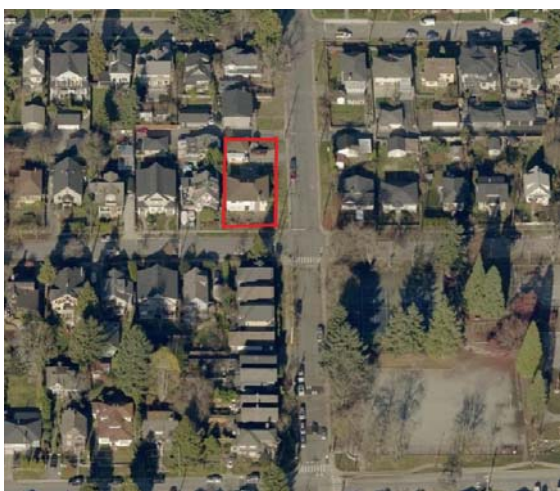
- To rezone the property from RT-1 to CD-723 to allow a subdivision of the property into two separate residential lots.
- The purpose is to permit the development of a variety of residential types on both properties.

Subject Site – 905 Ridgeway Avenue



- Located at the NW corner of Ridgeway and East 9th Street.
- OCP designation of R2.
- Diagonally across from Ridgeway Elementary School (blue shade).

Context



- The area comprises mainly of low density, one and two level single family houses.
- Some recent developments in the area include:
 - the development of three detached dwellings facing Ridgeway Avenue; and
 - a subdivision that includes smaller detached dwellings and a Coach House.

Proposal



- The application is to rezone the property to allow the subdivision into two separate parcels.
 - The proposed west parcel would consist of a new single-family home with a secondary suite and a Coach House (with basement storage).
 - The proposed east parcel would be at the corner of East 9th Street and Ridgeway and would include two separate single-family homes and a detached garage (with basement storage). These homes would not have a secondary suite.
 - Off-street parking is proposed on both proposed lots.
 - All new single-family homes would have a roof-top deck.

Proposal



- The proposed design of the buildings is modern, which has been a concern of the neighbours who have expressed that this is a departure from the more historic appearance in the area.
- It should be noted that the subject site is not within a Development Permit area and is not subject to design controls.

Proposal



- The applicant will be dedicating 3.05 metres (10 feet) at the rear of the property to support the existing laneway.
- Off-site improvements include wider sidewalks, grassed and treed boulevards on both street fronts, and corner improvements to the intersections of Ridgeway Ave. and both East 9th Street and the lane.

Analysis

Official Community Plan (OCP)

- Site is designated R2 that allows detached residential housing at a maximum density of 0.5 times the lot area. Duplexes, triplexes and row homes are supported in R2 areas.
- The application meets the R2 criteria and does not require the OCP to be amended.

Analysis

Zoning Bylaw

Property is currently Zoned RT-1, but the proposal does require the bylaw to be amended to support the proposal by:

- Support the subdivision to create two, 9.1 metre (30 foot) lots;
- Permit two separate primary buildings on the proposed east lot (secondary suites prohibited);

Analysis

Zoning Bylaw (cont.)

- Minor building setback relaxations on each proposed lot to accommodate the proposal; and
- To permit a Coach House on a 9.1 metre (30 foot) wide lot.

Analysis

Council Strategic Plan

- The proposal supports the Strategic Plan as a City for People by using an existing site to provide a variety of dwelling types within a lower density neighbourhood.

Community Consultation

- The applicant held their Developer Information Session on February 19, 2019.
- Since then comments have been mostly in opposition to the proposal. Concerns have been primarily:
 - Building Setbacks;
 - Lack of off-street vehicle parking;
 - Building Heights and shadowing on adjacent properties;
 - Proposed building appearance is not in keeping with the local area.

The area is not within a Development Permit area and is not subject to design controls.

Conclusion

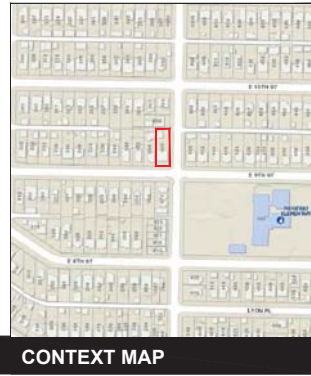
- The proposal conforms with the OCP and satisfies Council's Strategic Plan.
- Amendments to the Zoning Bylaw are to accommodate a variety of residential unit types.
- Off-site works will be undertaken to improve the pedestrian experience in the area.

A photograph of a small, rocky stream flowing through a lush green forest. The water is clear and shallow, with many rocks visible. The surrounding vegetation is dense and green, with some trees and bushes in the background.

Thank you.



VIEW FROM E. 9TH STREET



CONTEXT MAP



VIEW FROM RIDGEWAY AVENUE



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	2019-10-04	REVISED FOR FINAL REVIEW
2	2019-10-04	REVISED FOR NO
3	2019-10-04	REVISED FOR CORRECTION
4	2019-10-04	REVISED FOR CORRECTION



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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



VIEW OF SITE FROM E. 9TH STREET LOOKING NORTH



VIEW OF SITE FROM RIDGEWAY LOOKING WEST



767 & 769 RIDGEWAY AVE. & 367 E. 8TH



VIEW ACROSS E. 9TH STREET LOOKING SOUTH



VIEW ACROSS RIDGEWAY LOOKING EAST



VIEW OF LANE



203 W. 28TH STREET
NORTH VANCOUVER
B.C. V7N 2P1
info@archetype-design.com
604.988.6063

RIDGEWAY SUBDIVISION

ADDRESS:
905 RIDGEWAY AVE,
NORTH VANCOUVER

No.	Date	Revision
1	2018-07-16	REVISED FOR PRELIM APPROVAL
2		
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Title
CONTEXT

Date
16 JULY, 2018

Scale
N/S

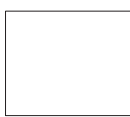
Drawing No.
A0.1

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		INITIAL FOR PRESENTATION



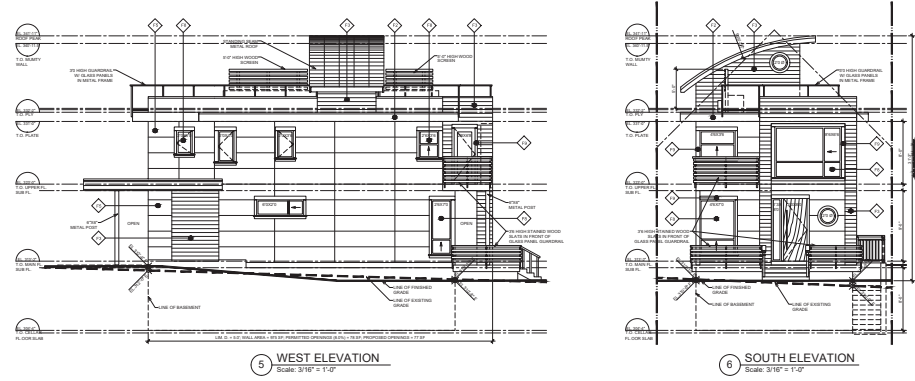
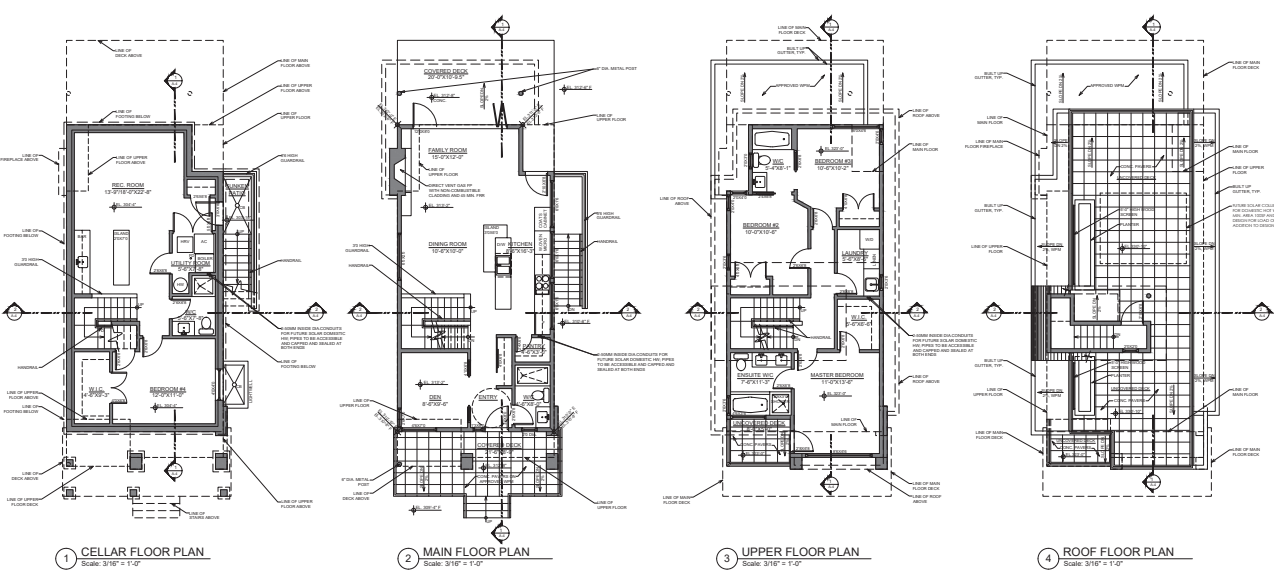
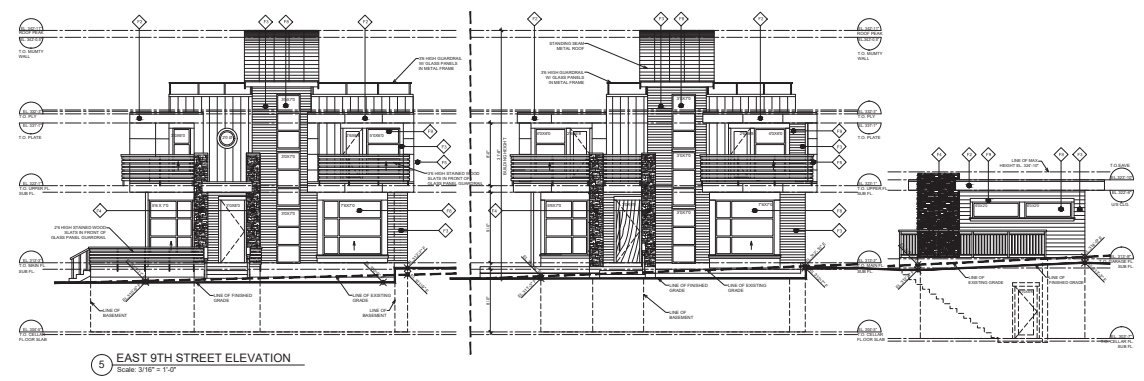
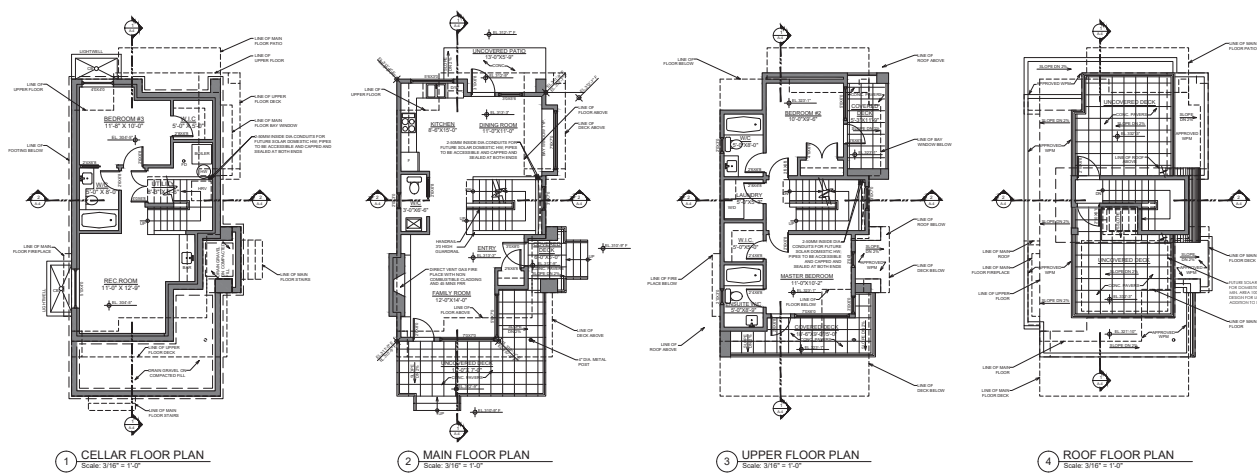
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Title
LOT 1 HOUSE

Date
JUNE 23RD, 2020

Scale
AS SHOWN

Drawing No.



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		INITIAL FOR PRESENTATION



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Title
LOT 2 HOUSE

Date
JUNE 23RD, 2020

Scale
AS SHOWN

Drawing No.

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	2020/06/23	REVISED FOR PERMITS
2	2020/06/23	REVISED FOR PERMITS
3	2020/06/23	REVISED FOR PERMITS
4	2020/06/23	REVISED FOR PERMITS
5	2020/06/23	REVISED FOR PERMITS
6	2020/06/23	REVISED FOR PERMITS
7	2020/06/23	REVISED FOR PERMITS



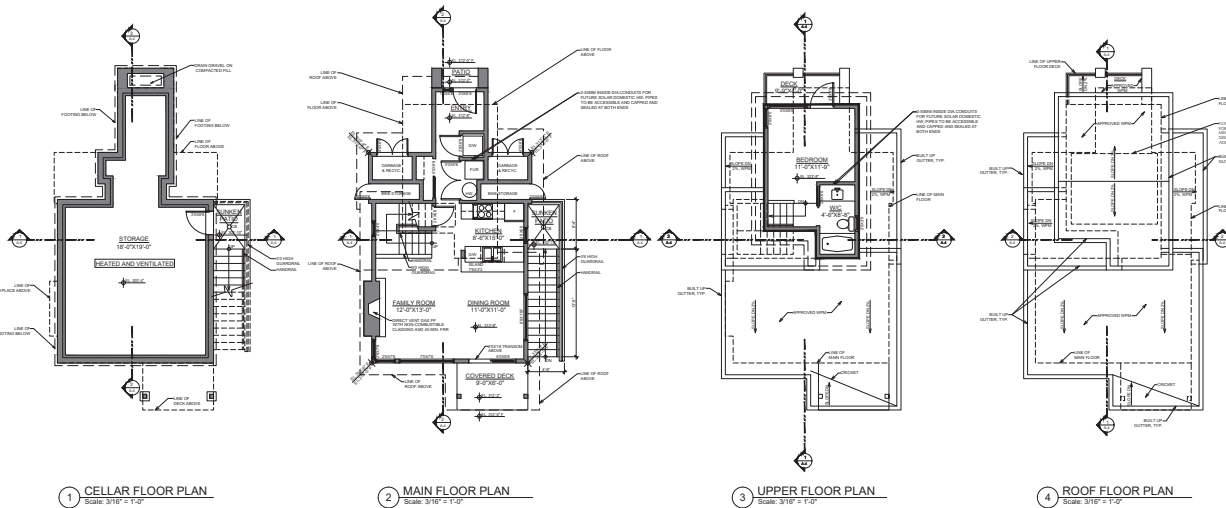
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Title
LOT 2 COACH HOUSE

Date
JUNE 23RD, 2020

Scale
AS SHOWN

Drawing No.

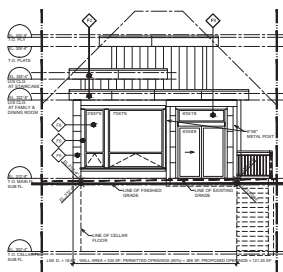


1 CELLAR FLOOR PLAN
Scale: 3/16" = 1'-0"

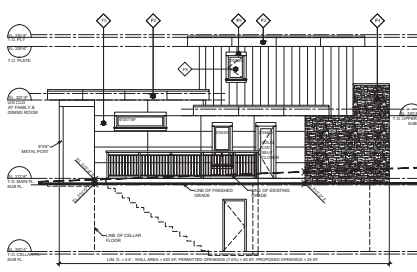
2 MAIN FLOOR PLAN
Scale: 3/16" = 1'-0"

3 UPPER FLOOR PLAN
Scale: 3/16" = 1'-0"

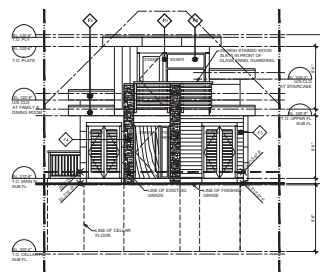
4 ROOF FLOOR PLAN
Scale: 3/16" = 1'-0"



5 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



6 EAST ELEVATION
Scale: 3/16" = 1'-0"



7 NORTH ELEVATION
Scale: 3/16" = 1'-0"



VIEW FROM E. 9TH STREET



VIEW FROM RIDGEWAY AVENUE



VIEW FROM LANE



VIEW FROM MIDDLE OF SITES LOOKING NORTH

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	2020/06/23	REVISED FOR PERMITS
2	2020/06/23	REVISED FOR PERMITS
3	2020/06/23	REVISED FOR PERMITS
4	2020/06/23	REVISED FOR PERMITS
5	2020/06/23	REVISED FOR PERMITS
6	2020/06/23	REVISED FOR PERMITS
7	2020/06/23	REVISED FOR PERMITS



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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

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	2019-10-04	REVISED FOR FINAL MARK
2	2019-10-04	REVISED FOR FINAL
3	2019-10-04	REVISED FOR FINAL
4	2019-10-04	REVISED FOR FINAL
5	2019-10-04	REVISED FOR FINAL
6	2019-10-04	REVISED FOR FINAL
7	2019-10-04	REVISED FOR FINAL
8	2019-10-04	REVISED FOR FINAL
9	2019-10-04	REVISED FOR FINAL
10	2019-10-04	REVISED FOR FINAL



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Title
COLOURED
ELEVATIONS

Date

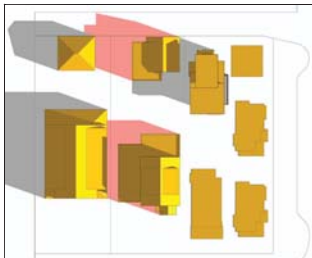
OCTOBER 4TH, 2019

Scale

AS SHOWN

Drawing No.

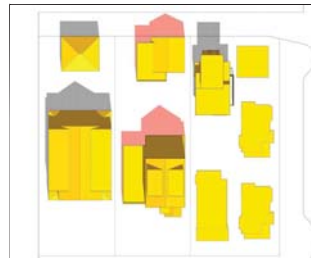
A0.3R



8:00 AM, MARCH 20



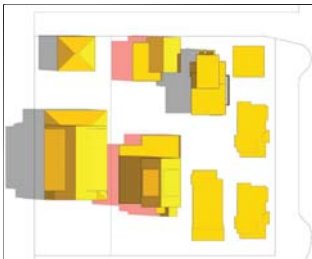
10:00 AM, MARCH 20



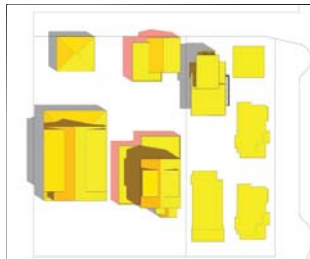
12:00 PM, MARCH 20



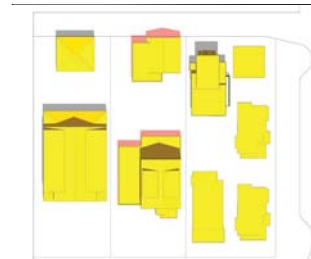
4:00 PM, MARCH 20



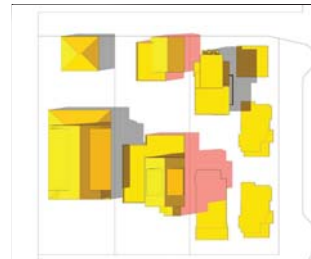
8:00 AM, JUNE 21



10:00 AM, JUNE 21



12:00 PM, JUNE 21



4:00 PM, JUNE 21



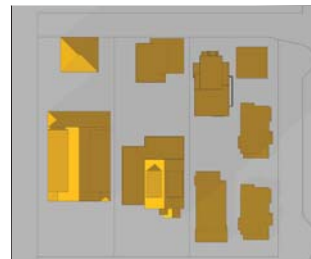
8:00 AM, DECEMBER 21
(SUN IS BELOW HORIZON)



10:00 AM, DECEMBER 21



12:00 PM, DECEMBER 21



4:00 PM, DECEMBER 21
(SUN IS BELOW HORIZON)

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	2019-11-19	REVISED FOR FINAL MARK
2	2019-11-19	REVISED FOR FINAL
3	2019-11-19	REVISED FOR FINAL
4	2019-11-19	REVISED FOR FINAL
5	2019-11-19	REVISED FOR FINAL
6	2019-11-19	REVISED FOR FINAL
7	2019-11-19	REVISED FOR FINAL
8	2019-11-19	REVISED FOR FINAL
9	2019-11-19	REVISED FOR FINAL
10	2019-11-19	REVISED FOR FINAL



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Title
SHADOW STUDIES

Date

NOVEMBER 19TH, 2018

Scale

AS SHOWN

Drawing No.

A0.4



SITE & CONTEXT



CONTEXT MAP



SUBJECT SITE



STREETSCAPE ALONG RIDGEWAY



VIEW OF SITE FROM E. 9TH STREET LOOKING NORTH



VIEW OF SITE FROM RIDGEWAY LOOKING WEST



767 & 769 RIDGEWAY AVE. & 367 E. 8TH



VIEW ACROSS E. 9TH STREET LOOKING SOUTH



VIEW ACROSS RIDGEWAY LOOKING EAST



VIEW OF LANE

architype
design
233 W. 28TH STREET
NORTH VANCOUVER
B.C. V7P 2P9
salandra.mann@architype.net
604.988.6063

RIDGEWAY SUBDIVISION

ADDRESS:
905 RIDGEWAY AVE.,
NORTH VANCOUVER

No.	Date	Revision
1	14 JULY 2018	ISSUED FOR PRELIM APP.
2		
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Title
CONTEXT

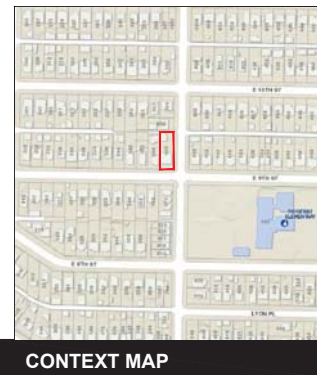
Date
14 JULY 2018

Scale
N.T.S.

Drawing No.
A0.1



VIEW FROM E. 9TH STREET



CONTEXT MAP



VIEW FROM RIDGEWAY AVENUE

architype
design
salandra.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
1	14 JULY 2018	ISSUED FOR PRELIM APP.
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Title
3D VIEWS

Date
OCTOBER 4TH, 2019

Scale
AS SHOWN

Drawing No.
A0.0

From: yvette myers < >
Sent: July-03-20 12:04 PM
To: City_North_Van_Info <info@cnv.org>
Subject: Notice of Public Hearing input No 8748 – 905 Ridgeway

Good morning,

Please accept this email submission with respect to the Notice of public hearing for written comments by July 13, 2020 for Zoning Amendment Bylaw, 2020, No. 8748.

As proposed, I am NOT in support of the amendments to rezone the corner lot in order to construct 5 residential units. The entire area is being redeveloped with duplexes, which seeming works at this time. A high density complex is not in fitting with the surrounding neighbourhood. Perhaps a duplex with coach house or other modified plan that's more fitting?

My main concern however is related to parking congestion. Currently it's already difficult to find parking at times, especially during school hours when parents are dropping off/or picking up children from Ridgeway school. To assume that people purchasing new homes in these developments will limit themselves to a single parking spot provided is faulty. For example, my neighbours received city permission to build a large coach house for their parents with the promise that the extra vehicles would be parked in the driveway. I can confirm that NO vehicles ever park in the driveway; all vehicles are now parked on the street (even one permanently covered during winter when not being used). And, given the price range that these new units will sell for, I suspect that home owners will have 2 cars, meaning some need to use the street.

Please note that I am not complaining about my neighbours, as everyone has managed to share the street thus far with visitors and homeowners. However, with a new duplex currently under construction across the street and now this proposed high density residential development, I wonder if we've reached the tipping point?

Thank you for the opportunity to comment. Should you have any questions or require clarification, please feel free to contact me.

Kind Regards,

Yvette Myers
353 East 9th Street
North Vancouver, BC V7L 2B3

From: Richard and Patricia <>
Sent: July-06-20 12:09 PM
To: Submissions
Subject: 905 Ridgeway Avenue

The City of North Vancouver with the rest of the Country and the rest of the world is in a health emergency. The proven way to slow down the spread is physical distancing and yet the City and Developers want to jam and cram more people in buildings. The water restrictions have been posted. The Hospital, Medical, Police and other services are overwhelmed with wait times placing any one n need on more physical and mental harm. The pretense of affordable housing is untrue or affordable for whom? The pretense that more buildings hence more income keeps taxes down is UNTRUE. Being “green” but limited parking is NOT TRUE. This proposed redevelopment is unesseccasry.

Patricia Walden
626 W 23rd Street
North Vancouver BC



NOTICE OF PUBLIC HEARING

WHO: M1F1 Modern Home Developments Ltd.
WHAT: Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748 (CD-723) for 905 Ridgeway Avenue
WHEN: Monday, July 13, 2020 at 5:30 pm
HOW: View the meeting online at cnv.org/LiveStreaming

Notice is hereby given that Council will consider:

Zoning Amendment Bylaw, 2020, No. 8748 to rezone the subject property from a Two-Unit Residential 1 (RT-1) Zone to a Comprehensive Development 723 (CD-723) Zone to permit subdivision into 2 properties and to allow construction of 5 residential units, including 3 Detached Principal units, 1 with a Secondary Suite, 1 detached garage and 1 detached Coach House. Total density of all the homes is limited to 0.5 times the lot area and off-street parking is from the rear lane.

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 bylaw 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 **no later than 12:00 noon on Monday, July 13, 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, July 10, 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. Persons can also pre-register by phoning Julie Peters at 604-990-4230 and providing contact information so call-in instructions can be forwarded to you. **All pre-registration must be submitted no later than 12:00 noon on Monday, July 13, 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 Bylaw, background material and presentations of staff and the applicant will be available for viewing on Friday, July 3, 2020 online at cnv.org/PublicHearings.

Please direct any inquiries to David Johnson, Development Planner, at djohnson@cnv.org or 604-990-4219.



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



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 15th day of June, 2020.

READ a second time on the 15th day of June, 2020.

