



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,  
HELD ELECTRONICALLY FROM CITY HALL,  
141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, OCTOBER 19, 2020 AT 5:30 PM**

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

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, October 19, 2020

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, October 5, 2020

**PROCLAMATION**

Waste Reduction Week – October 19–25, 2020

**PUBLIC INPUT PERIOD**

**CONSENT AGENDA**

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

**BYLAWS – ADOPTION**

- \*3. "Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2020, No. 8746"
- \*4. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8760" (Stream and Drainage System Protection)
- \*5. "Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8761" (Stream and Drainage System Protection)

**PRESENTATION**

Balanced Housing Lab – Matt Thomson, Housing Consultant, Urban Matters

**REPORT**

6. Balanced Housing Lab Update and Emerging Prototypes

## **PRESENTATIONS**

Child Care Action Plan Update – Community Planner

COVID-19 Quick Adaptation Actions Update and Next Steps – Manager,  
Transportation Planning

## **REPORTS**

7. COVID-19 Quick Adaptation Actions Update and Next Steps
8. Development Variance Permit Application: 366 East 3<sup>rd</sup> Street – Rooftop Antennas (Freedom Mobile)
9. Rezoning Application: Black Kettle Brewing Inc., 720 Copping Street

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

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8700”  
(Bryan Lockhart / Black Kettle Brewing Inc., 720 Copping Street, CD-728)

## **REPORT**

11. 2021 Permissive Tax Exemption Bylaw

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

12. “Taxation Exemption Bylaw, 2020, No. 8795”

## **REPORT**

13. Consumption of Liquor in Public Places Bylaw Review

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

14. “Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2020, No. 8802” (Text Amendments and Schedule A)

**COVID-19 UPDATE**

**COUNCIL INQUIRIES / REPORTS**

**NEW ITEMS OF BUSINESS**

**NOTICES OF MOTION**

**CITY CLERK'S RECOMMENDATION**

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

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

**ADJOURN**

## **CALL TO ORDER**

## **APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, October 19, 2020

## **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, October 5, 2020

## **PROCLAMATION**

Waste Reduction Week – October 19–25, 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](http://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](mailto: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”.



## **CONSENT AGENDA**

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

### **RECOMMENDATION:**

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

## **START OF CONSENT AGENDA**

### **BYLAWS – ADOPTION**

- \*3. “Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2020, No. 8746”

### **RECOMMENDATION:**

THAT “Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2020, No. 8746” be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

- \*4. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8760” (Stream and Drainage System Protection)

### **RECOMMENDATION:**

THAT “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8760” (Stream and Drainage System Protection) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

- \*5. “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8761” (Stream and Drainage System Protection)

### **RECOMMENDATION:**

THAT “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8761” (Stream and Drainage System Protection) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

## **END OF CONSENT AGENDA**

## **PRESENTATION**

Balanced Housing Lab – Matt Thomson, Housing Consultant, Urban Matters

*Item 6 refers.*

## **REPORT**

6. Balanced Housing Lab Update and Emerging Prototypes  
– File: 10-5040-20-0002/1

Report: Director, Planning and Development and Planner 1,  
September 30, 2020

## **RECOMMENDATION:**

PURSUANT to the report of the Director, Planning and Development and the Planner 1, dated September 30, 2020, entitled “Balanced Housing Lab Update and Emerging Prototypes”:

THAT staff be directed to prepare a Request for Expressions of Interest to seek developers to participate in a pilot alternative development approvals process, as outlined in the report;

AND THAT staff be directed to continue analysis on the feasibility and impacts of the proposed ‘Housing Opportunity Areas’ to streamline the supply of middle-income housing and return to Council with policy options for Council’s consideration.

## **PRESENTATION**

Child Care Action Plan Update – Community Planner

*Information Report, October 7, 2020 – “Child Care Action Plan Update”*

## **PRESENTATION**

COVID-19 Quick Adaptation Actions Update and Next Steps – Manager,  
Transportation Planning

*Item 7 refers.*

## **REPORTS**

7. COVID-19 Quick Adaptation Actions Update and Next Steps  
– File: 14-7130-20-0015/1

Report: Manager, Transportation Planning, Manager, Public Realm Infrastructure and Deputy Director, Community and Partner Engagement, October 7, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Manager, Transportation Planning, the Manager, Public Realm Infrastructure and the Deputy Director, Community and Partner Engagement, dated October 7, 2020, entitled “COVID-19 Quick Adaptation Actions Update and Next Steps”:

THAT the steps outlined in the report to transition and modify street and public space interventions to support ongoing business and economic recovery during the fall and winter be endorsed;

THAT staff be directed to prepare a plan for ongoing street and public space modifications in Central Lonsdale starting in 2021, in consultation with the public, businesses and stakeholders;

THAT extending the closure of Wallace Mews in The Shipyards to vehicle traffic through to the end of the pandemic be endorsed and staff be directed to work with adjacent businesses and services to improve delivery access;

THAT (Funding Appropriation #2067) an amount of \$190,000 be appropriated from the General Reserve Fund for the purpose of funding the winterization and ongoing maintenance of economic recovery initiatives;

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

8. Development Variance Permit Application: 366 East 3<sup>rd</sup> Street – Rooftop Antennas (Freedom Mobile) – File: 08-3400-20-0029/1

Report: Planner 1, October 7, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Planner 1, dated October 7, 2020, entitled “Development Variance Permit Application: 366 East 3<sup>rd</sup> Street – Rooftop Antennas (Freedom Mobile)”:

*Continued...*

**REPORTS – Continued**

8. Development Variance Permit Application: 366 East 3<sup>rd</sup> Street – Rooftop Antennas (Freedom Mobile) – File: 08-3400-20-0029/1 – Continued

THAT Development Variance Permit No. PLN2020-00013 and Development Permit No. DPA2018-00005 be considered for issuance under Sections 498 and 489 of the *Local Government Act* and the Public Meeting be waived;

AND THAT staff be directed to review the Rooftop Antenna Development Permit Guidelines and Zoning Bylaw with regard to requirements for Third Party Rooftop Antennas and prepare revisions to the Development Permit Guidelines and prepare a Zoning Bylaw text amendment for Council's consideration.

9. Rezoning Application: Black Kettle Brewing Inc., 720 Copping Street – File: 08-3360-20-0504/1

Report: Planner 1, October 7, 2020

**RECOMMENDATION:**

PURSUANT to the report of the Planner 1, dated October 7, 2020, entitled "Rezoning Application: Black Kettle Brewing Inc., 720 Copping Street":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8700" (Bryan Lockhart / Black Kettle Brewing Inc., 720 Copping Street, CD-728) be considered and the Public Hearing be waived;

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

*Item 10 refers.*

**BYLAW – FIRST AND SECOND READINGS**

10. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8700" (Bryan Lockhart / Black Kettle Brewing Inc., 720 Copping Street, CD-728)

**RECOMMENDATION:**

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8700" (Bryan Lockhart / Black Kettle Brewing Inc., 720 Copping Street, CD-728) be given first and second readings.

## **REPORT**

11. 2021 Permissive Tax Exemption Bylaw – File: 05-1970-07-0001/2020

Report: Director, Finance, October 7, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Director, Finance, dated October 7, 2020, entitled “2021 Permissive Tax Exemption Bylaw”:

THAT “Taxation Exemption Bylaw, 2020, No. 8795” be considered.

*Item 12 refers.*

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

12. “Taxation Exemption Bylaw, 2020, No. 8795”

### **RECOMMENDATION:**

THAT “Taxation Exemption Bylaw, 2020, No. 8795” be given first, second and third readings.

## **REPORT**

13. Consumption of Liquor in Public Places Bylaw Review  
– File: 09-3900-02-0001/2020

Report: Manager, Bylaw Services, October 7, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Manager, Bylaw Services, dated October 7, 2020, entitled “Consumption of Liquor in Public Places Bylaw Review”:

THAT “Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2020, No. 8802” (Text Amendments and Schedule A) be considered.

*Item 14 refers.*

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

14. “Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2020, No. 8802” (Text Amendments and Schedule A)

### **RECOMMENDATION:**

THAT “Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2020, No. 8802” (Text Amendments and Schedule A) be given first, second and third readings.

## **COVID-19 UPDATE**

## **COUNCIL INQUIRIES / REPORTS**

## **NEW ITEMS OF BUSINESS**

## **NOTICES OF MOTION**

## **CITY CLERK’S RECOMMENDATION**

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

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

## **ADJOURN**



**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD  
ELECTRONICALLY, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH  
VANCOUVER, BC, ON **MONDAY, OCTOBER 5, 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  
J. Peters, Assistant City Clerk  
H. Granger, City Solicitor\*  
B. Pearce, Director, Strategic and Corporate Services\*  
B. Themens, Director, Finance\*  
M. Epp, Director, Planning and Development\*  
J. Draper, Deputy Director, Planning and Development\*  
Y. Zeng, Manager, Development Planning\*  
D. Pope, Director, Engineering, Parks and Environment\*  
K. Magnusson, Deputy Director, Engineering, Parks and Environment\*  
M. Hunter, Manager, Parks and Environment\*  
L. Orr, Deputy Director, Community and Partner Engagement\*  
B. Green, Transportation Engineer\*

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

Mayor Buchanan acknowledged the saddening events that happened last week across the North Shore communities.

**APPROVAL OF AGENDA**

Moved by Councillor Bell, seconded by Councillor Valente

1. Regular Council Meeting Agenda, October 5, 2020

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Moved by Councillor McIlroy, seconded by Councillor Girard

2. THAT the Regular Minutes of September 28, 2020 be amended under the COVID-19 Update by replacing the words "Policy Act" with the words "Police Act";

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

**CARRIED UNANIMOUSLY**

## **PROCLAMATIONS**

Mayor Buchanan declared the following proclamations:

World Mental Health Day – October 10, 2020 – read by Councillor Bell

Homelessness Action Week – October 11-17, 2020 – read by Councillor Valente

Foster Family Month – October 2020 – read by Councillor Back

Canadian Library Month – October 2020 – read by Councillor McIlroy

## **PUBLIC INPUT PERIOD**

Nil.

## **CONSENT AGENDA**

Moved by Councillor Valente, seconded by Councillor Back

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

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **BYLAWS – ADOPTION**

- \*3. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782” (Thomas Grimwood / Grimwood Architecture, 350 East 2<sup>nd</sup> Street, Land Use Designation Change)

Moved by Councillor Valente, seconded by Councillor Back

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782” (Thomas Grimwood / Grimwood Architecture, 350 East 2<sup>nd</sup> Street, Land Use Designation Change) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY)**

- \*4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8783” (Thomas Grimwood / Grimwood Architecture, 350 East 2<sup>nd</sup> Street, CD-427 Text Amendment)

Moved by Councillor Valente, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8783” (Thomas Grimwood / Grimwood Architecture, 350 East 2<sup>nd</sup> Street, CD-427 Text Amendment) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY)**

## **END OF CONSENT AGENDA**



## **REPORT**

5. Rezoning Application: 1740 Bewicke Avenue (Mehrdad Rahbar / Vernacular Design)  
– File: 08-3400-20-0020/1

Report: Development Planner, September 23, 2020

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Development Planner, dated September 23, 2020, entitled “Rezoning Application: 1740 Bewicke Avenue (Mehrdad Rahbar / Vernacular Design)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8793” (Mehrdad Rahbar / Vernacular Design, 1740 Bewicke Avenue, RS-2) be considered and referred to a Public Hearing;

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

**CARRIED UNANIMOUSLY**

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

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8793” (Mehrdad Rahbar / Vernacular Design, 1740 Bewicke Avenue, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8793” (Mehrdad Rahbar / Vernacular Design, 1740 Bewicke Avenue, RS-2) be given first and second readings.

**CARRIED UNANIMOUSLY**

## **REPORT**

7. Rezoning Application: 225 East 21<sup>st</sup> Street (Kent Halex, Halex Architecture, CD-727)  
– File: 08-3360-20-0473/1

Report: Interim Manager, Development Planning, September 23, 2020

Moved by Councillor Back, seconded by Councillor Valente

PURSUANT to the report of the Interim Manager, Development Planning, dated September 23, 2020, entitled “Rezoning Application: 225 East 21<sup>st</sup> Street (Kent Halex, Halex Architecture, CD-727)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8796” (Kent Halex, Halex Architecture, 225 East 21<sup>st</sup> Street, CD-727) be considered and the Public Hearing be waived;

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

**CARRIED UNANIMOUSLY**

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

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8796” (Kent Halex, Halex Architecture, 225 East 21<sup>st</sup> Street, CD-727)

Moved by Councillor Back, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8796” (Kent Halex, Halex Architecture, 225 East 21<sup>st</sup> Street, CD-727) be given first and second readings.

**CARRIED UNANIMOUSLY**

## **REPORTS**

9. Investing in Canada Infrastructure Program – Silver Harbour Seniors’ Activity Centre Application – File: 05-1855-03-0001/2020

Report: Planning Analyst, Strategic Initiatives, September 23, 2020

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Planning Analyst, Strategic Initiatives, dated September 23, 2020, entitled “Investing in Canada Infrastructure Program – Silver Harbour Seniors’ Activity Centre Application”:

THAT staff be directed to submit a grant application in the amount of \$3 million for the Investing in Canada Infrastructure – Community, Culture and Recreation Program for the Silver Harbour Activity Centre Project;

AND THAT Council support the project and commits to its share (\$15.2 million) of the project.

**CARRIED UNANIMOUSLY**

10. Stream and Drainage System Protection Bylaw Amendments – File: 11-5280-13-0001/2020

Report: Environmental Technician, September 23, 2020

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Environmental Technician, dated September 23, 2020, entitled “Stream and Drainage System Protection Bylaw Amendments”:

THAT the following bylaws be considered:

- “Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2020, No. 8746”;
- “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8760” (Stream and Drainage System Protection); and,
- “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8761” (Stream and Drainage System Protection).

**CARRIED UNANIMOUSLY**

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

11. “Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2020, No. 8746”

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2020, No. 8746” be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2020, No. 8746” be given third reading.

**CARRIED UNANIMOUSLY**

12. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8760” (Stream and Drainage System Protection)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8760” (Stream and Drainage System Protection) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8760” (Stream and Drainage System Protection) be given third reading.

**CARRIED UNANIMOUSLY**

13. “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8761” (Stream and Drainage System Protection)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8761” (Stream and Drainage System Protection) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8761” (Stream and Drainage System Protection) be given third reading.

**CARRIED UNANIMOUSLY**

## **REPORT**

14. 2020 Project Plan – Funding Appropriations #2063 – #2066  
– File: 05-1705-30-0019/2020

Report: Director, Finance, September 22, 2020

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Director, Finance, dated September 22, 2020, entitled “2020 Project Plan – Funding Appropriations #2063 – #2066”:

THAT (Funding Appropriation #2063) an amount of \$275,000 be appropriated from the Annual Budget – Transfer to General Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2064) an amount of \$315,000 be appropriated from the Tax Sale Land Interest Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2065) an amount of \$320,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2066) an amount of \$400,000 be appropriated from the General Reserve Fund for the purpose of funding the 2020 Project Plan;

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

**CARRIED UNANIMOUSLY**

## **PRESENTATION**

Esplanade Complete Street – Transportation Engineer

The Transportation Engineer provided a PowerPoint presentation regarding “Esplanade Complete Street” and responded to questions of Council.

## **REPORT**

15. Esplanade Complete Street – Project Update – File: 16-8350-20-0034/1

Report: Transportation Engineer, September 23, 2020

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Transportation Engineer, dated September 23, 2020, entitled “Esplanade Complete Street – Project Update”:

THAT the project to deliver a complete street design for Esplanade, focused on improving the safety and comfort for vulnerable road users, providing good access to business, while maintaining the people and goods movement capacity of the corridor, be endorsed;

AND THAT staff be directed to proceed with the public engagement process.

**CARRIED UNANIMOUSLY**

## **COVID-19 UPDATE**

Nil.

## **COUNCIL INQUIRIES / REPORTS**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **CITY CLERK'S RECOMMENDATION**

Moved by Councillor Bell, seconded by Councillor Back

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

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed session, at 7:08 pm and reconvened at 7:44 pm.

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

16. Encroachments onto City Road Allowance – 108 East 8<sup>th</sup> Street, 1441 St. Georges Avenue, 347 West 27<sup>th</sup> Street and 308 East 18<sup>th</sup> Street – File: 02-2370-01-0001/2020

Report: Property Services Coordinator, September 22, 2020

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Property Services Coordinator, dated September 22, 2020, entitled “Encroachments onto City Road Allowance – 108 East 8<sup>th</sup> Street, 1441 St. Georges Avenue, 347 West 27<sup>th</sup> Street and 308 East 18<sup>th</sup> Street”:

THAT Council permit appurtenant encroachments onto City road allowances for the following properties:

- 108 East 8<sup>th</sup> Street;
- 1441 St. Georges Avenue;
- 347 West 27<sup>th</sup> Street; and
- 308 East 18<sup>th</sup> Street;

*Continued...*

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

16. Encroachments onto City Road Allowance – 108 East 8<sup>th</sup> Street, 1441 St. Georges Avenue, 347 West 27<sup>th</sup> Street and 308 East 18<sup>th</sup> Street – File: 02-2370-01-0001/2020 – Continued

THAT the Mayor and City Clerk be authorized to execute all necessary documentation;

THAT notice of the dispositions be given in accordance with the *Community Charter*;

AND THAT the report of the Property Services Coordinator, dated September 22, 2020, entitled “Encroachments onto City Road Allowance – 108 East 8<sup>th</sup> Street, 1441 St. Georges Avenue, 347 West 27<sup>th</sup> Street and 308 East 18<sup>th</sup> Street”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

## **ADJOURN**

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 7:45 pm.

*“Certified Correct by the City Clerk”*

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CITY CLERK



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

## *Proclamation*

### **WASTE REDUCTION WEEK**

- WHEREAS** the City of North Vancouver is committed to conserving resources, protecting the environment and educating the community;
- WHEREAS** we recognize the generation of solid waste and the needless waste of water and energy resources as global environmental problems and endeavor to take the lead in our community toward environmental sustainability;
- AND WHEREAS** Waste Reduction Week draws attention to the richness and diversity of the natural world and the importance of working towards ecological sustainability through waste avoidance and resource conservation;
- NOW THEREFORE** I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **October 19 to 25, 2020** as **WASTE REDUCTION WEEK** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, October 19, 2020

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**Mayor Linda Buchanan**

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# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8746

### A Bylaw to amend “Stream and Drainage System Protection Bylaw, 2003, No. 7541”

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 “**Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2020, No. 8746**”.

2. “Stream and Drainage System Protection Bylaw, 2003, No. 7541” is amended as follows:

- A. Delete and replace the preamble with the following:

“**WHEREAS** the City of North Vancouver has committed to environmental stewardship and the protection of our streams and drainage systems and Section 8(3)(j) of the *Community Charter*, S.B.C. 2003, c. 26, authorizes Council to regulate, prohibit and impose requirements in relation to the protection of the natural environment;

**WHEREAS** Council deems it in the best interests of the community and necessary for environmental protection to prohibit the polluting, obstructing or impeding the flow of a stream, creek, watercourse, waterworks, ditch, drain, or sewer, whether or not it is on private property;

**AND WHEREAS** pursuant the of the *Community Charter*, S.B.C. 2003, c. 26, Council may by bylaw impose penalties for contravention of the regulations adopted herein;

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

- B. Delete all occurrences of “Manager of Inspections” and replace with “Chief Building Official”.
- C. Delete all occurrences of “Environmental Coordinator” and replace with “Environmental Technician”.
- D. Delete all occurrences of “prohibited material” and replace with “Prohibited Substance”.
- E. Capitalize all words and multi-word phrases used throughout the bylaw in the same manner as defined in Section 2 – Definitions and remove all occurrences of quotation marks from all words and multi-word phrases that reference definitions in Section 2.
- F. In Section 2 – Definitions:
  - (1) Delete “Excessive Suspended Solids Discharge” in its entirety.
  - (2) Delete “Sediment Control Plan” and replace with “Erosion and Sediment Control (ESC) Plan”.

- (2) Delete the definition for “Prohibited substance” in its entirety and replace with the following:

““Prohibited Substance” means:

- (a) pesticides, herbicides, fertilizers, soaps, detergents, household and commercial grade cleaning compounds, paints, solvents, chemicals, chlorinated water, waste oil or any material or substance which is a “hazardous product”, “contaminant”, “toxic substance”, “deleterious substance”, “special waste”, dangerous good” or “reportable substance” that is identified or described in or defined by any applicable statute, regulation or law, including any substance that violates the *Fisheries Act*, R.S.C. 1985, or the *Environmental Management Act*, S.B.C. 2003, c. 53., which, if introduced to the Drainage System, would foul it; or
- (b) any sediment, rock, gravel, sand, clay, silt, sediment, earth, construction or excavation wastes, cement, concrete, exposed aggregate wash water or other substances which, when introduced into a drainage system, will at the point of deposition, result in a pH value outside of the range 6.5 - 8.0, a temperature increase of 2 degrees Celsius or more, or
  - i. during and for 24 hours following a Significant Rainfall Event a discharge exceeding a Turbidity level of 100 Nephelometric Turbidity Units (NTU), or
  - ii. during any other time result in a discharge exceeding 25 NTU.”

- (3) Add the following definitions:

““Erosion and Sediment Control (ESC) Measures” means all erosion and sediment control methods constructed, installed or employed to reduce the likelihood of sediment and sediment laden water reaching the Drainage System during all stages of development.”

““Erosion and Sediment Control (ESC) Monitor” means a Qualified Environmental Professional who is experienced in implementing ESC plans and who is responsible for the inspection and monitoring of ESC measures to ensure these are installed and maintained in accordance with the ESC plan, and if necessary, are modified during development to ensure compliance with the requirements of this Bylaw.”

““Highways” means “highway” as defined in the “Street and Traffic Bylaw, 1991, No. 6234”.”

““Qualified Environmental Professional” means an individual who:

- (a) is registered, in good standing, and acting under the Code of Ethics, of one or more of the following professional organizations: Association of Professional Engineers and Geoscientists of BC; Association of BC Forest Professionals; College of Applied Biology; Applied Science Technologists and Technicians of BC; BC Institute of Agrologists, EnviroCert International

(Certified Professional in Erosion and Sediment Control); or BC Society of Landscape Architects;

- (b) is registered, in good standing, and acting under the Code of Ethics of the Erosion and Sediment Control Association of British Columbia; and
- (c) has an area of expertise that is recognized in the field of Erosion and Sediment Control as one that is acceptable for the purpose of providing all or part of the design, inspection and monitoring of ESC Measures.”

““Significant Rainfall Event” means any precipitation event, which meets or exceeds the amount of 25 mm per 24 hour period.”

- (4) Delete the definition for “Total suspended solids” in its entirety and replace with the following:

““Turbidity” means the measurement of suspended solids in water, which affects the clarity or degree of transparency of the water by interfering with the passage of a beam of light through the water.”

G. In Section 6 – Construction Work:

- (1) In 6.2, replace the words “a “Sediment Control Plan”” with “an Erosion and Sediment Control (ESC) Plan”.
- (2) In 6.3 to 6.5, replace the words “sediment control” with “ESC”.
- (3) Add the following subsections to Section 6:

“6.8 Every person who proposes to carry out Construction Work is responsible to ensure the site is in compliance with the Bylaw for the duration of the Construction Work, which includes ensuring that all Erosion and Sediment Control (ESC) Measures are constructed, installed, implemented, and maintained for the duration of the Construction Work.

6.9 The City Engineer or Chief Building Official may require a security deposit for Construction Work involving the disturbance of soil, in the amount specified in Appendix 3, to secure the full and proper compliance with the provisions of this bylaw.”

H. Delete Section 7 – Sediment Control Plan in its entirety and replace with the following:

**“7. Erosion and Sediment Control Plan**

7.1 The Erosion and Sediment Control Plan shall set out works and measures required during Construction Work to prevent the discharge of Prohibited Substances to the Drainage System and must be designed, signed and sealed by a Professional Engineer, registered and in good standing with the Association of Engineers and Geoscientists of B.C., or a Certified Professional in Erosion and Sediment Control (CPESC), registered and in good standing with EnviroCert International. The ESC Plan shall be reviewed and signed by the ESC Monitor.