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

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

MAYOR

CITY CLERK

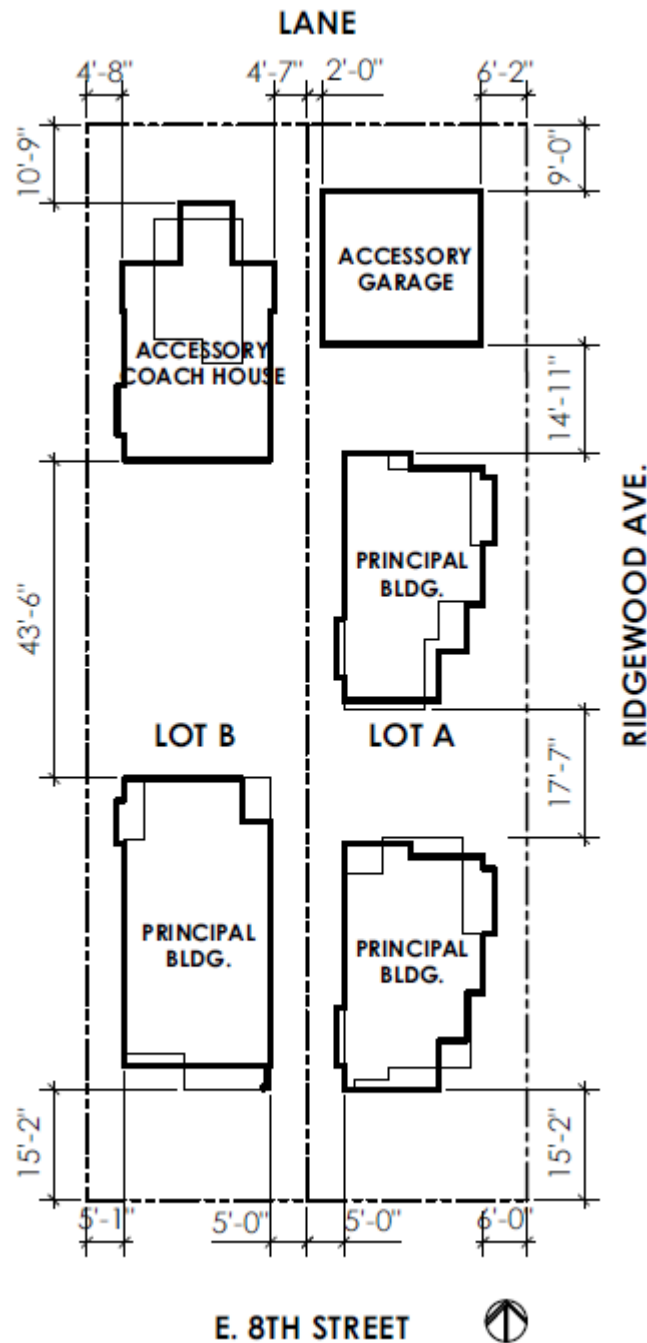
CD-723

Amending Bylaw No. 8748

SCHEDULE 143

Page 1 of 1

TITLE: SITE DEFINITION



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Environment Strategy Update

July 13, 2020
Presentation to Council



Outline

Guiding Principles

Scope

Timeline

Initial Actions



Guiding Principles

Corporate Leadership
People-Focused Approach
Data-Driven Accountability

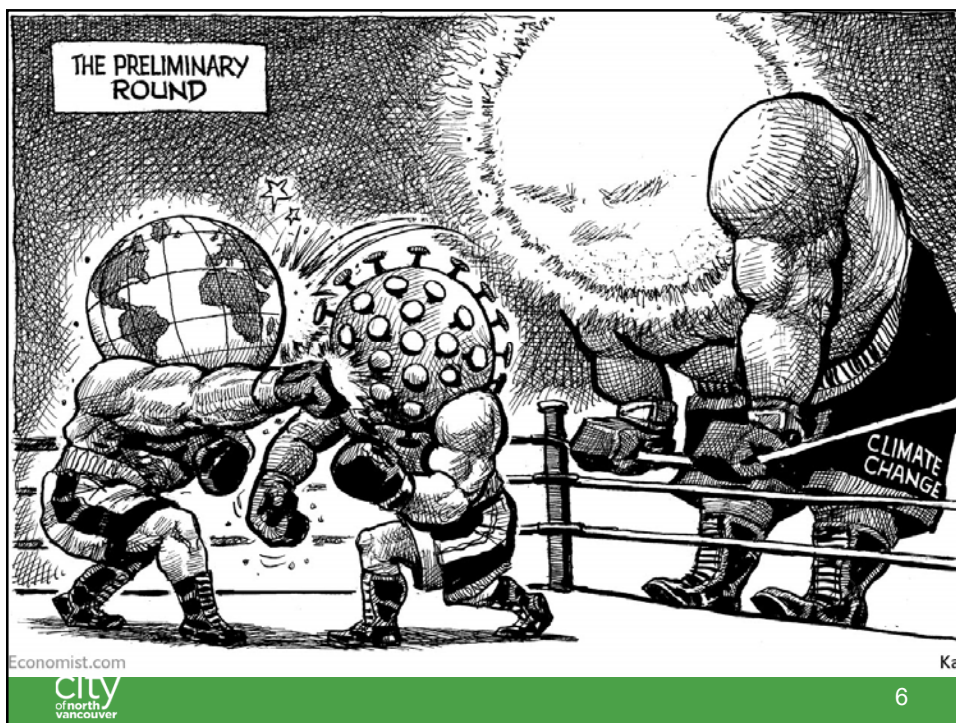
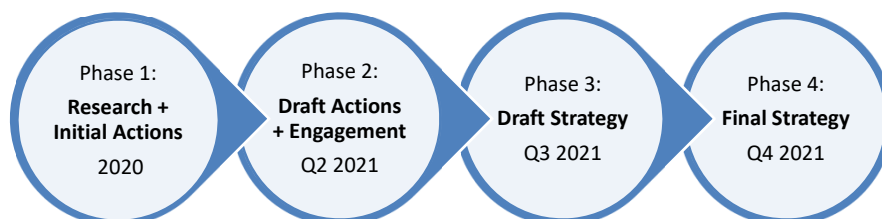


Scope

Climate Action: Reducing Emissions
Climate Resilience: Preparing for Impacts
Ecosystem Health and Biodiversity
Zero Waste



Timeline: Living City Strategy





Low Carbon Buildings Bylaw



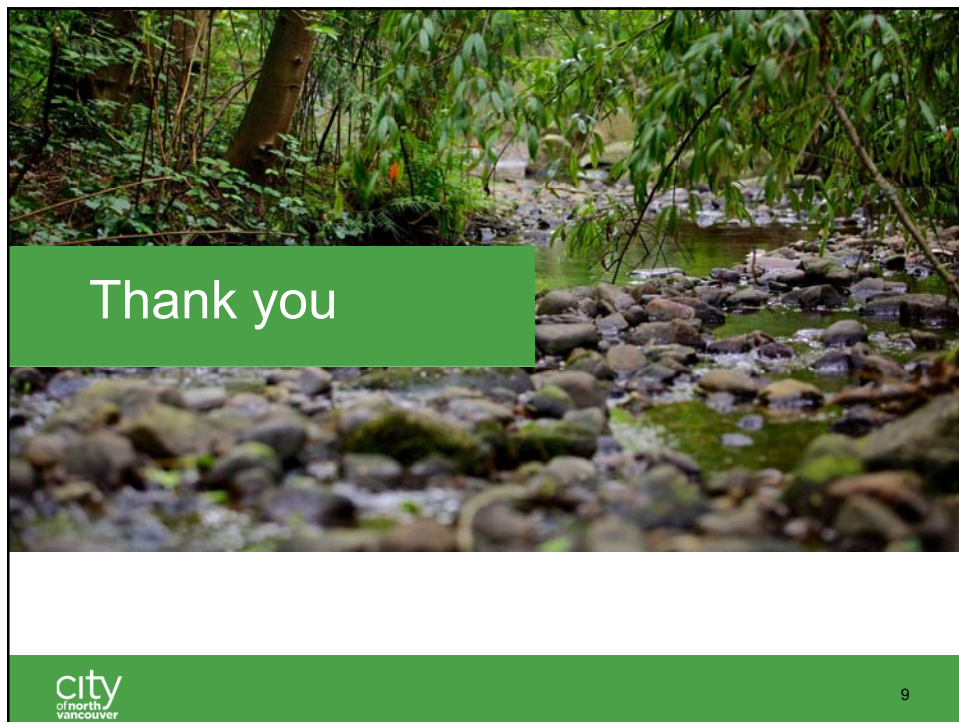
Urban Agriculture



Corporate Actions



Heat Pump Retrofits



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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: Caroline Jackson, Manager, Environmental Sustainability

Subject: ENVIRONMENT STRATEGY: PROPOSED APPROACH

Date: July 8, 2020 File No: 11-5280-14-0001/2020

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

RECOMMENDATION

PURSUANT to the report of the Manager, Environmental Sustainability, dated July 8, 2020, entitled "Environment Strategy: Proposed Approach"

THAT the proposed approach for the City's Environment Strategy be endorsed.

PURPOSE

The purpose of this report is to provide an update to Council on the recent work of the Climate and Environment Task Force and to present a proposed approach to the development of the City's Environment Strategy for Council's consideration.

BACKGROUND

Concern is increasing regarding the impact of global temperature increases and threats to ecological health as experts caution that action is needed more urgently than previously understood (International Panel on Climate Change, 2018; IPBES Global Assessment on Biodiversity and Ecosystem Services, 2018). In February 2019, Council unanimously adopted a new community greenhouse gas reduction target of net zero emissions by 2050, and subsequently established a new Climate and Environment Task Force. Although a number of meetings were cancelled due to the COVID-19 pandemic, the Task Force is now preparing to continue its work in providing guidance and support to City staff and consultants in preparing the City's Environment Strategy.

DISCUSSION

The Environment Strategy will provide a comprehensive roadmap to accelerate the implementation of actions identified in the Livable City section of Council's Strategic Plan. These actions comprise four themes: climate action (reducing emissions), climate resilience (preparing for future impacts of climate change), ecological health, and zero waste.

In February 2020, the Climate and Environment Task Force participated in a workshop focused on defining success and scope for the Environment Strategy. Task Force members recommended that a number of guiding principles be considered to ensure the Environment Strategy is effective, and discussed areas to be considered within each of the Strategy's four main theme areas. Based on this input, the following guiding principles and scope are proposed for the Strategy:

Strategy Guiding Principles

1. **Corporate Leadership.** All City departments should be involved in Strategy development, and the strategy should be integrated with other priorities (e.g. economic development, asset management). The City should lead by example through zero carbon fleet, equipment, and building operations and sustainable purchasing practices.
2. **A People-Focused Approach.** The Strategy should ensure that no one is left behind and must consider traditionally disadvantaged groups. The Strategy should be accessible to City staff and the public and connect with them personally to create a vision for what can be achieved. Actions with co-benefits (health, affordability, equity, economic development) should be prioritized.
3. **Data-Driven Accountability.** Targets, policies and actions in the Strategy should be identified and prioritized based on best available research with ongoing accountability in implementation supported through regular reporting processes.

Strategy Scope

1. **Climate Action**
 - a. Set targets and timelines for zero emissions new and existing buildings;
 - b. Work with the Lonsdale Energy Corporation to further reduce emissions;
 - c. Reduce transportation emissions through encouraging active transportation and transit use, supporting the transition to electric vehicles, and making housing more affordable.
2. **Climate Resilience**
 - a. Develop a strategy to ensure the City, the community, and its infrastructure are resilient to future climate changes;
 - b. Improve resiliency to expected impacts such as extreme weather events, particularly for disadvantaged groups;

3. Ecosystem Health

- a. Protect and enhance ecological health through managing invasive species and restoring fish and wildlife habitat;
- b. Bring nature back to the City and foster connections with nature through targeted programs and services;
- c. Continue the City's leadership in rainwater management through the installation of additional green infrastructure such as rain gardens;
- d. Advance the City's urban agriculture initiatives and advocate for additional growing space in new developments.

4. Zero Waste

- a. Support the transition to zero waste through supporting reuse, reducing single use items, and encouraging recycling;
- b. Reduce construction and demolition waste through increased materials recycling while advancing the use of recycled material in building practices;
- c. Identify and reduce consumption-based emissions (emissions from goods produced elsewhere).

Timeline

The anticipated timeline for the Environment Strategy development is outlined below (Figure 1). While the timeline has been adjusted to take into account COVID-19 related budget restrictions, staff continue to advance the Strategy development. At the same time, staff are also focused on implementing no-regret initial actions critical to achieving long term success, such as preparing proposed low carbon amendments to the City's Energy Step Code requirements, demonstrating corporate leadership through building and fleet policies, advancing urban agriculture initiatives to improve local food security and community resiliency, and accessing senior government and utility funding opportunities to expand the City's public electric vehicle charging infrastructure and other projects.



Figure 1. Environment Strategy Development Timeline

Staff will report back to Council at the conclusion of each phase in the Strategy as detailed in Table 1.

Table 1. Environment Strategy Timeline

Phase 1: Research + Initial Actions (2020)

- Establish Task Force and define Strategy approach (principles and scope)
- Seek Council's endorsement of proposed approach
- Complete baseline (greenhouse gas emissions and ecological health inventories, environmental performance indicators, anticipated climate impacts for the City)
- Complete research and analysis and review best practices
- Initiate internal staff engagement
- Implement initial no regret actions (low carbon building programs, corporate leadership, advancing urban agriculture, implementing electric vehicle charging infrastructure)

Report to Council: Phase 1 Summary: Baseline and Potential Policies & Actions

Phase 2: Draft Actions + Engagement (Q2 2021)

- Based on Council's direction with respect to policies and actions identified in Phase 1, engage with key stakeholders and the broader community to seek feedback regarding potential policies and actions for the Environment Strategy

Report to Council: Environment Strategy Engagement Summary

Phase 3: Draft Strategy Development (Q3 2021)

- Based on work completed in Phase 1 (Research + Initial Actions) and Phase 2 (Draft Actions and Engagement), prepare draft Environment Strategy for Council's consideration identifying specific actions to achieve net zero emissions by 2050, enhance ecosystem health, advance zero waste, and ensure resilience to climate change impacts

Report to Council: Draft Environment Strategy

Phase 4: Final Strategy Development (Q4 2021)

- Share draft Environment Strategy with stakeholders and the wider public to seek additional feedback
- Based on Council, stakeholder and community feedback received, make changes required to the draft strategy and prepare Final Environment Strategy for Council's consideration

Report to Council: Final Environment Strategy

FINANCIAL IMPLICATIONS

Staff are proceeding with Strategy development using existing available budget and staffing. The Strategy timeline has been adjusted to take into account COVID-19 related restrictions. Cost implications of the Strategy will be identified during Strategy

development with some costs already provided for within existing staffing, operating, and capital budgets, or through realignment of existing budget priorities. Significant opportunities will exist, particularly in the coming years, to reduce costs through securing external funding from senior government and utility programs and through strategic partnerships with other agencies. Incremental costs associated with the Strategy will be identified with funding requests brought forward for Council's consideration during the City's Financial Planning process.

INTER-DEPARTMENTAL IMPLICATIONS

This report and recommendation were reviewed by the City's Leadership and Policy and Projects Teams on July 7, 2020.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This plan will support implementation of the City's Livable City goals as articulated in Council's Strategic Plan. This Strategy also supports the City's OCP vision of a vibrant, diverse and highly livable community that is resilient to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations.

RESPECTFULLY SUBMITTED:



Caroline Jackson, M.Sc.
Manager, Environmental Sustainability

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 Division Manager	 Director <i>for M. Epp</i>	 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: Meg Wray, Planner 1

Subject: REZONING APPLICATION: 213 EAST 22ND STREET (BEHROUZ
MONADIZADEH / ROCK-ARC DEVELOPMENT CORP.)

Date: June 29, 2020 File No: 08-3400-20-0014/1

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

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated June 29, 2020, entitled
"Rezoning Application: 213 East 22nd Street (Behrouz Monadizadeh / Rock-Arc
Development Corp.)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8784"
(Behrouz Monadizadeh / Rock-Arc Development Corp., 213 East 22nd Street) be
considered and the Public Hearing be waived;

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

ATTACHMENTS:

1. Context Map (Doc# [1921277](#))
2. Consolidated Architectural and Landscape Plans, dated June 19, 2020 (Doc# [1924991](#))
3. Public Consultation Summary (Doc# [1925327](#))
4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8784" (Doc# [1924847](#))

PROJECT DESCRIPTION

The proposed development is a duplex with suites. A total of four parking spaces are proposed in the form of a garage and carport, all accessed from the lane.

The requested changes to the zoning bylaw to permit this development are identified in Table 1 below. The proposed development would comply with all requirements of the Two-Unit Residential 1 (RT-1) Zone. No variances are being requested.

Table 1. Requested Changes to the Zoning By-law

	Current Designation/Regulation	Proposed Designation/Regulation
Zone	RS-1	RT-1

POLICY FRAMEWORK

The subject site is designated Residential Level 2 in the 2014 Official Community Plan, which permits low density residential development in the form of duplexes, triplexes and row homes.

Metro 2040	
Goal 1 Create a Compact Urban Area	The proposal represents a more compact form of residential development than the current Zone permits, on a site that is near walking and biking infrastructure and close to commercial and institutional destinations.
Goal 4 Develop Complete Communities	The proposed development ensures the neighbourhood will have a diversity of housing stock that will promote the ability for people to stay in their neighbourhood throughout all of their lifecycles.
Goal 5 Support Sustainable Transportation Choices	Intensification of this site will support future transit investments along Lonsdale Avenue. The site is proximate to community and commercial amenities and is well situated to provide the occupants with a variety of transportation choices across the North Shore and the greater region.

Official Community Plan	
Policy 1.1.2 Align growth with the development community amenities and infrastructure	Intensification of the site supports the use of existing amenities including the Green Necklace and existing and future recreation facilities.
Policy 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	The proposed development on the site is appropriately scaled to the neighbourhood and supports the primacy of the Lonsdale Regional City Centre.
Policy 1.3.5 Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs	The surrounding neighbourhood has a variety of low-rise building forms. The proposed design is appropriate in character and quality for a Residential Level 2 neighbourhood.

which are interesting, sensitive and reflective of their surroundings	
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner	Design and materials are consistent with those found in the local context.
Policy 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.	The proposed development includes two rental suites which provide a smaller and more affordable housing form.
Housing Action Plan	
Action #5 To increase rental options in lower density areas to support renters and provide homeowners with additional rental income, while retaining neighbourhood scale and character.	The proposed development creates two new principal units of modest size with rental suites. Rental income will help to make the houses more affordable for owners and the rental units will increase the supply of units available in an area that is walkable and well-served by transit.
Sustainable Development Guidelines	
Natural Systems 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 development will be required to meet City requirements for storm water retention.

PLANNING ANALYSIS

Site Context and Surrounding Use

The site is located two blocks from Lonsdale Avenue, near the Harry Jerome Community Recreation Centre. The block to the east is designated Residential Level 1 (Low Density) and the block to the west is designated as Residential Level 4A (Medium Density). The 200 block acts as a buffer between the higher and lower densities to the west and east, respectively.

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

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	208-210 East 22 nd St	Duplex	RT-1
	212 East 22 nd St	Single-family dwelling	RS-1
	218 East 22 nd St	Single-family dwelling	RT-1

South	206-208 East 21 st St	Duplex	RT-1
	212-214 East 21 st St	Duplex	RT-1
	218-220 East 21 st St	Duplex	RT-1
East	219 East 22 nd St	Single-family dwelling	RS-1
West	211 East 22 nd St	Single-family dwelling	RS-1

Use

The policy framework applicable to the subject site supports the proposed development. The site is located in close proximity to transit, recreation facilities, commercial areas and schools. Additionally, the units will support affordable homeownership through the inclusion of rental suites, and will provide rental housing stock.

Intensity

The proposal represents a moderate increase in density. The south side of the block is currently zoned for duplexes, and several lots on the north side of 22nd Street have recently been rezoned to permit duplexes. The proposed density is consistent with the Official Community Plan and planned character of the neighbourhood.

Form

The proposed form of the development complies with the RT-1 Zone requirements and is appropriate in character for the low-density residential context. The design is sensitive to surrounding buildings and has a 6.1 metre (20 foot) front setback, which is greater than the minimum of 4.6 metres (15 feet).

The additional front setback is to accommodate the entrance to the suites and sunken patios, with living space for the suites facing the patios. A rooftop terrace provides additional outdoor space for the principal units; a parapet surrounding the terrace reduces overlook on adjacent properties and contributes to the design as an architectural feature.

The landscaping primarily consists of planter boxes and sunken patios for the suites in the front yard, and a fairly large grass rear yard.

COMMUNITY CONSULTATION

A Developer's Information Session was held on March 11, 2020. There were two attendees. Some concerns were raised regarding construction activity and parking. The applicant and owner responded to questions regarding the design and general impacts on the adjacent properties. The proposed parking is one space per principal unit and

one space per suite, which is adequate for this site, given its location. No comment forms were submitted.

Given the conformity of the proposal with the Official Community Plan and existing character of the area, and general acceptance of the proposal from the surrounding neighbourhood, staff is recommending that the Public Hearing be waived. Should Council wish to refer the application to a Public Hearing, the first active clause in the resolution should be amended to read:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8784"
(Behrouz Monadizadeh / Rock-Arc Development Corp., 213 East 22nd Street) be
considered and referred to a Public Hearing;

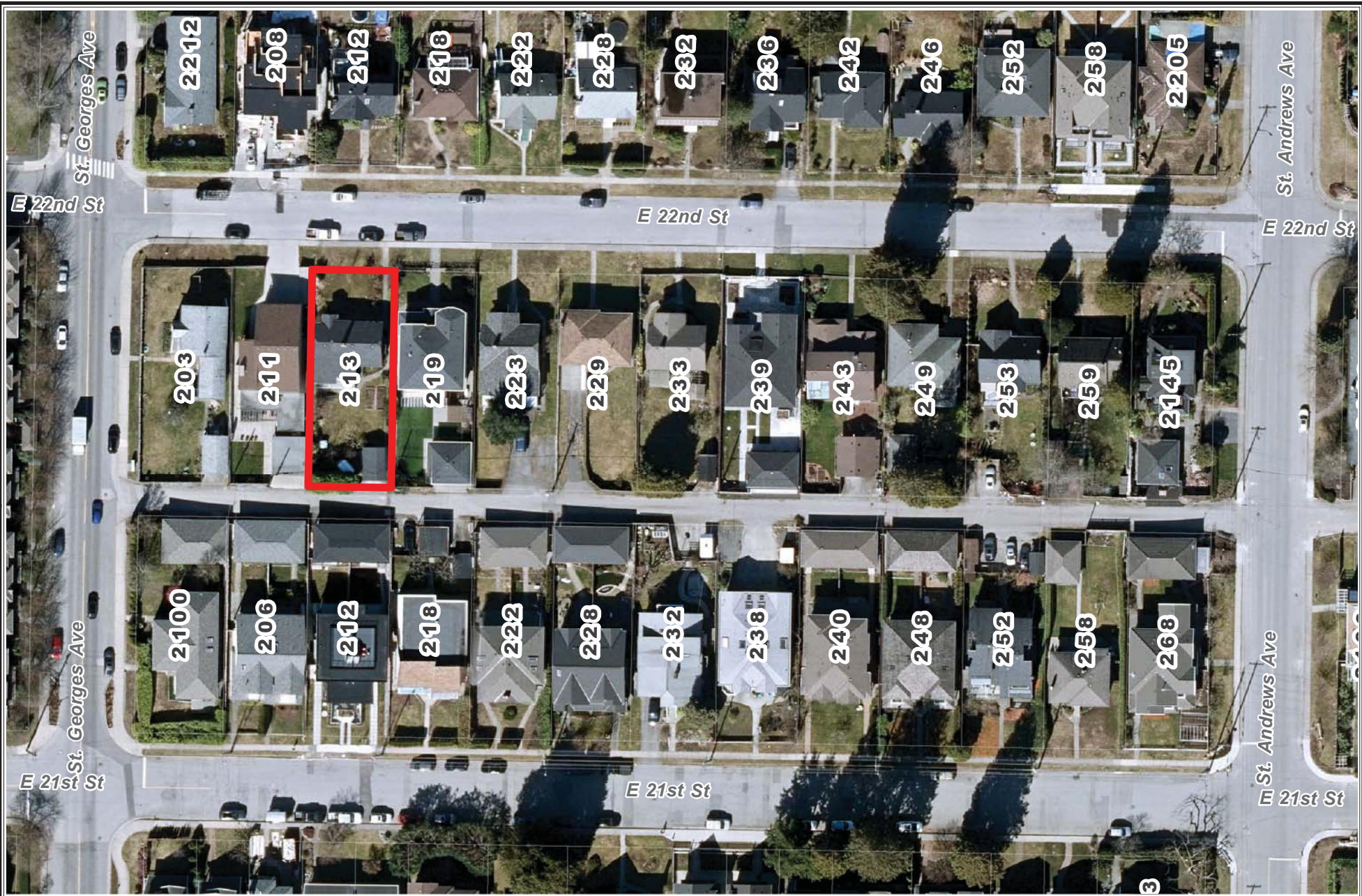
CONCLUSION

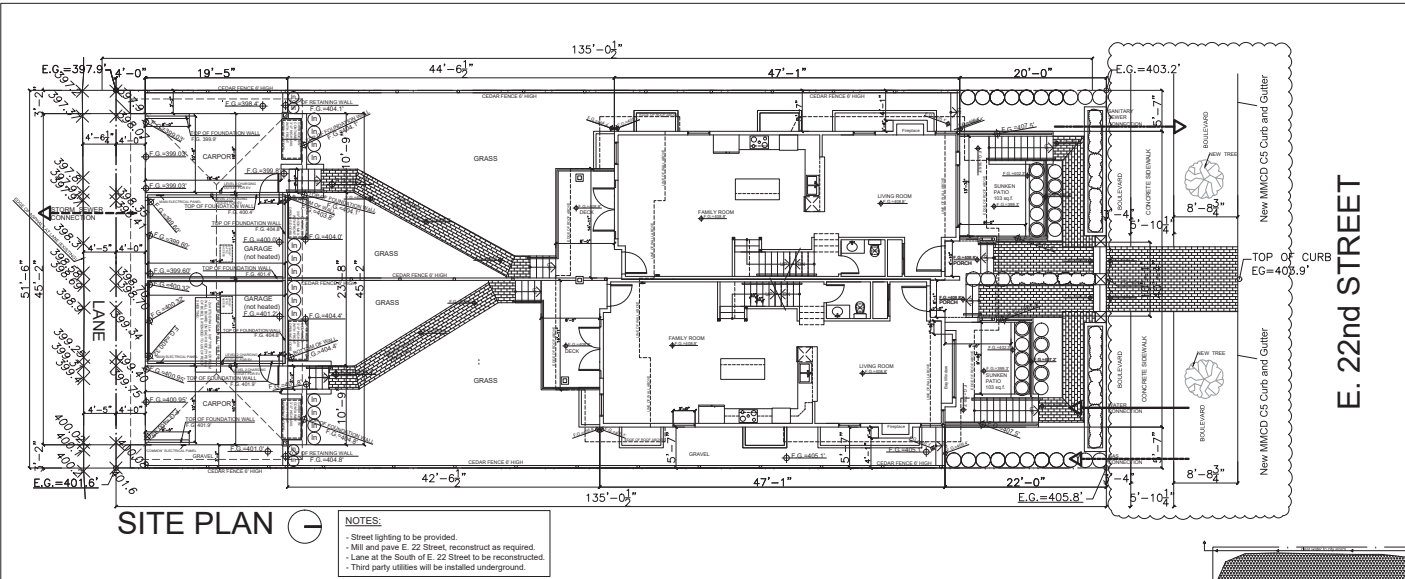
The subject site's proximity to existing walking and biking infrastructure (The Green Necklace), as well as transit and commercial areas along Lonsdale Avenue, make it an appropriate site for densification. The project would result in a net increase of three units (one principal and two accessory units) while fitting in with the surrounding properties (low-density residential). Policy and planning analysis supports the proposed rezoning.

RESPECTFULLY SUBMITTED:



Meg Wray
Planner 1





PROJECT DATA	
Civic Address: 213 E. 22nd St. N. Vancouver, BC, V7L 2G9 Legal Description: LOT D, BLOCK 208, DISTRICT LOT 546, PLAN 18798, NEW WESTMINSTER DISTRICT - PID: 007-076-762	
ZONING: ODP Designation: Lot Dimensions: Lot Area:	Level One: Single Family (RS-1) Level Two: Low Density (RT-1) 51.52' x 135.05' 6957.77 sqf
TOTAL FLOOR AREA Two Residential Units (three levels): Exclusions: Basement: Total Exclusions:	5148 sqf. 1714 sqf. 1714 sqf.
NET FLOOR AREA (Proposed): FSR (OCP Maximum): 35% Lot Area + 1000 sq.ft.	3433sqf. 3435 sqf.
LOT COVERAGE Proposed Lot Coverage: Max. Allowable Lot Coverage:	32% (2333 sqf.) 35% (2434 sqf.)
Garage (2 stalls): Carport (2 stalls):	460 sqf. 416 sqf.
SETBACKS (proposed and required) Main Building from: Front Lot Line (E. 22nd Str) Rear Lot Line (Lane) Interior Side Lot Lines:	20' 65'-11 1/2" (45' minimum required) 5'-7"
Garage from: Rear Lot Line (Lane) Interior Side Lot Lines	4' 3'-4"
Total Impervious Area:	3688 sqf. (53% of lot area)
Owner: Design:	All Fekri, Behrouz Monadizadeh, Payman Khodarahni Rock-Arc Development Corp.