7.2 The Erosion and Sediment Control Plan shall include:

- 7.2.1 a four stage ESC Plan (Demolition, Civil Construction, Maintenance and ESC Deactivation), with all proposed ESC Measures for each stage and implementation timing;
- 7.2.2 detailed design drawing(s) showing the location of:
  - (a) property line(s) and legal designations of the subject property or properties;
  - (b) existing underground services and proposed connections to existing services;
  - (c) existing catch basins and drainage infrastructure within the drainage boundaries likely to be affected by the Construction Work as defined by the Professional Engineer, and proposed protection measures;
  - (d) existing and proposed watercourses, ditches, swales or other bodies of water within 100 m of the site boundaries, and proposed protection measures;
  - (e) existing and proposed buildings or ancillary buildings or structures;
  - (f) existing and proposed contours and relevant spot elevations;
  - (g) proposed limits of disturbance for each phase of development;
  - (h) anticipated soil type in areas to be disturbed and at all depths to be excavated;
  - (i) proposed site access location(s) and protection measures to prevent sediment from being tracked off-site; and
  - (j) proposed ESC Measures;
- 7.2.3 detailed plans, specifications and design calculations necessary to describe any works required to convey, control and treat suspended solids in run-off water from the site of the Construction Work;
- 7.2.4 detailed cost estimate for the installation, maintenance and removal of ESC Measures;
- 7.2.5 an ESC monitoring program conducted by an ESC Monitor with:
  - (a) regular inspections of construction work and water quality of receiving waters occurring a minimum of twice a month

during dry months (May – September), weekly during wet months (October – April), after a Significant Rainfall Event, and until at least 90% of construction is complete; and

- (b) monitoring reports submitted to the City's Engineering Department within one week of each site inspection.;

7.2.6 an operation and maintenance program during the Construction Work that contains a maintenance schedule, methodology and maintainer's name and address and emergency contact telephone number;

7.2.7 the proposed methods to restore disturbed areas following the completion of development; and

7.2.8 a letter of undertaking signed by a Qualified Environmental Professional who commits to accept responsibility for the management of the ESC Plan, including:

- (a) conducting a pre-construction inspection of initial ESC Measures installation to ensure accordance with the approved ESC Plan;
- (b) periodic inspection of Construction Work to ensure that the materials entering the Drainage System are in compliance with the requirements of this bylaw; and
- (c) conducting a post-construction inspection of ESC Measure deactivation and removal.

7.3 The ESC measures required by the ESC Plan shall be inspected, maintained and operated for the duration of the Construction Work by the Owner performing the work as set out in the ESC Plan.

7.4 The Owner must ensure the ESC Monitor conducts the inspection, monitoring, maintenance, and reporting of the ESC facilities in accordance with the ESC Plan."

I. In APPENDIX 1 – Sediment and Erosion Control Guidelines for Single and Two-Family Dwellings:

- (1) Delete "Sediment and Erosion Control Guidelines" and replace with "Erosion and Sediment Control Guidelines".
- (2) Delete the following bullet point from the list below the heading Drainage and Sediment Control:
  - No water leaving the site shall meet or exceed the criteria for "Excessive Suspended Solids Discharge" as described in the bylaw.

and replace with the following:

- “Water leaving site will be in compliance with the discharge requirements described in this bylaw.”

J. In APPENDIX 2 – Single and Two-family Site Conditions Requiring Sediment Control Plans:

- (1) Delete the words “Sediment Control” and replace with “Erosion and Sediment Control” for all occurrences.

K. Add Appendix 3 attached to this bylaw.

READ a first time on the 5<sup>th</sup> day of October,  
2020.

READ a second time on the 5<sup>th</sup> day of October,  
2020.

READ a third time on the 5<sup>th</sup> day of October,  
2020.

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

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MAYOR

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CITY CLERK

## **Appendix 3**

### **Deposits**

The City Engineer or Chief Building Official may require a refundable security deposit prior to issuing a building permit, in the amount of \$1000, to secure the full and proper compliance with the provisions of this bylaw. The security deposit must be in a form acceptable to the City Engineer or Chief Building Official.

If the amount of the security deposit is insufficient for the City to complete the remedial work, the Owner will pay any deficiency to the City on demand.

When the Owner complies with the provisions of this bylaw the city will return the security deposit at such a time as the QEP provides the City with written notice that the site is complete, the site is stable and under control and the site no longer poses a threat to the Drainage System, and the ESC Measures have been removed to the acceptance of the City Engineer or Chief Building Official.

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# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8760

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

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

1. This Bylaw shall be known and cited for all purposes as **“Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8760” (Stream and Drainage System Protection)**.
2. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675” is amended as follows:
  - A. In Schedule A, replace the table containing penalties for the “Stream and Drainage System Protection Bylaw, No. 7541” with the following:

Bylaw	Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Stream & Drainage System Protection No. 7541	Discharge of Prohibited Substance	4	Yes	\$450	\$400	\$500	\$75
Stream & Drainage System Protection No. 7541	Obstruct/Impede Drainage System	4	Yes	\$450	\$400	\$500	\$75
Stream & Drainage System Protection No. 7541	Improper Materials Storage	6.1	Yes	\$450	\$400	\$500	\$75
Stream & Drainage System Protection No. 7541	Fail to Submit ESC Plan	6.2	Yes	\$450	\$400	\$500	\$75
Stream & Drainage System Protection No. 7541	Fail to Install and Maintain ESC Measures	6.8	Yes	\$450	\$400	\$500	\$75
Stream & Drainage System Protection No. 7541	Fail to Follow Plans	7.3	Yes	\$450	\$400	\$500	\$75
Stream & Drainage System Protection No. 7541	Fail to Monitor	7.4	Yes	\$450	\$400	\$500	\$75
Stream & Drainage System Protection No. 7541	Fail to Submit Reports	7.4	Yes	\$450	\$400	\$500	\$75
Stream & Drainage System Protection No. 7541	Fail to Notify	8.1	No	\$450	\$400	\$500	N/A

READ a first time on the 5<sup>th</sup> day of October,  
2020.

READ a second time on the 5<sup>th</sup> day of October,  
2020.

READ a third time on the 5<sup>th</sup> day of October,  
2020.

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

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MAYOR

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CITY CLERK

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

**BYLAW NO. 8761**

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

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

1. This Bylaw shall be known and cited for all purposes as **“Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8761” (Stream and Drainage System Protection)**.
2. “Ticket Information Utilization Bylaw, 1992, No. 6300” is amended as follows:
  - A. Delete the table in Schedule B18 in its entirety and replace with the following:

DESIGNATED EXPRESSION	SECTION	FINE
Discharge of “prohibited substance”	4	\$500.00
Obstruct/Impede Drainage System	4	\$500.00
Improper Materials Storage	6.1	\$500.00
Fail to Submit ESC Plan	6.2	\$500.00
Fail to Install and Maintain ESC Measures	6.8	\$500.00
Fail to Follow Plans	7.3	\$500.00
Fail to Monitor	7.4	\$500.00
Fail to Submit Reports	7.4	\$500.00
Fail to Notify	8.1	\$500.00

READ a first time on the 5<sup>th</sup> day of October, 2020.

READ a second time on the 5<sup>th</sup> day of October, 2020.

READ a third time on the 5<sup>th</sup> day of October, 2020.

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

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MAYOR

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CITY CLERK

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# Balanced Housing Lab

City of North Vancouver Council  
October 19, 2020

## Challenges and Barriers



Lack of  
Innovation



Competing  
Priorities



Cost of  
Housing



Jurisdictional  
Issues



Cost of Land



Cost of  
Development



Lack of  
Partnerships



Community  
Buy-in



Resources



Infrastructure



Zoning +  
Approvals  
Process



Concerns  
with Growth

## About the BHL and Lab Process

- How might we co-create diverse housing solutions that make it possible for people at different stages of life to live and work in the City of North Vancouver, Squamish Nation, and the District of West Vancouver?

Steering Committee

Working Group

Lab Workshops

- Phase 1: Establish BHL governance and process
- Phase 2: Understand the issues, opportunities, and existing solutions
- Phase 3: Convene the Lab workshops to develop prototypes (Lab Workshops 1-4)
- **Phase 4: Test prototype solutions ← We are here**
- Phase 5: Develop a roadmap and Collective Impact Framework
- Phase 6: Report back to lab participants

## Prototype Areas

1. Re-imagining the Development Approvals Process
2. Indigenous and Non-Indigenous Partnerships
3. Flexible Delivery Models for Affordable Living

## Re-Imagining the Development Approvals Process

1. Identify projects that are suitable for an alternative development approvals process, piloting 1-2 projects through this alternative process
2. Include a broader cross-section of the community in a 'co-creation' process and deliver a more widely accessible public engagement process that, ideally, will replace a Public Hearing
3. Expedite early components of a development, and bring them forward to Council within 4-5 months of initial pre-consultation
4. Monitor and evaluate the success of this process across a range of measures

## Housing Opportunity Areas

### **CNV Residential Level 5: Current Use**

- Currently the land use allows for FSR: 1.6, with a maximum bonus FSR of an additional 1.0 under density bonusing program.

### **CNV R-5: Proposed Additional Use**

- Allow for mixed income purpose-built rental with a significant component of non-market at a bonus FSR (equal to or greater than existing FSR bonus), with a market rental component not to exceed base density

### **CNV School and Institutional: Current Use**

- To provide for services to the community, including schools, cultural institutions, places of assembly, recreation facilities, public care facilities, and utility services. Significant new public and community uses should be concentrated in or around the Lonsdale Regional City Centre.

### **CNV School and Institutional: Proposed Use**

- Must continue to provide original institutional purpose on site (school, church, health care, etc.)
- New use allows for non-market housing programs that can provide a moderate stream of revenue to institutional partners



## Next Steps

1. Piloting an Alternative Development Approvals Process with up to 2 developers in the District of West Vancouver and City of North Vancouver
2. Convening project partners in a joint event on Indigenous and non-Indigenous partnerships for housing on the North Shore
3. Implementing Housing Opportunity Areas as a Flexible Delivery Model for Affordable Living



## Questions?





 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 & Development  
Coreen Alexander, Planner 1

Subject: BALANCED HOUSING LAB UPDATE AND EMERGING PROTOTYPES

Date: September 30, 2020 File No: 10-5040-20-0002/1

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

**RECOMMENDATION**

PURSUANT to the report of the Director, Planning & Development and the Planner 1, dated September 30, 2020, entitled "Balanced Housing Lab Update and Emerging Prototypes":

THAT staff be directed to prepare a Request for Expressions of Interest to seek developers to participate in a pilot alternative development approvals process as outlined in this report;

AND THAT staff be directed to continue analysis on the feasibility and impacts of the proposed 'Housing Opportunity Areas' to streamline the supply of middle-income housing, as outlined in this report and return to Council with policy options for Council's consideration.

**ATTACHMENTS**

1. Balanced Housing Lab – Interim Progress Report (Doc [#1947063](#))

**PURPOSE**

The purpose of this report is to provide Council with an update on the Balanced Housing Lab and to seek direction on next steps for implementing the prototype ideas generated from the lab.

## BACKGROUND

On February 4, 2019, Council initiated a significant partnership for the North Shore to explore housing strategies to enable middle-income earners to live and work in the community. This project is referred to as the Balanced Housing Lab (BHL).

It is an innovative partnership between the City of North Vancouver, District of West Vancouver, Squamish Nation, senior levels of government, the University of British Columbia and other stakeholders. The lab process has been facilitated and managed by the consulting firm Urban Matters. Together, these groups have been working to develop solutions to address the housing challenges facing our communities. The solutions lab approach brings people together from diverse backgrounds and sectors to tackle complex problems by harnessing their collective knowledge and experience.

The BHL is focused on the following overarching challenge question:

*How might we co-create diverse housing solutions that make it possible for middle-income earners at different stages of life to live and work in the City of North Vancouver, Squamish Nation, and the District of West Vancouver?*

The project consists of lab participants, a project working group and is guided by a Steering Committee. Lab participants were selected through a recruitment process to participate in four lab workshops between December 2019 and April 2020. Participants included middle-income earners currently facing housing challenges, as well as people with expertise in housing advocacy, planning, development, business, education and local governance. The project working group and steering committee consist of staff from the three partner organizations and other key stakeholders. Together, they oversee and provide direction on the ideas generated through the lab. Further details on the lab process and governance structure are provided in Attachment #1.

## DISCUSSION

### BHL Process:

The BHL is made up of six project phases:

- **Phase 1:** Establishing BHL governance and process
- **Phase 2:** Understanding the issues, opportunities and existing solutions
- **Phase 3:** Convening the lab workshops to develop prototypes (Lab Workshops 1-4)
- **Phase 4:** Testing prototype solutions
- **Phase 5:** Development of a roadmap and Collective Impact Framework
- **Phase 6:** Reporting back to lab participants

Phases 1 to 3 are complete. The project is currently in phase 4, which involves piloting the solutions developed during the lab workshops. These solutions are referred to as prototypes. Through the lab workshop process, participants were split into three different groups to work on generating these prototype ideas. A summary of the three



prototype groups and the solutions which are in the process of being developed is provided below.

### Prototype Groups:

#### **Group #1: Re-imagining the Development Approvals Process**

Challenge Question: How might we reimagine the development approval process such that it builds, rather than divides, community?

#### Background:

This prototype emerged from the idea that the existing approval process is often time consuming, divisive and contentious. Lab participants expressed the need for meaningful public consultation to occur earlier in the process, while a project is still in the design phase. The lab participants also noted that reaching a broader selection of community voices is challenging with the current community engagement format (i.e. open houses) and that more diverse feedback would help to better inform Council's decision making for new proposals. Additionally, if a project becomes contentious, the time required through the approval process may lead developers towards more expensive forms of housing to compensate for costs and delays. This input from the lab participants has informed the design of an alternative development approvals process outlined in Attachment #1 (Appendix A). This alternative process promotes more meaningful opportunities for community members, City staff, Council and applicants to co-create and engage with proposed housing projects earlier in the process.

#### Next Steps:

Staff seek Council direction to proceed with piloting the alternative development approvals process as described in Attachment #1 (Appendix A). Two key criteria are proposed to select projects for this pilot: 1) proposed projects are to include a component of mid-market housing and 2) proposed projects are to conform with Official Community Plan policies. Should Council wish to proceed, next steps include developing a Request for Expressions of Interest to select applicants to participate in the pilot alternative development approvals process. Staff intend to select two applicants to participate in the pilot project. This process will be evaluated against the existing process by the Balanced Housing Lab team.

#### **Group #2: Indigenous and Non-Indigenous Partnerships**

Challenge Question: How might we convene partners, led by the Squamish First Nation, to help create new housing concepts that support both the needs of Squamish members and North Shore residents at large?

#### Background:

A common theme shared by participants throughout the lab workshops is that housing challenges on the North Shore are experienced across jurisdictional boundaries: housing opportunities and challenges in one community can impact another. While there are many projects that First Nations and local governments work on together, there is no existing framework or procedures in place on the North Shore for working collectively on housing. This prototype group sought to create a shared understanding

of the current barriers and potential opportunities for Indigenous and Non-Indigenous partnerships on the North Shore and how as a group the BHL could put these opportunities into action. Further details on these shared learnings are included in Attachment #1.

Next Steps:

Relationship and trust building are essential for this prototype group. Next steps include creating an opportunity to bring elected officials from all three partner communities together in a meaningful way. This process is being led by the BHL Steering Committee to set-up a joint event with the leaders of these communities. The purpose of this joint event is to provide a platform for a formal report back on the BHL process and learnings while offering the opportunity for further relationship building and establishing a shared commitment to working together in the future. This event is anticipated to be scheduled for the fall of 2020. More information on further actions for this prototype group will be provided following the joint event.

**Group #3: Flexible Delivery Models for Affordable Living**

Challenge Question: How might we create innovative, flexible delivery models for affordable living that could make it possible for people who work on the North Shore to also live here?

Background:

Participants in this group discussed the increased need to develop affordable housing options for underserved middle-income households. Particularly, discussions considered how challenging it is for core service workers (fire fighters, police, teachers, nurses, etc.) who work on the North Shore to find affordable housing and that many are priced out of the market. Numerous tools were discussed to address this issue including better utilization of single-family lots, local government measures, senior government funding, alternative financing options and emerging design and land use innovations. More information on the learnings from the lab are provided in Attachment #1.

Next Steps:

The prototype that emerged from this group's input is the concept of designating Housing Opportunity Areas (HOAs). These are areas within the City that have either not been conventionally used for housing or which could accommodate more mid-market housing than currently provided. The potential areas identified in the City of North Vancouver are within the land use designations 'School and Institutional' and 'Residential Level 5' under the Official Community Plan. The BHL is also looking at potential Housing Opportunity Areas within the District of West Vancouver. This prototype would explore pre-zoning selected lands in order to provide increased non-market and mid-market rentals and/or affordable home ownership. Please see Attachment #1 for details on preliminary economic analysis on these changes.

Next steps for this prototype include industry and stakeholder engagement to assess the potential impact of policy changes in School and Institutional and Residential Level 5 lands, refinement of scenarios and a presentation to the Policy Committee to review the implications of any policy changes, including pre-zoning and rental tenure zoning, in order to encourage a higher contribution of mid-market units during redevelopment.

## FINANCIAL IMPLICATIONS

The activities described in this report are within the scope of the Balanced Housing Lab project which is supported by cash and in-kind contributions from the City, the District of West Vancouver and \$150,000 in Solutions Lab funding from Canada Mortgage and Housing Corporation (CMHC), which was granted in February 2020 to support project deliverables.


## INTER-DEPARTMENTAL IMPLICATIONS

Preliminary Balanced Housing Lab findings and emerging prototypes have been reviewed by the City's Leadership Team. Implementation of prototypes, including the alternative development approvals process will be undertaken in coordination interdepartmentally.

## STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The Balanced Housing Lab seeks to understand the challenges and opportunities for affordable housing within the City of North Vancouver, Squamish Nation and District of West Vancouver and to co-create solutions to address these challenges and opportunities. This project supports Council's *Strategic Plan* priority to be "A City for People that is welcoming, inclusive, safe, accessible and supports the health and well-being of all". It is also reflective of the City's *Official Community Plan* goal to "Pursue attainable housing that meets the needs of its diverse community". Along with the *Housing Action Plan* Vision "to ensure there are diverse and appropriate housing options for current and future residents of all ages, incomes and abilities".

RESPECTFULLY SUBMITTED:



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Michael Epp, MCIP, RPP  
Director, Planning & Development



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Coreen Alexander  
Planner 1

# Balanced Housing Lab

## Interim Progress Report



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Appendix A: Development Approvals Process

Appendix B: Indigenous and Non-Indigenous Partnership Opportunities

Appendix C: Housing Opportunity Areas Brief

# 1

## Project Overview

Regional and provincial housing trends have pushed market housing beyond the reach of many working households in Metro Vancouver. On the North Shore, homeownership is increasingly unattainable for moderate to middle-income households, while rental vacancy rates are at historic lows and the cost of renting is high. Many households are struggling to find suitable and affordable housing close to where they work and where their children go to school. Limited housing options and affordability for moderate to middle-income households is leading to a demographic 'missing middle' and the problem is expected to worsen as the population continues to grow.<sup>1</sup>

The Balanced Housing Lab (BHL) is an innovative partnership of governments on the North Shore of the Metro Vancouver area and includes the City of North Vancouver, District of West Vancouver, and Squamish Nation. The purpose of BHL is to generate new models of collective action to address North Shore housing challenges, particularly for moderate to middle-income households.<sup>2</sup>

Starting in September 2019, BHL has been bringing together a diverse cross-section of North Shore residents, workers, employers, and planning experts to identify solutions that could readily be implemented by the three project partners and other stakeholders in the community. The project is being overseen by a Steering Committee and managed by a Project Working Group (for more information see Section 2.1). Four lab workshops were held between December 2019 and April 2020 that brought together a diversity of perspectives on housing and development on the North Shore all aiming to address the central lab question:

*How might we co-create diverse housing solutions that make it possible for people at different stages of life to live and work in the City of North Vancouver, Squamish Nation, and the District of West Vancouver?*

Since the final lab workshop in April, the Steering Committee and Working Group have been moving forward with implementing and testing the prototype ideas that emerged from the workshops.

1 For more information regarding housing costs and challenges on the North Shore see Housing Needs Fact Sheets, available at: <https://www.cnv.org/city-services/planning-and-policies/housing/housing-lab>

2 For the purposes of the Balanced Housing Lab, moderate to middle-income earning has been defined as households earning \$50,000 to \$100,000 annually. The Lab recognizes that to some extent this creates artificial boundaries on what constitutes a moderate to middle-income household: some households earning just below \$50,000 annually would benefit from the solutions emerging from this lab process, as would some households earning over \$100,000 annually. These thresholds were developed to allow for analysis of housing pressures and issues facing these households. More broadly, moderate to middle-income households are those households for whom there are few to no housing supports from government, but are unable to readily find market housing options on the North Shore.



# 2

## Lab Governance and Process

### 2.1 What is a Social Innovation Lab?



A social innovation lab (or simply social lab or “lab”) refers to a process that brings together many stakeholders to address complex social problems involving research, experimentation, prototyping, and testing solutions.

– McConnell Foundation

Social innovation labs are an emerging process based on the premise that no single actor in the system can address a complex social problem on their own. Instead, diverse perspectives are needed to build a systems-wide understanding of the issues and root causes to ultimately develop and test meaningful solutions. Through a lab process, we aim to identify the key points in the system that can be leveraged to create meaningful change.

Labs are intended to act as a social research and development (R&D) forum and offer a safe and creative space to explore and test new ways of doing things.

### 2.2 BHL Process

The BHL is made up of six phases:

- Phase 1: Establishing BHL governance and process
- Phase 2: Understanding the issues, opportunities, and existing solutions
- Phase 3: Convening the Lab workshops to develop prototypes (Lab Workshops 1-4)
- Phase 4: Testing prototype solutions
- Phase 5: Development of a roadmap and Collective Impact Framework
- Phase 6: Reporting back to lab participants

BHL has completed Phases 1 to 3, and is currently in Phase 4, which involves piloting the solutions we developed during the lab workshops.

## 2.3 Lab Governance

As noted above, the project is being governed by the Project Steering Committee composed of the following individuals and organizations:

- Linda Buchanan – Mayor, City of North Vancouver
- Mary Ann Booth – Mayor, District of West Vancouver
- Khelsilem – Councillor, Squamish Nation
- Councillor Chris Lewis – Squamish Nation
- Jonathan Wilkinson – MP, North Vancouver
- Patrick Weiler – MP, West Vancouver-Sunshine Coast-Sea to Sky Country
- Bowinn Ma – MLA, North Vancouver-Lonsdale
- James Forsyth – Director of Regional Development, BC Housing

This group oversaw all elements of the project, providing input on the direction of lab groups, the overall composition of lab participants, and the development of prototypes.