DRAWING A-2:

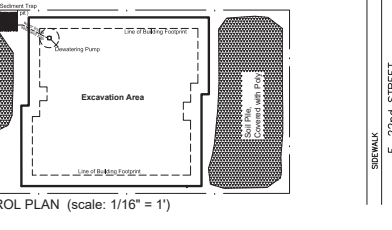
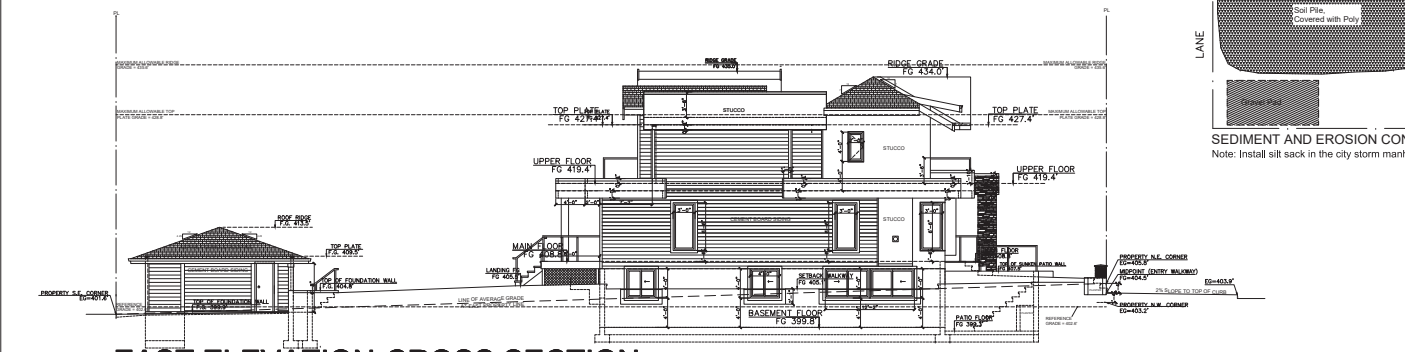
- SITE PLAN
- CROSS SECTIONS / ELEVATIONS

Scale:
1/8" = 1' or as noted

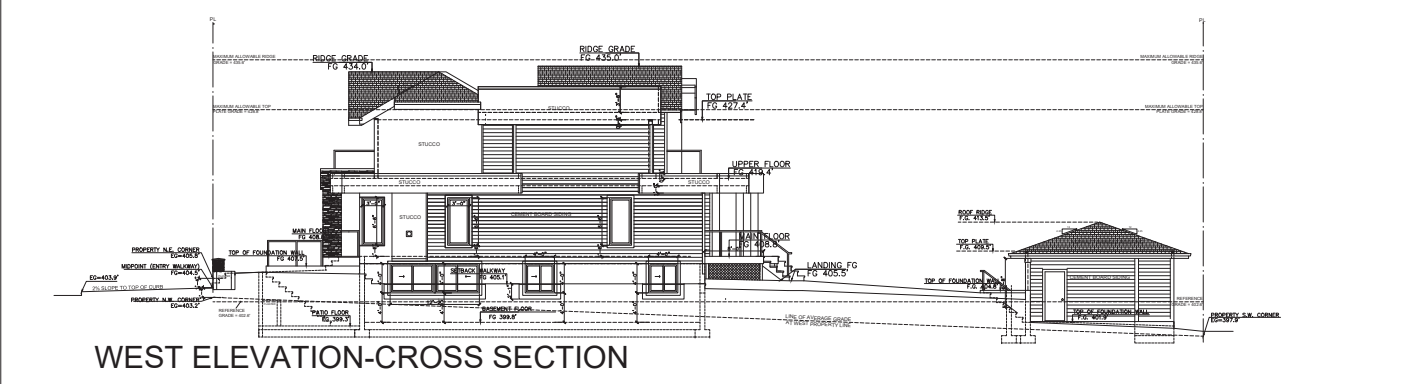
Project Title:

DUPLEX WITH SECONDARY SUITES@
213 E. 22nd STR.
North Vancouver

- 1st submission:

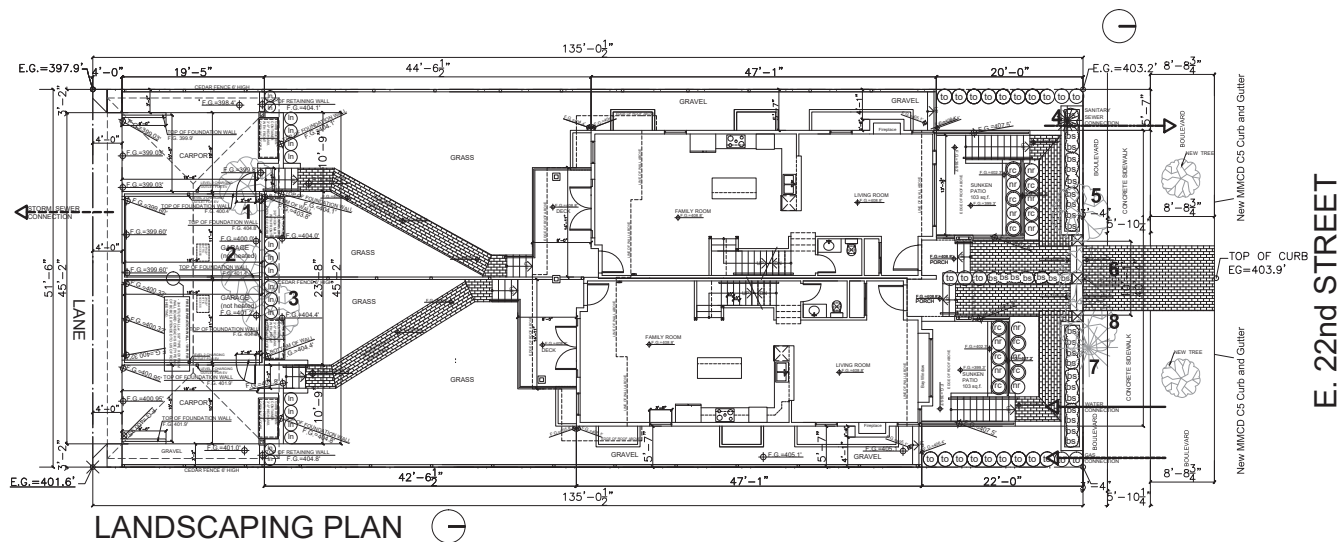


- GENERAL NOTES:**
- Contractor to check and verify all dimensions and conditions on the plan and job site prior to the start of construction and report any discrepancies to designer (Rock-Arc Development Corp). Written dimensions shall have precedence over scaled dimensions.
- Designer will not be responsible for costs incurred to owner or contractor through errors or omissions on plans or specifications after building permit is issued.
- Drawings and specifications and the ideas, designs and arrangements represented are the property of the designer. No plan or part thereof shall be copied, disclosed to others or used for any other project other than the specific project for which they have been prepared without written consent of the designer. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.
- All work shall be carried out in accordance with the 2018 British Columbia Building Code and other local By-Laws.
 - The Contractor shall be responsible for obtaining all permits.
 - All interior partitions are to be 2"x4" studs @ 16"o.c. with 1/2" G.W.B. on both sides, unless noted otherwise.
 - All exterior walls are to be 2"x4" studs @16"o.c. with 1/2" G.W.B. on interior side, unless noted otherwise (also see note #25).
 - All structural members to be Douglas Fir #2 or better, unless noted otherwise.
 - All limits to be 2'-2"x10", unless noted otherwise.
 - Provide solid blocking in all joist spaces under walls and columns. Cross Bridging at 7'-0" Max. at all joist spans. See structural drawings for details.
 - All basement concrete foundation walls are to be damp-proofed with two coats of Bitumen up to finished grade.
 - Provide a 4" diameter perforated P.V.C. perimeter drain around all exterior footings with a minimum 6" drain rock on top, sloped down a minimum of 1/8" to 1'-0" to storm sewer.
 - Provide smoke and CO detectors wired to electrical system in all bedrooms, in hallways outside bedrooms, and in living spaces. Smoke and CO detector alarms shall be interconnected in all floors of each unit.
 - Provide door closers to doors entering garage from living areas.
 - All electrical wiring and fixtures shall conform to the requirements of the British Columbia Electrical Code (2012) and CSA standards.
 - Rough openings for the interior doors to be 2" wider than the door width and 82.5" high.
 - Rough openings for the interior double doors to be 2.5" wider than the door width and 82.5" high.
 - All interior wood doors, trim and base to be paint grade 1 with two coats of semi-gloss latex paint.
 - Exterior finished grade to be a minimum of 6" lower from top of foundation walls.
 - Contractor to coordinate all rain water leader locations and receive approval from the owner prior to installation.
 - All bedroom windows shall have unobstructed openings with minimum area of 3.8 sq. ft. with no dimensions less than 12".
 - In all buildings (main building and garage) sideyard soffits must be solid and cannot have any openings within 4' distance from the property line. Soffit material in sideyards shall be "unvented aluminum conforming to CAN/CSA-B93.2-M" (see section 9.10.5.10) of BOCBC.
 - Flash over and provide silicone caulking around all exterior openings. Metal flashing on top of all windows and exterior doors, to be extended 6" min on both sides.
 - Heating system will be in-floor radiant heat in all floors.
 - TYPICAL GUARD NOTES:** Guards must not be climbable between 5'12" and 36" above deck surface. Maximum height to top of bottom rail must not be more than 5'12". Maximum opening must not be more than 4" in diameter.
 - As per Energy Advisors recommendations, the following details shall be applied: a) Above Grade Exterior Walls: 2x6 @16" O.C. R-22 batt insulation (RSI-3.87); R-22 batt insulation b) Window and Door Headers: R-12 rigid insulation, full area; c) Attic: 2x4 truss @24" O.C. R-40 insulation (RSI-7.04); d) Flat Roof: T-1 11.875" @16" O.C. R-28 (RSI-4.93) or R-28 (RSI-4.93) above; e) Below Grade Walls: 8" concrete, 2x4 @16" O.C. R-14 (RSI-2.46) insulation; f) Basement Under Whole Slab: R-12 rigid insulation; g) Floor Over Unheated Space: T-1 11.875" @16" O.C. R-28 (RSI-4.93); h) Windows and Glazed Doors meet U-Factor 1.4 or lower and SHGC 0.25 or higher; i) Doors must meet U-Factor 1.20 or lower; j) Boiler: Condensing Natural gas boiler 95% AFUE Min. with output 18000 BTU/hr; k) Principal ventilation: HRV 65% efficiency at 0 C; 65 CFM Min; l) Hot Water Heating: storage tank combi with boiler. Tank to be wrapped R-10 (RSI-1.75); m) Air Barrier System and Location: Inside, poly air barrier.
- 25. 9.36.6 - ENERGY STEP CODE 3**
26. MAIN BUILDING WILL HAVE FIRE SPRINKLER SYSTEM



ROCK-ARC DEVELOPMENT CORP.

230 - 1000 Roosevelt Crescent
North Vancouver, BC
T: 604-725 0067
F: 604-904 7405



EXISTING TREES LIST

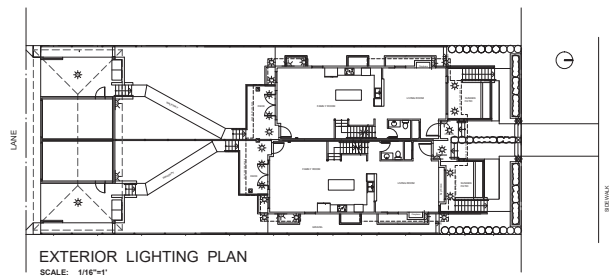
NO.	TYPE AND SURVEY NUMBER	DIAMETER	DRIP LINE
1	DECIDUOUS TREE #905	0.25Ø	7.5' DRIP LINE
2	DECIDUOUS TREE #906	0.22Ø	4.0' DRIP LINE
3	DECIDUOUS TREE #907	0.43Ø	8.0' DRIP LINE
4	CONIFER TREE #812	0.15Ø	4.0' DRIP LINE
5	DECIDUOUS TREE #811	0.15Ø	2.4' DRIP LINE
6	DECIDUOUS TREE #810	0.1Ø	3.8' DRIP LINE
7	DECIDUOUS TREE #809	0.1Ø	2.8' DRIP LINE
8	CONIFER TREE #808	0.2Ø	3.0' DRIP LINE

PROPOSED PLANT LIST

CODE	QTY	NAME	BOTANICAL	COMMON NAME	SIZE	TYPE
bs	29	Buxus sempervirens	Buxus sempervirens	Boxwood	#2 pot	shrub
nr	18	Rosa nutkana	Rosa nutkana	Nootka rose	#2 pot	shrub
rc	20	Ribes sanguineum	Ribes sanguineum	Red flowering currant	#1 pot	perennial
to	24	Thuja occidentalis 'Smaragd'	Thuja occidentalis 'Smaragd'	Cedar Hedge Tree	#3 pot	hedge/ tree
ln	22	Laurus nobilis	Laurus nobilis	Bay Laurel	#3 pot	shrub

NOTES:

- TOP SOIL DEPTH IN GRASS AREA 6" MIN.
- TOP SOIL DEPTH FOR SHRUBS AND PLANTERS 18" MIN.



EXTERIOR LIGHTING SYMBOLS

- MOTION ACTIVATED - WALL MOUNT
- NIGHT TIME ACTIVATED - CEILING MOUNT
- NIGHT TIME ACTIVATED - WALL MOUNT
- SWITCH CONTROLLED - WALL MOUNT
- SWITCH CONTROLLED - CEILING MOUNT OR POT LIGHT

NOTE:

ALL LIGHTING SHOULD BE INSTALLED IN A WAY THAT IT SHALL NOT CAST DISTURBING LIGHT INTO NEIGHBOURING PROPERTIES.

DRAWING A-2a:

- LANDSCAPING PLAN

Scale:

1/8" = 1' or as noted

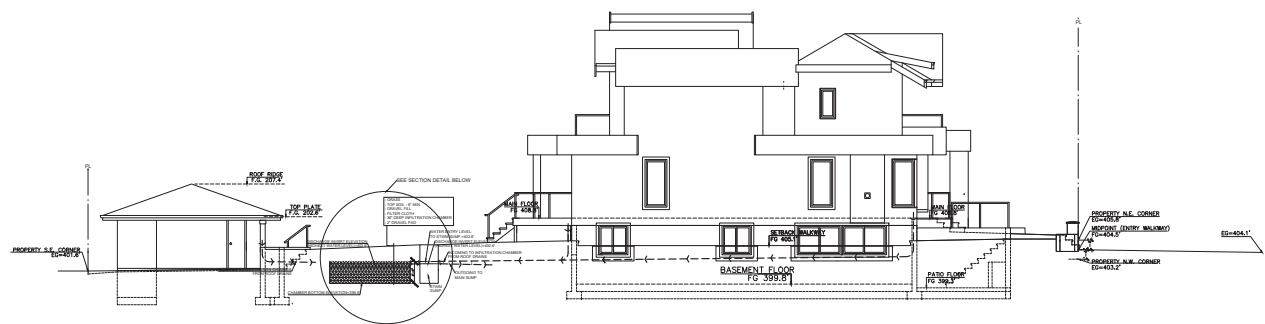
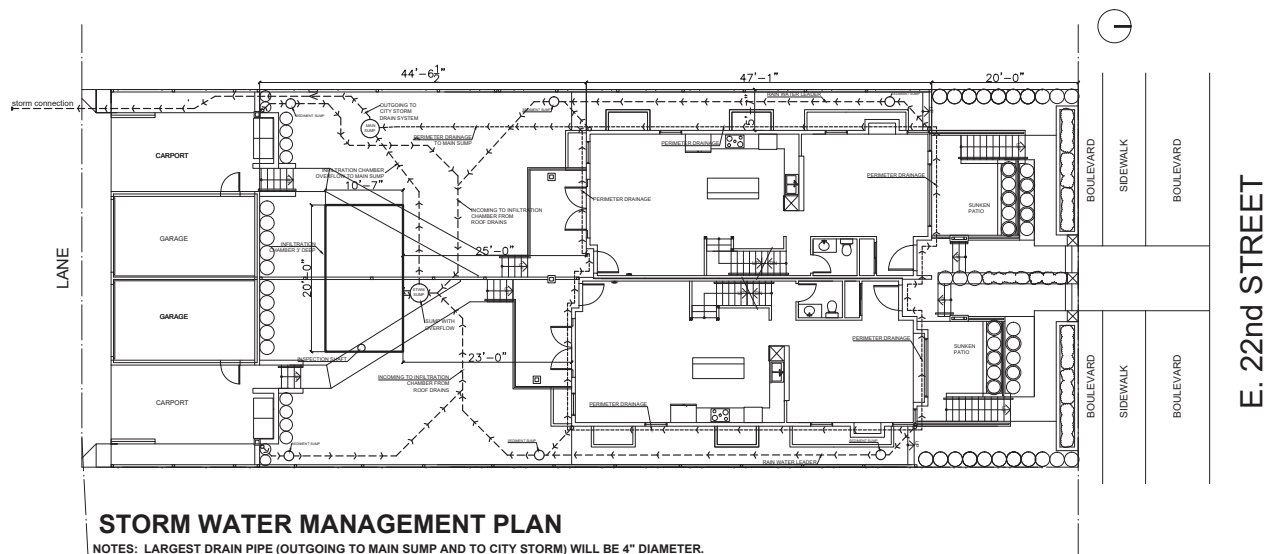
Project Title:

**DUPLEX WITH
SECONDARY
SUITES@
213 E. 22nd STR.
North Vancouver**

- 1st submission

**ROCK-ARC
DEVELOPMENT CORP.**

230 - 1000 Roosevelt Crescent
North Vancouver, BC
T: 604-904 7005
F: 604-904 7405



STORM WATER MANAGEMENT CALCULATIONS	
- Total roof area = 3699 sq. ft.	
- Presumed soil infiltration rate: 10 mm / hr	
- Infiltration chamber area = 13 sq. m. (1.4 meter deep).	
- Infiltration chamber volume, required: $13 \times 1.4 = 18.2 \text{ cub. m.} = 643 \text{ cub. ft.}$	
- $643 \text{ cub. ft. (infiltration chamber volume)} / 3 \text{ ft. (infiltration chamber depth)} = 214 \text{ sq. ft. (infiltration chamber surface area, required)}$	

DRAWING A-2b:

- STORM WATER
MANAGEMENT PLAN

Scale:
1/8" = 1' or as noted

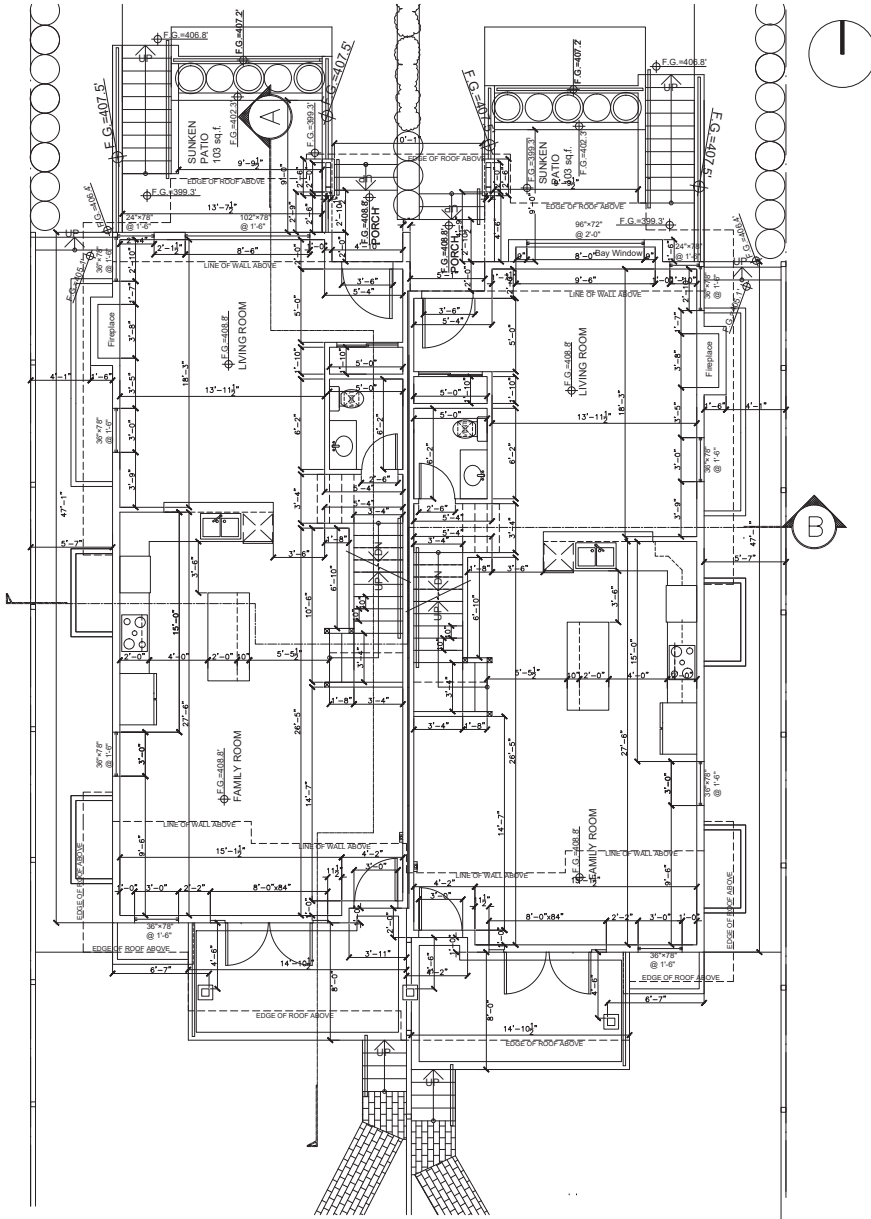
Project Title:

**DUPLEX WITH
SECONDARY
SUITES@
213 E. 22nd STR.
North Vancouver**

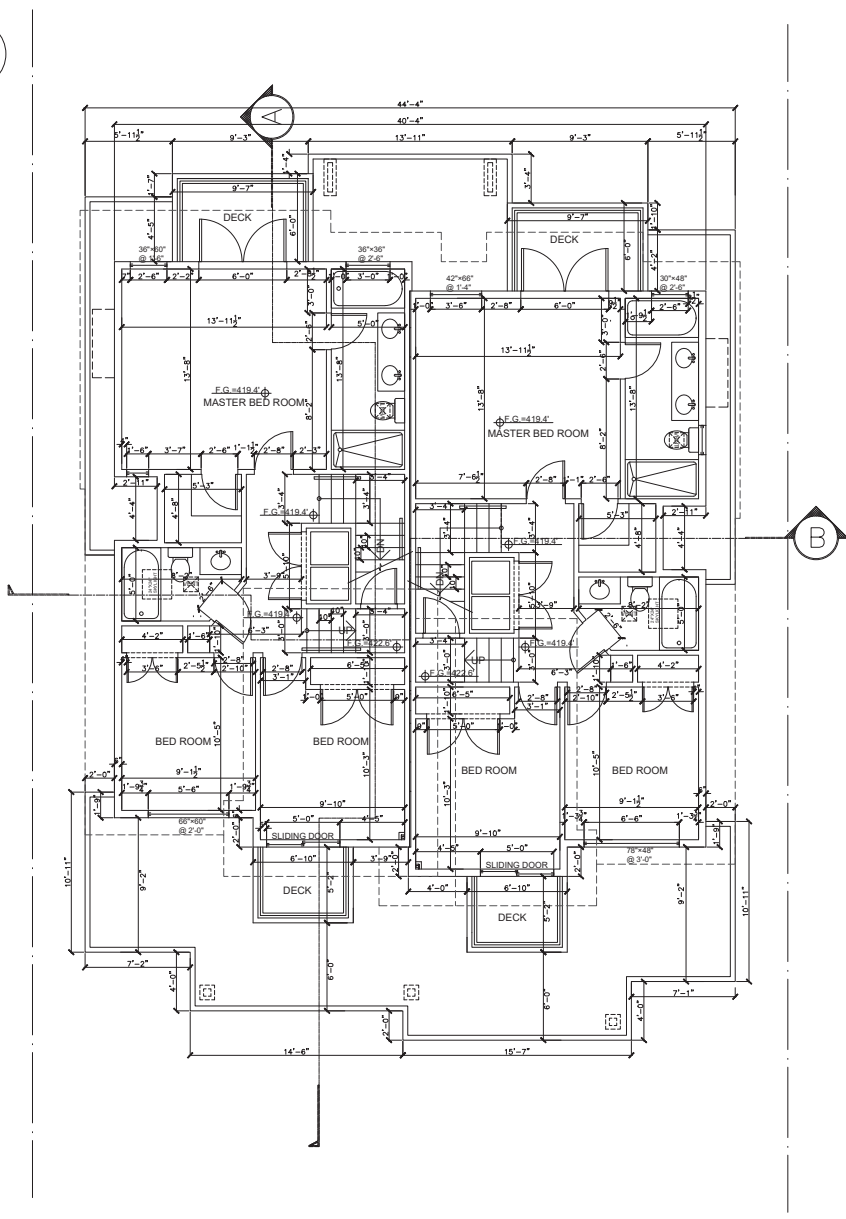
- 1st submission:

**ROCK-ARC
DEVELOPMENT CORP.**

230 - 1000 Roosevelt Crescent
North Vancouver, BC
T: 604-904 7005
F: 604-904 7405



MAIN FLOOR PLAN
(net area=1886 sq.f.)



UPPER FLOOR PLAN
(net area=1547 sq.f.)

DRAWING A-3:

- MAIN FLOOR PLAN
- UPPER FLOOR PLAN

Scale:

1/4" = 1' or as noted

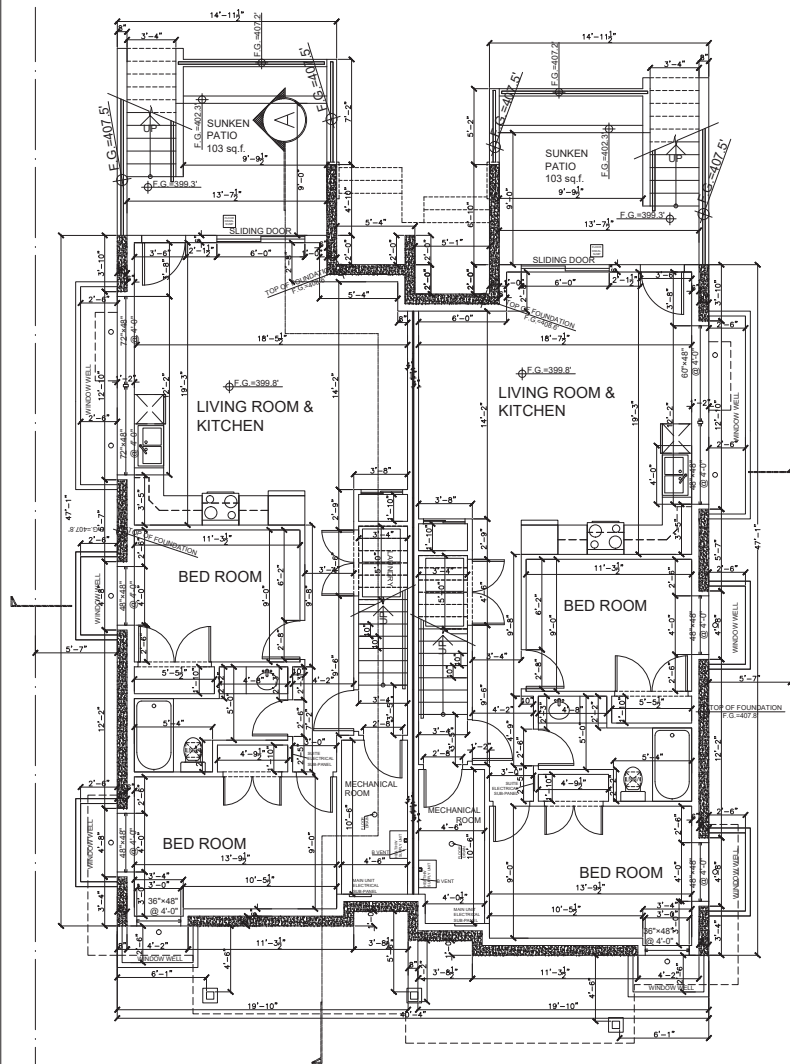
Project Title:

**DUPLEX WITH
SECONDARY
SUITES@
213 E. 22nd STR.
North Vancouver**

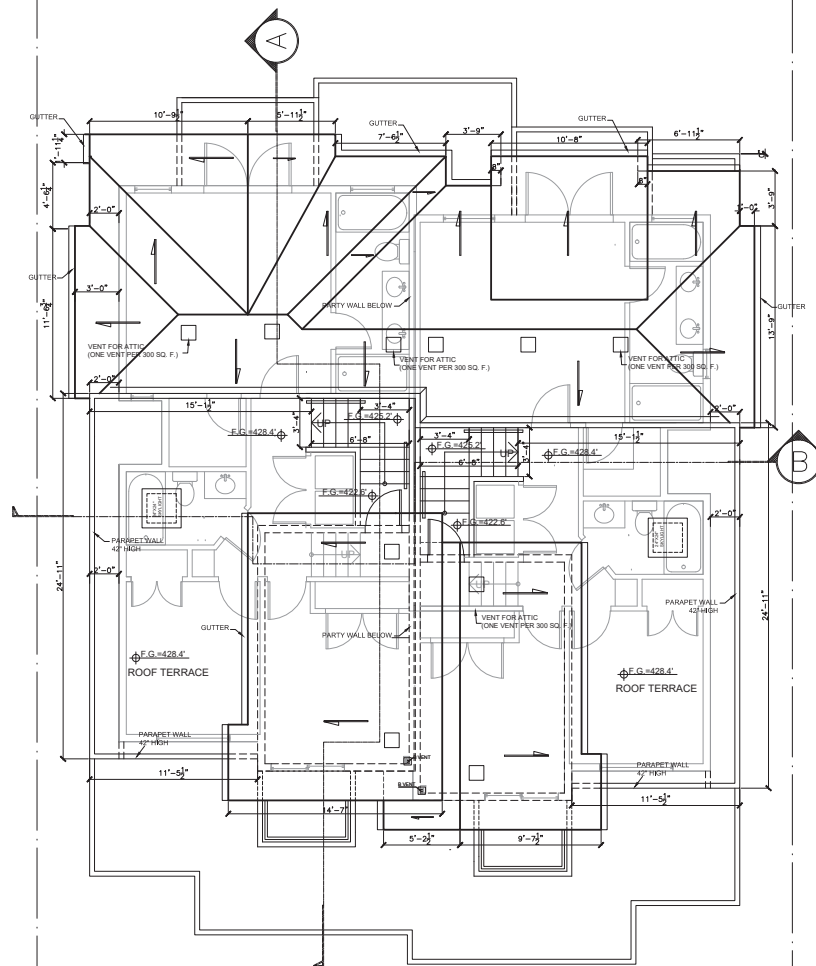
- 1st submission

**ROCK-ARC
DEVELOPMENT CORP.**

230 - 1000 Roosevelt Crescent
North Vancouver, BC
T: 604-725 0067
F: 604-904 7405



BASEMENT PLAN
(net area=1871 sq.f.)