A second layer of support was provided by the Project Working Group, consisting of staff from the three partners and other key stakeholders. The Project Working Group is composed of the following individuals:

- Michael Epp – Director of Planning and Development, City of North Vancouver
- Coreen Alexander – Planner 1, City of North Vancouver
- David Hawkins – Manager of Community Planning and Sustainability, District of West Vancouver
- Winnie Yip – Senior Community Planner, District of West Vancouver
- Shazeen Tejani – Community Planner, District of West Vancouver
- Monica Jacobs – Member Services Director, Squamish Nation
- Bob Sokol – Director of Planning and Capital Projects, Squamish Nation
- Sarah Silva – Chief Executive Officer, Hiya'm ta Skwxwú7mesh Housing Society
- Mark Pearmain – Superintendent, School District 44
- Georgia Allison – Treasurer, School District 44
- Thomas Bevan – Development Manager, BC Housing

## 2.4 Lab Participants

Through the early phases of the project, the Working Group identified key sectors and organizations that could provide different perspectives on the housing system. Approximately 40 participants accepted the invitation to participate. The large majority of these participants continued through the entire lab process between December and April. Participants came from a wide range of ages, life experiences, and professions, including the following:

- North Shore business community
- Community members with an understanding of housing issues
- Planners in the housing sector
- Elders
- Representative of the workforce (e.g. business owners, fire department, police, schools)
- Financial institutions
- Representatives of the academic sector
- Project Working Group members
- Individuals with lived experience of housing issues

## 2.5 About the BHL Process

The Balanced Housing Lab started in July 2019, with the project partners and the consultant contracted to support the work, Urban Matters, initiating the project, convening the Steering Committee and Project Working Group, and designing the project process. The consultant then conducted research into a range of topics including housing needs for the partner communities, barriers to new housing for moderate to middle-income households, and existing solutions that have been implemented, both within the partner communities and elsewhere in the region, province and country.<sup>3</sup> Sessions with the Steering Committee and Project Working Group were held in October 2019 to plan for the lab workshops which were held between December 2019 and April 2020. Between each lab workshop the Steering Committee and Working Group convened to review the outcomes of each workshop and determine appropriate next steps for research and refinement. The four lab workshops unfolded as follows:

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<sup>3</sup> This research is summarized in the Knowledge Brief available on the project website: <https://www.cnv.org/city-services/planning-and-policies/housing/housing-lab>

**December 11, 2019**

**Workshop 1** focused on challenge mapping and identifying opportunities to address these challenges.

**January 29, 2020**

**Workshop 2** had lab participants assigned to one of three groups in order to generate initial prototype ideas. Each group was assigned a lead facilitator or coach from amongst the consultant team, to support the development of prototypes. These groups were:

- Group #1: Re-Imagining the Development Approvals Process
- Group #2: Indigenous and Non-Indigenous Partnerships
- Group #3: Flexible Delivery Models for Affordable Living

**February 26, 2020**

**Workshop 3** involved refining and building upon the ideas generated in Workshop 2, and the refinements developed through the Steering Committee and Working Group meetings.

**April 22, 2020**

Originally scheduled for March 18, Workshop 4 was delayed due to COVID-19, and held on a virtual platform in April. During the session, participants were invited to review draft prototypes, offer refinements, and identify potential recommendations for testing/ piloting the prototypes in a later phase of work.

The Steering Committee met again to review outcomes of the final workshop in June 2020. During the summer, Urban Matters and the project partners planned and developed strategies for piloting and testing the emergent prototypes. This is the current phase of the project.

Once prototyping is complete, Urban Matters will work with the Steering Committee and Project Working Group to draft a 'Roadmap,' describing the lab process, the piloting/testing of prototypes, and how identified solutions might be replicated in other communities. The project partners and consultant will then report back to lab participants about the outcomes of the prototyping process and on successes and lessons learned.

# 3

## Prototype Areas

### 3.1 Group #1: Re-Imagining the Development Approvals Process

#### 3.1.1 Lab Question and Group Focus

This first focus area identified in the Solutions Lab is the need to reimagine the current development approvals process, which can be divisive, time-consuming, and contentious. This focus area aims to answer the following question:

*How might we reimagine the development approvals process such that it builds, rather than divides, community?*

As part of the work in this focus area, input from lab participants from the first phase of the BHL has informed the design of an alternative development approvals process that promotes more meaningful opportunities for community members, City Staff, Council, and developers to co-create and engage with proposed housing projects.

The alternative development approvals prototype outlined below is intended to provide community members a 360-degree view of the potential development concept and more opportunities for diverse voices to be heard in the early stages of the process. It is also intended to inform the City of North Vancouver Council and City staff of concept designs and ensure projects align with broader community objectives in the earlier stages of the project.

In order to select projects that will help the City pilot this prototype, two key criteria are being used to select projects: the proposed concepts should include a component of mid-market housing and conform with the Official Community Plan policies.

#### 3.1.2 Learnings from The Lab

Early on the contentiousness of the approval process for new development, even for projects that align with the municipal OCPs, was identified as uncertain and time-consuming. The divisiveness of the process was identified as a major barrier to successful implementation of housing solutions, as the cost of undertaking rezoning, even when in line with the OCP, was seen as a risk for both non-profit and for-profit housing developers. A number of key learnings were generated early on in the process:

- **Public Awareness is a Barrier to a Successful Development Process** — The public may not be aware of what the OCP calls for in terms of land use, and may also not be aware of the forms of housing that residents and workers on the North Shore currently require.
- **The Contentiousness of the Development Process Drives Costs Up** — The cost of undertaking a rezoning, particularly if it becomes contentious, drives prices up as it delays construction, but may also lead developers to lean toward more expensive forms of housing that will lead to a stronger return on investment.
- **The Public and Council are Involved Only Late in the Process** — The nature of the current development approvals process is such that both the public and council may not be engaged until late in the process, when significant work has already been undertaken to build out a concept. Additionally, participants noted that ensuring broad, community-wide voices in the approvals process is challenging in its current format, and that more diverse feedback would strengthen Council certainty on support for moving ahead with a project. Earlier opportunities to include the public in co-creation of a concept and to report to Council on the concept were seen strong opportunities to strengthen the development approvals process and reduce contention and conflict.

### 3.1.3 Alternative Development Approvals Process Prototype

In order to address the concerns and build on opportunities noted above, BHL Group #1 worked to develop a prototype for an alternative development approvals process intended to engage with the public earlier and more meaningfully in the development process, and reduce the development approvals times for developers (both for-profit and non-profit) who have concepts that align with the OCP and have a component that targets moderate to middle-income households. For more information see Appendix A, a brochure outlining this process.

## 3.2 Group #2: Indigenous and Non-Indigenous Partnerships

### 3.2.1 Lab Question and Group Focus

A common refrain heard during the Lab was that when it comes to housing on the North Shore, challenges in one community can impact the whole North Shore. The opposite is also true: new housing options in one community can alleviate pressures across neighbours because of proximity and the fluidity with which residents move, shop, work, and play across boundaries.

Through this recognition, the following challenge question which guided Prototype Group #2:

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*How might we convene partners, led by the Squamish First Nation, to help create new housing concepts that support both the needs of Squamish members and North Shore residents at large?*

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While many First Nations and local governments across Canada work together on shared infrastructure and services, there are limited frameworks or precedents for how these levels of governments might work together on housing. The goal of Prototype Group #2 was to develop a shared understanding of barriers and opportunities when it came to Indigenous / non-Indigenous partnership on the North Shore, and to develop a prototype for putting this into action.

Please see **Appendix B** for a knowledge brief on housing and partnership considerations for the project partners, a sample of the shared understanding materials prepared for Group #2 during the workshop process.

### 3.2.2 Learnings from The Lab

Lab participants in Prototype Group 2 included representation from all three communities, including staff from Squamish Nation and the City of North Vancouver and local residents and workers. BHL as a whole and the outcomes of Prototype Group #2 as a part are intertwined: the Lab is itself a prototype for working in partnership across jurisdictions. The learnings of this process and the prototype for partnership will be reported back to all partners formally in coming months. This summarizes some of the key learnings of the process itself.

- **Working Across Jurisdictions** – Participants from the different partner communities noted that there were many things they didn't know about the governance structure and priorities of neighbouring governments. The multi-partner lab provided an opportunity for participants to learn about how First Nation and municipal governance operates and how it differs.
- **Commitment from Participants** – Lab participants demonstrated a real commitment to the process with high attendance from workshop to workshop. Participants were committed to the co-creation process and this reflected the strength of the Lab format for deeper problem-solving over other types of engagement that may be shorter-term or more superficial.
- **Building on Past Experience** – Past experience in partnership can set precedents which can be opportunities or challenges. Rewarding experiences can make it more likely that partnerships will continue in the future. Past experience can also make things "stuck" when past ways of doing things are no longer relevant or useful.
- **Creativity and Uncertainty** – Without obvious templates or models, brainstorming ideas could be challenging and thought-provoking. However, this challenge also offers space for new ideas and new ways of working that may not have been possible in the past.

### 3.2.3 Indigenous and Non-Indigenous Partnerships Prototype

At the end of Workshop #4, participants identified the following key next step: creating an opportunity to bring together elected officials from all three communities in a meaningful way. Earlier this summer, the Lab's Steering Committee committed to moving forward with a joint event. The purpose of this event will be a formal report back on the Lab's process with involvement from all three partner communities, offering an opportunity for building relationships and establishing a shared commitment to working together. This prototype is interconnected with the BHL's overall outcomes of developing a roadmap and Collective Impact Framework (see section 5).

## 3.3 Group #3: Flexible Delivery Models for Affordable Living

### 3.3.1 Lab Question and Group Focus

During Workshop 1, participants noted that with new tools available to local governments, new funding streams from the provincial and federal governments, and an increased need to develop affordable housing that serves moderate to middle-income households and not just lower-income households, new models of delivering housing could emerge. These models would be targeted at residents being priced out of the market, and individuals and households employed on the North Shore, but currently unable to afford to live here. Out of this, Group #3 crafted the following challenge question:

*How might we create innovative, flexible delivery models for affordable living that could make it possible for people who work on the North Shore to also live here?*

The suite of tools that were considered included local government measures, senior government funding and financing, and emerging design and land use innovations. Participants discussed how to combine them innovatively to develop new forms of housing that would better serve middle income households.

### 3.3.2 Learnings from the Lab

In structuring conversation around how best to serve increasingly underserved moderate to middle-income households, several key themes were touched on regarding land

- **Housing is not available for those who work here** — Many of those core service workers (fire fighters, police, teachers, nurses, etc.) who work on the North Shore are unable to afford to live here. Further, service and retail workers (who work in grocery stores, restaurants, cafes, etc.) earn lower wages than skilled core service providers and are even less likely to be able to afford to work here.
- **Single family lots represent a significant portion of the land base across the North Shore** — Participants identified a need to better utilize single family land on the North Shore. In particular, participants discussed a way for existing landowners to access wealth by stratifying their single-family dwelling through the creation of a secondary suite or additional suites. This secondary suite could be sold to a middle-income family or rented out. The intent would be to provide a form of affordable ownership for the middle-income family and some financial return to the existing homeowner. This is a precedent that is already being implemented in other BC communities (e.g. Kelowna and Coquitlam). However, it was also noted that while unlocking single family lots was considered important, it also represents a slower strategy for redevelopment that might take 10-20 years to have an impact in terms of stock.
- **New models of housing delivery should provide multiple forms of tenure** — Participants noted that developments that provide a range of tenure types (e.g. near market and market rental, affordable ownership) would allow renters to enter the market, and move between rental and ownership either within the same development, or at least in the same community. By building on new programs for non-market rental, market rental, and affordable ownership, developers and non-profits may be able to create a greater number of affordable units with different tenures that serve the needs of a range of North Shore residents.



### 3.3.3 Flexible Delivery Models For Affordable Living Prototype

The prototype that has emerged incorporates elements of this lab group's work, input from the Steering Committee and Working Group, and is intended to identify opportunities for more mid-market housing within key land use designations in the City of North Vancouver. These 'Housing Opportunity Areas' are specific land use designations where that either have not conventionally been used for residential dwellings, or are currently used for housing but may be able to accommodate more mid-market housing. In the City of North Vancouver, these include School and Institutional lands and Residential Land Use Designation 5. The prototype would pre-zone the lands under both these land use designations in order to provide non-market and mid-market rentals or affordable ownership. Additionally, our analysis will also look at opportunities for gentle density in a zone within the District of West Vancouver.

#### School and Institutional Lands

By pre-zoning School and Institutional for non-market housing, owners of these lands would be able to develop new non-market developments using new government funding programs (e.g. CMHC's Co-Investment Fund or BC Housing's Community Housing Fund). This would increase the land available in the City that could potentially accommodate non-market rentals, and could encourage school and institutional partners (e.g. churches) to redevelop, if they do not need to undertake a significant rezoning process.

These non-market units would be required to be operated by a non-profit and kept within affordable levels, as defined by the City and dictated under a housing agreement. Preliminary economic analysis shows that land values are unlikely to significantly increase on these properties, as any market form of development would still require an OCP amendment and a complete rezoning process. The pre-zoning would only be targeted at non-market housing development. Additionally, any pre-zoning would not eliminate the need for a development permit, and design guidelines would be developed to ensure consistency in building type across these lands.

#### City of North Vancouver School and Institutional Lands

**Current use:** To provide for services to the community, including schools, cultural institutions, places of assembly, recreation facilities, public care facilities, and utility services.

**Proposed new use:** These lands must continue to provide original institutional purpose on site (school, church, health care, etc.); new land use allows for non-market housing programs that can provide a moderate stream of revenue to institutional partners, and are managed by a non-profit and administered through a housing agreement. This could include various forms of non-market housing.

## Residential Land Use Level 5

The second component of the Housing Opportunity Areas prototype is to develop policy that encourages a greater contribution of mid-market rental units when Residential Level 5 lands are being redeveloped. By encouraging a higher contribution of these units, the City will be creating more housing opportunities for moderate to middle-income renters in the City.

The work being undertaken on this prototype currently involves testing land economics scenarios that examine the impacts of changing certain conditions under which development takes place to determine the feasibility of requiring an additional contribution of units when these conditions are met. These conditions include:

- The primary condition is to better understand how reduced processing times can be achieved through a pre-zoning that allows for redevelopment when it provides a higher contribution of mid-market units than under current density bonusing;<sup>4</sup>
- Another significant contributing condition would be the impact of alternative financing through CMHC's Rental Construction Financing Initiative (RCFI), which provides favourable lending rates and longer-term amortization periods than market financing;
- Other conditions could include the impact of reduced land costs for long-term land owners<sup>5</sup> and the impact of additional incentives;<sup>6</sup> and
- Additional incentives may be considered; however, these would likely have marginal impacts on the overall financial feasibility of a project.

### City of North Vancouver Residential Level 5

**Current use:** Land use designation captures a significant portion of older purpose built housing stock in CNV, with approximately 60% rental, 40% ownership. Currently the land use allows for FSR: 1.6, with a maximum bonus FSR of an additional 1.0 under density bonusing program.

**Proposed new use:** Consider rezoning these lands to allow for mixed-income, purpose-built rentals with a greater component of mid-market rental than is currently captured under the density bonusing program.

<sup>4</sup> Feasibility of the extent to which greater contributions can be requested are under analysis; however preliminary feasibility analysis shows.

<sup>5</sup> This assumption is designed to discourage widespread purchasing and redevelopment of lands, and instead for the policy to act as an incentive for established land-owners to consider redevelopment under favorable conditions.





<sup>6</sup> These would likely have marginal impacts on the financial feasibility, but should be considered to determine impact that these measures could have.

Preliminary economic analysis shows that under conditions where favourable financing is available, processing time for development approvals is reduced, and land cost is slightly reduced, that a higher contribution of mid-market units may be possible. Under these conditions, a redevelopment remains financially feasible and compares favourably to current density bonusing options available to land owners. Land owners with property in these areas could pursue a conventional redevelopment scheme, with an allowed density of 1.6 FSR, and up to an additional 1.0 FSR where non-market units or mid-market units are provided. However, by rezoning these lands and requiring a higher proportion of mid-market units there would be a slight incentive for developers willing to work under the conditions noted above to pursue a housing development that would lead to a greater number of mid-market units contributed to housing supply. The policy will be calibrated such that this approach remains financially feasible and appealing, but not so favourable that it encourages a wholesale redevelopment wave throughout the Residential Level 5 lands.

## Summary of Housing Opportunity Areas for the City of North Vancouver

### CNV Residential Land Use 5

### CNV School and Institutional

	 <b>Status Quo</b>	 <b>Secured Rental Housing with Bonus Density</b>	 <b>Housing Opportunity Areas</b>
	<b>Market strata development</b>	<b>10%</b> of rental units must be mid-market rental units <sup>7</sup> in perpetuity	At least <b>10% – 15%</b> of units must be mid-market rentals in perpetuity
	 Up to 1.6 FSR	 Up to 2.6 FSR	<b>85 – 90%</b> of units must be at 10% below actual market values for new rental
	 Rezoning required	 Rezoning required	No rezoning required
	 Feasible under existing market conditions and financing	 Feasible under existing market conditions and financing	 Financial feasibility requires making use of CMHC's Rental Construction Financing Initiative (RCFI)
	To provide for services to the community, including schools, cultural institutions, places of assembly, recreation facilities, public care facilities, and utility services. Significant new public and community uses should be concentrated in or around the Lonsdale Regional City Centre.	n/a	<ul style="list-style-type: none"> <li>• Must continue to provide original institutional purpose on site (school, church, health care, etc.)</li> <li>• New use allows for non-market housing programs that can provide a moderate stream of revenue to institutional partners</li> <li>• Affordability of units would be provided in perpetuity</li> <li>• Units would be non-profit managed</li> </ul>

<sup>7</sup> Mid-market rentals are defined as 10% below CMHC's average market rent for the City of North Vancouver. This figure includes both older purpose-built rental and new purpose-built rental, and can be significantly lower than market rents for new purpose-built rental.

# 4

## Next Steps

Phase 4 is currently underway, and the remaining phases will be completed by Spring 2020, pending any further scheduling impacts of Covid-19. The sections below outline the next steps for each prototype, as well as the broader outcomes of the BHL process that are being worked toward.

### 4.1 Piloting An Alternative Development Approvals Process

The Balanced Housing Lab is seeking direction from City of North Vancouver Council to release a Request for Expressions of Interest to developers willing to participate in piloting an alternative development approvals process. Up to 2 developers with projects where a component is targeting moderate to middle-income earners, and where the project aligns with the OCP would be guided through the alternative development approvals process outlined in Appendix A, and this process would be evaluated by the Balanced Housing Lab team.

### 4.2 Indigenous and Non-Indigenous Partnerships

A joint event bringing together the BHL project partners is currently being planned at the Steering Committee level and information will be shared in coming months. The schedule and format will take into consideration social distancing measures in place due to the Covid-19 pandemic.

### 4.3 Implementing Housing Opportunity Areas As a Flexible Delivery Model

Early economic feasibility analysis shows that policy changes to Residential Level 5 lands in the City of North Vancouver can encourage a higher proportion of mid-market rentals during redevelopment. The Balanced Housing Lab is seeking direction from Council to complete analysis on the feasibility and impacts of this policy changes for this land designation on mid-market housing supply in the City. In so doing, the BHL team will consider all options for developing a well-calibrated policy that does not overly encourage redevelopment on these lands, such that the City would face a significant number of applications in a short period of time. Considerations for the analysis include:

- The impact of CMHC financing on rental projects
- The impact of height and density on the feasibility of projects, including maximum density (2.6 FSR) on these lands
- The impact of policy tools, such as pre-zoning and rental only zoning on the feasibility of projects
- Reduced cost of land for long-term land owners considering redevelopment

The next steps would be industry and stakeholder engagement to assess the potential impact of policy changes in School and Institutional and Residential Level 5 lands, refinement of scenarios, and a presentation to the Policy Committee to review the implications of any policy changes, including pre-zoning, rental only zoning, in order to encourage a higher contribution of mid-market units during redevelopment.

## 5.4 Outcomes

In addition to testing the three prototype areas described above, the overall lab process is designed to achieve two additional outcomes:

1. A roadmap for moving forward with the solutions following the end of BHL, including lessons learned from the prototypes and potential applications in other communities. This roadmap would be intended to be a guide for other communities exploring similar challenges and opportunities and seeking to replicate the prototypes being piloted through BHL.
2. A Collective Impact Framework that outlines a common agenda for the Lab partners to work together to address housing for middle-income households and how that agenda will be achieved. The intent of the Collective Impact Framework is to provide a structure for partnership beyond BHL.

These will be completed in coming months after the prototype implementation and testing is completed.

# **Appendix A**

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## Alternative Development Approvals Process

# Development Approvals Process Pilot



## Overview

The Balanced Housing Solutions Lab (BHL) is an innovative partnership of local governments on the North Shore of the Metro Vancouver area, and includes the City of North Vancouver, District of West Vancouver, and Squamish Nation. BHL is an engagement and technical exercise intended to generate new solutions that shift the way our housing system as a whole is addressing the current housing crisis, particularly the growing problem of affordability for moderate to middle-income earners on the North Shore.

One focus area identified in the Solutions Lab is the need to reimagine the current development approvals process, which can be divisive, time-consuming, and contentious. This focus area aims to answer the following question:

### How might we...

Reimagine the development approvals process such that it builds, rather than divides, community?

As part of the work in this focus area, input from lab participants from the first phase of the BHL has informed the design of an alternative development approvals process that promotes more meaningful opportunities for community members, City Staff, Council, and developers to co-create and engage with proposed housing projects.

## Purpose of the Pilot Project

The alternative development approvals prototype outlined below is intended to provide community members a 360-degree view of the potential development concept and more opportunities for diverse voices to be heard in the early stages of the process. It is also intended to inform the City of North Vancouver Council and City staff of concept designs and ensure projects align with broader community objectives in the earlier stages of the project.

In order to select projects that will help the City pilot this prototype, two key criteria are being used to select projects: the proposed concepts should include a component of mid-market housing and conform with the Official Community Plan policies.

*Please note: This pilot project is a work in progress and this brochure will be updated over time as the City of North Vancouver and its partners gather learnings and insights from participants of the program.*



# Stages of Development Approvals Process

## STAGE 1: PRE-CONSULTATION

MONTH 1

### Description:

- **Developer** and **City of North Vancouver staff** (e.g. engineering, planning, fire, building, etc.) discuss early development concept and any potential technical challenges to the proposed project concept
- **Developer's** early project concept should provide a high-level site plan and demonstrate how the project intends to meet the policies in the City of North Vancouver's Official Community Plan.
- **City Staff** will provide high-level feedback on designs (e.g. comments on site access, height, massing, known off-site requirements) and identify any concerns
- A public call will be posted on the City's project page for community members to apply to participate in the co-creation workshop. When applying, community members will be asked about their demographics, lived experiences, and professional expertise. Selected community members will be trained on OCP policies, zoning bylaw, and other City policies and provide advice on the development concept.
- **City Staff, developer**, and an **external facilitator** will manage the public call and select up to 20 stakeholders, with high consideration for selecting those with lived experiences or who identify as Indigenous or groups that are underrepresented, to participate in the co-creation workshop (Stage 2) from the following groups:
  - *Advisory Design Panel representatives<sup>1</sup>*
  - *People who have faced housing challenges on the North Shore<sup>2</sup>*
  - *Local business representatives*
  - *Local neighbourhood representatives*
  - *Local services (e.g. fire and police department, school districts, hospitals)*
  - *Other relevant stakeholders as determined on a case-by-case basis*
- The City will be going to identify interested volunteers immediately and keep an open call for volunteers for this process in order to expedite the initial phases of this process.
- A date will be mutually agreed upon by the developer and City Staff for the co-creation workshop with community stakeholders in Stage 2
- **City staff, developer**, and **external facilitator** will identify key questions and themes that will guide stakeholder and public engagement and further shape the project concept
- **City staff, developer**, and **external facilitator** will select the appropriate engagement mechanisms for stakeholder and public engagements

### Participants:

- City Staff
- Developer
- External Facilitator

<sup>1</sup>Two to three Advisory Design Panel representatives will be selected for the process based on relevance of their professional expertise and on a rotating fashion.

<sup>2</sup>According to best practices, stakeholders with lived experiences will be compensated for their participation.

<sup>3</sup>To support a World Café style workshop during COVID-19, City staff and developer can use a virtual meeting platform that follows the City's guidelines for virtual engagement. City staff can manage and can use the "breakout rooms" function in a virtual meeting platform to mimic the idea of rotating tables. Using the breakout rooms function, City staff can manually assign participants to different rooms with City staff, the developers, and architect. After a set amount of time, City staff can switch the rooms of participants.

### Description:

- **City Staff** and **developer** will host a World Café style workshop with community stakeholders and representatives of the advisory design panel
- **City staff** will present Official Community Plan policies and what the land use designation allows for the subject site (e.g. land use, density) at the beginning of the workshop
- **Developer** will present their project vision and brings their architect to engage in dialogue with community stakeholders
- Tables will be set up around a room with a mix of City Staff, the developer, architect, and stakeholders that create opportunities for dialogue and collaboration to explore key engagement questions and topic areas. Stakeholders will move from table to table.
- **Stakeholders** will provide local knowledge, lived experiences, understanding of local neighbourhoods, and professional expertise to inform the concept development (e.g. guiding principles, history, vision, outcomes, aspirational goals)

- **City staff** and **developer** will facilitate and guide conversations, take minutes and record conversation and synthesize project outcomes. Input received in the co-creation workshop will inform the concept development prior to Stage 3

*\*We aim to work with two developers through this process; one will lead the co-creation independently, and one will have the support of an external facilitator. In piloting this, the external facilitator will use Urban Matters as part of the prototype evaluation process.*

### Participants:

- City Staff
- Advisory Design Panel representatives
- Developer (and architect)
- Community Stakeholders

### Description:

- **City staff** and **developer** will present the concept developed in Stage 2 to the public through a virtual platform and engagement process that includes a menu of options for engagement
- **City staff** will launch an online City project page that will act as a digital hub and allow the public to learn about the project, stay updated with upcoming engagement events, and share their experiences through all stages of the project
- This stage is intended to serve as an alternative to the Public Hearing Process, which can be contentious and may not always capture a diverse cross-section of community voices. This public engagement is intended to find a variety of ways for the public to engage with the project and provide input in advance of First Reading. These opportunities meaningfully engage participants to ask questions, express concerns or excitement for the project, and to check in on the project progress.
- In addition, this stage is designed to increase access of engagement by offering multiple formats for both residents and stakeholders to participate, at different times throughout the day, and encourage dialogue between the **developer**, the City, and the public.
- The public can register through the City's project page to stay informed throughout the pilot project by providing their email and postal code
- The public is invited to provide feedback to the concept through various forms of engagement and dialogue with **City staff** and the **developer**
- **City staff** will incentivize the public to engage by demonstrating that their participation and feedback will have real influence on the outcomes of the process

### Engagement Tools:

Engagement tools and approaches may vary depending on the purpose, project cycle, and target audiences. The engagement tools described below provide a menu of options for the two pilot projects. The selection of tools and approaches will be tailored to each pilot project and compared against each other for effectiveness of meaningful engagement. The City and developer will work together to determine the most appropriate engagement approaches.

For the purposes of the pilot project, an additional evaluation survey will be posted to the City's project page and emailed to participants at the end of each engagement stream for the public to provide feedback on their experience of the overall engagement process. This evaluation survey is not intended to be replicated outside of the pilot project, rather the findings from the survey will be used to improve the overall process in either Pilot 1 and Pilot 2 (whichever occurs later).

### Participants:

- City Staff
- Developer
- External Facilitator (optional)

### Virtual Town Hall:

- **City staff** and **developer** will host a virtual town hall using an online meeting platform that follows the City's guidelines for virtual engagement.
- **City staff** will advertise the virtual town hall on the City's project page and through the City's social media platforms (e.g. Facebook, Twitter, Instagram)
- Participants will sign up to attend the live town hall on the City project page and will be asked to provide their name, email and postal codes<sup>4</sup>. City staff will use participant postal codes (collected via log in) to track community perceptions by geographic distribution.
- **External facilitator** will help moderate Q+A sessions between City Staff, developer, and participants at the end of their presentation
- Participants can use the 'raise your hand' option on online meeting platform to comment or ask questions in turn.
- **Developer** will answer specific comments and questions related to the concept in real-time
- The virtual town hall can be recorded and shared on the City's project page for those who were not able to participate during the live presentation

### Survey:

- **City staff** will design the project survey to include questions that will provide a better understanding of the diverse range of respondents and their perspectives on the project (see Appendix A for sample questions)
- **City staff** will advertise project survey on the City's social media platforms (e.g. Facebook, Twitter, Instagram)

### Community QR Code Survey Advertisement:

- **City staff** will put up posters and advertisement about the project in locations where residents shop or visit (e.g., grocery and retail stores, schools, community centre) and for those who work in the North Shore but cannot afford to live here (e.g. bus shelters, SeaBus terminals, hospitals, fire halls)
- Posters and advertisement will include a short description of the project, the project page link, and a QR code that can be scanned by residents using their phone cameras. QR codes will direct residents to a short survey about the pilot project on the project page with a chance to win a prize draw (e.g. gift card) at the end.
- **City staff** will design the project survey to include questions that will provide a better understanding of the diverse range of respondents and their perspectives on the project (see Appendix A for sample questions)
- **Developer** will provide gift card for draw

### Digital Posters:

- **City staff** will post digital posters, including concept renderings and infographics, on the City's project page to provide information about the pilot project to the public

<sup>4</sup> Providing postal codes will not be mandatory

**Online Forum:**

- **City staff** will create a moderated forum section on the City's project page that allows the public to submit comments related to their experience or ask questions of City Staff and the developer related in Stages 3 to 8
- **City staff** will approve posts that abide by City guidelines and rules
- **City staff** and **developer** will post answers to questions from participants within 2 to 3 business days
- A visual map of where virtual town hall and engagement participants live can be included on the project page to show where respondents are responding from and increase transparency of the process.

**Digital Advertising:**

- **City staff** will use social media advertisements and project graphics to promote and boost posts about the project, the project page, and survey on all platforms

**Webchat Forum:**

- **Developer** will set-up a webchat (e.g. Discord, Slack, etc.) forum to facilitate online discussions with the public
- Participants will sign up for the Slack forum on the City project page and will be asked to provide their name, email and postal codes. City staff will use participant postal codes to track community perceptions by geographic distribution
- **Developer** will monitor and moderate posts. Questions will be automatically set to be posted privately and made public once approved.
- **Developer** will reply to comments and questions from participants within 2 to 3 business days.
- **City staff** will participate in the Slack forum and reply to comments and questions that are applicable
- Online forum will abide by general City guidelines and rules while an external communication channel hosted by the developer will allow for a more streamlined process for the developer to participate.

**Pop-Up Booths:**

- Due to COVID-19 and its implications, City staff and developer will be unable to organize pop-up booths to engage with the public at convenient locations at this time; however, this could be a viable option for future projects

**Description:**

- **Developer** will review the feedback received from the public in Stage 3
- **Developer** will consider community feedback and incorporate changes to the project concept while maintaining viability of the proposal. City staff will also ensure that high-level feedback from Pre-Consultation has been incorporated into the concept. Timeline for this phase is based on the applicant.

**Participants:**

- Developer

**Description:**

- **Developer** will provide a project brief outlining the proposal that outlines certain parameters (e.g. density, height, community amenities, etc.)
  - **City Staff** will review the project brief to ensure that the major challenges identified in Stage 1 that could stall the proposal at the application stage are addressed by the developer
  - **City Staff** will provide a summary of geographic representation of engagement participants from across the City, neighbouring communities, and beyond, as well as community perceptions by postal code using findings from Stage 3 to inform Council's decision making
  - **City Staff** will prepare a report back to Council outlining their recommendation for Council to
- approve the proposed project subject to certain conditions or to reject the proposal until certain provisions are met. These could include, but are not limited to, review and refinement of the public realm and off-site works, further negotiation regarding proposed project amenities, and further design refinement to address issues and concerns identified in previous stages.
- **City Staff will prepare a draft zoning bylaw amendment based on the proposed project brief**

**Participants:**

- City Staff
- Developer

**Description:**

- **City Council** will receive the staff report on recommendations to inform their decision making
- **City Council** will receive the draft zoning bylaw amendment
- **City Council** opts to proceed or reject the application. If the application proceeds, Council undertakes the first and second readings and determines any conditions required to be resolved prior to adoption.
- If Council decides at this stage that a public hearing is not needed, i.e. the proposed project and the proposed zoning bylaw are consistent with the OCP and the engagement approach and summary report of engagement findings is sufficient, then Council can waive the public hearing.
- If the public hearing is waived, then the application proceeds to the next Stage. If the public hearing is not waived, then a public hearing will be held after notice is given.
- City Staff and the applicant work to resolve any conditions required prior to adoption.

**Participants:**

- City Staff
- City Council

**Description:**

- If the project concept passes second reading, then the **developer** refines the proposal based on the conditions laid out.
- Developer submits a detailed application to City Staff for consideration.
- The application is checked by **City Staff** for completion to ensure it meets all technical requirements.
- If the application is complete, it will proceed forward to the Advisory Design Panel, then to Council.

**Participants:**

- City Staff
- Developer

- This stage is contingent on developer timelines and finalized application.
- Developer and City to begin work on legal agreements once amenity components are resolved.

**Description:**

- Staff ensures all proposed amenities and commitments are secured through agreements as required.
- City Council will undertake 3rd reading. If the application moves forward, then the final reading will be undertaken during the same session.
- After final reading, the zoning bylaw amendment is adopted and the application is approved.

**Participants:**

- City Staff
- City Council
- Developer

# **Appendix B**

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## Indigenous and Non-Indigenous Partnership Opportunities



# Convening Partnerships for Housing on the North Shore: Preliminary Considerations

## Challenge Question

How might we convene partners, led by the Squamish First Nation, to help create new housing concepts that support both the needs of Squamish members and North Shore residents at large?

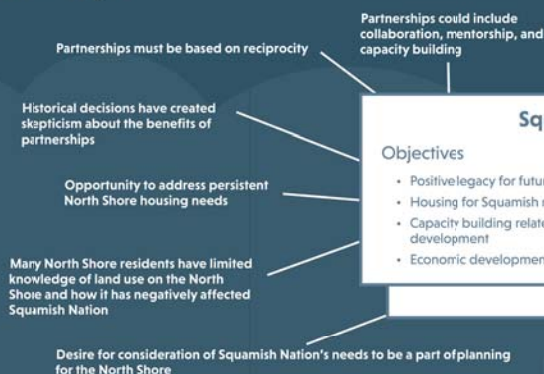
## Shared Considerations

- Increased housing options in any community benefit the entire North Shore
- Each partner faces capacity and resource challenges when it comes to housing, though they may look different
- Partnership would help leverage opportunities not otherwise available
- Each partner must be able to demonstrate benefits to their respective residents
- Partnership requires political direction
- Ways of working across jurisdictions should continue to evolve to meet changing leadership and community needs
- Desire to understand each partner's priorities, processes, and timelines
- Effective cross-jurisdictional relationships and coordination could have benefits for infrastructure, services, transportation, etc., on the North Shore
- Indigenous and non-Indigenous residents live in all partners' communities
- Many North Shore residents are not aware of jurisdictional boundaries
- Housing has ripple effects on economy, transit and community vibrancy
- There is limited cross-jurisdictional engagement on housing and land use decisions between First Nations and local governments

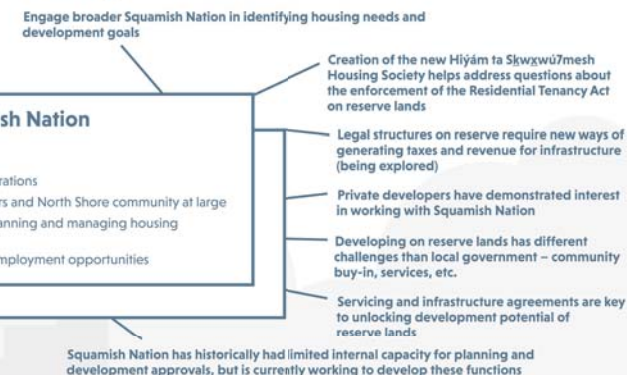
## Past Partnerships Success

- North Shore Homelessness Task Force
- Integrated North Shore Transportation Planning Project (INSTPP)
- Spirit Trail development
- Cultural events and public art

## Partnerships



## Housing



## Partnerships



## Housing



## Partnerships



## Housing



# Appendix C

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## Housing Opportunity Areas Brief

# Flexible Delivery Models For Affordable Living:

## Housing Opportunity Areas

The prototype that has emerged incorporates elements of this lab group's work, input from the Steering Committee and Working Group, and is intended to identify opportunities for more mid-market housing within key land use designations in the City of North Vancouver. These 'Housing Opportunity Areas' are specific land use designations where that either have not conventionally been used for residential dwellings, or are currently used for housing but may be able to accommodate more mid-market housing. In the City of North Vancouver, these include School and Institutional lands and Residential Land Use Designation 5. The prototype would pre-zone the lands under both these land use designations in order to provide non-market and mid-market rentals or affordable ownership.

### City of North Vancouver: School and Institutional Lands

By designating School and Institutional for non-market housing, owners of these lands would be able to develop new non-market developments using new government funding programs (e.g. CMHC's Co-Investment Fund or BC Housing's Community Housing Fund). This would increase the land available in the City that could potentially accommodate non-market rentals, and could encourage school and institutional partners (e.g. churches) to redevelop, if they do not need to undertake a significant rezoning process.

These non-market units would be required to be operated by a non-profit and kept within affordable levels, as defined by the City and dictated under a housing agreement. Preliminary economic analysis shows that land values are unlikely to significantly increase on these properties, as any market form of development would still require an OCP amendment and a complete rezoning process. The pre-zoning would only be targeted at non-market housing development. Additionally, any pre-zoning would not eliminate the need for a development permit, and design guidelines would be developed to ensure consistency in building type across these lands.

### City of North Vancouver School and Institutional Lands

**Current use:** To provide for services to the community, including schools, cultural institutions, places of assembly, recreation facilities, public care facilities, and utility services.

**Proposed new use:** These lands must continue to provide original institutional purpose on site (school, church, health care, etc.); new land use allows for non-market housing programs that can provide a moderate stream of revenue to institutional partners, and are managed by a non-profit and administered through a housing agreement. This could include various forms of non-market housing.

## City of North Vancouver: Residential Land Use Level 5

The second component of the Housing Opportunity Areas prototype is to develop policy that encourages a greater contribution of mid-market rental units when Residential Level 5 lands are being redeveloped. By encouraging a higher contribution of these units, the City will be creating more housing opportunities for moderate to middle-income renters in the City.

The work being undertaken on this prototype currently involves testing land economics scenarios that examine the impacts of changing certain conditions under which development takes place to determine the feasibility of requiring an additional contribution of units when these conditions are met. These conditions include:

- The primary condition is to better understand how reduced processing times can be achieved through a pre-zoning that allows for redevelopment when it provides a higher contribution of mid-market units than under current density bonusing;<sup>1</sup>
- Another significant contributing condition would be the impact of alternative financing through CMHC's Rental Construction Financing Initiative (RCFI), which provides favourable lending rates and longer-term amortization periods than market financing;
- Other conditions could include the impact of reduced land costs for long-term land owners<sup>2</sup> and the impact of additional incentives<sup>3</sup>; and
- Additional incentives may be considered; however, these would likely have marginal impacts on the overall financial feasibility of a project.

Preliminary economic analysis shows that under conditions where favourable financing is available, processing time for development approvals is reduced, and land cost is slightly reduced, that a higher contribution of mid-market units may be possible. Under these conditions, a redevelopment remains financially feasible and compares favourably to current density bonusing options available to land owners.

1 Feasibility of the extent to which greater contributions can be requested are under analysis; however preliminary feasibility analysis shows.

2 This assumption is designed to discourage widespread purchasing and redevelopment of lands, and instead for the policy to act as an incentive for established land-owners to consider redevelopment under favorable conditions.

3 These would likely have marginal impacts on the financial feasibility, but should be considered to determine impact that these measures could have.










### City of North Vancouver Residential Level 5

**Current use:** Land use designation captures a significant portion of older purpose built housing stock in CNV, with approximately 60% rental, 40% ownership. Currently the land use allows for FSR: 1.6, with a maximum bonus FSR of an additional 1.0 under density bonusing program.

**Proposed new use:** Consider prezoning these lands to allow for mixed-income, purpose-built rentals with a greater component of mid-market rental than is currently captured under the density bonusing program.

Land owners with property in these areas could pursue a conventional redevelopment scheme, with an allowed density of 1.6 FSR, and up to an additional 1.0 FSR where non-market units or mid-market units are provided. However, by rezoning these lands and requiring a higher proportion of mid-market units there would be a slight incentive for developers willing to work under the conditions noted above to pursue a housing development that would lead to a greater number of mid-market units contributed to housing supply. The policy will be calibrated such that this approach remains financially feasible and appealing, but not so favourable that it encourages a wholesale redevelopment wave throughout the Residential Level 5 lands.

## Summary of Housing Opportunity Areas for the City of North Vancouver

	 <b>Status Quo</b>	 <b>Secured Rental Housing with Bonus Density</b>	 <b>Housing Opportunity Areas</b>
<b>CNV Residential Land Use 5</b>  <b>CNV School and Institutional</b>	<b>Market strata development</b>     Rezoning required   Feasible under existing market conditions and financing	<b>10% of rental units</b> must be mid-market rental units <sup>4</sup> in perpetuity     Rezoning required   Feasible under existing market conditions and financing	At least <b>10% – 15% of units</b> must be mid-market rentals in perpetuity  <b>85 – 90% of units</b> must be at 10% below actual market values for new rental  No rezoning required   Financial feasibility requires making use of CMHC's Rental Construction Financing Initiative (RCFI)
	To provide for services to the community, including schools, cultural institutions, places of assembly, recreation facilities, public care facilities, and utility services. Significant new public and community uses should be concentrated in or around the Lonsdale Regional City Centre.	n/a	<ul style="list-style-type: none"> <li>• Must continue to provide original institutional purpose on site (school, church, health care, etc.)</li> <li>• New use allows for non-market housing programs that can provide a moderate stream of revenue to institutional partners</li> <li>• Affordability of units would be provided in perpetuity</li> <li>• Units would be non-profit managed</li> </ul>

<sup>4</sup> Mid-market rentals are defined as 10% below CMHC's average market rent for the City of North Vancouver. This figure includes both older purpose-built rental and new purpose-built rental, and can be significantly lower than market rents for new purpose-built rental.

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# Child Care Action Plan Update

Presented October 19, 2020  
Planning and Development Department



## Context

- Project funding from UBCM Child Care Planning Grant
- Process of creating the Child Care Action Plan:
  - Consulting team: Sandra Menzer and the Social Planning and Research Council of BC
  - Multi-agency planning process with School District 44, VCH, NVRC, Child Care Resource and Referral, etc.
  - Collaboration with DNV, DWV, North Shore Child Care Planning Committee
- Provincial context:
  - In 2018 the Province made a significant shift and commitment to provide new funding towards the building of universal, high quality, publicly funded child care system.
  - Details of the long-term plan to move child care away from the current market system are still unfolding.
  - While a number of initiatives towards increasing access, reducing fees and improving quality have been made, child care challenges for families remain.



## City's Role

Child care is a community issue and responsibility, and the City is one of many partners.

This plan aims to facilitate the creation of various types of child care spaces in the City

- Public or non-profit child care facility on public land
- Child care facility built by a developer as on-site amenity contribution in a new development
- For-profit child care facilities

...And positively influence child care affordability and quality.



## Child Care Need in the City

- 27 spaces per 100 children
- Growing child population - 25% more kids by 2030
- Particular need for Infant-Toddler and School Age child care programs
- Need better access to child care for currently underserved populations





## 4 Priorities for the Child Care Action Plan

1. Increasing accessibility
2. Improving affordability
3. Focusing on quality
4. Strengthening partnerships



## Emerging Key Direction: Quantifying Child Care Need

Program Type	Proposed Target for Child Care Access Rate by 2030	Number of Spaces to Meet Estimated Need in 2030
Infant and Toddler	33 spaces per 100 children	312 new spaces
Preschool (3-5 year olds)	50 spaces per 100 children	480 new spaces
School age (6-9 year olds)	33 spaces per 100 children	480 new spaces

... and setting targets for access rate and number of new spaces

## Emerging Key Direction: Parameters for gaining new spaces through development

- Amendments to Density Bonus and Community Benefits Policy
- Targeting approximately 20% of civic amenity to capital costs for new child care spaces
  - Consider in the Financial Plan process
  - Include in-kind amenity contributions



## Emerging Key Direction: Pursue multi-year partnership agreement with Province

- Facilitate Provincial investment in publicly owned child care in the City
- Enable multi-year planning and delivery for new publicly owned child care spaces
- Share capital costs



## Emerging Key Direction: Streamline child care processes and information

- Efficient process and assistance for creating new child care spaces
- Clear information available about child care facilities



## Next Steps

- Bring forward Child Care Action Plan for Council endorsement
- Submit final report to UBCM related to Child Care Planning Grant
- Pursue short term and priority actions in the Child Care Action Plan
- Bring forward funding requests through Financial Plan process.





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

**INFORMATION REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Heather Evans, Community Planner

Subject: CHILD CARE ACTION PLAN UPDATE

Date: October 7, 2020 File No: 10-4750-15-0001

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**ATTACHMENTS**

1. Summary of Input from Engagement for Child Care Action Plan (Document [#1951172](#))
2. Profile of Community Child Care Statistics (Document [#1910476](#))
3. MetroVancouver 2019 Survey of Licensed Child Care Spaces and Policies (Document [#1947998](#))
4. Summary of Child Care Needs, Emerging Priorities and Directions for the Child Care Action Plan (Document [#1951249](#))

**PURPOSE**

This report presents a progress update, findings, and emerging directions in the development of the City's Child Care Action Plan.

**POLICY CONTEXT: FEDERAL, PROVINCIAL, REGIONAL, CITY**

The Child Care Action Plan will help to guide child care investments from all levels of government, and the non-profit and private sectors over the next 10 years, serving as a roadmap to engage partners with shared responsibility for meeting the City's identified needs. While the City does not have the mandate and resources to fully address the gaps in child care availability, affordability and quality on its own, this plan will define child care needs and goals and introduce strategies to assist in the delivery of new spaces. Multi-level government commitments to child care are evolving and summarized as follows:

Federal: The Government of Canada and Province of BC have a bilateral agreement for child care ([BC Early Learning and Child Care Agreement 2017-2020](#)). The federal throne speech on September 21, 2020 indicated a federal high-level commitment to "a significant, long-term, sustained investment to create a Canada-wide early-learning and child care system" with more details to emerge.



Provincial: In 2018 the Province made a significant shift and commitment to provide new funding towards the building of a universal, high quality, publicly funded child care system over the course of the next 10 years with changes and initiatives that reduce child care fees for parents, build more licensed spaces, and increase supports for people who are working in the child care sectors (Child Care B.C. Blueprint).

Regional: Metro Vancouver monitors the number of child care spaces and municipal policies supporting child care in the region. Like the City, many member municipalities in Metro Vancouver are engaged in developing (or have recently approved) Child Care Action Plans funded by the Provincial grant program.

City:

- The Child Care Action Plan supports the vision and priority of Council's Strategic Plan to be 'A City for People' that is welcoming, inclusive, safe, accessible and supports the health and well-being of all. The Plan also supports the vision and priority to be 'A Prosperous City', as child care is an essential service to families that supports labour force participation, especially for women, and benefits the local economy and recovery.
- The Plan builds upon the Official Community Plan, particularly Chapter 3 - Community Well Being, that recognizes issues and challenges faced by families including access to child care spaces.
- The Child Care Action Plan will supersede the Child Care Policy and Plan, dated 2009. Directions and actions from the 2009 plan will be included, updated, and built upon in the Child Care Action Plan.
- The Child Care Action Plan will be included in the Community Well Being Strategy, which is currently under development.

## ENGAGEMENT PROCESS AND INPUT

The Project Team for creating the Plan has been comprised of City staff with consultants from the Social Planning and Research Council of BC (SPARC BC) in collaboration with consultants Sandra Menzer, Barry Forer and John Foster. Key partners in the child care sector were involved in 'solutions workshops' to help with creating the plan, including representatives from School District 44, Vancouver Coastal Health Child Care Licensing, North Vancouver Recreation and Culture Commission, and others. These multiple agencies' willing collaboration, creativity, and efforts have been extremely helpful.

The plan is also shaped by engagement with various groups and individuals that are involved in the child care sector from various perspectives, summarized in Table 1 below and Attachment 1.