ROOF PLAN

DRAWING A-4:
- ROOF PLAN
- BASEMENT PLAN

Scale:
1/4" = 1' or as noted

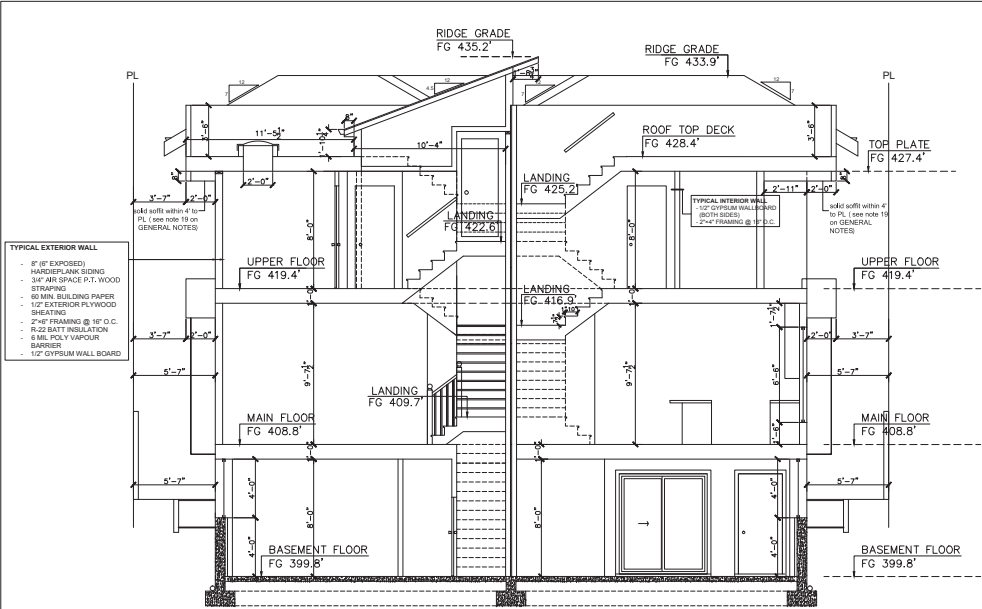
Project Title:

**DUPLEX WITH
SECONDARY
SUITES@
213 E. 22nd STR.
North Vancouver**

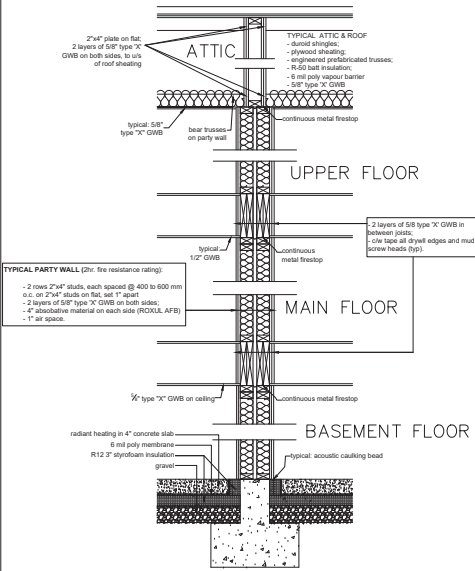
- 1st submission

**ROCK-ARC
DEVELOPMENT CORP.**

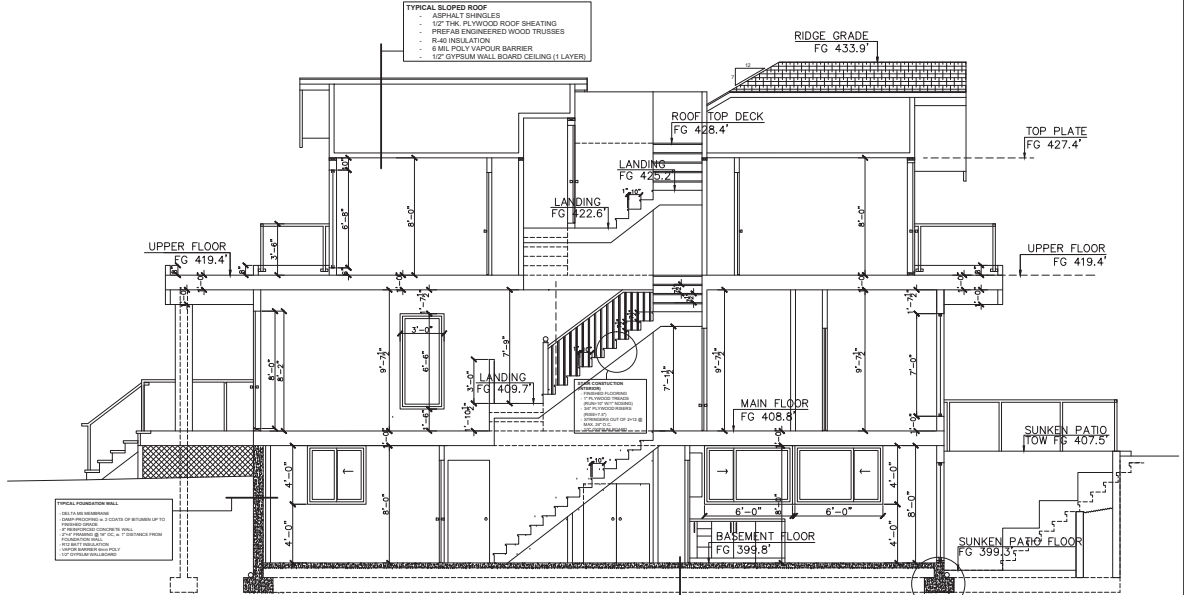
230 - 1000 Roosevelt Crescent
North Vancouver, BC
T: 604-725 0067
F: 604-904 7405



SECTION B



PARTY WALL - 2HR. F/R
[cUL U351]
Scale: 3/4" = 1'



SECTION A

DRAWING A-5:

- SECTIONS
- PARTY WALL DETAIL

Scale:

1/4" = 1' or as noted

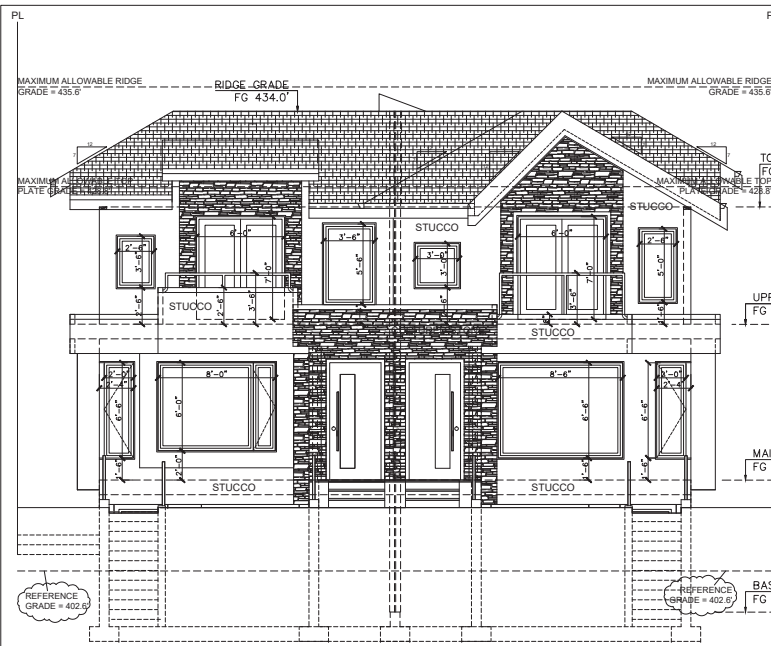
Project Title:

DUPLEX WITH SECONDARY SUITES@
213 E. 22nd STR.
North Vancouver

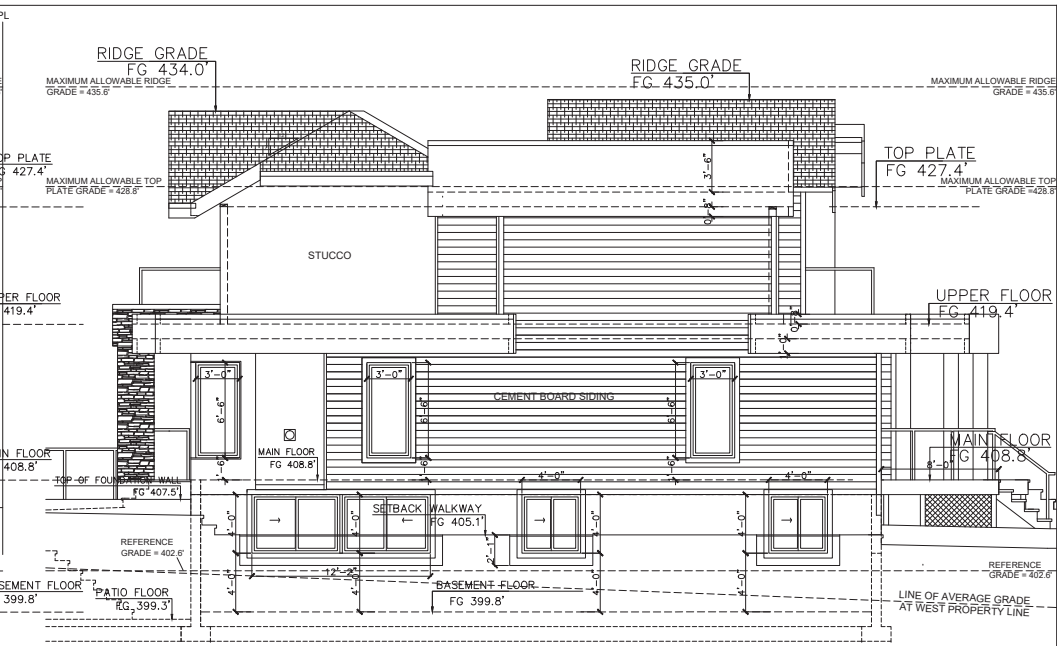
- 1st submission

ROCK-ARC
DEVELOPMENT CORP.

230 - 1000 Roosevelt Crescent
North Vancouver, BC
T: 604-725 0067
F: 604-904 7405

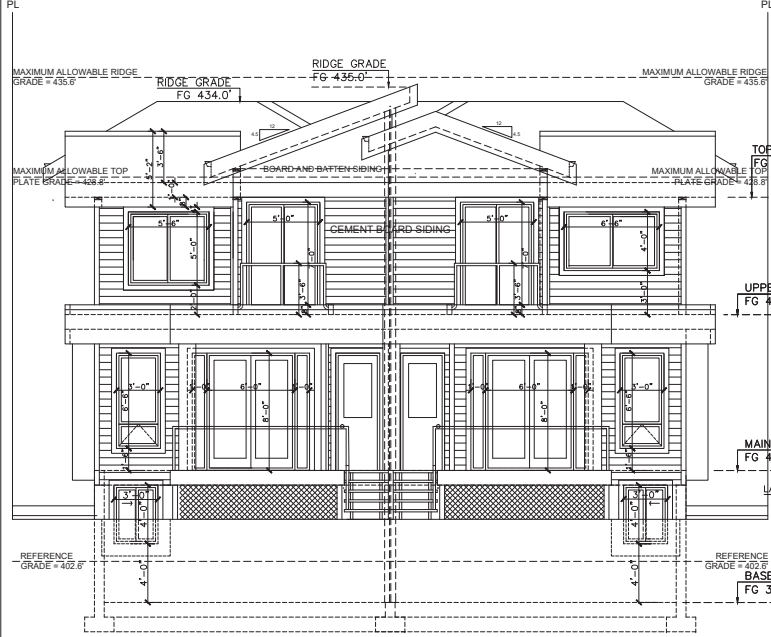


NORTH ELEVATION

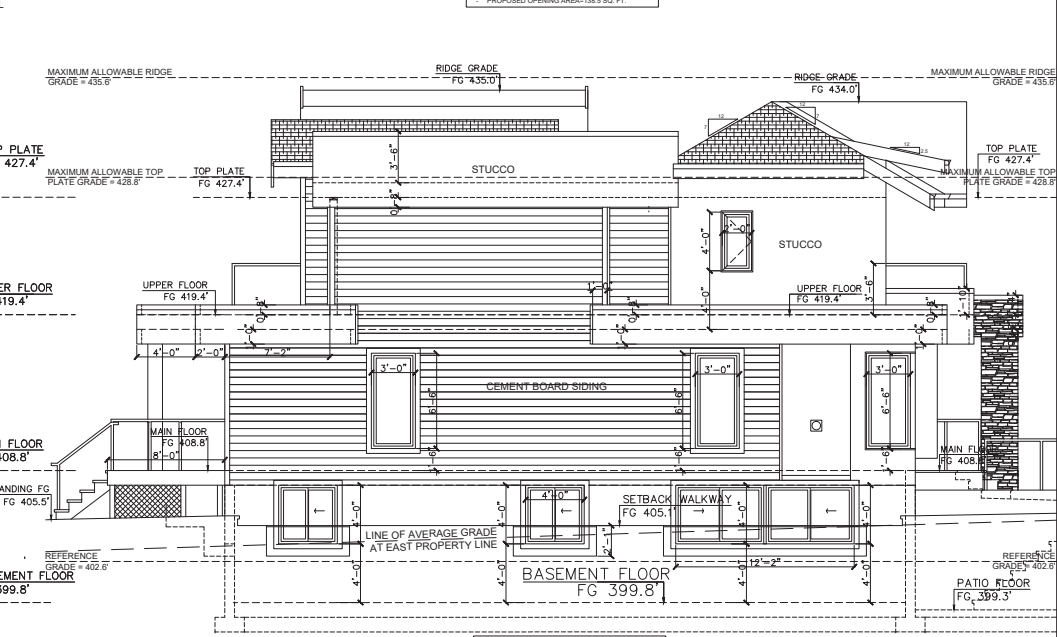


WEST ELEVATION

EAST ELEVATION SPATIAL CALCULATIONS
 - TOTAL ELEVATION AREA=1033 SQ. FT.
 - ALLOWABLE OPENING AREA (8% x 21163.3 SQ. FT.)
 - PROPOSED OPENING AREA=138.5 SQ. FT.



SOUTH ELEVATION



EAST ELEVATION

EAST ELEVATION SPATIAL CALCULATIONS
 - TOTAL ELEVATION AREA=1033 SQ. FT.
 - ALLOWABLE OPENING AREA (8% x 21163.3 SQ. FT.)
 - PROPOSED OPENING AREA=138.5 SQ. FT.

DRAWING A-6:

- ELEVATIONS

Scale:
1/4" = 1' or as noted

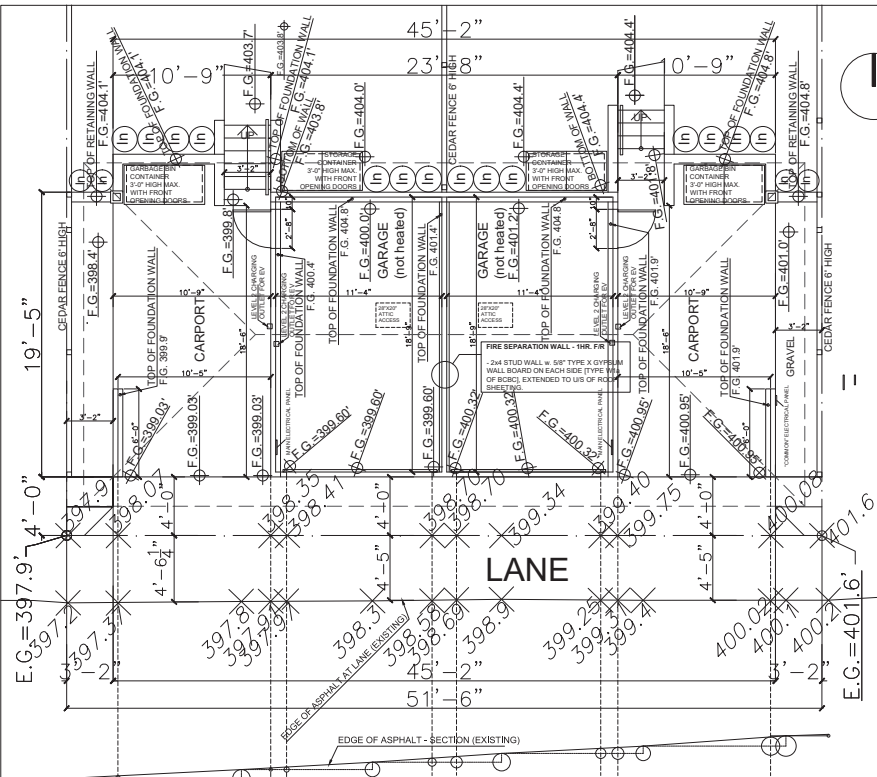
Project Title:

**DUPLEX WITH
SECONDARY
SUITES@
213 E. 22nd STR.
North Vancouver**

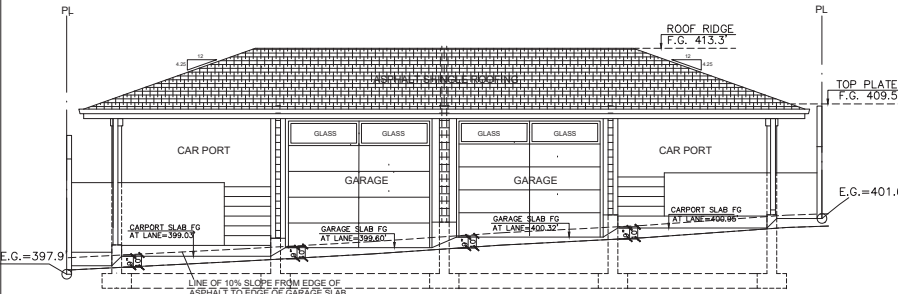
- 1st submission

**ROCK-ARC
DEVELOPMENT CORP.**

230 - 1000 Roosevelt Crescent
North Vancouver, BC
T: 604-725 0067
F: 604-904 7405

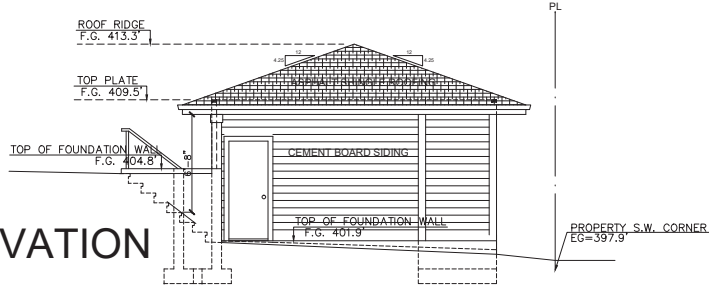


GARAGE PLAN
NOTE: GARAGE SPACE IS NOT HEATED

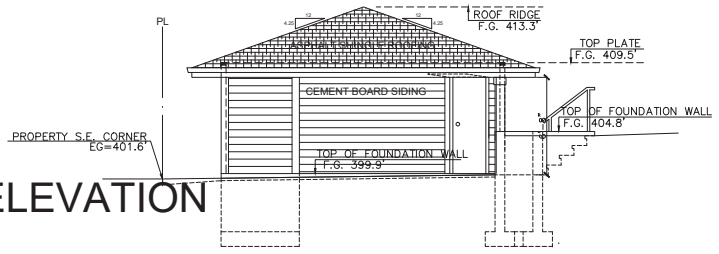


SOUTH ELEVATION

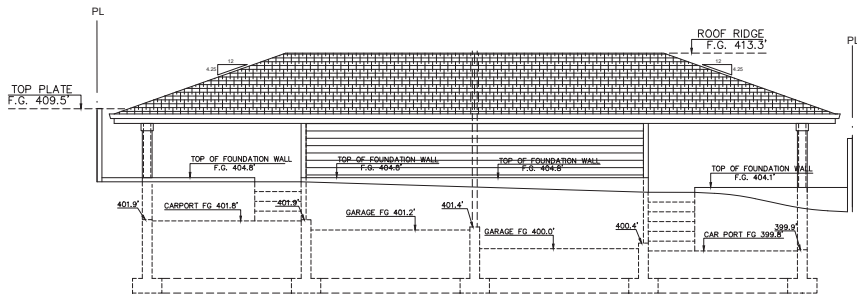
WEST ELEVATION



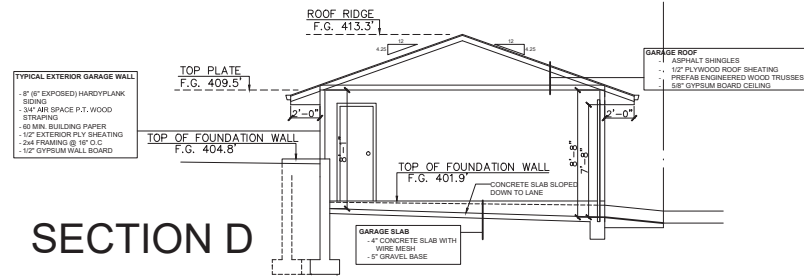
EAST ELEVATION



NORTH ELEVATION



SECTION D



DRAWING A-7:

- GARAGE

Scale:

1/4" = 1' or as noted

Project Title:

**DUPLEX WITH
SECONDARY
SUITES@
213 E. 22nd STR.
North Vancouver**

- 1st submission

**ROCK-ARC
DEVELOPMENT CORP.**

230 - 1000 Roosevelt Crescent
North Vancouver, BC
T: 604-725 0067
F: 604-904 7405

Developer Information Session (DIS) Report

- Project title: Duplex with secondary suites, at 213 E. 22nd Street, North Vancouver.
 - Project Permit number in the City of North Vancouver: PLN2019-00014
 - DIS Location: 123 E. 23rd Street, North Vancouver, Mahon Room, Harry Jerome Rec Centre.
 - DIS Date: Wednesday, March 11th, 2020.
 - DIS Time: 6:00 pm – 8:00 pm.

 - DIS Attendants:
 - Meg Wray: City of North Vancouver;
 - Behrouz Monadizadeh - Payman Khodarahmi: Rock-Arc Development;
 - Members of the Public: 2 attendants (a couple).
-

The session started at 6:00 pm, as scheduled. The following comments and questions were made by the public, and were responded accordingly, by the City staff and the members of the development company.

- 1- **Comment:** Parking is already an issue on this street (E. 22nd). The street is crowded with cars which park on both sides of the street. New development will deteriorate the situation.

Response: *This development provides 4 parking spaces within the property, as required by the zoning bylaw on this street. This will be adequate to accommodate off street parking for the future residents of this development.*

- 2- **Comment:** East 22nd has become a noisy street, and new developments will make situation even worse.

Response: *Work during construction is limited to certain hours during the day and is prohibited outside designated hours. On Saturdays, work hours are even more restricted. On Sundays and statutory holidays construction work is prohibited.*

The session was wrapped up at 8:00 pm, as scheduled.



PROPOSED DUPLEX STREET VIEW

Developer's Information Session

Early Public Input Opportunity

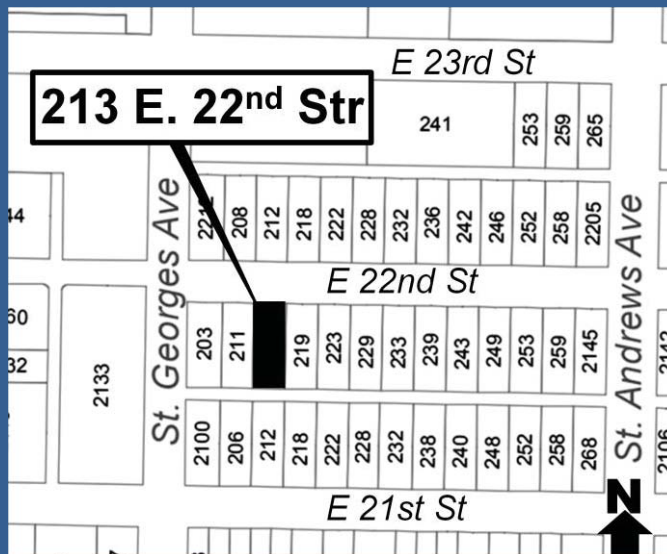
Rezoning Application

Proposed for: 213 East 22nd Street

Location: Mahon Room – Harry Jerome Rec. Centre
123 E. 23rd Street, North Vancouver

Date: Wednesday, March 11, 2020

Time: 6:00 p.m. – 8:00 p.m.



Rock-Arc Development has submitted a rezoning application to permit the development of a duplex building with suites. The proposal includes a detached garage and two surface parking stalls at the rear.

Interested members of the public are invited to attend the Developer's Information Session with the Applicant for an early opportunity to review the proposal and offer comments.

Applicant Contact

Behrouz Monadizadeh
Rock-Arc Development Corp.
230 – 1000 Roosevelt Crescent
North Vancouver, BC, V7P 3R4
604-725-0067
Rock_arc@telus.net

City of North Vancouver Contact

Meg Wray
Planning & Development Department
141 W. 14th Street
North Vancouver, BC, V7M 1H9
604-982-3989
mwrap@cnv.org

On-site sign



Newspaper advertisement

Developer's Information Session

Early Public Input Opportunity – Rezoning Application
Proposed for 213 E. 22nd Street, North Vancouver
Applicant: Rock-Arc Development Corp.

Rock-Arc Development is holding an information session where interested members of the public are invited to learn about our rezoning application to permit a duplex building with suites located at 213 E 22nd Street, North Vancouver.

Date: Wednesday, March 11, 2020
6:00 pm – 8:00 pm

Place: Mahon Room -
Harry Jerome Rec-centre
123 E. 23rd Street,
North Vancouver

Applicant Contact
Behrouz Monadizadeh
Rock Arc Development Corp.
230 – 1000 Roosevelt Crescent
North Vancouver, BC, V7P 3R4
604-725-0067
Rock_arc@telus.net

City of North Vancouver Contact
Meg Wray
Planning & Development Department
141 W. 14th Street
North Vancouver, BC, V7M 1H9
604-982-3989
mwray@cnv.org



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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8784

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. 8784”** (Behrouz Monadizadeh / Rock-Arc Development Corp., 213 East 22nd 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:

Lots	Block	D.L.	Plan	
D	208	546	18798	from RS-1

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.

MAYOR

CITY CLERK

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 Division Manager	 Director for M. E. W.	 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: Meg Wray, Planner 1

Subject: REZONING APPLICATION: 233 EAST 22ND STREET (BILL CURTIS /
BILL CURTIS & ASSOCIATES DESIGN)

Date: June 29, 2020 File No: 08-3400-20-0017/1

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

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated June 29, 2020, entitled
"Rezoning Application: 233 East 22nd Street (Bill Curtis / Bill Curtis & Associates
Design)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8785" (Bill
Curtis / Bill Curtis & Associates Design, 233 East 22nd Street) be considered and
the Public Hearing be waived;

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

AND THAT the community benefits listed in the June 29, 2020 report in the
section "Community Benefits" be secured, through agreements at the applicant's
expense and to the satisfaction of the Director of Planning & Development.

ATTACHMENTS:

1. Context Map (Doc# [1921275](#))
2. Consolidated Architectural and Landscape Plans, dated June 20, 2020 (Doc#
[1925332](#))
3. Public Consultation Summary (Doc# [1924059](#))
4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8785" (Doc# [1924853](#))

PROJECT DESCRIPTION

The proposed development is a duplex with suites. A total of four parking spaces are proposed in the form of a garage and surface parking, all accessed from the lane.

The requested changes to the zoning bylaw to permit this development are identified in Table 1 below. The proposed development would comply with all requirements of the Two-Unit Residential (RT-1) Zone. No variances are being requested.

Table 1. Requested Changes to the Zoning By-law

	Current Designation/Regulation	Proposed Designation/Regulation
Zone	RS-1	RT-1

POLICY FRAMEWORK

The subject site is designated Residential Level 2 in the 2014 Official Community Plan, which permits low density residential development in the form of duplexes, triplexes and row homes.

Metro 2040	
Goal 1 Create a Compact Urban Area	The proposal represents a more compact form of residential development than the current Zone permits, on a site that is near walking and biking infrastructure and close to commercial and institutional destinations.
Goal 4 Develop Complete Communities	The proposed development ensures the neighbourhood will have a diversity of housing stock that will promote the ability to age-in-place allowing people to stay in their neighbourhood throughout all of their lifecycles.
Goal 5 Support Sustainable Transportation Choices	Intensification of this site will support future transit investments along Lonsdale Avenue. The site is proximate to community and commercial amenities and is well situated to provide the occupants with a variety of transportation choices across the North Shore and the greater region.

Official Community Plan	
Policy 1.1.2 Align growth with the development community amenities and infrastructure	Intensification of the site supports the use of existing amenities including the Green Necklace and existing and future recreation facilities.
Policy 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	The proposed development on the site is appropriately scaled to the neighbourhood and supports the primacy of the Lonsdale Regional City Centre.
Policy 1.3.5 Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied	The surrounding neighbourhood has a variety of low-rise building forms. The proposed design is appropriate in character and quality for a Residential Level 2 neighbourhood.

designs which are interesting, sensitive and reflective of their surroundings	
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner	Design and materials are consistent with those found in the local context. Landscaping includes some native plant species.
Policy 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.	The proposed development includes two rental suites which provide a smaller and more affordable housing form.
Housing Action Plan	
Action #5 To increase rental options in lower density areas to support renters and provide homeowners with additional rental income, while retaining neighbourhood scale and character.	The proposed development creates two new principal units of modest size with rental suites. Rental income will help to make the houses more affordable for owners and the rental units will increase the supply of units available in an area that is walkable and well-served by transit.
Sustainable Development Guidelines	
Natural Systems 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 development will be required to meet City requirements for storm water retention. Plantings include native species and trees, supporting local wildlife including birds and pollinating insects.
Physical Structures / Infrastructure The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes energy efficiency.	The development provides green mechanical equipment, including heat pumps.

PLANNING ANALYSIS

Site Context and Surrounding Use

The site is located two blocks from Lonsdale Avenue, near Harry Jerome Community Recreation Centre. The block to the east is designated Residential Level 1 (Low Density) and the block to the west is designated as Residential Level 4A (Medium Density). The 200 block acts as a buffer between the higher and lower densities to the west and east, respectively.

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

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	228 E East 22 nd St	Single-family dwelling	RT-1
	232 East 22 nd St	Single-family dwelling	RS-1

	236 East 22 nd St	Single-family dwelling	RS-1
South	228-230 East 21 st St	Duplex	RT-1
	232-234 East 21 st St	Single-family dwelling	RT-1
	238 East 21 st St	Single-family dwelling	RT-1
East	239 East 22 nd St	Single-family dwelling	RS-1
West	229 East 22 nd St	Single-family dwelling	RS-1

Use

The policy framework applicable to the subject site supports the proposed development. The site is located in close proximity to transit, recreation facilities, commercial areas and schools. Additionally, the units will support affordable homeownership through the inclusion of rental suites, and will provide rental housing stock.

Intensity

The proposal represents a moderate increase in density. The south side of the block is currently zoned for duplexes, and several lots on the north side of 22nd Street have recently been rezoned to permit duplexes. The proposed density is consistent with the Official Community Plan and planned character of the neighbourhood.

The proposed parking is one space per principal unit and one space per suite, which is adequate for this site, given its location.

Form

The proposed form of the development complies with the RT-1 Zone requirements and is appropriate in character for the low-density residential context. The design is sensitive to surrounding buildings and has a 7 metre (23 foot) front setback, which is greater than the minimum of 4.6 metres (15 feet).

The additional front setback is to accommodate the entrance to the suites and sunken patios, with living space for the suites facing the patios. The proposed landscaping includes two new on-site trees, and a mix of native and non-native planting.

COMMUNITY CONSULTATION

A Developer's Information Session was held on March 4, 2020. There was one attendee who was seeking advice on how they might develop a similar project. No comment forms were submitted.

Given the conformity of the proposal with the Official Community Plan and existing character of the area, and general acceptance of the proposal from the surrounding neighbourhood, staff is recommending that the Public Hearing be waived. Should

Council wish to refer the application to a Public Hearing, the first active clause in the resolution should be amended to read:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8785" (Bill Curtis / Bill Curtis & Associates Design, 233 East 22nd Street) be considered and referred to a Public Hearing;

COMMUNITY BENEFITS

Development Services has requested that, in addition to standard requirements for a duplex development, an existing fire hydrant be relocated to accommodate a new sidewalk.