**Table 1. Summary of Engagement for Child Care Action Plan**

Engagement Method	Input From:
Surveys	Parents and caregivers (381 responses)
	Child care providers in the City (26 responses)
Interviews with key stakeholders	Community partners (16 interviews)

	First Nations - with Squamish Nation and Tsleil-Waututh Nation representatives
Focus groups / meetings with partners and community members	Non-profit service providers (23 participants)
	Underserved population groups (5 meetings)
	North Shore Child Care Planning Committee
	Child Care Early Childhood Educators and employees
	General community meeting
Solutions Workshops	Co-hosted with District of North Vancouver and involving multiple agencies including School District, North Vancouver Recreation and Culture Commission, Capilano University, Provincial representatives, etc.

The City worked collaboratively with the District of North Vancouver and the District of West Vancouver on the engagement processes, which informed this plan and the Districts' respective plans. There are opportunities for future collaboration, particularly around coordination of resources and joint advocacy to meet child care needs. Ongoing work and collaboration of the North Shore Child Care Planning Committee is instrumental in maintaining and building partnerships that enable child care delivery and system that the City is part of on the North Shore.

The Social Planning Advisory Committee and the Advisory Planning Commission have received presentations and updates on the child care action plan process. Members of these two advisory committees have been invited to provide written comments on draft materials.

## CHILDCARE NEEDS

Qualitative and quantitative research has been undertaken to understand the need for child care spaces. To understand current and future needs across the City, three child care areas were defined for child care planning purposes: 'West', 'Central' and 'East'. (See Attachment 4 for a map that defines these areas.)

### *Current Child Care Spaces*

Identified current child care spaces across the areas of the City and various child care programs include:

- **Infant and Toddler Programs** - There are limited infant-toddler group child care spaces in the Central planning area, which is the most populated. In this planning area, there are group child care spaces available for only 14.6/100 children aged birth to two years. By contrast, the East planning area has spaces for 24.8/100 children and the West planning area, though having the smallest population, has spaces for 35.2/100 of its infant – toddlers.
- **3-5 Years Programs** - Consistent with the pattern across Metro Vancouver and BC, in the City there are higher numbers of group child care spaces for children aged 30 months to school age; West has 65.6/100 children, East has spaces for almost 50/100 children access rate and Central has spaces for 36/100 children.



- School Age Care Programs - The number of school age care spaces available is quite low relative to the number of children in all of the child care planning areas. The area with the lowest number of spaces relative to the number of school age children is West: 8.1/ 100 children.

The locations of child care facilities in North Vancouver are displayed on the [BC Child Care Map](#), which is populated with information from VCH Child Care current child care licensing records.

#### *Meeting Future Child Care Needs*

Looking ahead to 2030, the child population in the City of North Vancouver is projected (by Metro Vancouver) to grow by 25% (i.e. 1,667 more children). To maintain the current access rate of approximately 26.9 spaces for every 100 children 0-12, 551 new child care spaces would need to be created in the City by 2030 in order to keep up with an increase in demand from growth of the projected child population.

The planning process and analysis has also identified that the current access rate to child care spaces (the number of spaces per 100 children) is not sufficient to meet families' needs. Some of the evidence includes long wait lists for child care spaces, impacts on labour force participation due to lack of child care spaces, and parents reporting that their child care needs are not being met.

The City has researched other jurisdictions (e.g. European Union), and engaged key partners in the child care sector in North Vancouver in a discussion about defining child care access rates. Federal and Provincial standards do not exist for the number of child care spaces per capita. Table 2 below outlines child care access rates (to be achieved by 2030) and the implications in terms of the number of new spaces that would be required to meet this measure.

**Table 2. Summary of Draft Child Care Access Rates, and New Spaces Needed**

Program Type	Child Care Access Rate by 2030	Number of Spaces to Meet 2030 Need
Infant and Toddler	33 spaces per 100 children	312 new spaces
Preschool (3-5 year olds)	50 spaces per 100 children	480 new spaces
School age (6-9 year olds)	33 spaces per 100 children	480 new spaces

If the above access rates were established as a target, 1,092 additional child care spaces would need to be created in the City by 2030. To contribute to addressing this significant need, local governments require support from senior levels of government, community partners, and others. Currently, senior governments have committed capital funding to support space creation, but if this funding support declines, space creation could be expected to slow. Community child care providers are already creating new child care spaces that work toward meeting the City's overall targets for the community.

## **EMERGING DIRECTIONS FOR THE PLAN**

### ***Priority Areas***

Four key priority areas for child care action are informed by the research and engagement for the child care action plan:



1. Increase access to child care;
2. Make child care more affordable;
3. Focus on quality child care; and
4. Develop collaboration and partnerships.

**Table 3. Priority Areas for Child Care Action and Rationale**

Priorities for Action	Why is this a priority, why does it matter?
1. Increase access to child care	<ul style="list-style-type: none"><li>Families need to be able to find licensed child care spaces that meet their needs.</li><li>All families, especially underserved populations, should have their child care needs met.</li></ul>
2. Make child care more affordable	<ul style="list-style-type: none"><li>The cost of child care is unsustainable and unaffordable for many families. The unaffordability of child care is stressful, causes financial strain, and keeps parents from participating in the labour force.</li><li>The unaffordability of child care has disproportionately negative impacts on low income and vulnerable families who need support.</li></ul>
3. Focus on quality child care	<ul style="list-style-type: none"><li>The research is clear that high quality child care is linked to positive outcomes for children, while poor quality care can have negative long-term effects.</li><li>More generally, parents dropping off their children at a child care centre each working day want to feel secure knowing their children will receive safe, high-quality care.</li></ul>
4. Develop collaboration and partnerships	<ul style="list-style-type: none"><li>The child care system involves many parties playing various roles, which requires intentional relationships and collaboration amongst and across jurisdictions.</li></ul>

Attachment 4 outlines each of the priority areas including: why it matters, what we have learned through the development of the plan, and emerging directions for City action. In the forthcoming Child Care Action Plan, each of the priority areas will be supported by short, medium and long term actions, within a 10-year time frame. The actions will be focused on those that can be completed by the City, and collaboration with child care sector partners will be outlined.

### **Key Emerging Directions**

The Child Care Action Plan will identify key areas and initiatives through which the City can make a difference in meeting child care need, including:

1. *Quantifying the City's child care needs and identifying targets.*
  - As outlined above in this report, the City's estimated need for child care spaces has informed draft targets for child care spaces in the community.

- The Plan will include the targets as a means of demonstrating the City's acknowledgement of child care need, leadership toward meeting the need, and prioritization of child care spaces by type and location. The City is not solely responsible for creating new spaces to meet these child care needs; other child care providers and funders also play a key role.
2. *Parameters for gaining new child care spaces through development.*
    - The Plan will outline amendments to regulations and policy that result in new child care spaces through development where they are most needed.
    - This will include amendments to the Density Bonus and Community Benefits Policy to provide guidance on when and how the City would secure the provision of in-kind child care spaces in new development (the Density Bonus and Community Benefits Policy already includes Child Care in the list of amenities to which cash contributions to the Civic Amenity Reserve Fund are allocated).
    - Policy direction to allocate approximately 20% of the Community Amenity Reserve Fund to be considered toward the capital cost of child care facilities. Staff will identify child care project opportunities for deliberation in the budget process and in the context of other opportunities and demands additional possible projects to be funded from the Community Amenity Reserve Fund. The target of 20% per year from the Community Amenity Reserve Fund would include the value of child care facilities that are delivered as on-site amenity contributions in new developments, as directed by Council. This policy is intended to both provide a commitment to expanding child care as well as to ensure funds available for other community amenities and needs.
  3. *Direction to seek a multi-year funding capital funding agreement with the Province, which complements the City's capital contributions for new child care spaces.*
    - The City is currently eligible to apply for Provincial funding assistance on a project by project basis through the ChildCare BC New Spaces fund. Some larger BC communities have negotiated multi-year funding agreements with the Province. The Plan will provide direction for the City to initiate this type of agreement between the City and the Province.
  4. *Streamlining the City's development process and information about child care, to make it easier for operators to create new spaces and make it easier for families to find the information they need.*
    - Child care can be complicated to navigate, and the City can play a coordinating role in making it as accessible as possible. The actions in the plan will direct streamlined development processes, staff resourcing, and provision of information to both operators and families.

## FINANCIAL IMPLICATIONS

As stated above, the City does not have a mandate nor the financial capacity to deliver child care facilities that will meet the community's significant needs on its own. Much of the responsibility for investment for child care is within the Provincial government's purview.

Council has already directed the allocation of \$5 million over the next five years toward child care capital projects. Future potential child care projects will come forward for Council consideration and will be prioritized in relation to other projects and needs in the Financial Plan process.

Staff will also bring forward a project sheet within the Financial Plan process for an annual allocation of City funds to implement the Child Care Action Plan. These funds would enable projects that require consulting assistance to amend policies, enable initiatives that would incur costs to convene partners in the community around child care action items, etc.

## **INTER-DEPARTMENTAL ROLES AND RESPONSIBILITIES**

The availability and capacity of City staff, particularly within the Planning and Development Department and the Strategic Initiatives Department, is a key factor in considering the City's overall capacity and timelines to proceed with significant City-led child care facility projects. The capacity will continue to be assessed as projects are brought forward for implementation.

## **NEXT STEPS**

Feedback from Council, Committees and inter-departmental review will be incorporated into a draft Child Care Action Plan which will be brought forward to Council shortly for review and endorsement. The City received grant funds from UBCM for the Child Care Action Plan project, and finalization of the plan and final report to the funder are due by December 31, 2020.

RESPECTFULLY SUBMITTED:



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Heather Evans  
Community Planner

PARENT SURVEY (2018)  
TOTAL OF 381 RESPONSES

- The majority (75%) of parents and guardians reported that they require full-day of childcare services during business hours
- More than half (58%) of respondents noted that the fees they currently pay for childcare are unsustainable for their family.
- More than half (54%) of respondents indicated that their youngest child is currently on a waiting list for a childcare program.
- The majority of respondents believed that there is an inadequate supply of childcare services to meet their needs (76%).

CHILD CARE OPERATOR SURVEY(2018)  
26 CHILD CARE PROVIDERS RESPONDED (ROUGHLY 1/3 OF PROVIDERS)

- 84% of child care providers report limited supply of qualified staff
- 2/3 of child care respondents had no plan to relocate, expand or renovate their child care facilities within the next two years
- 1/3 of all respondents who answered this question had plans to expand their current facility within the next two years

COMMUNITY PARTNER INTERVIEWS  
(VCH, CAP U, CCR&R, SCHOOL DISTRICT, NORTH VANCOUVERCHAMBER,  
SUPPORTED CHILD DEVELOPMENT, COMMUNITY SERVICES, ETC.)

- Limited spaces, long waitlists, high cost
- Child care not equally available –some pops struggle more ( low income, children with extra support needs)
- Operators have difficulty finding qualified staff & space
- School age, infant/toddler and longer hours most difficult
- Ideas: school dist./rec centres to provide school age spaces; create more city-owned facilities; increase partnerships; streamline city processes to build spaces; focus on low income areas & areas near transportation; make child care mandatory in new developments.

CHILD CARE OPERATORS/STAFF WORKSHOP  
( DEC 17, 2019 – 24 PARTICIPANTS)

- Long waitlist, lack of spaces ( especially under 3's & school age), expensive
- Hard to find good indoor & outdoor spaces & qualified staff, especially infant/toddler & special needs, difficult to pay good wages to compete with other sectors
- Ideas: fast track dev /building permits; advocate for universal care; make child care a priority; create more spaces in schools especially for school age child care; improve communication between school & child care programs



**NON-PROFIT FOCUS GROUPS - 23 PARTICIPANTS**  
( NEIGHBOURHOOD HOUSE, QUEST, NORTH SHORE MULTI CULTURAL  
SOCIETY, FAMILY SERVICES, ETC. )

- State of crisis – limited spaces; school age; I/T; flexible hours
- Impacts all families but disproportionately affects most vulnerable (single parents, those with extra support needs, newcomers/immigrants)
- Traffic has increased so has commuter time - need longer hours
- Child care ‘system’ is confusing
- Ideas: require all new developments to have spaces; hire a navigator/coordinator to assist operators; more advocacy; offer school age care in schools, rec centres and libraries; offer flexible hour care; build child care hubs in every neighbourhood

**UNDERSERVED POPULATIONS FOCUS GROUPS** (AVALON RECOVERY SOCIETY,  
NORTH SHORE DISABILITY RESOURCE CENTRE, SUPPORTED CHILD DEVELOPMENT,  
THRIVE FAMILY CENTRE DROP IN, PACIFIC POSTPARTUM SOCIETY, NORTH SHORE  
WOMEN'S CENTRE – SINGLE MOM'S SUPPORT GROUP, ETC.)

- Focus groups with Avalon Recovery Society, NSDRC and Supported Child Development, Thrive Family Centre drop in, Pacific Postpartum Society, North Shore Women's Centre – Single Mom's Support Group, etc
- Availability and affordability are the number one stressors for families
- Families with children with extra support needs have difficulty finding child care and there are not enough trained staff
- People are relying on informal agreements to meet before and after school care needs
- There is limited support for immigrant and newcomer families to find child care

## INDIGENOUS PARTNERS - TSLEIL-WAUTUTH NATION

- On December 6th, 2019 Christina Rucci and Heather Evans met with Vanessa Gonzalez, Tsleil-Waututh Nation (TWN) Elected Council Member and Dean Turner Child Care Manager, Tsleil-Waututh Child & Family Development Centre
- TWN has one child care centre for up to 30 children including I/T and 3-5
- There are plans to expand care, but staffing challenges and limited space are an issue
- The centre has a full wait list and supported child care is limited but in demand

## INDIGENOUS PARTNERS – SQUAMISH NATION

- On November 18th, 2019 Arleta Beckett and Heather Evans met with Tanya Brown Squamish Nation
- At 422 West Esplanade Ayas Men Men - family and child development services are offered under one roof: infant development specialist, speech and language pathology, culturally appropriate adaptation of HIPPY, and Supported Child Development.
- In the process of developing a new after school care program in gymnasium (capacity 25) and two new child care facilities → culture is central to all facilities
- Currently no wait list, child care is free and they are able to accommodate everyone who needs it
- Staffing is a challenge, but they are working to provide Squamish Nation members ECE training

### SOLUTIONS WORKSHOP #1 - JAN 08, 2020 (20 PARTICIPANTS)

Short-term Actions to address greatest needs included:

- Support more multi- age programs; secure multi site capital funding
- City/district to undertake asset review; clarify mandates
- Use parks and schools; seniors facilities; strong starts for school age required in all new city builds; partner with large employers; target high need areas and vulnerable pops;
- Facilitate more partnerships; explore large retail spaces + 24 hours employers
- Relax licensing regs for schools; explore non-licensed programs for older school age children; explore outdoor programs for school age;
- Work with operators to explore barriers for expansion or incentives for extended hours.



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# **City of North Vancouver-Child Care Action Plan**

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## **Community Profile**

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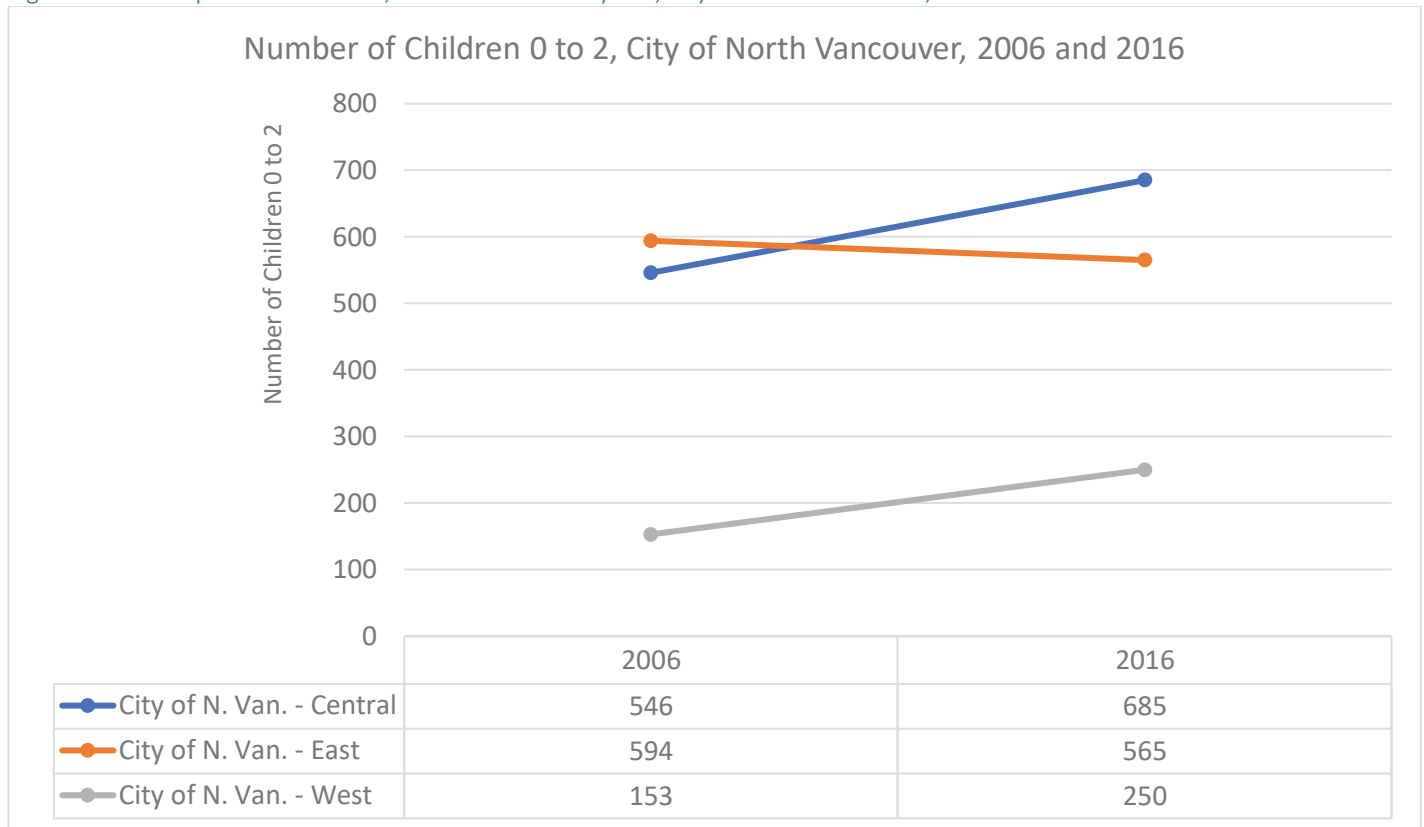
Social Planning and Research Council of British  
Columbia April 2020

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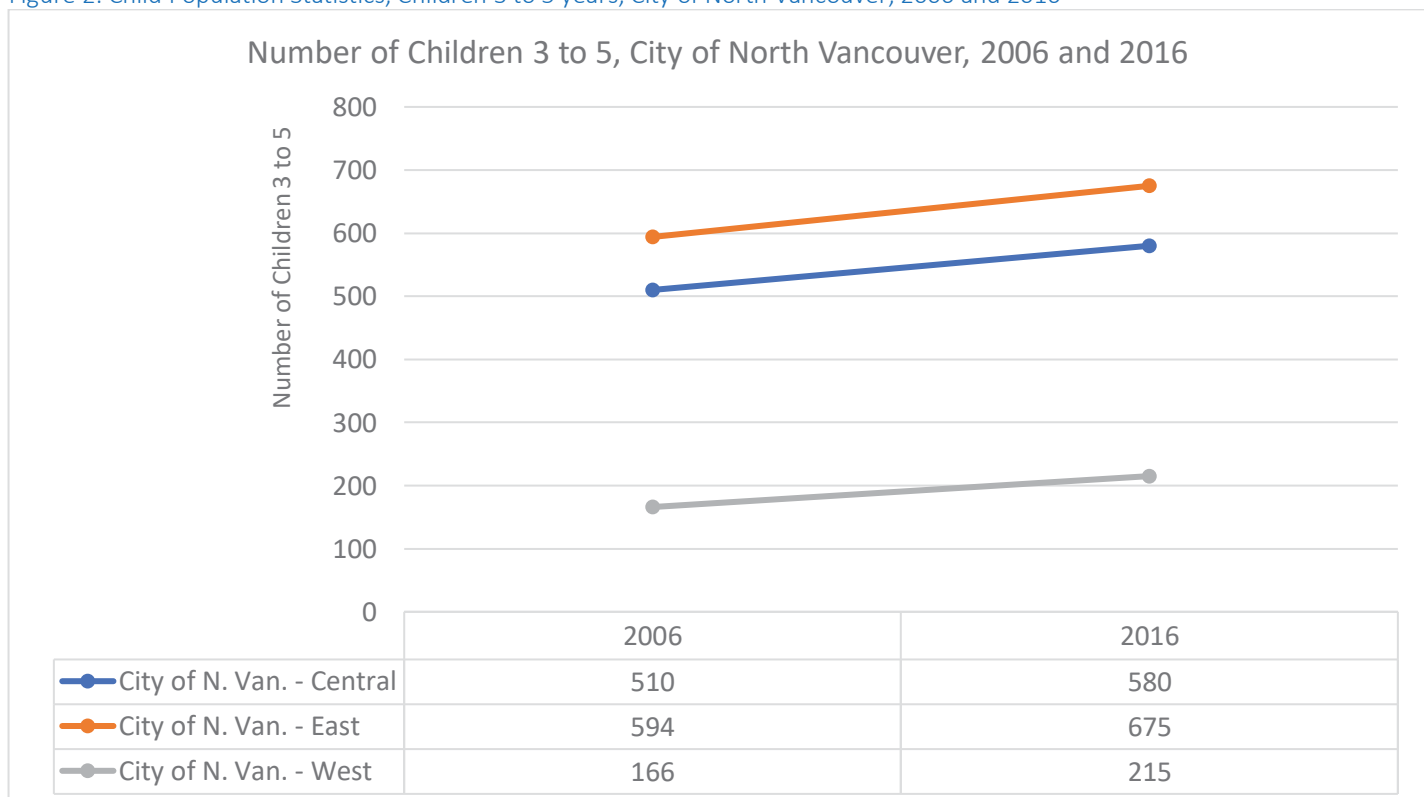
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Figure 1: Child Population Statistics, Children birth to 2 years, City of North Vancouver, 2006 and 2016



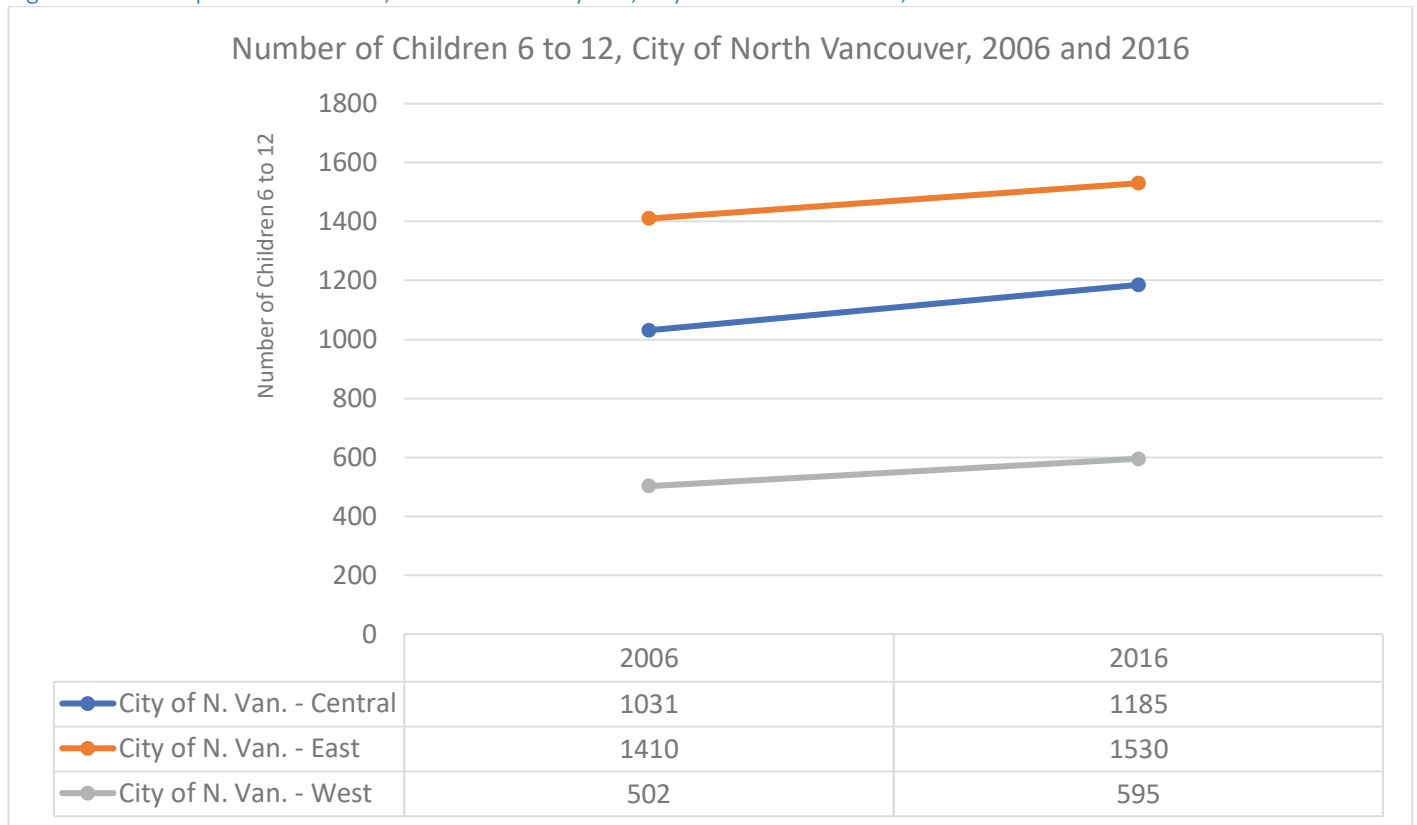
\*Source: Statistics Canada, 2016 Census of Population

Figure 2: Child Population Statistics, Children 3 to 5 years, City of North Vancouver, 2006 and 2016



\*Source: Statistics Canada, 2016 Census of Population

Figure 3: Child Population Statistics, Children 6 to 12 years, City of North Vancouver, 2006 and 2016



\*Source: Statistics Canada, 2016 Census of Population

Figure 4: Number of Children by Age Group & Planning Neighborhoods, City of North Vancouver, 2016

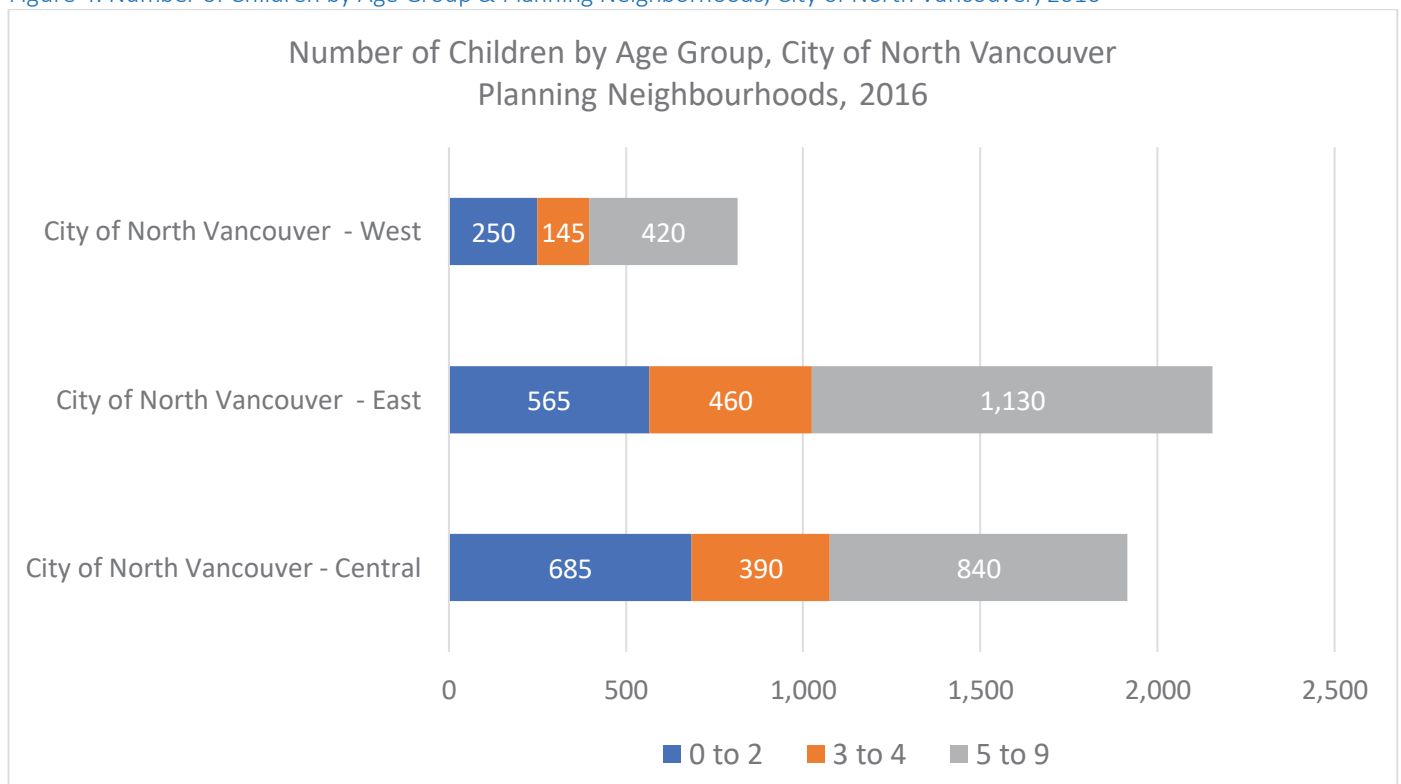


Figure 5: Population Projections, North Vancouver, by Age Group 2020 to 2035

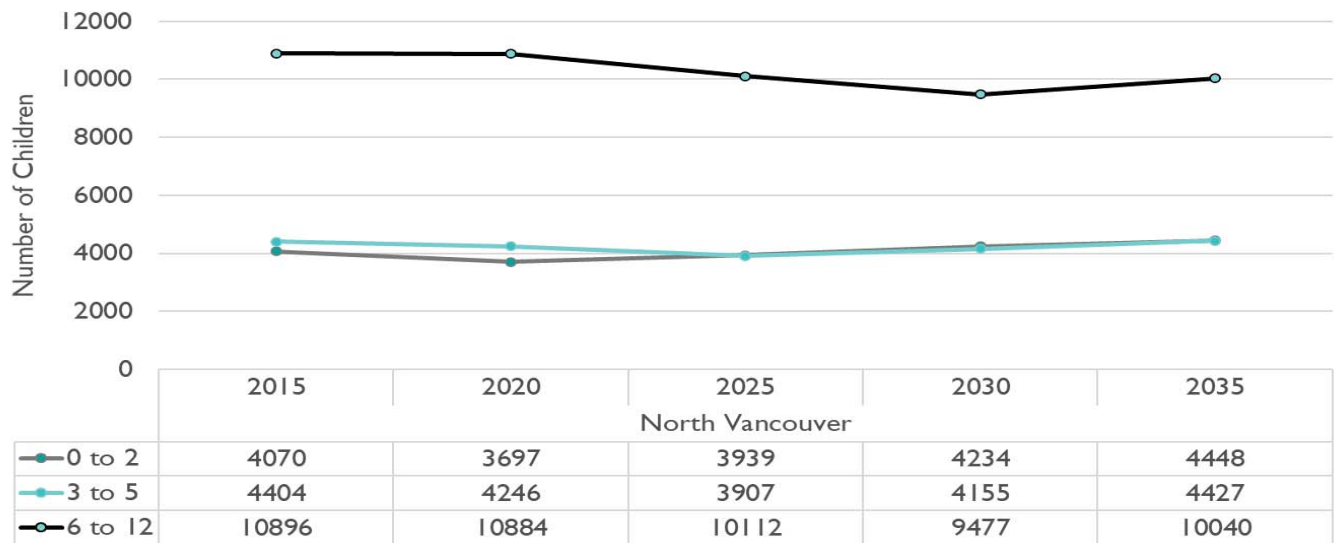


Figure 6: Number of Children in Lone Parent Families

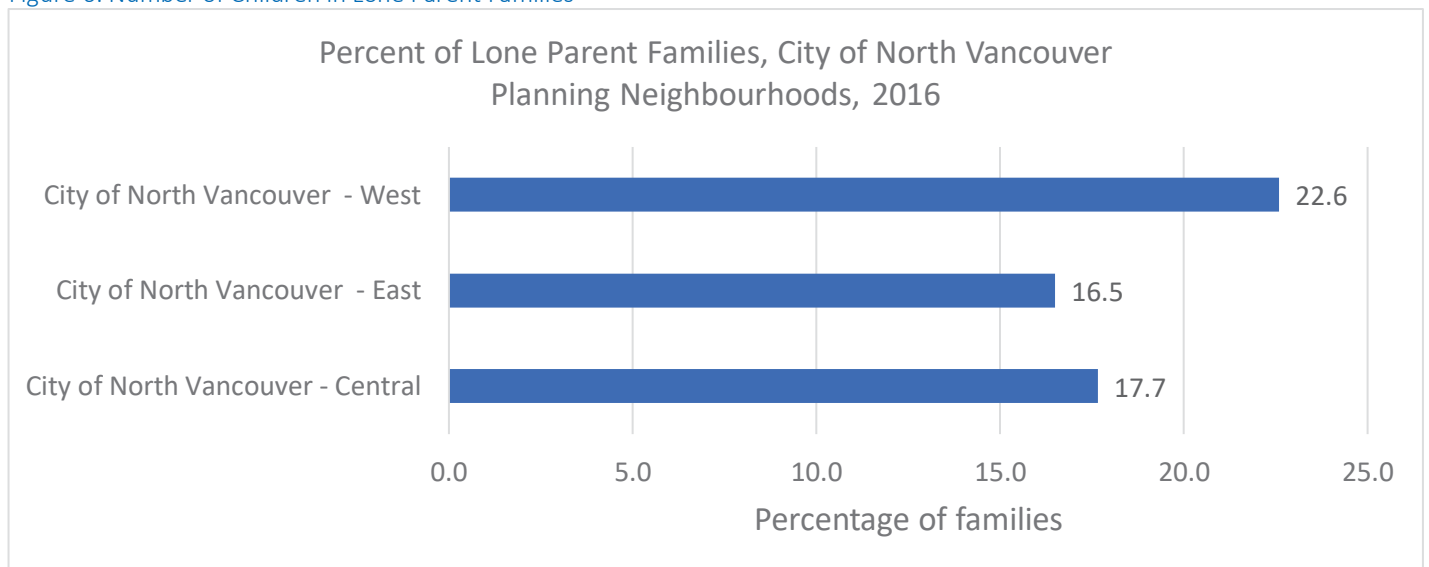


Figure 7: Percentage of Lone Parent Families by Number of Children & Planning Neighbourhood, 2016

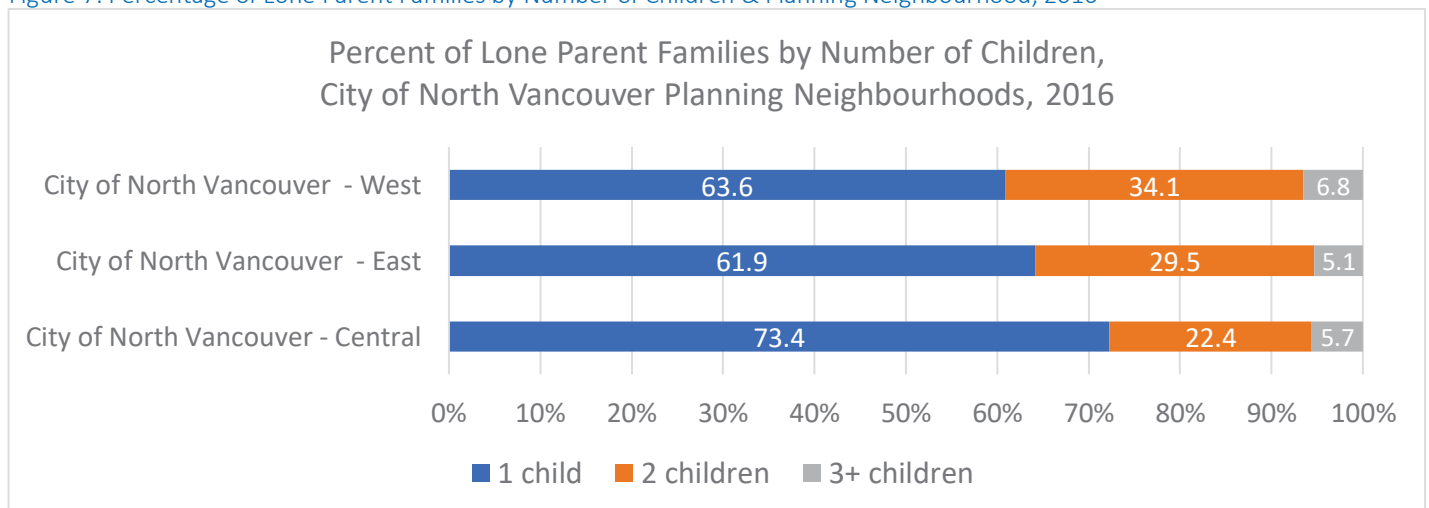


Figure 8: Median Family Income, Families with Children Under 6, HELP Neighbourhoods, 2015

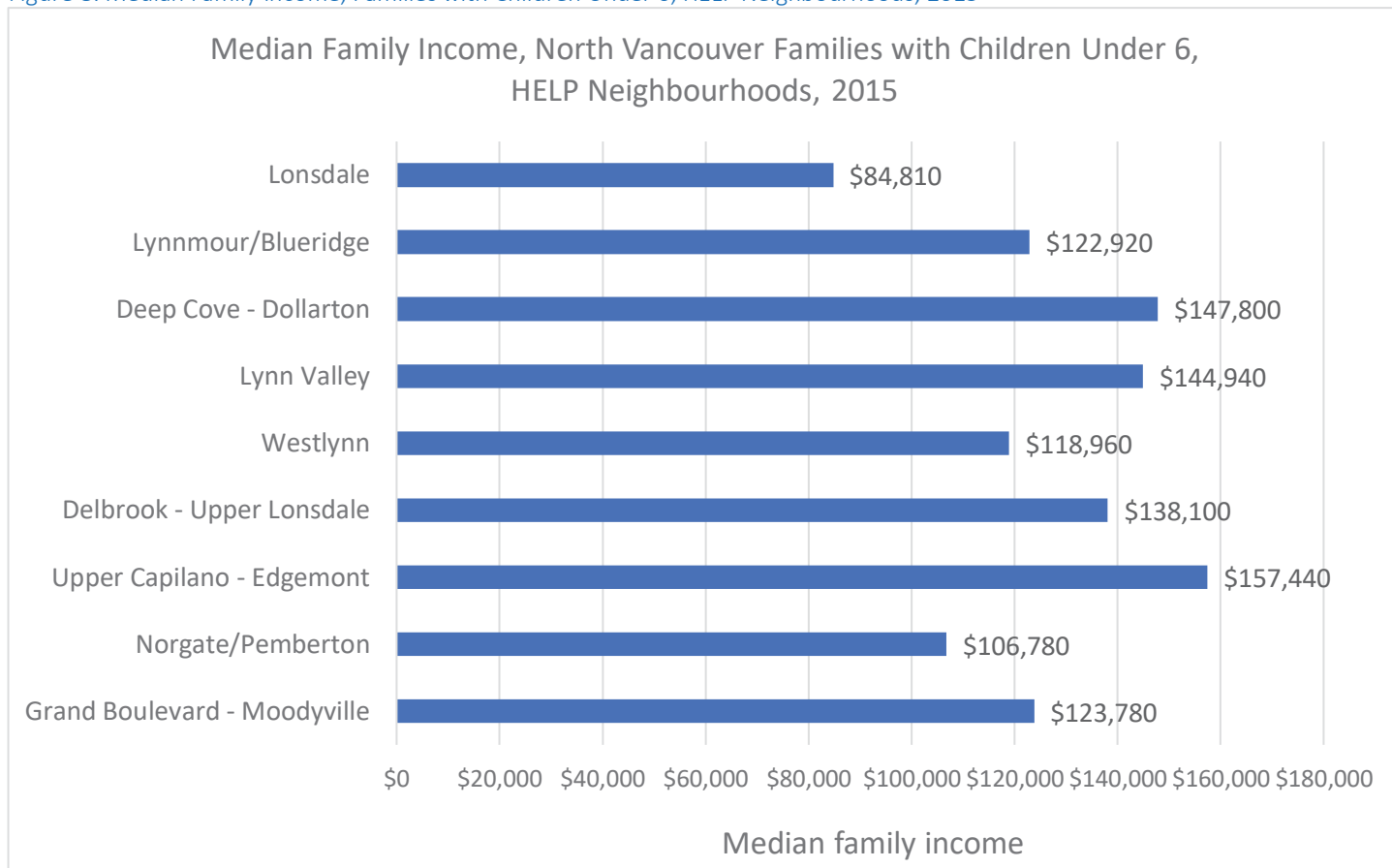


Figure 9: Median Family Income, Lone Female Families with Children Under 6, HELP Neighbourhoods, 2015

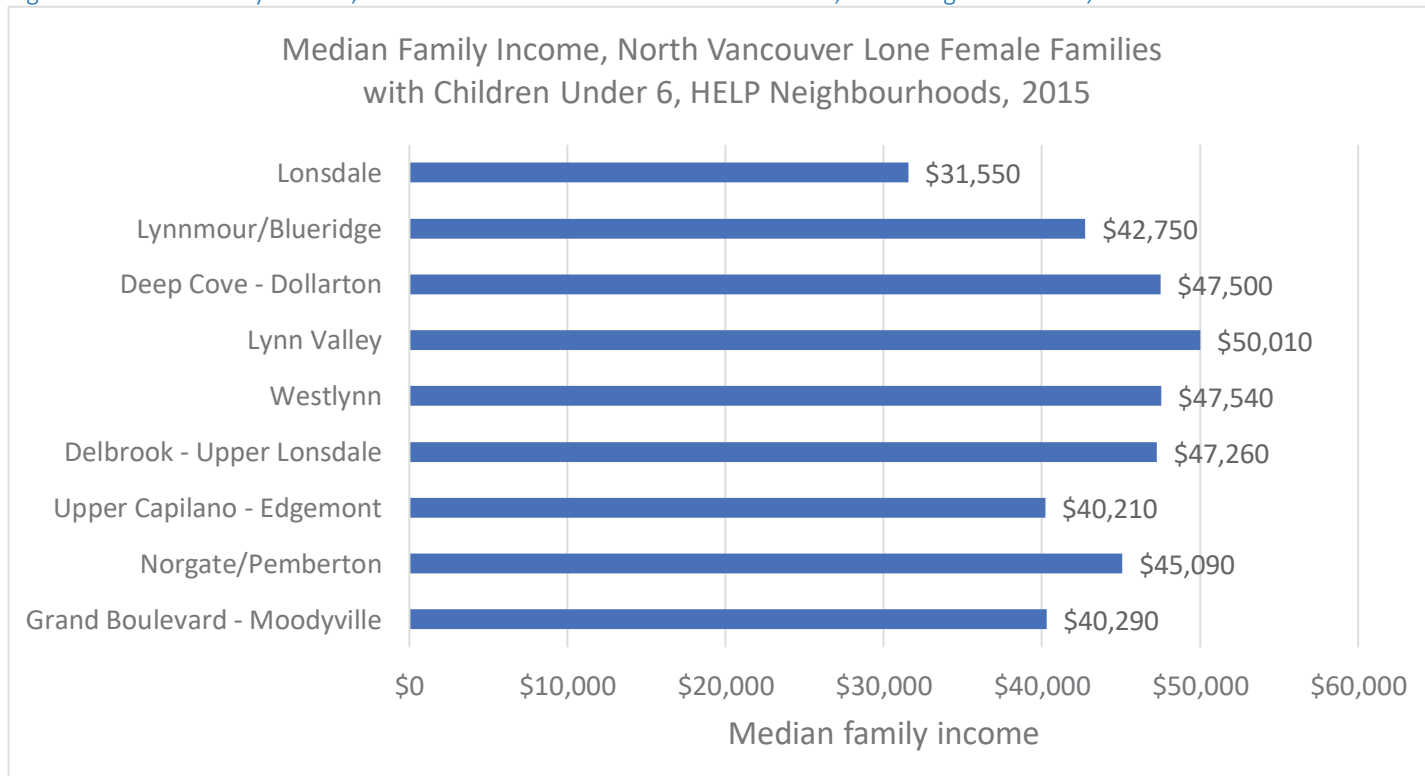


Figure 10: Low Income, based on the Low Income Measure (after-tax), HELP Neighbourhoods, 2015

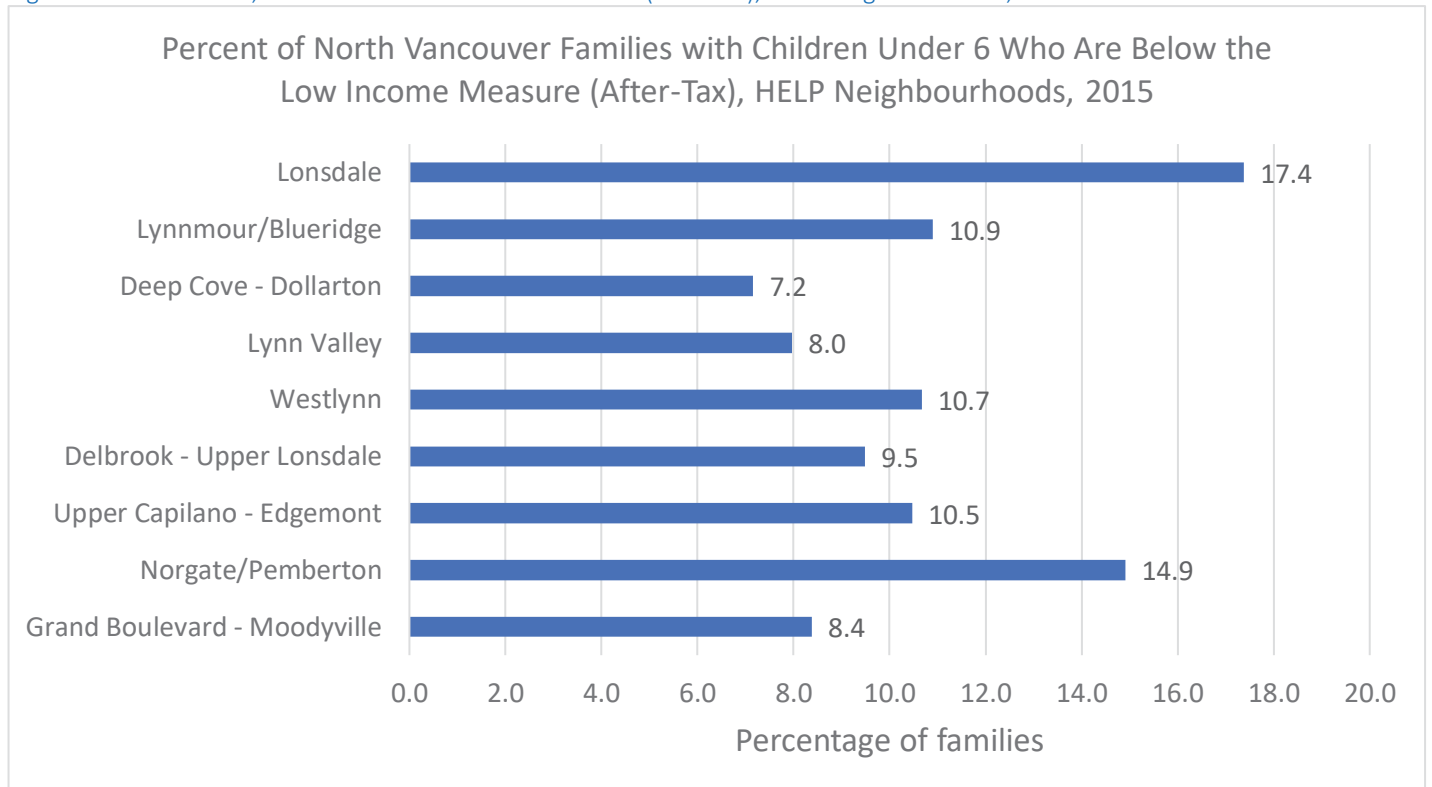


Figure 11: Low Income, based on the Low Income Measure (after-tax), Lone Female Families, HELP Neighbourhoods, 2015