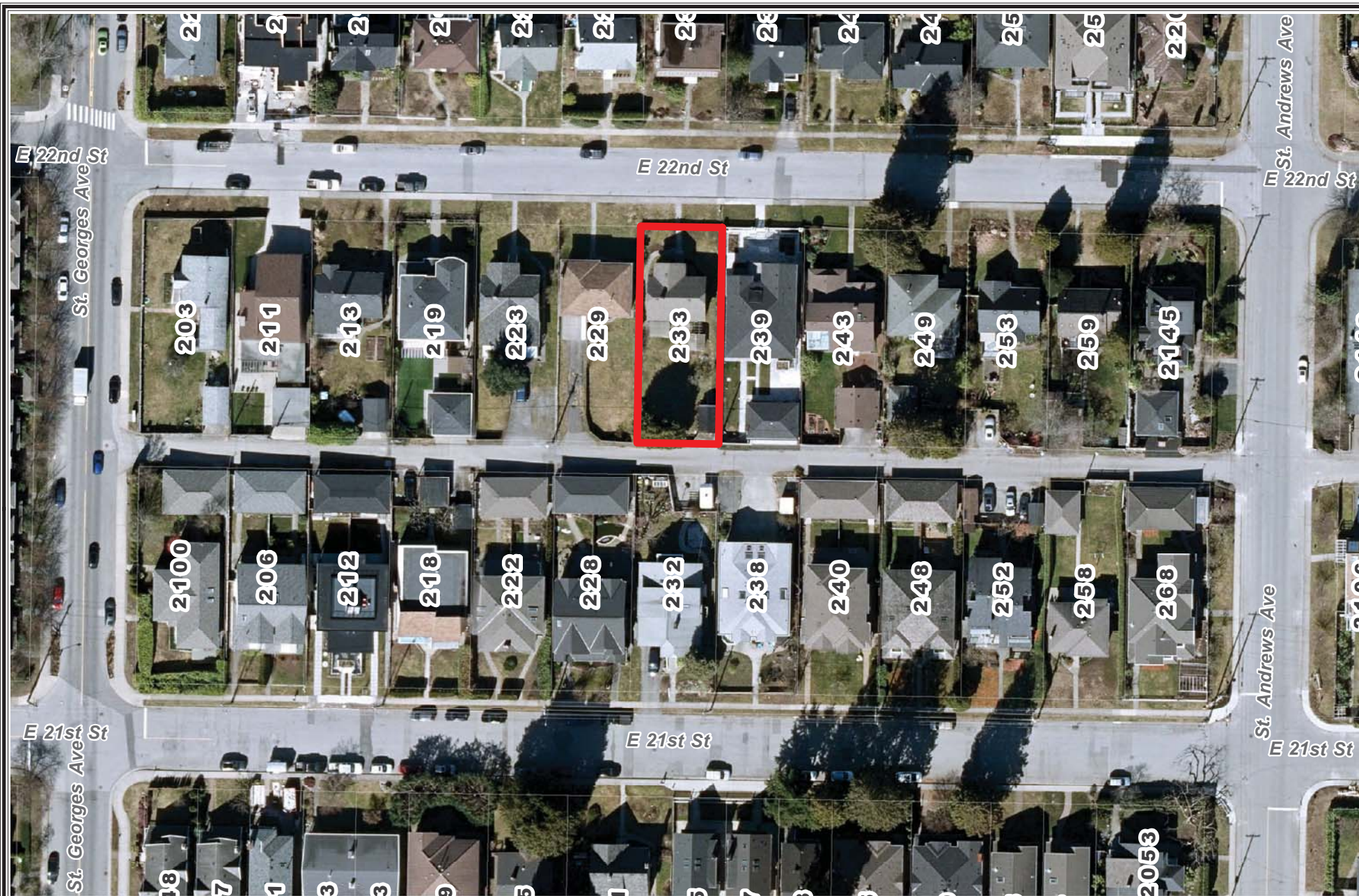
CONCLUSION

The subject site's proximity to existing walking and biking infrastructure (The Green Necklace), as well as transit and commercial areas along Lonsdale Avenue, make it an appropriate site for densification. The project would result in a net increase of three units (one principal and two accessory units) while fitting in with the surrounding properties (low-density residential). Policy and planning analysis supports the proposed rezoning.

RESPECTFULLY SUBMITTED:



Meg Wray
Planner 1



NEW SIDEWALK AND 1" DRAIN GUTTER
 1" RETRACTION BETWEEN BACK OF SIDEWALK
 AND PROPERTY LINE
 18" Y CONCRETE SIDEWALK (TYPICAL CALIFORNIA STYLE)
 CONTROL JOINTS - NO STRENGTH MARKS, LIGHT BROCH FINISH
 RELOCATE FIRE HYDRANT TO ACCOMMODATE NEW SIDEWALK
 NEW OVERHEAD STREET LIGHTING, STREET LIGHTING SHALL MEET
 CURRENT BS DESIGN STANDARDS FOR PEDESTRIAN AND
 ROADWAY LIGHTING
 FILL AND PAVE ADJACENT ROAD UP TO CENTERLINE
 RECONSTRUCT ADJACENT LANE UP TO CENTERLINE
 LANE TO CONFORM TO CITY'S LIVING LANEWAY GUIDELINES

LEGAL DESCRIPTION:

LOT 33 BLOCK 208
 DISTRICT LOT 546
 PLAN 5481

THE CONTRACTOR IS TO CONTACT ENGINEERING, PARKS
 AND ENVIRONMENT AT 604-983-1333 PRIOR TO POURING
 ANY FLOOR SLABS ASSOCIATED WITH VEHICULAR OR PEDESTRIAN
 ACCESS TO THE BUILDING. THE CONTRACTOR'S SURVEYOR MUST
 PROVIDE THE CITY WITH AS-BUILT ELEVATIONS AT ALL BUILDING
 ENTRANCES AT THE FORING STAGE.

CONTRACTOR TO ENSURE THAT ALL
 ELECTRICAL AND COMMUNICATION SERVICES
 ARE INSTALLED UNDERGROUND

CONTRACTOR MUST CONTACT THE CITY OF NORTH VANCOUVER
 24 HOUR INSPECTIONS LINE TO ARRANGE FOR INSPECTIONS.
 THE CONTRACTOR MUST BE ON SITE FOR INSPECTIONS.
 THE 24 HOUR REQUEST INSPECTIONS NUMBER IS 604-983-1333

ALL WARPING OF SIDEWALKS OR WALKWAYS MUST
 TAKE PLACE WITHIN PRIVATE PROPERTY.

THE CITY OF NORTH VANCOUVER WILL SUPPLY
 AND INSTALL AN IN-GROUND WATER METER AT
 THE DEVELOPER'S COST FOR FUTURE WATER
 USE METERING PROGRAMS.

SITE DEVELOPMENT DATA

EXISTING ZONING : RS-1

PROPOSED ZONING : RT-1

LOT AREA : 6,891 SQUARE FEET (640.11 SM)

SITE COVERAGE :

PERMITTED : 2,411.85 SQUARE FEET (224.06 SM) (35%)

PROPOSED : 2,348.88 SQUARE FEET (218.31 SM) (34%)

FLOOR SPACE RATIO :

PERMITTED : 3,411.85 SQUARE FEET (316.96 SM) (35% + 1,000 SF)

PROPOSED : 3,410.53 SQUARE FEET (316.84 SM) (35% + 1,000 SF)

GARAGE:

AREA ALLOWED : 689 SQUARE FEET (62.15 SM)

AREA PROPOSED : 580 SQUARE FEET (53.88 SM)

PARKING:

REQUIRED : 4 STALLS

PROVIDED : 4 STALLS

ELEVATIONS:

ROOF RIDGE.....442.35' (134.8 M)

TOP OF UPPER FL. WALL.....434.4' (132.4 M)

TOP OF UPPER FLOOR.....429.32' (130.64 M)

TOP OF MAIN FLOOR.....415.24' (126.51 M)

TOP OF LOWER FLOOR.....405.16' (123.48 M)

GARAGE:

ROOF RIDGE.....422.9' (128.9 M)

TOP OF WALL.....417.4' (127.22 M)

TOP OF SLAB.....408.4' (124.48 M)

AVERAGE LANE ELEVATION:

401.1408.1 + 816.8 / 2 = 412.48'

(124.91 M + 126.16 M / 2 = 125.51 M)

401.1408.1 + 816.8 / 2 = 408.4'

(124.21 M + 124.69 M / 2 = 124.48 M)

412.45 - 408.4 + 4.05' x 0.40' = 1.62'

(125.51 - 124.48 + 1.09 M x 0.40' = 0.44 M)

412.45 - 1.62 = 410.83'

(125.11 - 0.44 = 125.21 M)

MAX WALL HEIGHT = 431.05' (133.21 M)

MAX ROOF HEIGHT = 443.93' (138.31 M)

GARAGE:

401.1408.1 + 816.8 / 2 = 412.48'

(124.91 M + 126.16 M / 2 = 125.51 M)

401.1408.1 + 816.8 / 2 = 408.4'

(124.21 M + 124.69 M / 2 = 124.48 M)

412.45 - 408.4 + 4.05' x 0.40' = 1.62'

(125.51 - 124.48 + 1.09 M x 0.40' = 0.44 M)

412.45 - 1.62 = 410.83'

(125.11 - 0.44 = 125.21 M)

MAX WALL HEIGHT = 431.05' (133.21 M)

MAX ROOF HEIGHT = 443.93' (138.31 M)

GARAGE:

401.1408.1 + 816.8 / 2 = 412.48'

(124.91 M + 126.16 M / 2 = 125.51 M)

401.1408.1 + 816.8 / 2 = 408.4'

(124.21 M + 124.69 M / 2 = 124.48 M)

412.45 - 408.4 + 4.05' x 0.40' = 1.62'

(125.51 - 124.48 + 1.09 M x 0.40' = 0.44 M)

412.45 - 1.62 = 410.83'

(125.11 - 0.44 = 125.21 M)

MAX WALL HEIGHT = 431.05' (133.21 M)

MAX ROOF HEIGHT = 443.93' (138.31 M)

GARAGE:

401.1408.1 + 816.8 / 2 = 412.48'

(124.91 M + 126.16 M / 2 = 125.51 M)

401.1408.1 + 816.8 / 2 = 408.4'

(124.21 M + 124.69 M / 2 = 124.48 M)

412.45 - 408.4 + 4.05' x 0.40' = 1.62'

(125.51 - 124.48 + 1.09 M x 0.40' = 0.44 M)

412.45 - 1.62 = 410.83'

(125.11 - 0.44 = 125.21 M)

MAX WALL HEIGHT = 431.05' (133.21 M)

MAX ROOF HEIGHT = 443.93' (138.31 M)

GARAGE:

401.1408.1 + 816.8 / 2 = 412.48'

(124.91 M + 126.16 M / 2 = 125.51 M)

401.1408.1 + 816.8 / 2 = 408.4'

(124.21 M + 124.69 M / 2 = 124.48 M)

412.45 - 408.4 + 4.05' x 0.40' = 1.62'

(125.51 - 124.48 + 1.09 M x 0.40' = 0.44 M)

412.45 - 1.62 = 410.83'

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MAX WALL HEIGHT = 431.05' (133.21 M)

MAX ROOF HEIGHT = 443.93' (138.31 M)

GARAGE:

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(124.91 M + 126.16 M / 2 = 125.51 M)

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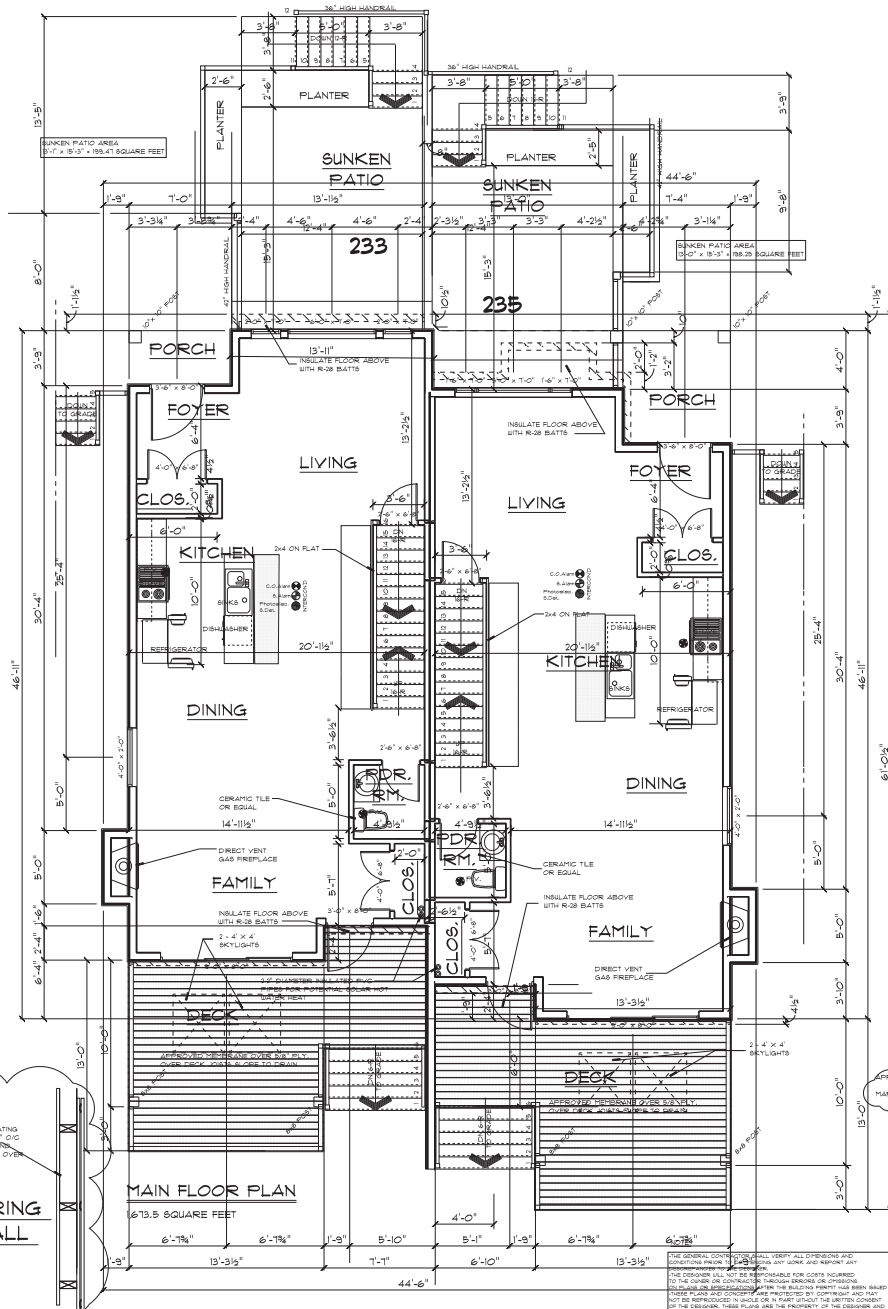
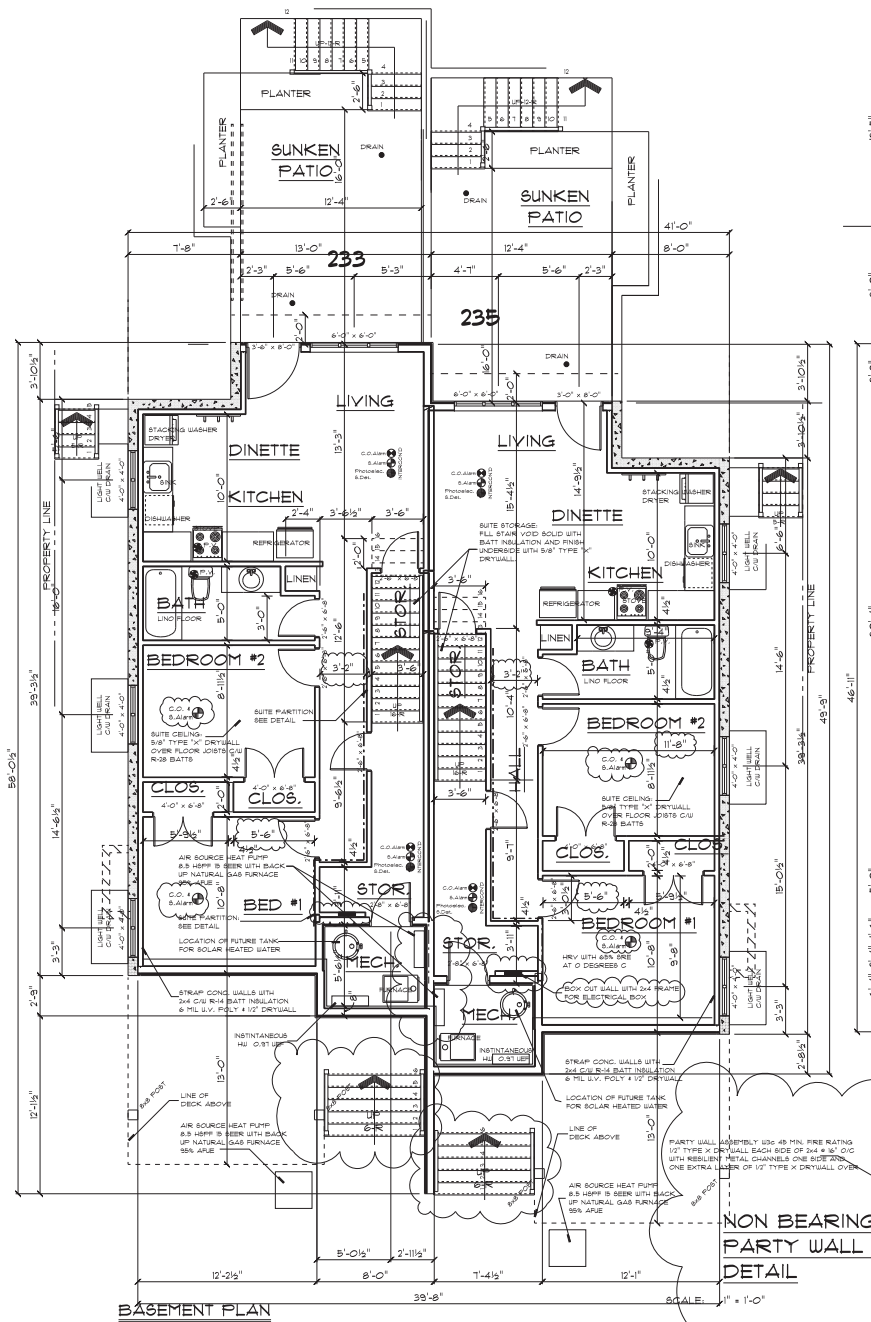
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MAX



PARTY WALL
800G WALL ASSEMBLY U334 page 991
1 HOUR FIRE RATING
SOUND TRANSMISSION RATING ST
3 WALL ASSEMBLIES OF 8" TYPE 'X' CRYSTALLINE
ONE SIDE OF 24" # 8' O/C COMPLETE WITH
R-16 BATT INSULATION REPERATED BY 4" T AIR SPACE
PROVIDE SHEET METAL FINE STOPPING AT EACH FLOOR
LEVEL AND AT THE ROOF.

**PARTY WALL
DETAIL**
SCALE: 1" = 1'-0"



APRIL 2020 GENERAL REVISION
MARCH 2020 MASTER BED DECK DELETED AND
MAIN FLOOR DECK REDESIGNED

**Bill Curtis
& Associates
Design Ltd.**
10000
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com

Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

**MAIN & LOWER
FLOOR PLANS**
Drawn By B.C. Date JULY, 2018
Scale 1/4" = 1'-0"

Project
K&S MECHANICAL DUPLEX
AT 233, 235 EAST 22ND ST.
NORTH VANCOUVER

211
of

Quality Residential Design

Construction Notes

These plans and concepts are protected by copyright and may not be reproduced in whole or in part without the express written consent of the designer.

General Conditions

- The general contractor shall check all dimensions and conditions before commencing with any work, any discrepancies are to be reported to the designer before proceeding with any work.
- All setbacks and building locations shall be confirmed by a registered British Columbia Land Surveyor.
- Unless otherwise stated precedence over scaled dimensions. Do not attempt to scale drawings, to find an unknown dimension contact the designer.
- The designer shall not be responsible for any costs incurred to the owner or general contractor due to errors or omissions in these plans after a building permit has been issued for the project.

Construction shall comply with The British Columbia Building Code 2018 (BCBC).

Foundations:

- Concrete shall be 35 mpa (3000 psi) at 28 days.
- Footings shall extend a minimum of 18" below grade and to solid bearing.
- Pin foundations to rock as described in structural drawings.
- Provide a minimum of 3 coats of asphalt waterproofing or an approved waterproofing membrane over the exterior face of foundation walls.
- Provide 12" anchor bolts @ 4' o.c. or anchor bolts @ 4' o.c. minimum spacing.
- Anchor bolts to footings with pinned anchor saddles embedded in footings.
- Provide a deep proofing test or equal test results and concrete foundations where there is potential for contact or provide pressure treated plate.
- Provide a connecting agent between the tops of foundation and concrete slabs to prevent bonding.
- Provide a minimum 8 mil w.v. layer of poly under concrete slabs and skirt coats.
- Fill under concrete slabs and skirts to be non organic.

Framing:

- All framing is to be to * 5.2 BCBC.
- All load bearing walls to be Douglas Fir #2 or better.
- Limits are to be 20x10 DPM or better.
- All deck framing is to be grade treated.
- Gulfan gables, trusses and other manufactured beams are to be engineer designed and the general contractor shall provide certificates of manufacture as required before erection.
- Roof and floor trusses are to be engineer designed and shop drawings showing true layout and details are to be provided to the designer if required.
- Cross bridge floor and roof joists * 7 C16 minimum.

Stairs:

- Brought stair Rise min. 4.52" max. 1.87"
Run min. 11.71" max. 17.62"
Tread min. 10.35" max. 17.62"
- All treads to have a 1" nosing
- Minimum nosing is 6-3/8" measured vertically from an imaginary line connecting the stair nosings
- Handrail height is to be between 32" and 38" measured at clear height over stairs.
- Handrails to conform to * 9.8.4.5.
- Minimum stair width is 3' 0".
- Curved stairs and stairs greater than 43" in width require a handrail on both sides of the stair.
- A handrail is required for interior stairs with more than 2 risers and for exterior stairs with more than 3 risers.
- No nosing facelifting climbing above 4" to 36" from the deck or stair surface is permitted in the handrail assembly.
- The railing opening is to be within the balustrade width in 4".

Guardrails:

- Guardrail height is 36" where the vertical distance to grade is 5' 0" or less, where the vertical distance is greater, the guard height is 3' 6" or as noted.
- All guards to have a cap unless engineer approved.
- A guard is required where there is a slope of 24" or more.
- A guard is required where there is an adjacent surface within 4" of the walking surface has a slope greater than 1 in 2.

Safety Glass:

- Glass within 36" of a door shall be safety glass.
- Glass in exterior doors, windows, french and sliding doors shall be safety glass.
- Glass in walls enclosing showers or bathtubs shall be safety glass and located above the waterproof finish height.
- Parted doors are to be safety glass and blocked with solid material.
- Glass within 6" of the floor is to be safety glass.

Cladding:

- Cladding shall conform to * 5.2 BCBC.
- All cladding shall conform to * 5.21.3.1 BCBC and insulated to conform with * 5.21.3.8 BCBC.
- All cladding shall conform to Section * 5.21.4 BCBC.

Fireplaces and Chimneys:

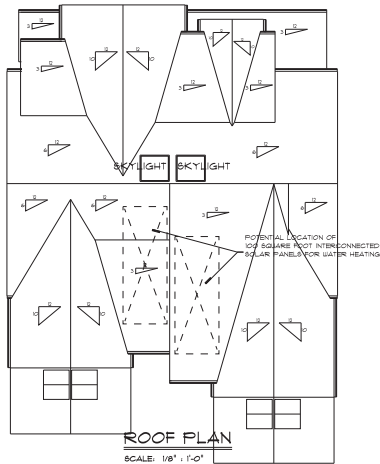
- Fireplaces and chimneys shall conform to * 9.2 and * 9.2.2.
- Provide 2" clearance between chimney and combustible framing.
- Flue pipes shall conform to * 9.2.3.1.
- Provide flue pipes to * 9.2.3.1, flue sizes to 9.2.3.5.4 x 9
- Provide clearance to * 9.2.3.1.
- Provide 4" firebrick lining to flue.
- Provide dampers.
- Flue pipes built fireplaces and chimneys shall be installed to manufacturers specifications and to meet I.C.C. listing requirements.
- Provide non combustible protection under non combustible material.
- Flue pipes to have tight fitting doors and outside combustion air supplied directly to the flue.

Miscellaneous:

- Heating system: Principle residence, Gas fired forced hot air, Radiant Electric Baseboard.
- Provide for fiberglass window frames with thermal glazing in sealed units providing a minimum 12" thermal break.
- Glass in doors and windows to be double glazed unless otherwise specified.
- Provide thermally broken frames in all windows.
- Hard wire smoke alarm in bedroom area and on all floor to conform to * 9.2.3.8 BCBC.
- Provide carbon monoxide detectors within 15' of a bedroom door or in the bedroom and conform to * 9.2.3.8 BCBC.
- Use approved air finishes in shower and bathroom enclosures and apply over a moisture resistant backing.
- Provide insulation blocks to allow for adequate ventilation at restrained locations.
- Flue pipes are to direct vent away from the building and to conform to * 9.2.3.8 BCBC.
- Provide hard wired C.O. detectors in each bedroom within 15' of entrance of bedroom door in conformance with * 9.2.3.8.2.

Vapour Barrier:

- Where an interior frame wall means a ceiling required to have vapour protection on an exterior wall, the vapour barrier must be continuous at the ceiling or wall intersection.
- Provide vapour barrier protection to the inside of insulation at the inside of box joint or rigid foam insulation.
- Clearance between chimneys or vents to be sealed with non-combustible insulation.



Energy Efficiency:

- All heating ventilation and insulation components are to conform to regulations outlined in section * 9.2.3.8.
- All habitable spaces are to achieve Step Code 3 performance.
- Energy efficiency components are to be designed by a Certified Energy Performance Advisor.
- Notify the designer in the event of conflict between assembly descriptions between these drawings and those of the Energy Performance Advisor.

Ventilation:

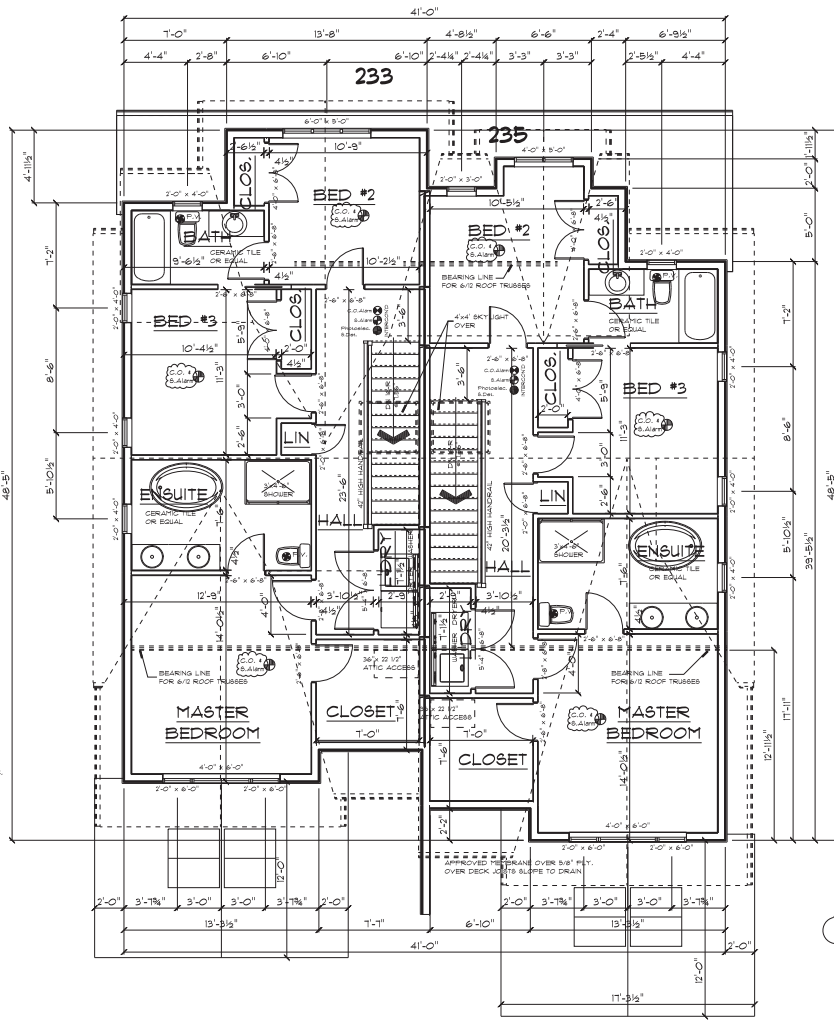
- Provide combustion air for forced air furnace.
- Provide exhaust fans that provide half an air change an hour located in bathrooms and kitchens.
- Provide clean, tempered air to all habitable spaces with humidity control at a static pressure of 0.25" of water.
- All air is to be mechanically vented from all kitchens, bathrooms and laundry rooms.
- All air is to be ducted to a centrally located mechanically venting system (see separate mechanical drawings).
- Duct systems shall be designed according to exhaust manufacturer's specifications. Duct layout to be designed by trade.
- All ducts shall form a continuous envelope on the inside surface of the building.
- Provide sealed or lapped joints at least 4" wide at fitting members, turning or blocking.
- Provide vapour barrier protection at the inside of exterior walls.
- Vapour proof electrical boxes are recommended for exterior walls.
- All duct access features are to be waterproofed and have an air barrier.
- Uniformly ventilate roof spaces at a 1:500 ratio of the insulated floor area.
- Provide a minimum of 28% of the required ventilation based on the roof ridge.
- All ducts intended for the discharge of air to the outdoors shall be equipped with a non-corrosive gully or spring operated backflow device.
- All ducts and plenums carrying conditioned air and located within the plane of insulation shall have all joints sealed against air infiltration and exfiltration with sealants or gaskets made from liquid, mastic, or mastic applied materials.
- Ventilate attic * 1:500 ratio of insulated ceiling area. Ventilate the roof * 1:50 ratio.
- Roof vents are to be uniformly distributed with a minimum of 25% at the base and 25% at the roof peak.
- Supply mechanical ventilation air conditioning design and letter of approval by a Professional Engineer certified in HRV or MVCT technology at time of inspection.
- Heat Recovery Ventilators are to be installed to manufacturers specifications.

Duelling Security:

- Main entrance doors without sightlines are to be equipped with a door viewer.
- Doors in interior openings are to be solid blocked at the lock height so the door frame will meet extending by force to * 9.2.3.8 BCBC and * 9.2.3.14 BCBC.
- Exterior doors shall be provided with a 5 pin cylinder deadbolt lock with a 1" throw to * 5.6.6 BCBC.
- Exterior sliding windows shall be equipped and installed in a manner that will prevent the removal of a sliding panel when in the locked position.
- Sliding glass doors shall be equipped with sliding pin locks into the door frame to supplement the lock of the door handle.

Moisture Protection:

- Provide flashing between horizontal intersections of differing wall finishes. All flashing to slope away from the building at 6% minimum.
- Provide flashing at all wall - roof junctions, including parapets for guards on decks.
- Minimum assembly required for all buildings with a minimum capacity break of 3/8".
- All platforms are roofs.
- All roofs must slope 1 in 150 away from walls, including parapet walls surrounding decks. Provide adequate drainage from roof-to-decked deck area with roof eavepipes and or drains.
- 6" clearance required from deck, parapet and floor.
- All windows and door head flashings with a 4" high back leg must be placed so that the head and door head flashings will be in contact with the wall to allow for rain and debris to fall over edges of the flashings. There is a wood trim to allow for rain and debris to fall over edges of the flashings.
- All window flashings * 7" times shall be performed with 3/8" holes @ 16" o.c.
- All exterior doors shall be set into 2" continuous blocks of concrete curb at the sill and up the jamb. The doorframe brick work must also be back caulked.
- All wood cladding products are to be back primed.
- A through wall flashing is required at all horizontal expansion joints, building band ends, and below the gables and eaves. All through wall flashings must have a 4" high back leg. All horizontal laps must be 4" minimum and caulked.
- All wall vents shall be back caulked at the top and side flanges to a piece of 2x2 60 minute fireproof paper placed behind the vent. Place the field paper over the top and side flanges only up the bottom of the 2x2 flashing paper over the field paper (single vinyl) and provide a flashing clip and glue over at vents. Caulk the sides of the vents to the cabinet.
- All vents must be approved before installing.
- All exterior door stops are to be provided with a 1/4" hole in the centre of a 17x21" piece of EPDM roofing leading single vinyl into the building paper.
- All penetrations must have an approved flashing kit.
- All exterior structural wood shall be pressure treated.



UPPER FLOOR PLAN

1751.8 SQUARE FEET

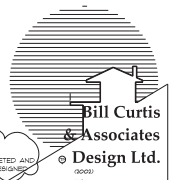
NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR FOR ANY DISCREPANCIES OR CHANGES TO THE PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED. THESE PLANS AND SPECIFICATIONS ARE PROVIDED BY THE DESIGNER AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED. THESE PLANS AND SPECIFICATIONS ARE PROVIDED BY THE DESIGNER AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED. THESE PLANS AND SPECIFICATIONS ARE PROVIDED BY THE DESIGNER AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE.

PARTY WALL
BCBC WALL ASSEMBLY U308 page 991
ACQUA FIRE RATING
SOUND TRANSMISSION RATING ST
3 WALL ASSEMBLY OF 8" THICK 12" DRYWALL
ONE SIDE OF 5/4" x 8" O.C. COMPLETE WITH
R-14 BATT INSULATION SEPARATED BY A 1" AIR SPACE
PRODUCE BUILT TEST FOR STOPPING AT EACH FLOOR
LEVEL AND AT THE ROOF.

PARTY WALL DETAIL

SCALE: 1" = 1'-0"



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5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

UPPER FLOOR

Drawing PLAN
Drawn By B.C. Date JULY 2019
Scale 1/4" = 1'-0" OR AS NOTED

Project K5 MECHANICAL DUPLEX
AT 233, 235 EAST 22nd ST.
NORTH VANCOUVER

3 of 11



Phone 604-986-4550
Fax 604-986-4555
urtisdesign@gmail.com

Drawing **GARAGE PLANS**
 Drawn By **B.C.** Date **JULY, 2019**
 Scale **1/4" = 1'-0"**
 Project
KS MECHANICAL DUPLEX
AT 233, 235 EAST 22nd ST.
NORTH VANCOUVER

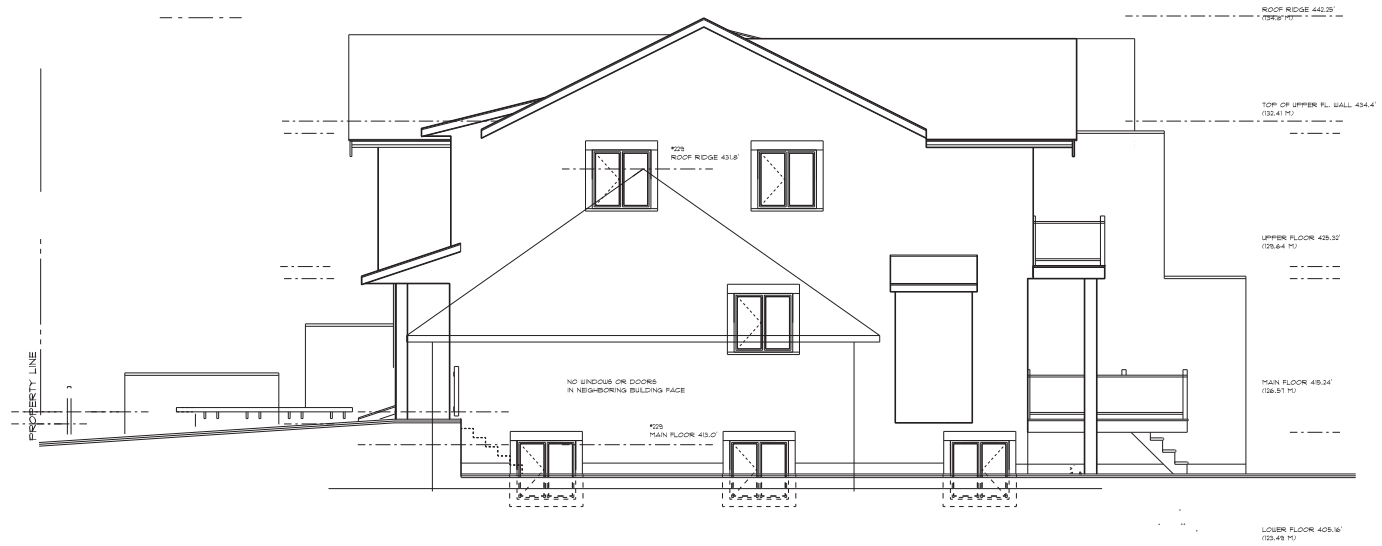
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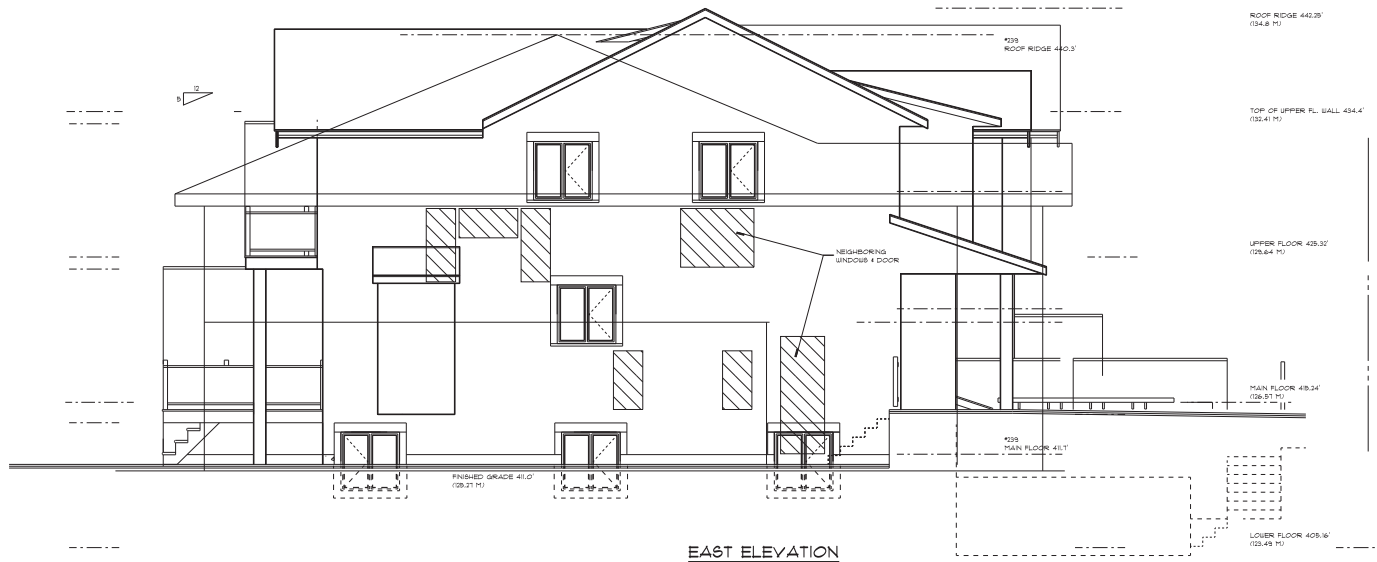
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WEST ELEVATION



EAST ELEVATION

NOTE

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8 of 8

REVISIONS

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 North Vancouver, BC V7M 3M6

REFLECTED WINDOWS

Drawing
 Drawn By B.C. Date JULY, 2018
 Scale 1/4" = 1'-0"

Project
 K9 MECHANICAL DUPLEX
 AT 233, 235 EAST 22nd ST.
 NORTH VANCOUVER

Quality Residential Design

Bill Curtis & Associates Design Ltd.

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March 7, 2020

City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9
Planning Department

Attention Ms. Meg Wray

Regarding a Development Information Session (DIS) for the rezoning of the property at 233 East 22nd Street, to allow for the building of a new duplex.

The DIS was hosted in the Capilano Room at the Memorial Centre located at 123 East 23rd Street from 7:00 PM to 9:00 PM. The event was advertised in the North Shore News Newspaper, editions issued Wednesday February 26th and Friday February 28th. A sign was posted Monday February 24th and I dropped off notices to local residents located in an area indicated by the City on Saturday February 29th. There was no rain or other awkward weather events that evening that might have influenced participation.

One interested resident attended seeking knowledge about how she might be able to develop a similar project. She resides on Coleman Street, in the District of North Vancouver. I described how a similar proposal might develop in the District Of North Vancouver.

There were no other people attending the DIS.

Regards,
Bill Curtis



DEVELOPMENT INFORMATION SESSION



BILL CURTIS & ASSOCIATES DESIGN LTD.

Is proposing to develop a new Duplex
with a suite in each unit and a new detached garage
at 233 East 22nd Street.

Those interested in this project are
invited to a Development Information Session
to be hosted in the Capilano Room at
Memorial Centre, 123 East 23rd St. North Vancouver
Wednesday March 4th from
7:00 PM to 9:00 PM

Developer	Bill Curtis	604-986-4550 billcurtisdesign@gmail.com
City Contact	Meg Wray	604-982-3989 murray@cnv.org

A DEVELOPMENT INFORMATION SESSION
is required by the City of North Vancouver

233

233

DEVELOPMENT APPLICATION

233 E 23rd Street

Overview

233 E 23rd Street is a historic building located in the Central Business District. The building is currently vacant and is being proposed for conversion to a multi-unit residential development. The proposed development consists of a three-story building with a total of 12 units. The building is located on a corner lot and is adjacent to a public street. The proposed development is consistent with the City of North Vancouver's Official Community Plan and the City's Zoning Bylaw.



APPLICANT

233 E 23rd Street
233 E 23rd Street
233 E 23rd Street
233 E 23rd Street
233 E 23rd Street
233 E 23rd Street
233 E 23rd Street
233 E 23rd Street
233 E 23rd Street
233 E 23rd Street

FOR MORE INFORMATION AND TO SHARE YOUR OPINION

DEVELOPER'S INFORMATION SESSION

LOCATION: 121 East 23rd Street, Memorial Centre, Gastown, North Vancouver

DATE: March 4, 2020

TIME: 7pm - 8pm



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Any other information is the property of the City of North Vancouver.

RECEIVED
MAR 8 2020
CITY OF NORTH VANCOUVER
COMMUNITY DEVELOPMENT
DEPARTMENT

DEVELOPMENT INFORMATION SESSION



BILL CURTIS & ASSOCIATES DESIGN LTD.

is proposing to develop a new
Duplex with a suite in each unit and
a new detached garage at
233 East 22nd Street.

Those interested in this project are
invited to a Development Information
Session to be hosted in the
Capilano Room at Memorial Centre,
123 East 23rd St., North Vancouver
Wednesday March 4, 2020 from
7:00 PM to 9:00 PM

Developer

Bill Curtis

604-986-4550

billcurtisdesign@gmail.com

City Contact

Meg Wray

604-982-3989

mwrap@cnv.org

A DEVELOPMENT INFORMATION SESSION is required by the City of North Vancouver



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8785

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. 8785” (Bill Curtis / Bill Curtis & Associates Design, 233 East 22nd 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:

Lots	Block	D.L.	Plan	
33	208	546	5481	from RS-1

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.

MAYOR

CITY CLERK

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 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
FINANCE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Ben Themens, Director of Finance

Subject: 2020 PROPERTY TAX SALE DATE DEFERMENT

Date: July 8, 2020 File No: 05-1970-08-0001/2020

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

RECOMMENDATION

PURSUANT to the report of the Director of Finance, dated July 8, 2020, entitled "2020 Property Tax Sale Date Deferment":

THAT 2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788 be considered.

ATTACHMENTS

1. Provincial Ministerial Order M159 (CityDoc[1927235](#))
2. 2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788 (CityDoc[1927415](#))

BACKGROUND

Under the *Community Charter*, municipalities within BC are required to sell at Tax Sale all properties whose taxes have not been paid for two years prior to the current year (delinquent taxes). By legislation, the Tax Sale, if there is one, is held at 10:00 AM on the last Monday in September. The occurrence of a Tax Sale in the City is rare, having occurred twice in the past ten years, 2011 and 2018.

On May 15, 2020, under the *Emergency Program Act*, the Province of British Columbia issued Ministerial Order M159 as part of its COVID-19 relief plan. The order provides for, by bylaw, deferment of the 2020 Property Tax Sale Date from September 28, 2020 to September 27, 2021. A copy of the Order is included as Attachment 1.

DISCUSSION

Although the instance of a Tax Sale in the City of North Vancouver is rare it is recommended that, due to COVID-19, the 2020 Property Tax Sale date be deferred to 2021. This will provide property owners additional time to pay delinquent taxes and will not necessitate access to City Hall by the public to attend the sale if one is required.

FINANCIAL IMPLICATIONS

Delinquent taxes will continue to accrue interest. Approximately 70 properties have delinquent balances totaling \$180,000 currently. With appropriate follow-up, these amounts are usually collected before the Tax Sale date/time so that no sale is required. The deferral of the Tax Sale date could delay payment of those amounts by one year. Current interest rate on delinquent taxes is 5.45%.


INTER-DEPARTMENTAL IMPLICATIONS

None.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

None.

RESPECTFULLY SUBMITTED:



Ben Themens
Director of Finance

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF PUBLIC SAFETY AND
SOLICITOR GENERAL*Emergency Program Act*

Ministerial Order No. M159

WHEREAS a declaration of a state of emergency throughout the whole of the Province of British Columbia was declared on March 18, 2020 because of the COVID-19 pandemic;

AND WHEREAS it is in the public interest to ensure that certain financial measures be authorized so that local governments have operating funds during the emergency and the impacts of the emergency are lessened by varying, extending or deferring requirements;

AND WHEREAS section 10 (1) of the *Emergency Program Act* provides that I may do all acts and implement all procedures that I consider necessary to prevent, respond to or alleviate the effects of any emergency or disaster;

I, Mike Farnworth, Minister of Public Safety and Solicitor General, order that the attached Local Government Finance (COVID-19) Order is made.

May 15, 2020

Date


Minister of Public Safety and Solicitor General

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Emergency Program Act*, R.S.B.C. 1996, c. 111, s. 10

Other: MO 73/2020; OIC 241/2020

LOCAL GOVERNMENT FINANCE (COVID-19) ORDER

Division 1 – General

Definitions

1 In this order:

- “**board**” has the same meaning as in the Schedule of the *Local Government Act*;
- “**City of Vancouver**” has the same meaning as “city” in section 2 of the *Vancouver Charter*;
- “**council**” has the same meaning as in the Schedule of the *Community Charter*;
- “**Greater Vancouver Sewerage and Drainage District**” has the same meaning as “Corporation” in section 2 of the *Greater Vancouver Sewerage and Drainage District Act*;
- “**Greater Vancouver Sewerage and Drainage District Administration Board**” has the same meaning as “Board” in section 2 of the *Greater Vancouver Sewerage and Drainage District Act*;
- “**Greater Vancouver Water District**” has the same meaning as “Corporation” in section 2 of the *Greater Vancouver Water District Act*;
- “**Greater Vancouver Water District Administration Board**” has the same meaning as “Board” in section 2 of the *Greater Vancouver Water District Act*;
- “**improvement district**” has the same meaning as in the Schedule of the *Local Government Act*;
- “**Municipal Finance Authority**” means the Municipal Finance Authority of British Columbia continued under section 2 [authority continued] of the *Municipal Finance Authority Act*;
- “**municipality**” has the same meaning as in the Schedule of the *Community Charter*;
- “**regional district**” has the same meaning as in the Schedule of the *Local Government Act*;
- “**Vancouver council**” has the same meaning as “Council” in section 2 of the *Vancouver Charter*.

Application

- 2 This order applies during the period that starts on the date this order is made and ends on the date on which the last extension of the declaration of a state of emergency made March 18, 2020 under section 9 (1) [declaration of state of emergency] of the *Emergency Program Act* expires or is cancelled.

Division 2 – Reserve Fund Borrowing

Reserve fund borrowing – municipalities

- 3 (1) A municipality may, during the 2020 calendar year, borrow from a reserve fund established under section 188 [establishment of reserve funds] of the *Community Charter*.

- (2) The money borrowed under subsection (1) of this section
 - (a) may be used for any operational shortfall in the 2020 calendar year, at the discretion of the council of the municipality,
 - (b) must be repaid to the fund from which it was borrowed on or before December 31, 2025, and
 - (c) need not be repaid with interest.
- (3) Any outstanding money that remains unpaid on December 31, 2025 must be added to the 2026 financial plan, budget or estimates, as applicable, of the municipality as a cash transfer to reserves, plus a penalty equal to 5% of the debt outstanding as at December 31, 2025.
- (4) This section applies despite section 189 [*use of money in reserve funds*] of the *Community Charter*.

Reserve fund borrowing – regional districts

- 4 (1) A regional district may, during the 2020 calendar year, borrow from a reserve fund established under section 377 [*financial management: application of Community Charter*] of the *Local Government Act*.
- (2) The money borrowed under subsection (1) of this section
 - (a) may be used for any operational shortfall in the 2020 calendar year, at the discretion of the board of the regional district,
 - (b) must be repaid to the fund from which it was borrowed on or before December 31, 2025, and
 - (c) need not be repaid with interest.
- (3) Any outstanding money that remains unpaid on December 31, 2025 must be added to the 2026 financial plan, budget or estimates, as applicable, of the regional district as a cash transfer to reserves, plus a penalty equal to 5% of the debt outstanding as at December 31, 2025.
- (4) This section applies despite section 377 of the *Local Government Act*.

Reserve fund borrowing – improvement districts

- 5 (1) An improvement district may, during the 2020 calendar year, borrow from a reserve fund established under section 706 [*renewal of works and related reserve funds*] of the *Local Government Act*.
- (2) The money borrowed under subsection (1) of this section
 - (a) may be used for any operational shortfall in the 2020 calendar year, at the discretion of the improvement district board,
 - (b) must be repaid to the fund from which it was borrowed on or before December 31, 2025, and
 - (c) need not be repaid with interest.
- (3) Any outstanding money that remains unpaid on December 31, 2025 must be added to the 2026 financial plan, budget or estimates, as applicable, of the improvement district as a cash transfer to reserves, plus a penalty equal to 5% of the debt outstanding as at December 31, 2025.
- (4) This section applies despite section 706 of the *Local Government Act*.

Reserve fund borrowing – City of Vancouver

- 6 (1) The City of Vancouver may, during the 2020 calendar year, borrow from a reserve fund established under the following sections of the *Vancouver Charter*:
- (a) section 193D (5) (d) and (8) [*single room accommodation permits*];
 - (b) section 201A [*property acquisition fund*];
 - (c) section 306 (7) to (9) [*reserve fund for off-street parking and other transportation infrastructure*];
 - (d) section 523D (16) to (17.1) [*development cost levies*].
- (2) The money borrowed under subsection (1) of this section
- (a) may be used for any operational shortfall in the 2020 calendar year, at the discretion of the Vancouver council,
 - (b) must be repaid to the fund from which it was borrowed on or before December 31, 2025, and
 - (c) need not be repaid with interest.
- (3) Any outstanding money that remains unpaid on December 31, 2025 must be added to the 2026 financial plan, budget or estimates, as applicable, of the City of Vancouver as a cash transfer to reserves, plus a penalty equal to 5% of the debt outstanding as at December 31, 2025.
- (4) This section applies despite the following provisions of the *Vancouver Charter*:
- (a) section 193D (5) (d) and (8);
 - (b) section 201A;
 - (c) section 306 (7) to (9);
 - (d) section 523D (16) to (17.1).

**Reserve fund borrowing –
Greater Vancouver Sewerage and Drainage District**

- 7 (1) The Greater Vancouver Sewage and Drainage District may, during the 2020 calendar year, borrow from a reserve fund established under section 34.1 [*reserve and special reserve funds*] of the *Greater Vancouver Sewage and Drainage District Act*.
- (2) The money borrowed under subsection (1) of this section
- (a) may be used for any operational shortfall in the 2020 calendar year, at the discretion of the Greater Vancouver Sewage and Drainage District board,
 - (b) must be repaid to the fund from which it was borrowed on or before December 31, 2025, and
 - (c) need not be repaid with interest.
- (3) Any outstanding money that remains unpaid on December 31, 2025 must be added to the 2026 financial plan, budget or estimates, as applicable, of the Greater Vancouver Sewage and Drainage District as a cash transfer to reserves, plus a penalty equal to 5% of the debt outstanding as at December 31, 2025.
- (4) This section applies despite section 34.1 of the *Greater Vancouver Sewage and Drainage District Act*.

**Reserve fund borrowing –
Greater Vancouver Water District**

- 8 (1) The Greater Vancouver Water District may, during the 2020 calendar year, borrow from a reserve fund established under section 57.1 [*reserve funds*] of the *Greater Vancouver Water District Act*.
- (2) The money borrowed under subsection (1) of this section
- (a) may be used for any operational shortfall in the 2020 calendar year, at the discretion of the Greater Vancouver Water District board,
 - (b) must be repaid to the fund from which it was borrowed on or before December 31, 2025, and
 - (c) need not be repaid with interest.
- (3) Any outstanding money that remains unpaid on December 31, 2025 must be added to the 2026 financial plan, budget or estimates, as applicable, of the Greater Vancouver Water District as a cash transfer to reserves, plus a penalty equal to 5% of the debt outstanding as at December 31, 2025.
- (4) This section applies despite section 57.1 of the *Greater Vancouver Water District Act*.

Division 3 – Revenue Anticipation Borrowing

Municipal Finance Authority

- 9 The Municipal Finance Authority may enter into agreements with the following institutions to provide financing for the following purposes, as applicable to the institution, in accordance with section 11 [*interim financing*] of the *Municipal Finance Authority Act* and in the same manner as if each of the following institutions was a public institution under that Act:
- (a) in respect of the City of Vancouver, borrowing under section 263 [*borrowing pending collection of real-property taxes*] of the *Vancouver Charter*;
 - (b) in respect of the Greater Vancouver Sewerage and Drainage District, borrowing under section 35 [*borrowing in anticipation of revenue*] of the *Greater Vancouver Sewerage and Drainage District Act*;
 - (c) in respect of the Greater Vancouver Water District, borrowing under section 58 [*borrowing in anticipation of revenue*] of the *Greater Vancouver Water District Act*.

Extension of borrowing – municipalities

- 10 (1) For debt incurred as borrowing in anticipation of revenue in 2020 in accordance with section 177 [*revenue anticipation borrowing*] of the *Community Charter* in respect of a municipality, the money must be repaid on or before the earlier of the following dates:
- (a) the date when the anticipated revenue with respect to which the borrowing was authorized is received;
 - (b) December 31, 2021.
- (2) The amount of any outstanding debt from 2020 that remains unpaid in 2021 under subsection (1) does not limit, and need not be included in the calculation of, the

maximum allowable amount of borrowing in anticipation of revenue in 2021 in respect of the municipality.

- (3) This section applies despite section 177 of the *Community Charter*.

Extension of borrowing – regional districts

- 11** (1) For debt incurred as borrowing in anticipation of revenue in 2020 in accordance with section 404 [*revenue anticipation borrowing*] of the *Local Government Act* in respect of a regional district, the money must be repaid on or before the earlier of the following dates:
- (a) the date when the anticipated revenue with respect to which the borrowing was authorized is received;
 - (b) December 31, 2021.
- (2) The amount of any outstanding debt from 2020 that remains unpaid in 2021 under subsection (1) does not limit the maximum allowable amount of borrowing in anticipation of revenue in 2021 in respect of the regional district.
- (3) This section applies despite section 404 of the *Local Government Act*.

Extension of borrowing – City of Vancouver

- 12** (1) For debt incurred as borrowing in anticipation of revenue in 2020 in accordance with section 263 [*borrowing pending collection of real-property taxes*] of the *Vancouver Charter*, the money must be repaid on or before the earlier of the following dates:
- (a) the date when the anticipated revenue with respect to which the borrowing was authorized is received;
 - (b) December 31, 2021.
- (2) The amount of any outstanding debt from 2020 that remains unpaid in 2021 under subsection (1) does not limit, and need not be included in the calculation of, the maximum allowable amount of borrowing in anticipation of revenue in 2021.
- (3) This section applies despite section 263 of the *Vancouver Charter*.

**Extension of borrowing –
Greater Vancouver Sewerage and Drainage District**

- 13** (1) For debt incurred as borrowing in anticipation of revenue in 2020 in accordance with section 35 [*borrowing in anticipation of revenue*] of the *Greater Vancouver Sewerage and Drainage District Act*, the money must be repaid on or before the earlier of the following dates:
- (a) the date when the anticipated revenue with respect to which the borrowing was authorized is received;
 - (b) December 31, 2021.
- (2) The amount of any outstanding debt from 2020 that remains unpaid in 2021 under subsection (1) does not limit the maximum allowable amount of borrowing in anticipation of revenue in 2021.
- (3) This section applies despite section 35 of the *Greater Vancouver Sewerage and Drainage District Act*.

**Extension of borrowing –
Greater Vancouver Water District**

- 14** (1) For debt incurred as borrowing in anticipation of revenue in 2020 in accordance with section 58 [*borrowing in anticipation of revenue*] of the *Greater Vancouver Water District Act*, the money must be repaid on or before the earlier of the following dates:
- (a) the date when the anticipated revenue with respect to which the borrowing was authorized is received;
 - (b) December 31, 2021.
- (2) The amount of any outstanding debt from 2020 that remains unpaid in 2021 under subsection (1) does not limit the maximum allowable amount of borrowing in anticipation of revenue in 2021.
- (3) This section applies despite section 58 of the *Greater Vancouver Water District Act*.

Division 4 – Annual Tax Sales

Deferral of tax sale – municipalities

- 15** (1) A council of a municipality may, by bylaw adopted on or before August 31, 2020, defer the annual tax sale for 2020, provided for under Division 7 [*Annual Municipal Tax Sale*] of Part 16 [*Municipal Provisions*] of the *Local Government Act*, until September 27, 2021, with the effect that the annual tax sale would be on that date in respect of the upset price described in section 649 [*upset price for tax sale*] of that Act.
- (2) If a bylaw is adopted deferring the annual tax sale,
- (a) written notice must be sent within 2 weeks of the bylaw's adoption to the property owner of a property that is subject to the deferred annual tax sale advising the owner that
 - (i) the annual tax sale for 2020 has been deferred to September 27, 2021,
 - (ii) any taxes that are delinquent will remain delinquent for 2021, with applicable interest charges, and
 - (iii) unless the delinquent taxes are paid before the start of the tax sale on September 27, 2021, the property will be subject to tax sale on September 27, 2021,
 - (b) it is not required to provide public notice of the deferral of the annual tax sale, and
 - (c) for certainty, any taxes that are delinquent, as described in section 246 (1) [*delinquent taxes*] of the *Community Charter*, remain delinquent for 2021, with interest charges that are carried under that Act.
- (3) For certainty, this section does not limit the application of the *Local Government Act* to an annual tax sale in respect of a municipality that does not defer its annual tax sale.
- (4) This section applies despite Division 7 of Part 16 of the *Local Government Act*.

Deferral of tax sale – City of Vancouver

- 16 (1) The Vancouver council may, by bylaw adopted on or before August 31, 2020, defer the annual tax sale for 2020, provided for under section 422 [*tax sale each year*] of the *Vancouver Charter*, until November 10, 2021, with the effect that the annual tax sale would be on that date in respect of the upset price described in section 427 [*price to be paid*] of that Act.
- (2) If a bylaw is adopted deferring the annual tax sale,
- (a) written notice must be sent within 2 weeks of the bylaw's adoption to the property owner of a property that is subject to the deferred annual tax sale advising the owner that
 - (i) the annual tax sale for 2020 has been deferred to November 10, 2021,
 - (ii) any taxes that are delinquent will remain delinquent for 2021, with applicable interest charges, and
 - (iii) unless the delinquent taxes are paid before the start of the tax sale on November 10, 2021, the property will be subject to tax sale on November 10, 2021,
 - (b) it is not required to provide public notice of the deferral of the annual tax sale, and
 - (c) for certainty, any taxes that are delinquent, as described in section 407 [*further warning of tax sale*] of the *Vancouver Charter*, remain delinquent for 2021, with interest charges that are carried under that Act.
- (3) This section applies despite Part XX [*Real-Property Taxation*] of the *Vancouver Charter*.

Deferral of tax sale – improvement districts

- 17 (1) In this section, “**deferral date**” means, as applicable,
- (a) a date specified for the annual tax sale deferred by a bylaw in accordance with subsection (2), or
 - (b) September 27, 2021, if no date is specified in the bylaw.
- (2) An improvement district board may, by bylaw adopted on or before August 31, 2020, defer the annual tax sale for 2020, provided for under Division 6 [*Tax Sales*] of Part 17 [*Improvement Districts*] of the *Local Government Act*, until the deferral date, with the effect that the annual tax sale would be on the deferral date in respect of the upset price described in section 720 (2) (e) [*tax sale notice to affected owners and charge holders*] of that Act.
- (3) If a bylaw is adopted deferring the annual tax sale,
- (a) written notice must be sent within 2 weeks of the bylaw's adoption to the registered owner of land that is subject to the deferred annual tax sale advising the owner
 - (i) that the annual tax sale for 2020 has been deferred to the deferral date,
 - (ii) of the applicable deferral date of the deferred annual tax sale,
 - (iii) any taxes that remain owing will remain owing for 2021, with applicable interest charges, and

- (iv) that, unless the upset price, as set under section 720 (2) (e) of the *Local Government Act*, is paid before the start of the tax sale on the deferral date, the land will be subject to tax sale on the deferral date,
- (b) it is not required to provide public notice of the deferral of the annual tax sale, and
- (c) for certainty, any taxes that remain owing, as described in section 718 (1) (a) [*tax sale for recovery of taxes*] of the *Local Government Act*, remain owing for 2021, with interest charges that are carried under that Act.
- (4) For certainty, this section does not limit the application of the *Local Government Act* to tax sales in respect of an improvement district that does not defer its annual tax sale.
- (5) This section applies despite Division 6 of Part 17 of the *Local Government Act*.