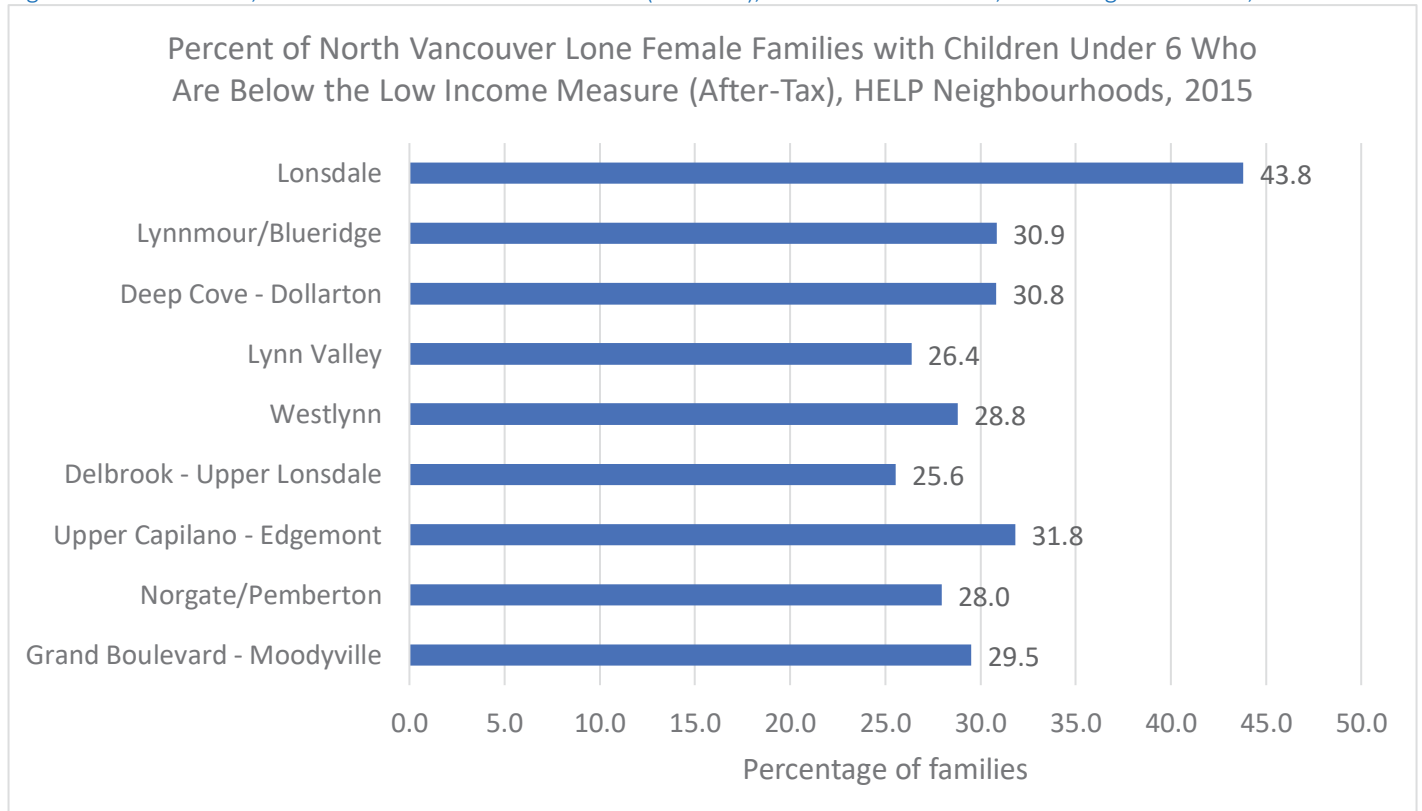


Figure 12: Percent who do not speak English or French at Home by Planning Neighbourhoods, 2016

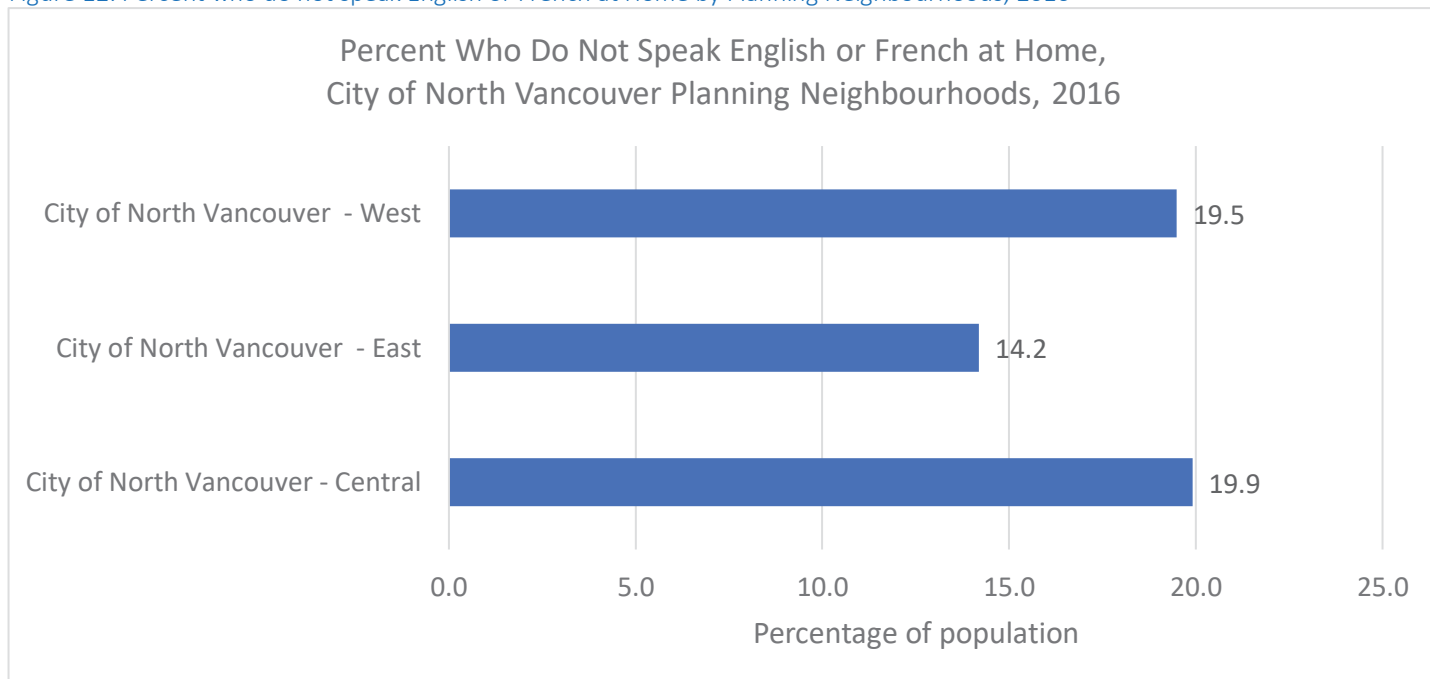


Figure 13: Owners Paying 30% or More of Income on Shelter, by Planning Neighbourhoods, 2016

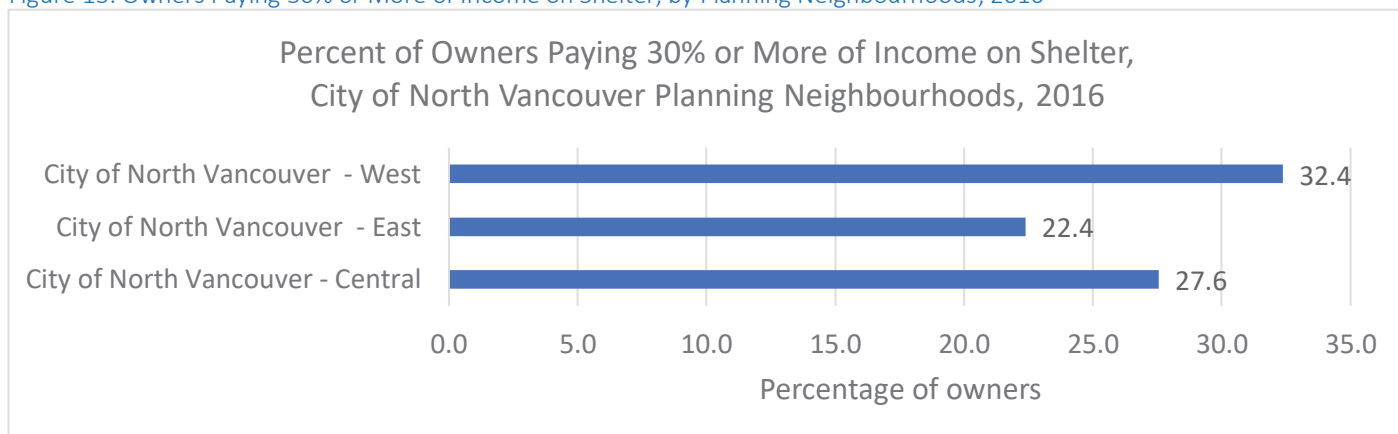


Figure 14: Renters Paying 30% or More of Income on Shelter, by Planning Neighbourhoods, 2016

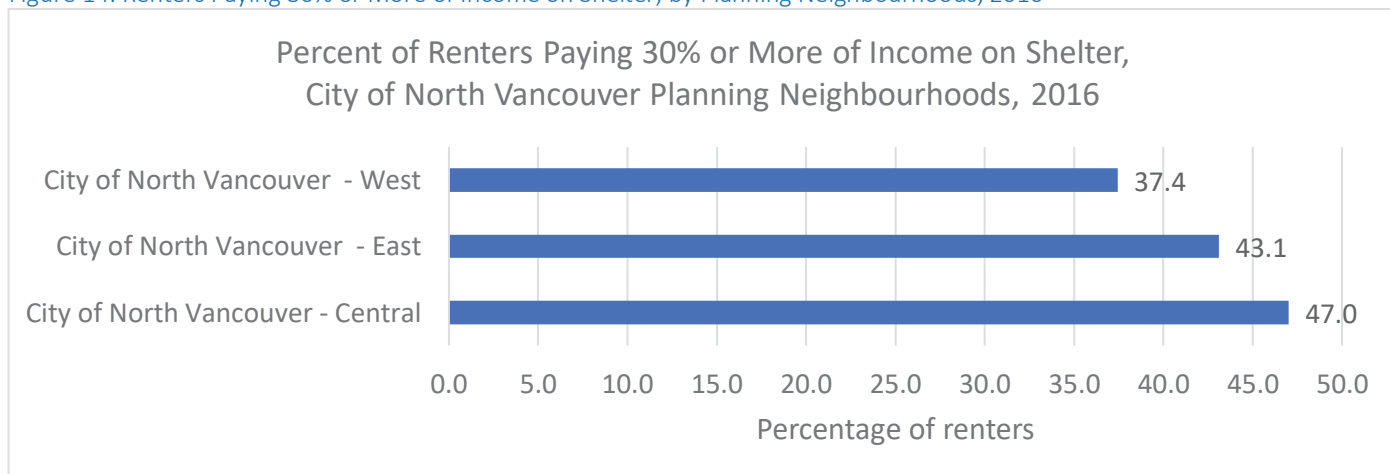




Figure 15: Indigenous population, by Planning Neighbourhoods, 2016

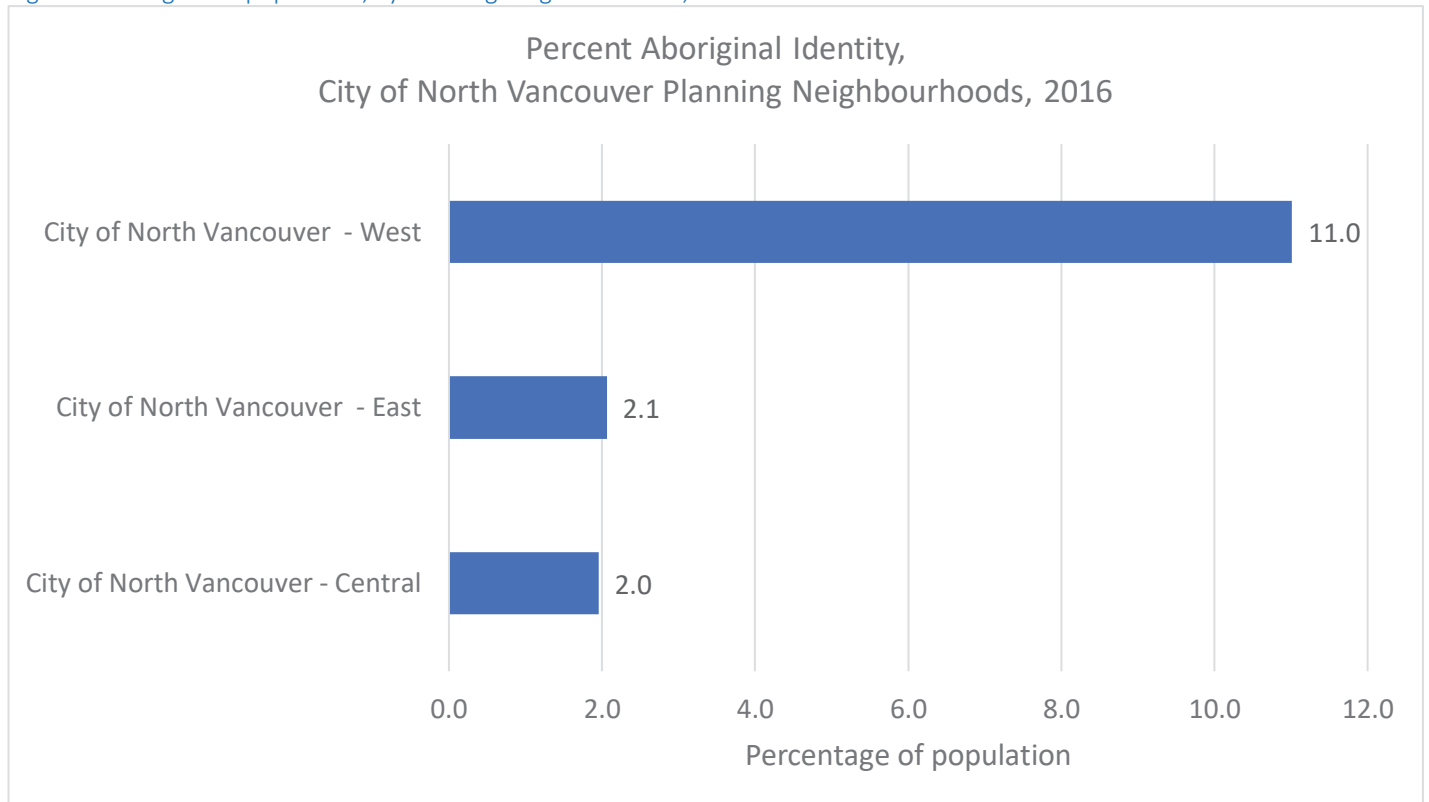


Figure 16: Indigenous population distinctions, by Planning Neighbourhoods, 2016

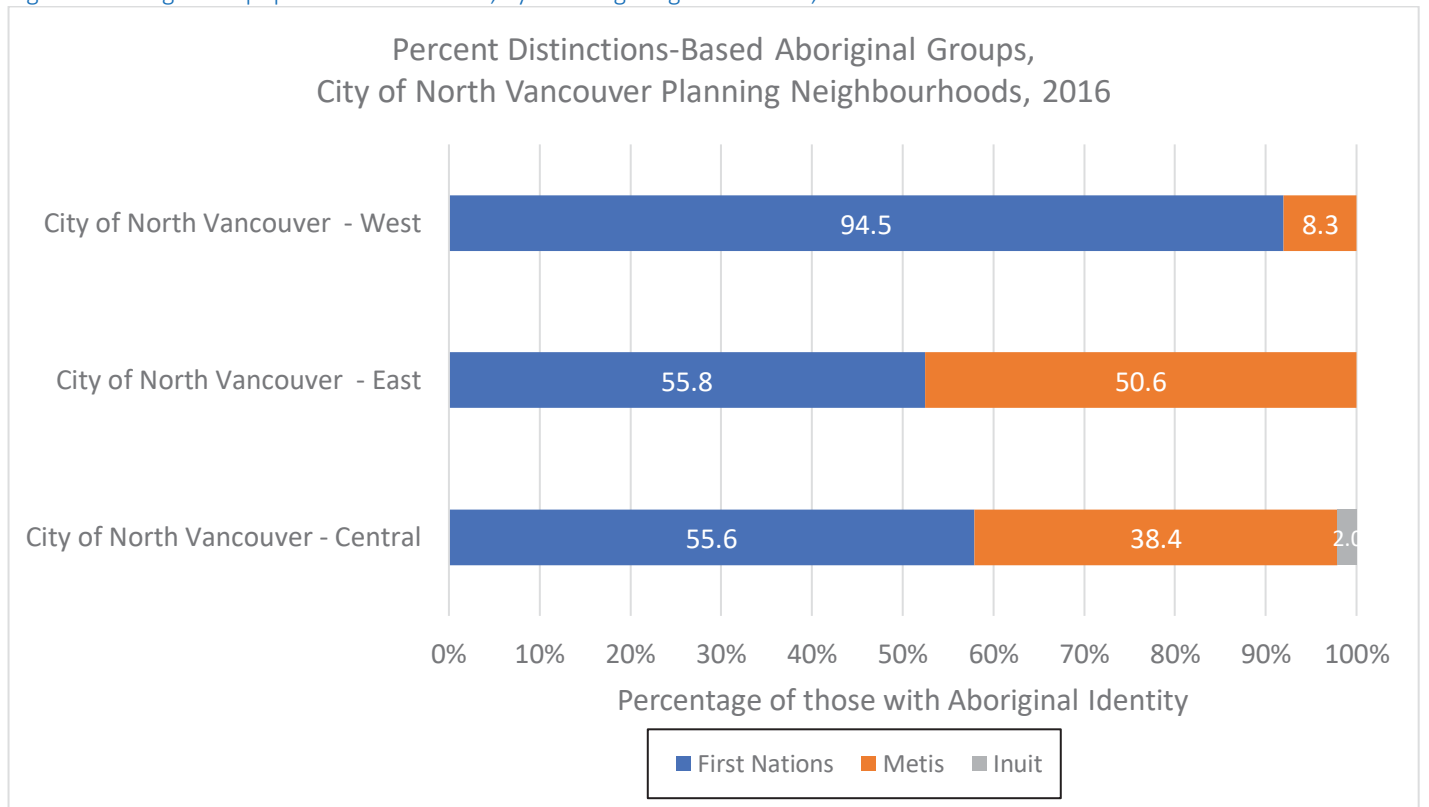


Figure 17: Percent Immigrant Population, by Planning Neighbourhoods, 2016

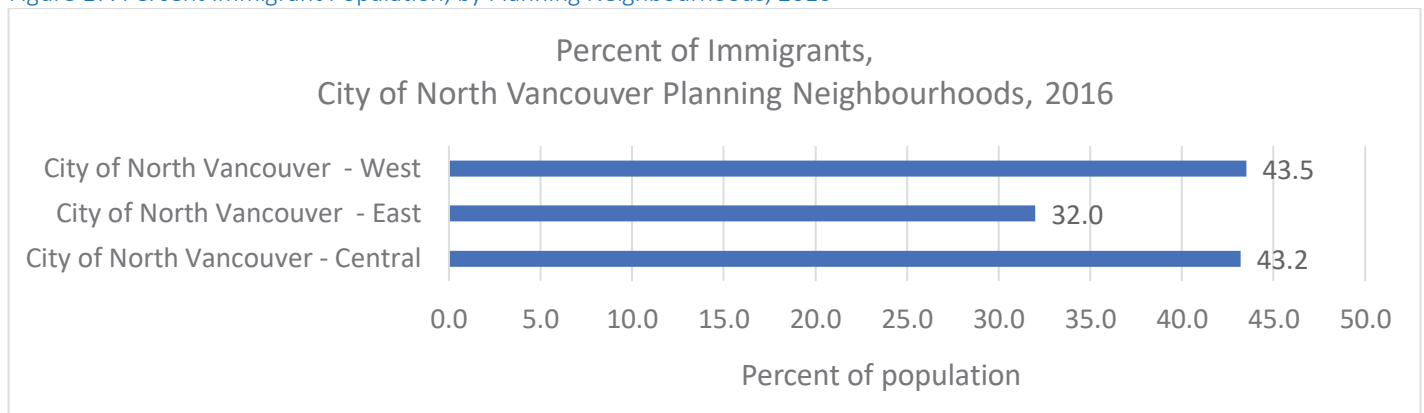


Figure 18: Immigrants Breakdown by Generation Status, by Planning Neighbourhoods, 2016