Division 5 – Tax Sale Redemption Periods

Extension of redemption period – municipalities

- 18** (1) A council of a municipality may, by bylaw adopted on or before August 31, 2020, extend the expiration of the redemption period for all properties that have a redemption period ending in 2020, provided for under Division 7 [*Annual Municipal Tax Sale*] of Part 16 [*Municipal Provisions*] of the *Local Government Act*, to September 27, 2021.
- (2) If a bylaw is adopted extending the expiration of the redemption period,
- (a) written notice, advising that the redemption period has been extended to September 27, 2021, must be sent within 2 weeks of the bylaw's adoption
 - (i) to the property owner of a property that is subject to a redemption period that has been extended in accordance with subsection (1) of this section, and
 - (ii) to the tax sale purchaser, and
 - (b) it is not required to provide public notice of the extension of the redemption period.
- (3) For certainty, this section does not limit the application of the *Local Government Act* in respect of a municipality that does not extend the expiration of the redemption period.
- (4) This section applies despite Division 7 of Part 16 of the *Local Government Act*.

Extension of redemption period – City of Vancouver

- 19** (1) The Vancouver council may, by bylaw adopted on or before August 31, 2020, extend the expiration of the redemption period for all properties that have a redemption period ending in 2020, provided for under sections 422 [*tax sale each year*] to 454 [*period of limitation*] of the *Vancouver Charter*, to November 10, 2021.
- (2) If a bylaw is adopted extending the expiration of the redemption period,
- (a) written notice, advising that the redemption period has been extended to November 10, 2021, must be sent within 2 weeks of the bylaw's adoption

- (i) to the property owner of a property that is subject to a redemption period that has been extended in accordance with subsection (1) of this section, and
 - (ii) to the tax sale purchaser, and
- (b) it is not required to provide public notice of the extension of the redemption period.
- (3) This section applies despite Part XX [*Real-Property Taxation*] of the *Vancouver Charter*.

Division 6 – Annual Reporting and Other Annual Requirements

Annual reporting requirements – annual municipal report

- 20** Despite the date referred to in section 98 (1) [*annual municipal report*] of the *Community Charter*, the applicable date for the requirements described in that section is August 31.

Annual reporting requirements – regional district finances reporting

- 21** Despite the date referred to in section 376 (1) [*annual reporting on regional district finances*] of the *Local Government Act*, the applicable date for the requirements described in that section is August 31.

Annual requirements – *Financial Information Act*

- 22** (1) In this section, “**corporation**” has the same meaning as in section 1 of the *Financial Information Act*.
- (2) This section only applies to a corporation to which a grant or advance may be made, or the borrowings of which may be guaranteed by the government, under the authority of the following enactments:
- (a) the *Islands Trust Act*;
 - (b) the *Local Government Grants Act*;
 - (c) the *Municipal Aid Act*.
- (3) Despite the time period set out in section 2 (2) [*statement of financial information*] of the *Financial Information Act*, a corporation is to comply with the requirements of that subsection on or before August 31, 2020.
- (4) Despite the time period set out in section 2 (3) of the *Financial Information Act*, a corporation is to comply with the requirements of that subsection on or before August 31, 2020.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8788

A Bylaw to Defer the 2020 Property Tax Sale Date to September 27, 2021

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 **“2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788”**.
2. In accordance with Provincial Ministerial Order No. M159, the 2020 Property Tax Sale Date has been deferred to September 27, 2021.

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.

MAYOR

CITY CLERK

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 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
FINANCE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Ben Themens, Director of Finance

Subject: 2020 Project Plan – Funding Appropriations #2049 – #2055 and
Bylaw No. 8789

Date: July 8, 2020 File No: 05-1705-30-0019/2020

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

RECOMMENDATION:

PURSUANT to the report of the Director of Finance, dated July 8, 2020 entitled “2020 Project Plan – Funding Appropriations #2049 – #2055 and Bylaw No. 8789”:

THAT (Funding Appropriation #2049) an amount of \$58,054 be appropriated from the General Building Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2050) an amount of \$442,601 be appropriated from the Tax Sale Land Interest Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2051) an amount of \$75,000 be appropriated from the Sustainable Transportation Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2052) an amount of \$140,050 be appropriated from the Carbon Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2053) an amount of \$2,741,667 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2054) an amount of \$9,833 be appropriated from the Marine Drive Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2055) an amount of \$129,346 be appropriated from the General Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding) a Bylaw to appropriate an amount of \$148,500 from DCC (Transportation) Reserve Fund to fund 2020 Project Plan, be considered;

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

ATTACHMENT

1. 2020 Project Budget Funding Allocation Detail by Source (CityDoc # [1928421](#))
2. 2020 Project Sheets (CityDoc # [1928521](#))
3. Draft Bylaw No. 8789 (CityDoc# [1928078](#))
4. Information Report from the Director of Recreation & Culture, entitled “Additional Information on 2020 Capital Projects for Harry Jerome and Memorial Community Recreation Centres”, dated June 10, 2020
5. Information Report from the Manager, Engineering Planning and Design, entitled “Mosquito Creek Bridge Replacement – 2020 Funding Appropriation”, dated July 8, 2020 (CityDoc# [1926138](#))

DISCUSSION

These projects are deemed essential. The attached Project Sheets (**Attachment 2**) provide additional information regarding each project.

FINANCIAL IMPLICATIONS

Funding is included in the 2020 Project Budget or has been made available from completed projects and is available for appropriation.

RESPECTFULLY SUBMITTED



Ben Themens
Director of Finance

**2020 PROJECT BUDGET
FUNDING ALLOCATION
DETAIL BY SOURCE**

Attachment # 1

Funding from Reserves

General Building Reserve Fund - Appropriation # 2049

Manager

Harry Jerome Community Recreation Centre - Minor 4-year Pool Shutdown	50,000	HOUG, GARY
Memorial Community Recreation Centre	8,054	HOUG, GARY
	<u>58,054</u>	

Total General Building Reserve Fund - Appropriation # 2049 58,054

Tax Sale Land Reserve Fund - Interest - Appropriation # 2050

Harry Jerome Community Recreation Centre	40,000	HOUG, GARY
Memorial Community Recreation Centre	1,946	HOUG, GARY
Electric Vehicle Strategy Implementation	65,000	FORSYTH, PAUL
Child Care Strategy Implementation Projects	40,000	EVANS, HEATHER
Major Structure Rehabilitation	75,000	WILLOCK, BRIAN
Street Light and Traffic Signal Aging Pole Replacement	220,654	KUZMANOVSKI, KLIMENT
	<u>442,601</u>	

Total Tax Sale Land Reserve Fund - Interest - Appropriation # 2050 442,601

Sustainable Transportation Reserve Fund - Appropriation # 2051

INSTPP Implementation (Previously known as North Shore Transportation Improvements)	75,000	DEVLIN, ANDREW
	<u>75,000</u>	

Total Sustainable Transportation Reserve Fund - Appropriation # 2051 75,000

Carbon Fund - Appropriation # 2052

Electric Vehicle Strategy Implementation	140,050	FORSYTH, PAUL
	<u>140,050</u>	

Total Carbon Fund - Appropriation # 2052 140,050

Civic Amenity Reserve Fund - Appropriation # 2053

New Sidewalks to Complete Pedestrian Network	151,500	HALL, JUSTIN
Mosquito Creek Bridge	2,390,167	WILLOCK, BRIAN
Active & Safe Routes to School Implementation	200,000	HALL, JUSTIN
	<u>2,741,667</u>	

Total Civic Amenity Reserve Fund - Appropriation # 2053 2,741,667

Marine Drive Reserve Fund - Appropriation # 2054

Mosquito Creek Bridge	9,833	WILLOCK, BRIAN
	<u>9,833</u>	

Total Marine Drive Reserve Fund - Appropriation # 2054 9,833

General Reserve - Appropriation # 2055

Street Light and Traffic Signal Aging Pole Replacement	129,346	KUZMANOVSKI, KLIMENT
	<u>129,346</u>	

Total General Reserve Fund - Appropriation # 2055 129,346

Transportation DCC Fund - Bylaw 8789

New Sidewalks to Complete Pedestrian Network	148,500	HALL, JUSTIN
	<u>148,500</u>	

Total Transportation DCC Fund - Bylaw 8789 148,500

Total Funding From Reserves **3,745,050**

Project Name:	Harry Jerome Community Recreation Centre - Minor 4-year Pool Shutdown							2020 - 2029 Project Plan				
Department:	NVR&CC							Project Type: Maintenance & Replacement				
Project Manager:	Gary Houg							Date: 31-Jul-19 Base Program				
Description:	A pool shutdown is required to allow for regular repairs to pool water circulation, filtration & disinfection systems, pool tank tiles, overhead lighting, pool chamber ventilation systems, etc., which cannot take place without the pool tank being drained and the pool chamber being unoccupied. The shutdown scope of work will be to ensure that the pool facility will be able to continue reliable and safe operation for the next one to four years.											
Purpose:	To perform regular repairs in the pool tank and pool chamber that cannot take place without the pool water being drained and the pool chamber closed to the public. The scope will be limited to ensuring that the pool is operational for the next one to four years.											
Alignment With Official Community Plan:	OCP Goal 5.2: Support, enhance and maintain recreation as a vital aspect of a healthy community; Objective 5.2.1: Operate, maintain and improve the provision of indoor and outdoor recreation facilities.											
Strategic Plan :	A City for People - is welcoming, inclusive, safe, accessible and supports the health and well-being of all. Harry Jerome CRC provides an opportunity for people to connect with others and to pursue various activities to support their health and well-being.											
Outcome: (Customer Satisfaction)	Safe, reliable, continuous delivery of community recreation programs, preservation of building condition, and upkeep in standards of appearance.											
Impact If Project Does Not Proceed:	Unplanned interruptions to community recreation programs. Public dissatisfaction with safety, reliability, condition and appearance of buildings. Decrease in revenues as patrons go elsewhere to have their needs met. Decrease in recreation programs & service to the public and an increase in maintenance costs as building systems age.											
External Funding :	Specify Funding Agency/Program: N/A N/A											
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	Deteriorating and decreasing performance of aging building systems (e.g. HVAC, plumbing, lighting, power) will translate to gradually increasing energy consumption and GHG emissions. Well maintained buildings will operate at optimum levels and result in some reduction of GHG emissions.											
Milestones:	Work to be done in 2020.							Director Approval: Approved by H. Turner November 20, 2019				
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Memorial Community Recreation Centre											
Department:	NVR&CC											
Project Manager:	Gary Houg											
Description:	Funding requirements for capital improvements from 2020 to 2029.											
Purpose:	To estimate funds required over a 10 year period. Funding is intended to cover only those extraordinary items that arise to ensure uninterrupted building operations. Funding is not at a level necessary to achieve any extension of the remaining serviceable life. Funding is suspended after 2023 in anticipation that the building will be replaced as a result of the Harry Jerome Complex redevelopment.											
Alignment With Official Community Plan:	OCP Goal 5.2: Support, enhance and maintain recreation as a vital aspect of a healthy community; Objective 5.2.1: Operate, maintain and improve the provision of indoor and outdoor recreation facilities.											
Strategic Plan :	A City for People - is welcoming, inclusive, safe, accessible and supports the health and well-being of all. Memorial CRC provides an opportunity for people to connect with others and to pursue various activities to support their health and well-being.											
Outcome: (Customer Satisfaction)	Reliable, continuous delivery of community recreation programs, preservation of building condition, and upkeep in standards of appearance.											
Impact If Project Does Not Proceed:	Decrease in recreation programs & service to the public and an increase in maintenance costs as building systems age.											
External Funding :	Specify Funding Agency/Program:											
	N/A											
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	Well maintained buildings will operate at optimum levels and result in some reduction of GHG emissions.											
Milestones:	Work to be done in 2020.							Director Approval: Approved by H. Turner November 20, 2019				
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)		\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Harry Jerome Community Recreation Centre											
Department:	NVR&CC											
Project Manager:	Gary Houg											
	<div style="display: flex; justify-content: space-between;"> <div> Project Type: Base Program </div> <div> 2020 - 2029 Project Plan Maintenance & Replacement </div> </div>											
Description:	Funding requirements for capital improvements from 2020 to 2029.											
Purpose:	To estimate funds required over a 10 year period. Funding is intended to cover only those extraordinary items that arise to ensure uninterrupted building operations. Funding is not at a level necessary to achieve any extension of the remaining serviceable life. Funding is suspended after 2023 in anticipation that the building will be replaced as a result of the Harry Jerome Complex redevelopment.											
Alignment With Official Community Plan:	OCP Goal 5.2: Support, enhance and maintain recreation as a vital aspect of a healthy community; Objective 5.2.1: Operate, maintain and improve the provision of indoor and outdoor recreation facilities.											
Strategic Plan :	A City for People - is welcoming, inclusive, safe, accessible and supports the health and well-being of all. Harry Jerome CRC provides an opportunity for people to connect with others and to pursue various activities to support their health and well-being.											
Outcome: (Customer Satisfaction)	Reliable, continuous delivery of community recreation programs, preservation of building condition, and upkeep in standards of appearance.											
Impact If Project Does Not Proceed:	Decrease in recreation programs & service to the public and an increase in maintenance costs as building systems age.											
External Funding :	<div style="display: flex; justify-content: space-between;"> <div>N/A</div> <div>N/A</div> <div>Specify Funding Agency/Program:</div> </div>											
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	Well maintained buildings will operate at optimum levels and result in some reduction of GHG emissions.											
Milestones:	Work to be done in 2020.							Director Approval: Approved by H. Turner November 20, 2019				
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)		\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Electric Vehicle Strategy Implementation											2020 - 2029 Project Plan		
Department:	Planning & Development: Transportation											Project Type:		
Project Manager:	Paul Forsyth (Caroline Jackson)											Date: 25-Jul-19	New Initiative	New Capital Asset
Description:	This project will implement priority electric vehicle charging infrastructure recommendations identified in the 2018 Electric Vehicle Strategy, endorsed by Council in September 2018.													
Purpose:	If the City is to meet its community GHG reduction targets of 80% by 2040 and net zero by 2050, provision of charging infrastructure both for the community and for the City fleet is critical. The project includes feasibility study and implementation funding for the provision of public and City fleet and staff charging infrastructure. The project also includes funding towards improving access to home and workplace charging for the public.													
Alignment With Official Community Plan:	This project supports the City's greenhouse gas reduction targets, policies and actions as stated in the City's OCP.													
Strategic Plan :	This project directly supports Council's Liveable City priorities as identified in the City's Strategic Plan.													
Outcome: (Customer Satisfaction)	To avoid catastrophic climate change the City must demonstrate leadership in its own operations while reducing barriers to a low carbon transition for the community. This project will accomplish both through growing the City's electric vehicle charging infrastructure network.													
Impact If Project Does Not Proceed:	Without the provision of necessary public charging infrastructure, congestion at the City's existing charging stations will continue to increase and fewer residents will be able to make the transition to electric vehicles. Without charging infrastructure for fleet vehicles, the City's operational emissions will continue to increase and the City will fail to meet its corporate climate action target.													
External Funding :	<div style="display: flex; justify-content: space-between;"> <i>Federal Contribution</i> <i>Secured Contribution</i> Specify Funding Agency/Program: Federal and Provincial (Natural Resources Canada, Province of British Columbia through Plugin BC) </div>													
GHG Implications:	This project will reduce the City's corporate operations and community-wide emissions through supporting the transition to vehicles powered by renewable electricity. The project will also improve local air quality through reducing local air pollution from harmful chemicals and particulate matter. The City's fleet represents 30% of its annual operations emissions while passenger vehicles account for 43% of the annual community-wide emissions.													
Milestones:											Director Approval: Approved by M.Epp November 20, 2019			
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL		
Funding Requirements														
City Funding (Fund Appropriation)	\$ 210,000	\$ 205,050	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340,050		
External Funding/Contributions		\$ 100,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000		
Total Project Expenditures	\$ 210,000	\$ 305,050	\$ 155,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 460,050		
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%			
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)														
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Staffing (FTE)														
Regular	-	-	-	-	-	-	-	-	-	-	-	-		
Temporary	-	-	-	-	-	-	-	-	-	-	-	-		
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-		

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Child Care Strategy Implementation Projects											2020 - 2029 Project Plan		
Department:	Planning & Development											Project Type:	Other Projects	
Project Manager:	Heather Evans											Date:	25-Jul-19	New Initiative
Description:	The City of North Vancouver's Child Care Strategy is scheduled for completion in late 2017. This strategy will provide direction for the City's future efforts and resources to address child care needs, and will position the City as an active and collaborative child care partner in the community. The requested funds would take the next steps, by enabling the City to act on some priority directions and recommendations that are identified in the strategy.													
Purpose:	The requested funding for Child Care Strategy Implementation Projects would: <ul style="list-style-type: none"> - Position the City to leverage anticipated federal and provincial funding opportunities and programs for provision of child care; - Enable the City to act on key recommendations and priority areas in the plan, and help to achieve the city's objectives and targets for child care; - Ensure that the City is effectively allocating resources (financial, as well as City facilities and lands as appropriate) toward improving child care opportunities in areas and neighbourhoods with priority needs. 													
Alignment With Official Community Plan:	Implementation of the Child Care Strategy takes action on child care challenges and trends noted in the OCP, and addresses OCP Community Well-Being - Goal 3.1: "Enhance well being and quality of life for all community members."													
Strategic Plan :	Supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.													
Outcome: (Customer Satisfaction)	Sufficient provision of child care spaces contributes to the city's objectives for a family-friendly city by attracting and retaining families with children. Implementation of the Child Care Strategy will coordinate the city's and other partners' efforts to provide child care spaces and services in an efficient manner. An adequate supply of high quality of child care is known to improve children's developmental progress and long term outcomes. In addition, child care has a direct positive impact on the local economy and labour force participation.													
Impact If Project Does Not Proceed:	Without funding for implementation projects, some key opportunities within the Child Care Strategy may not be able to proceed and implementation would be limited in scope to activities and projects that do not require City funds. Also, the City would not be as well-positioned to benefit from provincial and federal funding and project opportunities.													
External Funding :	<div style="display: flex; justify-content: space-between;"> <div>N/A</div> <div>N/A</div> <div> Specify Funding Agency/Program: The scope of provincial program(s) and extent of available funding is not yet known. Federal funds may also be available; to be determined. </div> </div>													
GHG Implications:	Providing child care in the urban core and close to schools reduces the need for car trips to access childcare, thus reducing GHG's.													
Milestones:	1. Engagement and partnership with key partners in the child care sector; 2. Achieving targets for child care spaces and meeting identified child care needs in the community and 3. Accountability reporting and Council support / direction throughout project(s) implementation.											Director Approval:		
												Approved by M. Epp November 20, 2019		

	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
<u>Funding Requirements</u>												
City Funding (Fund Appropriation)	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
External Funding/Contributions		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<u>Impact on Operations/Maintenance</u> (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Major Structure Rehabilitation										2020 - 2029 Project Plan	
Department:	Engineering: Streets										Project Type:	
Project Manager:	Brian Willock										On-Going Program/Project	
	Date: 4-Jul-19										Base Program	
Description:	Inspection and minor rehabilitation, maintenance, and repairs of bridges, major retaining walls, and other major structures.											
Purpose:	To maintain and repair the condition of the City's bridges, major retaining structures and other structural works to acceptable standards .											
Alignment With Official Community Plan:	Chapter 2 supports a safe, accessible, resilient and affordable transportation system; Chapter 8 employ a proactive approach to infrastructure maintenance and upgrades.											
Strategic Plan :	This supports a Connected City .											
Outcome: (Customer Satisfaction)	Regular maintenance and repairs to the City's structures will keep them safe and serviceable and will extend their useful life and thereby defer the cost of replacement.											
Impact If Project Does Not Proceed:	If the damaged girder is not repaired on the Marine Drive over Mosquito Creek Bridge then load limits may be required which could restrict large vehicles such as buses and trucks from using Marine Drive. For all bridges generally, failing to address defects as they arise can result in accelerated deterioration that lead to more extensive and costly repairs or even replacement.											
External Funding :	Specify Funding Agency/Program:											
	N/A N/A											
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Timely rehabilitation and repair of all bridges will extend the useful life thereby deferring the GHG effects of new construction.											
Milestones:	Updated condition assessment and maintenance/rehabilitation plan for all major bridges as well as specific repairs to Marine Drive over Mosquito Creek Bridge.										Director Approval: Approved by D. Pope November 20, 2019	
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ 1,170,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 750,000
External Funding/Contributions	\$ 1,028,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ 2,198,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 750,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Street Light and Traffic Signal Aging Pole Replacement											2020 - 2029 Project Plan					
Department:	Engineering: Traffic											Project Type:		Maintenance & Replacement			
Project Manager:	Kliment Kuzmanovski											Date:		4-Jul-19		Base Program	
Description:	Replacement of deteriorated street light and traffic signal poles as prioritized based on 2018 condition assessment results.Detailed information CityDoc 1835155 and CityDocs 1835148																
Purpose:	The City's inventory of street light and traffic signal poles comprises approximately 1300 poles with no dedicated funding for capital replacement of deteriorated poles. This funding will provide regular and on-going budget to replace deteriorated poles.																
Alignment With Official Community Plan:	This project supports the goals of Section 8.2: Employ a proactive approach to infrastructure maintenance and upgrades.																
Strategic Plan :	This supports a Connected City																
Outcome: (Customer Satisfaction)	Poles are replaced before they fail due to structural deterioration. Protect public safety and organizational reputation.																
Impact If Project Does Not Proceed:	Poles will continue to be replaced on a reactive basis (ie. when they fail) and funded from the program budget.																
External Funding :	<div style="display: flex; justify-content: space-between;"> N/A N/A Specify Funding Agency/Program: </div>																
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Minimal GHG impacts																
Milestones:	Replacement of approximately 25 poles annually based on condition and additionally 10 signal poles in the first 2 years of the program.											Director Approval: Approved by D. Pope November 20, 2019					
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL					
<u>Funding Requirements</u>																	
City Funding (Fund Appropriation)	\$ 200,000	\$ 350,000	\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,250,000					
External Funding/Contributions		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Total Project Expenditures	\$ 200,000	\$ 350,000	\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,250,000					
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%						
<u>Impact on Operations/Maintenance</u> (Incremental to 2018 Base Year Operating Budget)																	
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-					
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-					
Staffing (FTE)																	
Regular	-	-	-	-	-	-	-	-	-	-	-	-					
Temporary	-	-	-	-	-	-	-	-	-	-	-	-					
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-					

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	INSTPP Implementation (Previously known as North Shore Transportation Improvements)											2020 - 2029 Project Plan			
Department:	Planning & Development: Transportation											Project Type:		Other Projects	
Project Manager:	Michael Epp											Date:		4-Jul-19	New Initiative
Description:	The funding will be used to advance initiatives identified through the INSTPP process. This includes contribution to the on-going administration of the INSTPP staff and steering committees, advocacy and partner funding for near-term priority studies and staff salary to support advancement of initiatives.														
Purpose:	Through municipal collaboration advance joint North Shore transportation initiatives and individual municipal initiatives.														
Alignment With Official Community Plan:	2.3.5 - Collaborate with neighbouring municipalities and other levels of government to improve the safety, security, accessibility and connectivity of the transportation system within the City and the North Shore; 2.3.10 - Coordinate with neighbouring municipalities and other levels of government on key road network improvements to facilitate pedestrian, cycling, transit, goods, emergency and vehicle movements in the City and the North Shore; 7.2.1 - Seek partnerships and collaboration with the business community, academic institutions, non-profit organizations, neighbouring municipalities, other governments and the Squamish Nation to achieve mutual economic development objectives;														
Strategic Plan :	A Connected City - the projects will explore and pursue innovative solutions to transportation challenges, and continue to intergrate land use and transportation planning to support connectivity across the region.														
Outcome: (Customer Satisfaction)	Shared tri-municipal prioritization of INSTPP's near-term goals and advancement of key studies including rapid transit technical feasibility for future crossing of Burrard Inlet and for planned B-Line corridors through CNV.														
Impact If Project Does Not Proceed:	Lack of a long term solution to address North Shore transportation issues, continued increased congestion at two bridge heads and on the network														
External Funding :	<div style="display: flex; justify-content: space-between;"> N/A N/A Specify Funding Agency/Program: </div>														
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	By promoting a sustainable transportation system that supports a compact, complete community and is safe, accessible, resilient, and affordable, the community's GHG emissions will decrease.														
Milestones:												Director Approval: Approved by M. Epp November 21, 2019			
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL			
Funding Requirements															
City Funding (Fund Appropriation)	\$ 175,000	\$ 175,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 950,000			
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total Project Expenditures	\$ -	\$ 175,000	\$ 175,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 950,000			
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%				
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)															
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Staffing (FTE)															
Regular	-	-	-	-	-	-	-	-	-	-	-	-			
Temporary	-	-	-	-	-	-	-	-	-	-	-	-			
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-			

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	New Sidewalks to Complete Pedestrian Network											2020 - 2029 Project Plan
Department:	Engineering: Streets											Project Type:
Project Manager:	Justin Hall											New Capital Asset
	Date: 4-Jul-19											New Initiative
Description:	Construction of new sidewalks where there are currently gaps in the City's pedestrian network and sidewalks are missing along the entire block, particularly in school areas and along walking school routes. The location of new sidewalk projects is selected through a prioritization exercise, which includes assessing the following conditions: pedestrian safety (traffic volume, truck traffic, missing sidewalks on one or both sides of the street), proximity to schools, proximity to transit, and potential pedestrian use and alignment with the OCP (evaluation process developed in the Long Term Transportation Plan).											
Purpose:	To complete the pedestrian network and encourage walking as a healthy, sustainable form of exercise and transportation and provide a safe and serviceable surface. City-initiated sidewalk projects were previously implemented through the Local Area Service Program; however, in early 2015 Council directed staff to implement new sidewalk projects through the City capital planning process.											
Alignment With Official Community Plan:	2.1.1. Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with an aim to increase these ways of travelling over single-occupant vehicle use; 2.1.2. Invest in pedestrian and cycling facilities on the routes to and around schools, and work with the North Vancouver School District to promote active transportation, healthy lifestyles, and sustainable travel behaviour among children and youth; 2.3.8. Encourage transportation options that reduce fossil fuel use, such as walking, cycling, transit, carpooling, and low-emission vehicles.											
Strategic Plan :	Supports a Connected City . Provides active and sustainable ways for people to move to, from and within the City safely and efficiently. Results in safe accessibility, improved walking and active transportation mode split.											
Outcome: (Customer Satisfaction)	A safe and attractive facility for pedestrians to encourage walking as a preferred mode of transportation.											
Impact If Project Does Not Proceed:	Pedestrian Network will remain incomplete and needs of pedestrians will not be met, discouraging them from walking as a form of transportation and/or exercise.											
External Funding :	<div style="display: flex; justify-content: space-between;"> N/A N/A Specify Funding Agency/Program: </div>											
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	Construction of concrete sidewalks generates significant GHGs both from the production of the portland cement used to make concrete. However, encouraging walking may reduce travel by vehicle which will decrease GHGs.											
Milestones:	Selected sections of sidewalks will be completed in the year of funding.										Director Approval: Approved by D. Pope November 20, 2019	
2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL	
Funding Requirements												
City Funding (Fund Appropriation)	\$ 900,000	\$ 300,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 4,800,000	
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Expenditures	\$ 900,000	\$ 300,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 4,800,000	
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%		
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ 1,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	
Total	\$ (1,000)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	
Temporary	0.1500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	
Total Staffing	0.1500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Mosquito Creek Bridge											2020 - 2029 Project Plan
Department:	Engineering: Streets											Maintenance & Replacement
Project Manager:	Brian Willock											Date: 4-Jul-19
Description:	Project Type: Base Program											
Purpose:	Replacement of the Marine Drive Bridge over Mosquito Creek. Project has already received funding from City, TransLink, Province of BC, and Government of Canada.											
Alignment With Official Community Plan:	Additional Funding required replace the existing bridge which was constructed in 1952 and is at end of service life. The contract to replace the bridge has been tendered and awarded in 2019 with additional funding required in 2020 to take project to completion.											
Strategic Plan :	This project supports the goals of Chapter 8 Municipal Services and Infrastructure to employ a proactive approach to infrastructure maintenance and upgrades as well as Chapter 2 Transportation, Mobility and Access to support a safe, accessible, resilient and affordable transportation system.											
Outcome: (Customer Satisfaction)	This project supports a Connected City by providing improved pedestrian and cycling facilities as well as dedicated transit lanes on Marine Drive, in addition to a new trail connection along Mosquito Creek.											
Impact If Project Does Not Proceed:	Timely replacement of a bridge which has reached the end of its useful life will protect public safety and will reduce the likelihood of service disruption due to flooding and earthquake while also enhancing transportation choices with improved pedestrian and cycling infrastructure as well as dedicated transit lanes/queue jumpers. The final design also provides a new trail connection under the new bridge along Mosquito Creek. Bridge will be demolished and constructed in two halves in order to maintain traffic along Marine Drive throughout construction.											
External Funding :	Contract to replace existing bridge has been awarded. If additional funds are not available in 2020, the existing contract may have to be cancelled and the project reconsidered to reduce costs and/or deferred until additional funds become available.											
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Specify Funding Agency/Program:											
Milestones:	<div style="display: flex; justify-content: space-between;"> <div> <p>N/A</p> <p>N/A</p> </div> <div> <p>Detailed design is complete and construction contract awarded. Utility relocations to start summer 2019, prefabricated bridge components will be manufactured in winter 2019/2020 with construction of new bridge to be complete December 2020.</p> </div> <div> <p>Director Approval: Approved by D. Pope November 20, 2019</p> </div> </div>											
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ 6,552,333	\$ 2,400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400,000
External Funding/Contributions	\$ 5,518,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ 12,070,666	\$ 2,400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		3%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Active & Safe Routes to School Implementation											2020 - 2029 Project Plan		
Department:	Engineering: Streets											Project Type:	New Capital Asset	
Project Manager:	Justin Hall											Date:	4-Jul-19	New Initiative
Description:	This project will implement the infrastructure improvement recommendations from Planning's work on school travel plans to facilitate the use of active and transit oriented modes. This will include new sidewalk connections, new or improved crossings and signal work to improve safety and create new connections.													
Purpose:	To facilitate the implementation of infrastructure improvements recommended by school travel plans at north Vancouver schools. . To make streets safer and preserve and enhance the liveability of neighbourhoods and to encourage walking and cycling to schools.													
Alignment With Official Community Plan:	2.1 "Prioritize walking, cycling, transit and goods movement over single occupancy vehicle;" 2.1.1. Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with an aim to increase these ways of travelling over single-occupant vehicle use; 2.1.2. Invest in pedestrian and cycling facilities on the routes to and around schools, and work with the North Vancouver School District to promote active transportation, healthy lifestyles, and sustainable travel behaviour													
Strategic Plan :	Supports a Connected city by implementing safe and active routes to schools.													
Outcome: (Customer Satisfaction)	Climate change mitigation is a key priority both locally and globally, as the City works toward our goal of net zero emissions by 2050. Through implementation of this project, transportation related greenhouse gas emissions and air pollutants are expected to decline, improving local air quality and reducing carbon dioxide emissions.													
Impact If Project Does Not Proceed:	Without a concerted transportation demand management program, the City's community greenhouse gas emissions will likely continue to rise and contribute to global climate change. Also, lower active transportation and transit mode share within the City; less use of new and existing active transportation facilities; increased traffic congestion.													
External Funding :	<div style="display: flex; justify-content: space-between;"> N/A N/A Specify Funding Agency/Program: </div>													
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Approximately half of the City's community greenhouse gas emissions are attributed to transportation. This program is expected to reduce our community's GHG emissions, by encouraging people to walk, bike, use transit and ride share while discouraging from driving alone.													
Milestones:	Consultation and design - spring 2020; Construction - summer 2020 & 2021											Director Approval: Approved by D. Pope November 20, 2019		
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL		
Funding Requirements														
City Funding (Fund Appropriation)	\$	200,000	\$	300,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	900,000
External Funding/Contributions	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Project Expenditures	\$	-	\$	200,000	\$	300,000	\$	50,000	\$	50,000	\$	50,000	\$	900,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		7%		7%		7%		7%		7%		7%		7%
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)														
Revenues	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Expenses net of recoveries (Include staffing)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Staffing (FTE)														
Regular	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing		0.1000		0.1000		0.1000		0.1000		0.1000		0.1000		0.1000

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8789

**A Bylaw to authorize the expenditure of monies from the
Development Cost Charge (Transportation) Reserve Fund
for the 2020 Project Plan Appropriations.**

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

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

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

1. This Bylaw shall be known and cited for all purposes as “**Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding)**.”
2. The following amount is hereby appropriated from the Development Cost Charge (Transportation) Reserve Fund for the purpose of funding:
 - A. \$148,500 for the “New Sidewalks to Complete Pedestrian Network” project.

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

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

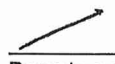


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ADOPTED on the <> day of <>, 2020.

MAYOR

CITY CLERK



 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
NORTH VANCOUVER RECREATION & CULTURE COMMISSION

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Turner, Director of Recreation & Culture

Subject: ADDITIONAL INFORMATION ON 2020 CAPITAL PROJECTS FOR
HARRY JEROME AND MEMORIAL COMMUNITY RECREATION
CENTRES

Date: June 10, 2020

Purpose:

During the City Council meeting on June 1, 2020, questions were raised regarding capital fund appropriations for projects involving the Harry Jerome and Memorial Community Recreation Centres. The discussion and questions were focussed on the age of the facilities and their re-opening plans (after their closure due to the pandemic). The purpose of this report is to provide additional information as requested by Council.

Background:

Harry Jerome Community Recreation Centre (HJCRC) is the original community recreation centre in North Vancouver. HJCRC was built in 1965 and the adjacent Memorial Community Recreation Centre was built in 1947. Mickey McDougall Community Recreation Centre, situated one block east of HJCRC, was also built in 1965. Both Memorial and Mickey McDougall CRCs are programmed, supervised and managed by staff located at HJCRC.

HJCRC, Memorial and Mickey McDougall are important amenities to the neighbourhood, City and region. HJCRC in particular serves many new immigrants, and individuals with financial barriers, mental and physical challenges. The facilities typically serve approximately 275,000 visits annually, and additionally provide space for Flicka Gymnastics and Little Paris Child Care. Annual visits are distributed as follows: HJCRC at 68.0%, Memorial at 18.5% and Mickey McDougall at 13.5%. The spaces that are most utilized are the pool for drop-in use, lessons and rentals; fitness centres for drop-in use and programs; and the arena, gymnasiums and large multipurpose rooms for programs and rentals.

Through a number of building condition assessments of HJCRC and Memorial, it is clear that the facilities are nearing the end of their physical and functional life. Council has stated a desire, if possible, to keep the existing facilities operational until a new Harry Jerome facility is opened.

Discussion:

For several years, the North Vancouver Recreation & Culture Commission (NVRC)'s capital plan has recognized the City's plan to build a new centre to replace the existing HJCRC, Memorial and Mickey McDougall facilities. Due to this, NVRC has only included capital funding requests for these centres to allow response to unexpected issues due to the advanced age of the facilities, and to ensure they remain safe and reliable to operate and serve customers. As there is currently no date identified for these facilities to be decommissioned, NVRC has approached capital funding requirements through a lens of a maximum of five years (and a minimum of one year) of ongoing use for community recreation and culture service delivery.

On June 1, 2020, Council deferred a decision regarding capital fund appropriation for three projects related to HJCRC. These projects, including additional information, are:

1. HJCRC, revised request \$40,000 (original \$75,000)

This is a block fund to allow unanticipated building system malfunctions and component failures arising due to the age of the facility to be addressed in a timely manner.

Some representative project examples from the past three years are:

- 2017: sauna rebuild, arena score clock replacement, gymnastics hall heaters replacement
- 2018: hot tub repairs, pool filter component replacement
- 2019: weight room roofing replacement, fire alarm panel replacement, parking lot light pole replacement

All of these projects were essential to the continued operation of the affected facility areas or amenities and prevention of larger issues.

HJCRC is expected to be at least partially open to the public in September 2020 and funding is requested to address known issues (e.g. electrical substation inspection and testing) and to provide a modest amount for the remainder of 2020 (reduced from the original request due to the unplanned shutdown). It is most cost-effective to perform any necessary work during the current facility closure.

2. HJCRC - Minor 4-year Pool Shutdown, revised request \$50,000 (original \$75,000)

This project is to address several items on a four-year cycle related to the pool infrastructure and amenities. The shut-down involves draining the pool and hot tub tanks for essential maintenance and repairs. It should be noted that pool systems and components for air circulation and ventilation, water filtration, disinfection, heating and circulation run 24 hours daily. After four years, these components, along with pool and change room finishes and fixtures, suffer significant wear and tear in a harsh environment.

A pool shutdown for major maintenance and repairs is the only way to ensure reliability (and decrease probability of failure) of pool systems and critical components to guard against any lengthy unscheduled pool closure. It is most cost-effective to perform any necessary work during the current facility closure as this period will have no impact on service levels and will eliminate any future loss of revenue. A re-scoping of work for this project has identified cost-savings and thus the request for funds has been reduced.

3. Memorial CRC, revised request \$10,000 (original \$15,000)

This is a block fund intended to cover extraordinary items that arise to ensure uninterrupted building operations. The nature and description of this project is similar to that of #1 above.

Memorial CRC is also anticipated to re-open to the public in September 2020 and funding is requested to address some currently identified issues (e.g. heat detector recall replacement) and to provide a modest reserve for the remainder of 2020. It is most cost-effective to perform any necessary work during the current facility closure. The amount requested has also been reduced.

The NVRC maintenance approach to HJCRC, Memorial and Mickey McDougall, given that the buildings are over 50 years old and planned for replacement, is to follow a reactive "run to failure" strategy for minor building systems and components that can be repaired quickly and will not likely result in a facility closure. However, the maintenance strategy is more proactive concerning major maintenance and interim repairs to critical building systems and components where failure may result in a significant interruption of services or lengthy unscheduled building closure. Facility finish aesthetics are addressed on a minor level to ensure public building image is maintained to a suitable and modest standard.

Conclusion:

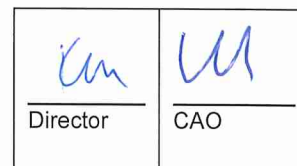
Buildings beyond their expected service life are unpredictable and funds are needed to address issues that arise, whether the facilities are planned to operate for one or more years. NVRC remains committed to fiscal responsibility concerning the stewardship of HJCRC, Memorial and Mickey McDougall, particularly with respect to the short-term future for these facilities.

In recognition of the current facility closures and anticipated re-opening dates, NVRC is submitting revised requests for appropriation of capital project funding as follows: HJCRC at \$40,000, HJCRC Minor 4-year Pool Shutdown at \$50,000, and Memorial CRC at \$10,000.

RESPECTFULLY SUBMITTED:



Heather Turner
Director of Recreation & Culture



The Corporation of **THE CITY OF NORTH VANCOUVER**
ENGINEERING, PARKS AND ENVIRONMENT DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Brian Willock, Manager, Engineering Planning and Design

Subject: MOSQUITO CREEK BRIDGE REPLACEMENT – 2020 FUNDING APPROPRIATION

Date: July 8, 2020 File No: 11-5400-02-0001/1

Replacement of the Mosquito Creek Bridge on Marine Drive is currently underway. Construction is currently on-schedule with the new bridge expected to be complete in late 2020 and weather-dependent works such as paving and landscaping to follow in early 2021.

Funding for this project includes contributions from senior government, Translink and the City as shown in Table 1.

Table 1: Summary of Funding	
Prior Years Funding	
Build Canada – Small Communities Fund	\$3,870,000
TransLink Grant Funding	\$1,650,000
CNV 2018 Financial Plan	\$3,480,000
CNV 2019 Financial Plan Reallocations	\$3,600,000
Subtotal	\$12,600,000
2020 Funding	
CNV 2020 Financial Plan	\$2,400,000
Total	\$15,000,000

The total estimated cost of this project is \$15,000,000 with \$12,600,000 already allocated and the remaining \$2,400,000 to be appropriated from the Civic Amenity Reserve as part of the City's 2020 Financial Plan.

RESPECTFULLY SUBMITTED:

Brian Willock
 Brian Willock, P.Eng.
 Manager, Engineering Planning and Design

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8789

**A Bylaw to authorize the expenditure of monies from the
Development Cost Charge (Transportation) Reserve Fund
for the 2020 Project Plan Appropriations.**

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

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

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

1. This Bylaw shall be known and cited for all purposes as “**Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789**” (2020 Project Plan Funding).
2. The following amount is hereby appropriated from the Development Cost Charge (Transportation) Reserve Fund for the purpose of funding:
 - A. \$148,500 for the “New Sidewalks to Complete Pedestrian Network” project.

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

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

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

MAYOR

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: Michael Epp, Director, Planning and Development

Subject: FUNDING REALLOCATION FOR ACTION ON HOMELESSNESS

Date: June 29, 2020 File No: 10-5080-01-0001/2020

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 29, 2020, entitled "Funding Reallocation for Action on Homelessness":

THAT \$228,000 of capital funds be transferred from Project 47089 and Project 47090 to fund action on homelessness.

BACKGROUND

At the regular meeting of Council held June 22, 2020, Council resolved:

"THAT staff be directed to create a North Shore cross-jurisdictional Steering Committee and Working Group (government, staff and relevant community agencies) to develop short, medium and long-term actions that are focused on clear, comprehensive and coordinated strategies to prevent homelessness, to serve the people who are currently homeless and to create pathways out of homelessness;

THAT these actions will specifically include working to deliver permanent supportive housing with wrap-around services creating one point of entry for people across the North Shore who are experiencing or at risk for homelessness;

AND THAT a copy of this resolution be forwarded to local MLA's and MP's."

DISCUSSION

A cross-jurisdictional Steering Committee and Working Group focused on planning and coordinating homelessness initiatives will require administrative support, dedicated staff

time, and resources to research, evaluate and pursue initiatives identified through the process. This report puts forward a funding reallocation of \$228,000 to support this work, including the hiring of a temporary staff resource. This capital expense is anticipated to be defrayed, or augmented by, contributions (monetary and in-kind) from the District of North Vancouver and the District of West Vancouver, who have been invited to collaborate on this initiative.

FINANCIAL IMPLICATIONS

Project 47089, "Land Use Plan Review," has \$130,000 remaining. Project 47090, "Streaming Development Controls" has \$98,668.68 remaining. Jointly, these projects have provided funding for initiatives including the ongoing comprehensive review of the Zoning Bylaw. The proposed reallocation of funds would result in these projects being closed. Capacity limitations, including those owing to COVID-19, have delayed work on the Zoning Bylaw review project. Staff anticipate bringing forward a request for funds in 2021 for any anticipated costs to continue the Zoning Bylaw review.

INTER-DEPARTMENTAL IMPLICATIONS

This report has been reviewed by staff in Finance and Community and Partner Engagement.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The City's Housing Action Plan includes the following goals, which are supported by this initiative:

To build partnerships with and capacity of non-profit organizations, community partners, the development sector, and housing stakeholders to collectively respond to housing issues in the City of North Vancouver; and,

To advocate to senior levels of government for increased funding and support for housing, in recognition of adequate housing being a fundamental right of all citizens.

Council's Strategic Plan is supported by the initiative, which advances the priority of "A City for People is welcoming, inclusive, safe, accessible and supports the health and well-being of all.

RESPECTFULLY SUBMITTED:



Michael D. Epp, MCIP, RPP
Director, Planning and Development



Department Manager	MF Director for M. Epp	M 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 Epp, Director, Planning and Development

Subject: BC HOUSING AFFORDABLE HOME OWNERSHIP PROGRAM –
MEMORANDUM OF UNDERSTANDING

Date: June 30, 2020 File No: 10-5040-03-0001/2020

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 30, 2020, entitled “BC Housing Affordable Home Ownership Program – Memorandum of Understanding”:

THAT Council endorse the Affordable Home Ownership Program Master Partnering Memorandum of Understanding with BC Housing and the Mayor and Clerks be authorized to execute the Memorandum of Understanding substantially in the form attached to this report.

ATTACHMENTS

1. Affordable Home Ownership Program Master Partnering Memorandum of Understanding (CityDoc [#1922708](#))

BACKGROUND

In 2018, BC Housing launched the HousingHub, focused on new partnerships and models for delivering affordable rental housing and ownership-based housing. This included the Affordable Home Ownership Program (AHOP), which seeks to lower the barriers of entry and monthly cost of ownership for moderate income earner households. On May 13, 2020, BC Housing presented the AHOP model to Council and has been in preliminary conversations with staff and developers regarding the potential to apply the new model to a development project in the City of North Vancouver.

DISCUSSION

Program Description

The BC Housing AHOP model described in the Master Partnering Memorandum of Understanding (MOU) reduces the initial barriers to entry for homeownership for moderate income earning households which BC Housing currently defines as households with a combined income not exceeding \$155,510 for strata lots with two or more bedrooms and \$112,410 for strata lots with less than two bedrooms. Additional requirements for eligibility to the program include: being a Canadian citizen or permanent resident of Canada; having resided in Canada for the past 12 months; and having no other real estate interests in Canada or elsewhere in the world.

The program captures value created through the development process (i.e. through additional density permitted by the City, fee reductions, savings achieved through low cost financing offered by BC Housing, etc.) and converts this captured value into a second mortgage against the title of individual units within a given strata project. Staff understand that BC Housing is negotiating similar MOUs with other municipalities but staff are not aware of any current projects under development pursuant to the proposed BC Housing AHOP model.

This second mortgage is interest and payment free for the homeowner, with a 25 year term, and is repayable at any time or upon the sale of the unit. Through this mechanism, the monthly mortgage for a unit is effectively reduced for the purchaser, who pays a monthly amount based only on the first mortgage (with a traditional lender), not on the amount of the second mortgage registered by BC Housing. For example, through the AHOP, a \$50,000 second mortgage could be secured against a housing unit with a \$500,000 market value, lowering the effective price of the units and monthly mortgage payments by \$300, thereby placing the unit within reach for a greater number of households (see Table 1 below). The AHOP program is flexible and can be adjusted based on an individual development case to achieve targeted levels of affordability.

Table 1. AHOP Example for \$500,000 dwelling

\$ 500,000 Market Value Purchaser has \$25,000 cash deposit (5%)	Market Purchase	10% Below Market AHOP
Market Value	\$500,000	\$500,000
Buyer's cash deposit	\$25,000	\$25,000
AHOP 2 nd Mortgage	n/a	\$50,000
1 st Mortgage (base)	\$475,000	\$425,000
Est. Loan Insurance Premium	4% \$19,000	n/a
Monthly P&I on 1 st mortgage 25 years @ 3% (incl. premium)	\$2,311	\$2,011
		<i>Savings (\$300)</i>
Minimum household income (stress test 5.19%) PITH = +\$400 (taxes, heat and strata)	\$108,450	\$96,925

Upon repayment of the second mortgage, the proceeds, including any gain (or loss) in value, would be returned to the City to be placed in a reserve fund to be mutually agreed upon by BC Housing and the City, with the City's objective being that 20% go to the City's Affordable Housing Reserve Fund for use in delivering other housing objectives and 80% to the Civic Amenity Reserve Fund. Alternatively, the City and BC Housing could jointly agree to extend the increased affordability to another qualified purchaser of the same unit.

This program is distinct from typical models of securing housing affordability in that it does not require Housing Agreements or Section 219 Covenants to be placed on title from the City, and introduces less complexity as a result. The program does not require municipal participation to vet or means test eligible prospective purchasers and is fully administered by BC Housing. The operation of the program is described in greater detail in the attached MOU (Attachment 1).

Terms of the Memorandum of Understanding

BC Housing is seeking to confirm the City's interest in the AHOP program through the attached MOU. The MOU is a non-binding agreement that indicates the intent to work collaboratively together with BC Housing to further explore the applicability of the program to one or more developments in the City of North Vancouver.

Should Council wish to proceed, staff would continue to work with BC Housing, and evaluate the potential of the model to apply to a pilot development which would be brought forward for Council consideration. The MOU does not commit Council to proceed with any project, nor does it supersede public processes required for development application; individual development applications are evaluated on a case by case basis at Council's discretion. More specific information (unit mix, affordability levels, etc.) would be brought forward should a suitable pilot project be identified.

FINANCIAL IMPLICATIONS

The AHOP model results in cash community benefit contributions being applied to increase levels of affordability within development projects. The community benefits are captured by the second mortgage and the City would not receive any cash contributions until such time as the second mortgage is repaid, or the unit sold, with the result being that cash contributions are delayed or deferred for an unknown period of time.

INTER-DEPARTMENTAL IMPLICATIONS

This report was prepared in consultation with the City Solicitor and Finance Department.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The City's Housing Action Plan, includes a focus area for Attainable Home Ownership, and the City's Balanced Housing Lab (underway) is focused on innovative new options for middle income earners. Applying the AHOP model within the City of North Vancouver would advance these initiatives.

The AHOP is not specifically contemplated as an implementation strategy in any current City policy. However, the Official Community Plan allows for density bonuses at Council's discretion, guided by the Density Bonus and Community Benefits Policy, which provides that:

"Alternatives may be considered by Council in unique circumstances. This could include the provision of on-site Community Amenities rather than a contribution to an amenity fund, for example. On-site Community Amenities would be determined based on community needs and must match the value of the bonus density."

The City's Density Bonus and Community Benefits Policy requires Council consideration for any benefits to be provided on site in lieu of cash contributions, other than those specifically contemplated by the policy (including rental housing, heritage restoration, etc.).

Staff suggest that the AHOP model be evaluated on a limited, case by case basis at this time.

Housing affordability is recognized as a top issue in the Council's Strategic Plan which includes a commitment to action on the City's Balanced Housing Lab recommendations to find new solutions and options for housing.

RESPECTFULLY SUBMITTED:



Michael D. Epp, MCIP, RPP
Director, Planning and Development



**AFFORDABLE HOME OWNERSHIP PROGRAM
MASTER PARTNERING MEMORANDUM OF UNDERSTANDING**

THIS MEMORANDUM OF UNDERSTANDING is dated for reference: March 2, 2020

BETWEEN

CITY OF NORTH VANCOUVER

141 14th Street West, North Vancouver, British Columbia, V7M 1H9

(the "City")

AND

BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION

Suite #1701 - 4555 Kingsway, Burnaby, British Columbia V5H 4V8

("BC Housing")

Regarding the development of Affordable Home Ownership Program Units in the City of North Vancouver

MOU

PART 1 – INTRODUCTION

This Memorandum of Understanding (“**MOU**”) sets out the intent of the proposed partnership between BC Housing and the City for the development of new affordable home ownership projects within the City. The MOU applies only to projects (“**Developments**”) that are approved for the Affordable Home Ownership Program (the “**Program**”) by the City and BC Housing and for which they enter into a Project Partnering Agreement with the owner of that Development.

The purpose of this MOU is to set out the desired basic business terms and conditions upon which BC Housing and the City intend to proceed with discussions and negotiations for the approval and construction of the Developments.

This MOU is a non-binding statement of the parties’ mutual understanding of the collaboration framework. No legally enforceable rights or obligations will be created by or arise from this MOU in respect of either party.

The City acknowledges that any other agreements arising from, or contemplated under this MOU and all rights and obligations of BC Housing will be subject to approvals by BC Housing’s Executive Committee and Board of Commissioners as required

BC Housing acknowledges that any other agreements arising from, or contemplated under this MOU and all rights and obligations of the City will be subject to approvals by the City’s authorities having jurisdiction or City Council as required.

Both Parties acknowledge that any other MOUs or Agreements arising from or contemplated under this MOU remain subject to BC Housing and City Council approval and such approval remains at the discretion of each Party.

PART 2 – GOALS

This MOU recognizes the parties shared goal of developing new affordable housing for sale to middle income households as a partnership between BC Housing, private sector developers¹ and the City. Affordability will be achieved through contributions from developers, the City and BC Housing, which contributions will be secured over the long-term, as described below.

The specific goals intended to be met through this arrangement are:

- The creation of new home ownership homes (“**AHOP Homes**”) within the City that are affordable for middle income households² in the City. AHOP Homes may exist in Developments where only a portion of the units are allocated under the Program and the remaining units are not subject to the Program terms.
- Affordability will be achieved through partnerships with developers who will benefit from low-cost interim construction financing from BC Housing and increased density or other considerations and/or contributions from the City.
- In addition to the creation of AHOP Homes, the City will benefit through BC Housing’s repayment of the City’s contributions for use for future affordable housing purposes.

PART 3 – OUTLINE OF THE AFFORDABLE HOME OWNERSHIP PROGRAM

The Developments will be constructed by developers and the approved number of AHOP Homes will be made available for sale to middle income households who meet Program eligibility requirements, as described in the Program framework (“**Eligible Purchasers**”). Initial sale of all AHOP Homes in the Developments will be limited to Eligible Purchasers.

¹ Developers may be for-profit or non-profit entities.

² As defined in the Affordable Home Ownership Program Framework.

BC Housing AHOP Master Partnering MOU

The intent of the Program is that AHOP Homes will be sold to Eligible Purchasers at fair market value, with a pre-determined portion of the purchase price secured by a registered mortgage facilitated by BC Housing (the “**AHOP Mortgage**”).

AHOP Mortgages will be interest and payment free for up to 25 years, effectively increasing the affordability for purchasers while securing the contributions made by the City and BC Housing in affordable housing for the long-term. AHOP Mortgages are due and payable upon the earlier occurrence of the date the AHOP Home is sold, the maturity of the 25-year mortgage amortization period or any breach of the AHOP Mortgage terms, including failure to maintain the AHOP Home as the primary residence for the first five years.

Owners of an AHOP Home with an AHOP Mortgage will be required to repay the principal amount of the AHOP Mortgage plus (or minus) the agreed upon proportionate share of any increase (or decrease) in the value of the AHOP Home.

PART 4 – ROLES AND RESPONSIBILITIES

Subject to final agreement and approvals, the City desires to further the objectives of the Program by:

- Contributing to the affordability of each Development through the provision of favourable zoning, bonus density, parking and/or other incentives or relaxations, and/or expedited approvals.
- It is the City's sole discretion to approve all, some or none of above noted considerations, or to reject a Development.
- Creating a separate reserve fund for the deposit and expenditure of AHOP mortgage proceeds transferred to the City, as applicable.

Subject to final agreement and approvals, BC Housing desires to further the objectives of the Program by:

- Negotiating terms of a Project Partnering Agreement with the Developer for each Development and securing the affordability of AHOP Homes and their availability to Eligible Purchasers through s.219 Covenants and other security documents as may be required;
- Providing interim construction financing at favourable rates for up to 100% of the capital cost of the Development;
- Reviewing and approving all AHOP Home sales to ensure AHOP Homes are sold to Eligible Purchasers and subject to the restrictions confirmed in the AHOP Mortgage or s. 219 Covenants;
- Granting AHOP Mortgages on the completion of the purchase of an AHOP Home, and managing all aspects of the AHOP Mortgage throughout the AHOP Mortgage term, including monitoring, enforcement and collection of the amounts secured by the AHOP Mortgage when they come due; and
- Release of AHOP Mortgage proceeds to the City for investment in the mutually agreed fund, designated for affordable housing.

PART 5 – INVESTMENT OF AHOP MORTGAGE PROCEEDS

BC Housing will collect the AHOP Mortgage proceeds when due³ and hold them in trust for the City. Once each year, BC Housing will transfer AHOP Mortgage proceeds received from Eligible Purchasers, less 2% for administration costs, to a fund managed by the City. BC Housing and the City shall mutually agree in advance regarding the fund designated for the investment of AHOP Mortgage proceeds and the permitted use and objectives associated with the designated fund.

³ Upon sale, proceeds may be applied to an AHOP Mortgage for a subsequent eligible purchaser of the same unit, in order to extend affordability.

BC Housing AHOP Master Partnering MOU

The City will use all AHOP Mortgage proceeds received from BC Housing for affordable housing projects within the City in accordance with the provision of affordable housing and the mutually agreed objectives of the designated fund.

BC Housing and the City agree to work together in supporting the development of new affordable housing projects which receive funding from the designated fund. The City and BC Housing will jointly approve any new projects receiving this funding which approval may require the additional approval of North Vancouver City Council and BC Housing's Executive Committee.

PART 6 – MUNICIPAL APPROVALS

All municipal approvals for Developments are subject to City approval and the provision of such approval is at the absolute discretion of the City.

PART 7 – PUBLIC CONSULTATION

Public consultation will occur for the Developments consistent with the City's established policies and practices and statutory obligations in relation to applications for rezoning and development approval. All parties recognize that good communication, prompt responses, and complete documentation will be essential to achieve the cost savings anticipated by the Program. BC Housing will participate in the public consultation as it pertains to explaining the AHOP Program Framework and project partner agreements for each Development.

PART 8 – COMMUNICATION

BC Housing and the City will jointly agree on all major communications activities and materials relating to the subject matter of this MOU and any Developments resulting from it.

BC Housing AHOP Master Partnering MOU

CITY OF NORTH VANCOUVER

Per its authorized signatories

Signature

Date Signed

Print Name and Title

Signature

Date Signed

Print Name and Title

BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION

Per its authorized signatories

Signature

Date Signed

Print Name and Title

Signature

Date Signed

Print Name and Title

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Department Manager	Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Leanne McCarthy, Chief Administrative Officer

Subject: QUICK START PROJECTS – SOCIAL RESILIENCE COMMITTEE

Date: June 29, 2020 File No: 01-0110-01-0001-2020

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

RECOMMENDATION

PURSUANT to the report of the Chief Administrative Officer, dated June 29, 2020, entitled “Quick Start Projects – “Social Resilience Committee”:

THAT members of the Social Resilience Committee be authorized to approve and disburse small grants, not exceeding \$22,500 in total, for actions identified through the Quick Start projects;

THAT disbursements align with the purpose and conditions stated in the grant application and award;

AND THAT staff provide an update on the projects and their successes in the fall 2020.

BACKGROUND

At the Regular Council meeting of June 1, 2020, a report entitled “Funding Appropriation for the “Social Resilience Committee” was received by Council. Through this report, \$25,000 was allocated and appropriated to fund:

- A collaborative engagement process to strengthen the City’s social connectivity beyond the COVID-19 response/recovery;
- A related action plan; and
- A series of “Quick Start projects” that fill critical gaps.

The Social Resilience Committee initiative launched on June 4, 2020. To date, participants have developed a shared action plan that has identified several opportunities for improving social connectedness in the wake of the COVID-19 pandemic.

DISCUSSION

Since that time, small grants were received from various partner agencies totaling \$22,500, bringing the entire project budget to \$47,500. The shared action plan, developed by the Committee, has determined that small grants are required to fund these “Quick Start projects” to ensure that participating organizations can be supported to implement them. The project budget has been realigned to allocate a portion of the earlier \$25,000 to Quick Start projects.

Criteria for the Quick Start projects is as follows:

- **Feasible:** The action is feasible, given available human and financial resources (or has a clear pathway to attract additional resources in the near future), with few required approvals.
- **Accessible and inclusive:** The action engages the diversity of our community (physical, financial, social, cultural), including those most vulnerable, through low-barrier and equitable approaches.
- **Fast results:** Action can take place quickly to create immediate results for the community.
- **Safe:** The action honours COVID-19 best practices and sets examples for successful socially distant programming.
- **Strength-based:** The action leverages the Committee’s existing strengths and other existing resources.
- **Collaborative:** The action involves a mix of groups as partners in implementation.
- **Inspiring and Fun:** The action motivates participants to be actively engaged with one another and the issue and is exciting, uplifting and fun.

The Committee has identified 8 possible actionable projects to improve and strengthen the City of North Vancouver’s social connectivity during and beyond the ongoing COVID-19 response and recovery.

FINANCIAL IMPLICATIONS

Grant funding totaling \$17,500 has been secured through the West Vancouver Foundation. Another grant of \$5,000 is anticipated. There are no further financial implications.

INTER-DEPARTMENTAL IMPLICATIONS

This work will feed into the Strategic Plan and various plans underway inside the organization, including the Social Well-Being Plan.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This initiative is consistent with all of the priorities detailed in the 2018-22 Strategic Plan as it focuses on improving all areas of community health.

RESPECTFULLY SUBMITTED:



Leanne McCarthy
Chief Administrative Officer