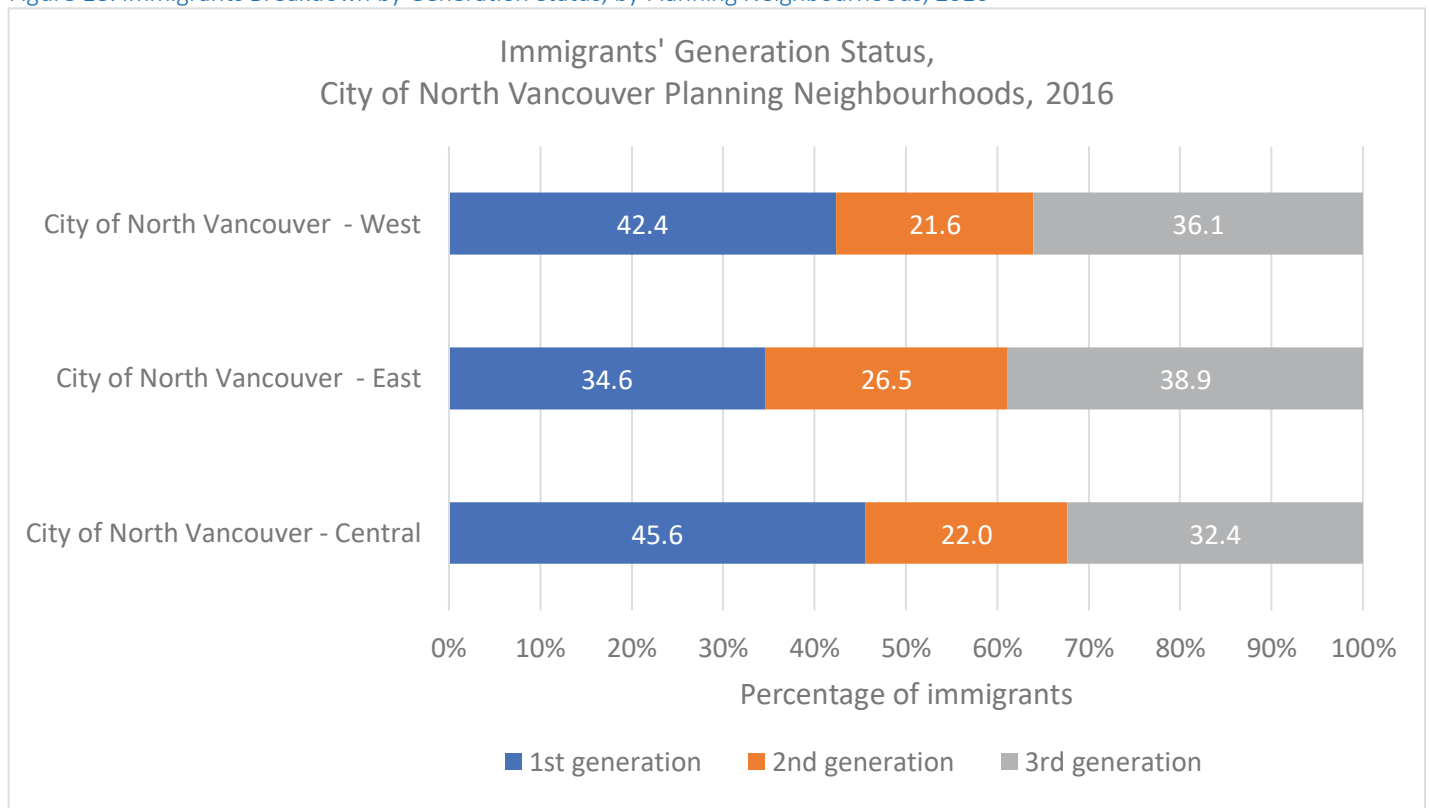


Figure 19: Percent Visible Minorities, by Planning Neighbourhoods, 2016

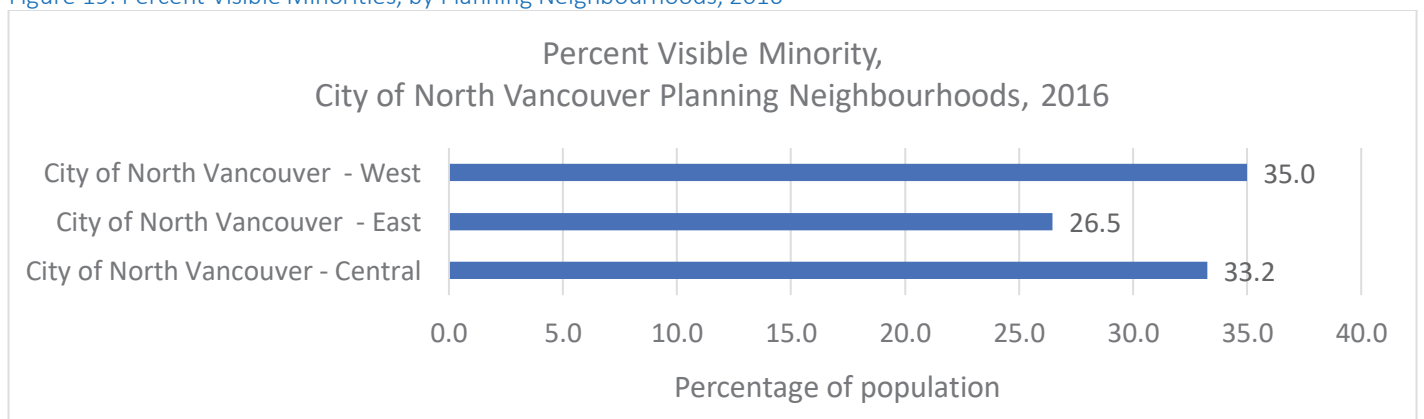


Figure 20: Visible Minority Population Numbers, by Planning Neighbourhoods, 2016

Population Numbers, Visible Minority Types, City of North Vancouver Planning Neighbourhoods, 2016			
Visible Minority	City of North Van Central	City of North Van East	City of North Van West
South Asian	975	695	165
Chinese	1105	880	305
Black	245	135	140
Filipino	1885	1235	315
Latin American	530	245	70
Arab	95	100	15
South East Asian	160	55	40
West Asian	2635	915	810
Korean	635	245	255
Japanese	405	270	130

Figure 21: People Who Work Within or Outside of North Vancouver, 2016

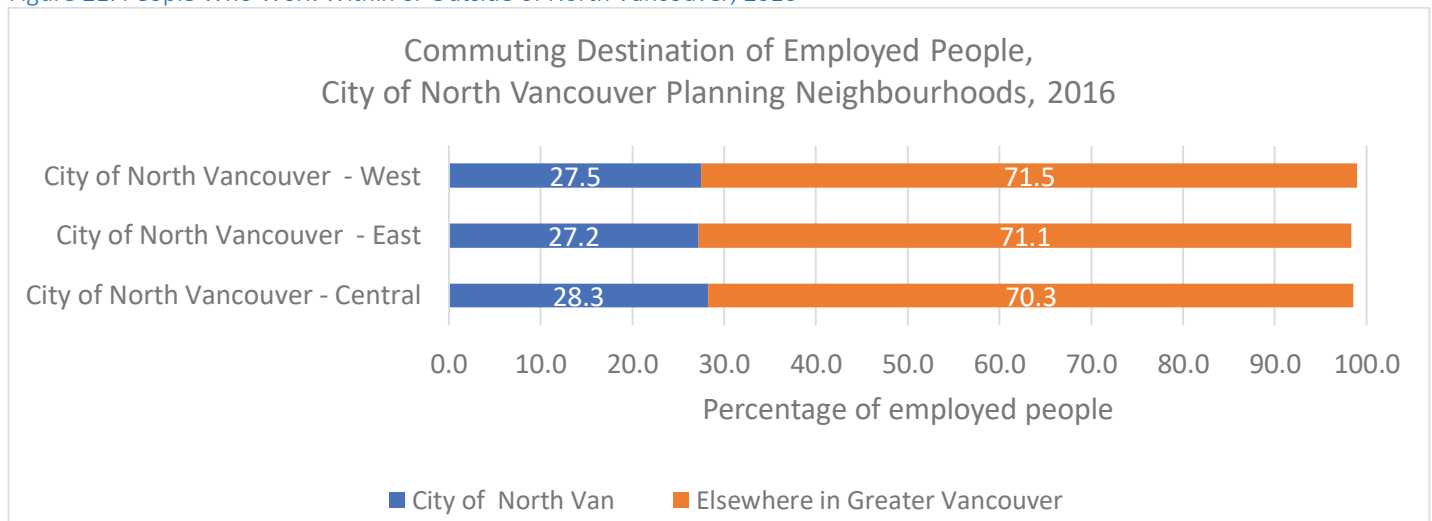
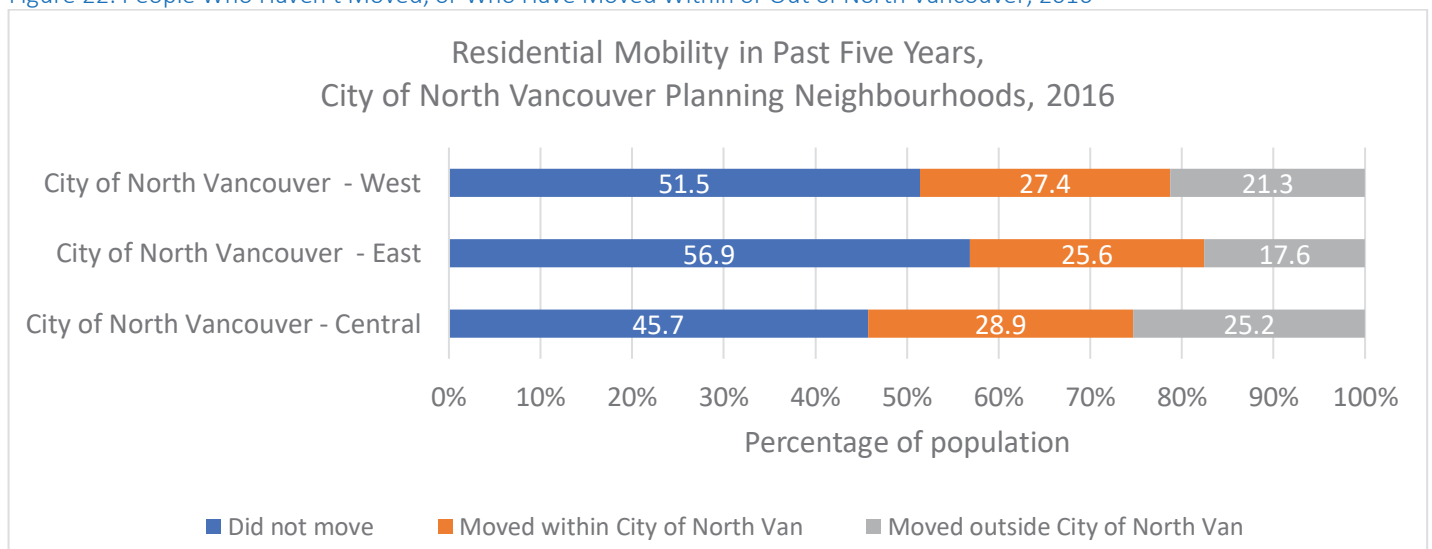
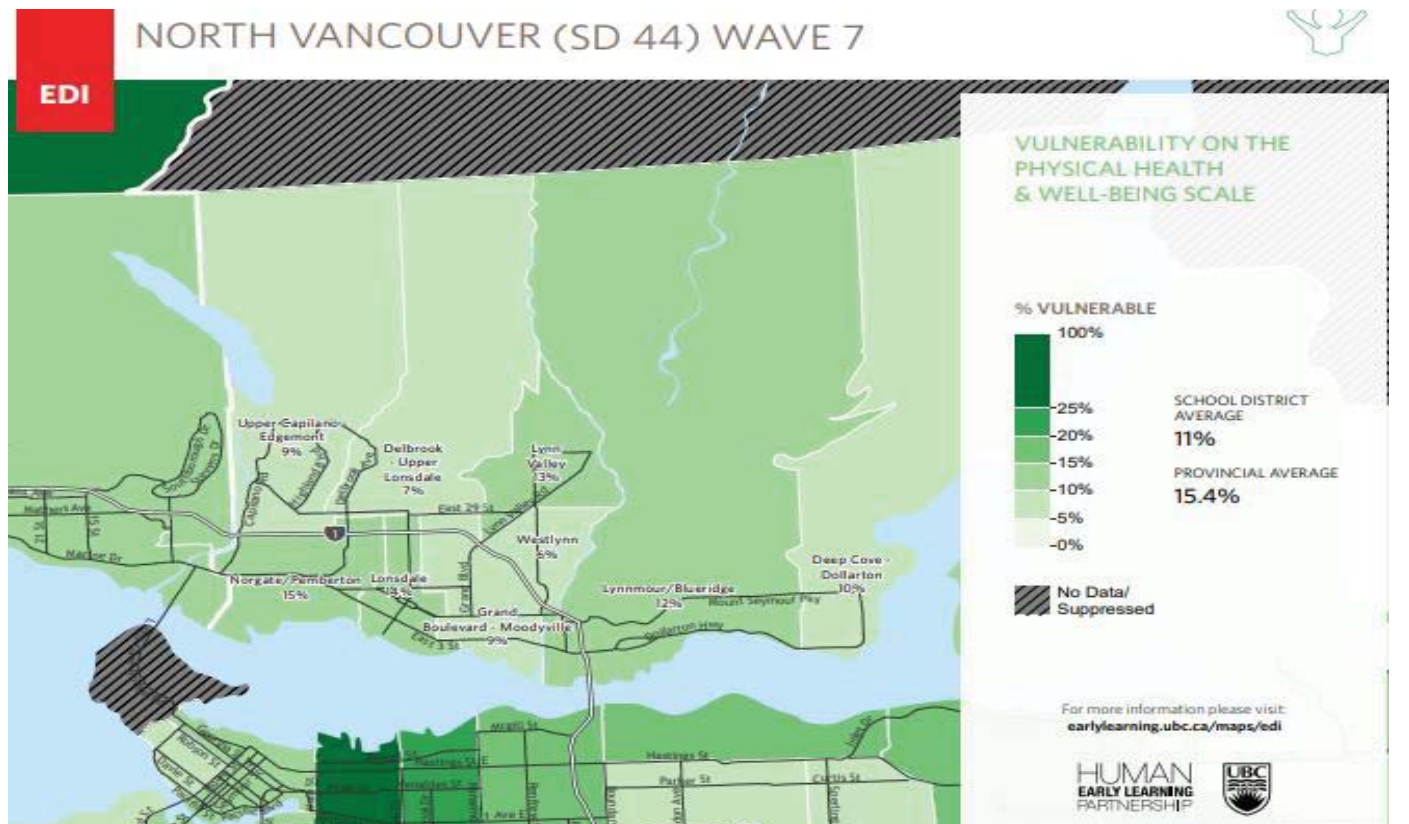
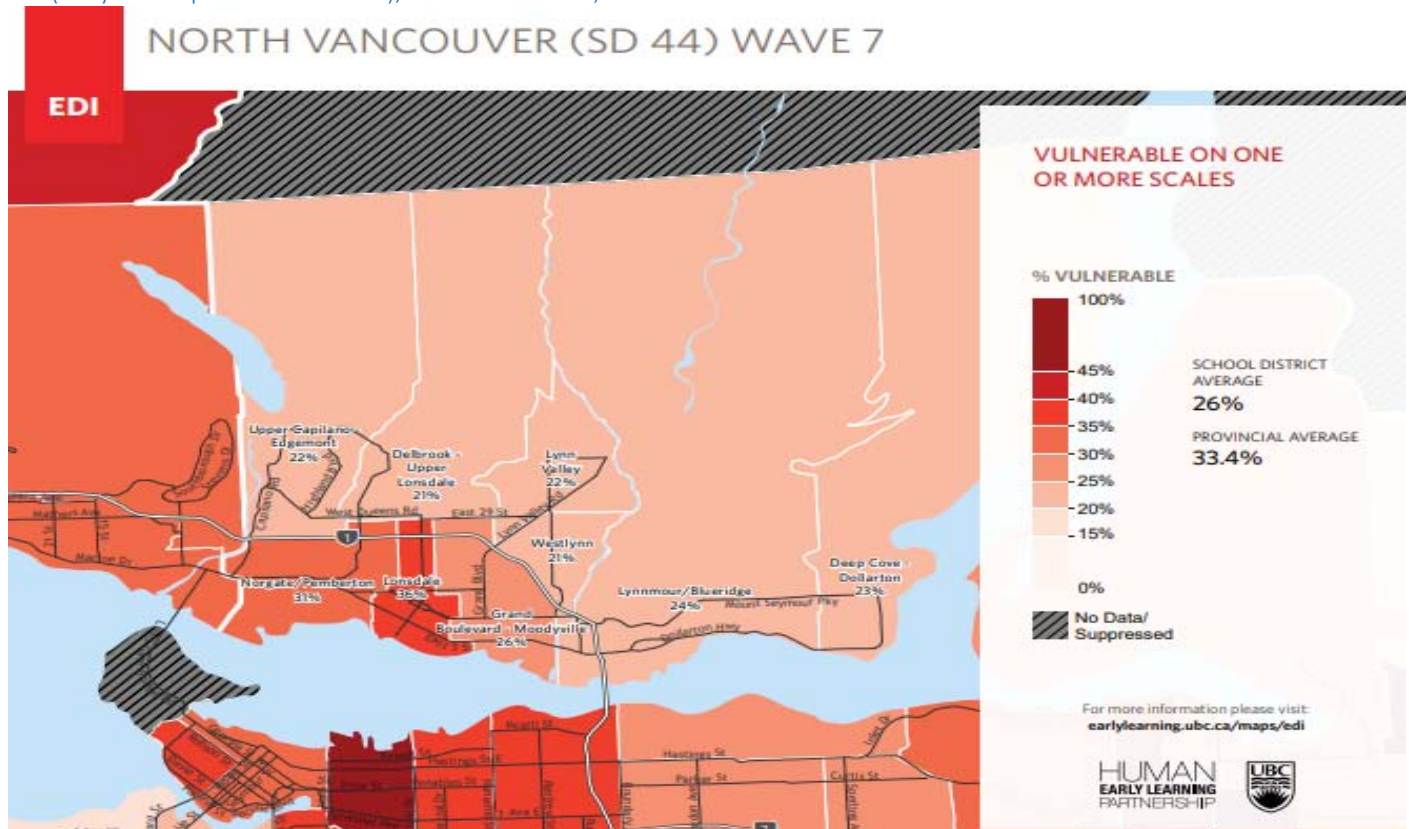


Figure 22: People Who Haven't Moved, or Who Have Moved Within or Out of North Vancouver, 2016



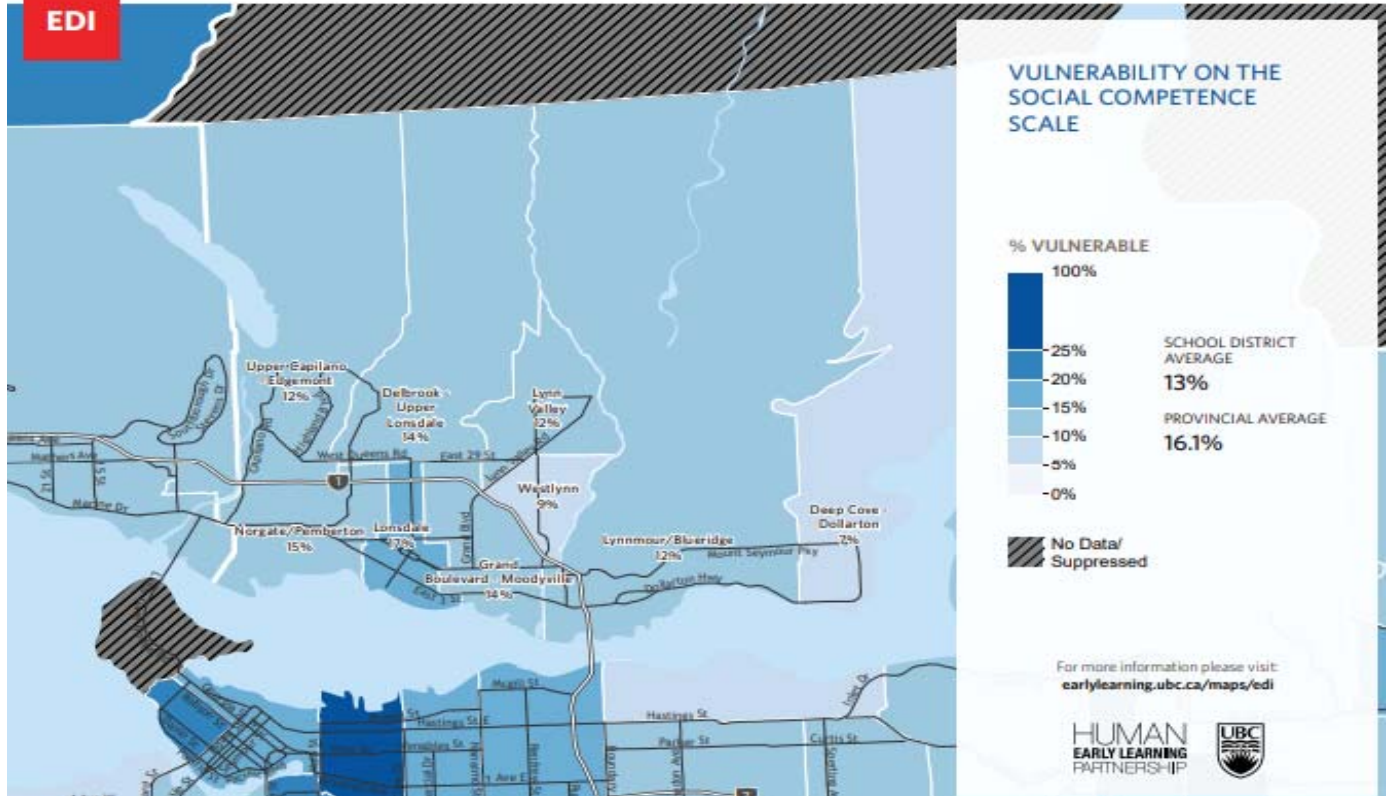




## NORTH VANCOUVER (SD 44) WAVE 7



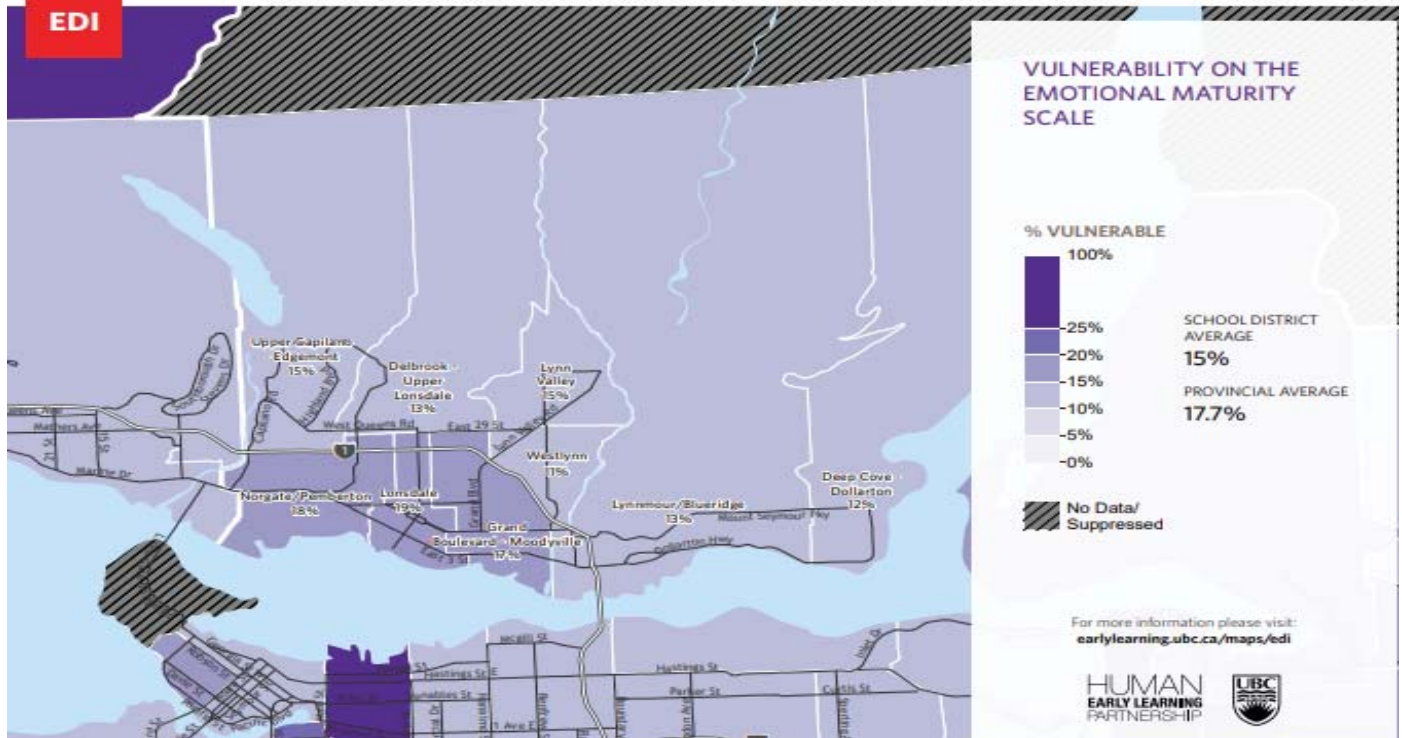
EDI



## NORTH VANCOUVER (SD 44) WAVE 7



EDI



# NORTH VANCOUVER (SD 44) WAVE 7



EDI

## VULNERABILITY ON THE LANGUAGE & COGNITIVE DEVELOPMENT SCALE

% VULNERABLE

100%

25%

20%

15%

10%

5%

0%

SCHOOL DISTRICT AVERAGE

7%

PROVINCIAL AVERAGE

10.6%

No Data/  
Suppressed

For more information please visit:  
[earlylearning.ubc.ca/maps/edi](http://earlylearning.ubc.ca/maps/edi)

HUMAN  
EARLY LEARNING  
PARTNERSHIP



# NORTH VANCOUVER (SD 44) WAVE 7



EDI

## VULNERABILITY ON THE COMMUNICATION SKILLS & GENERAL KNOWLEDGE SCALE

% VULNERABLE

100%

25%

20%

15%

10%

5%

0%

SCHOOL DISTRICT AVERAGE

11%

PROVINCIAL AVERAGE

14.3%

No Data/  
Suppressed

For more information please visit:  
[earlylearning.ubc.ca/maps/edi](http://earlylearning.ubc.ca/maps/edi)

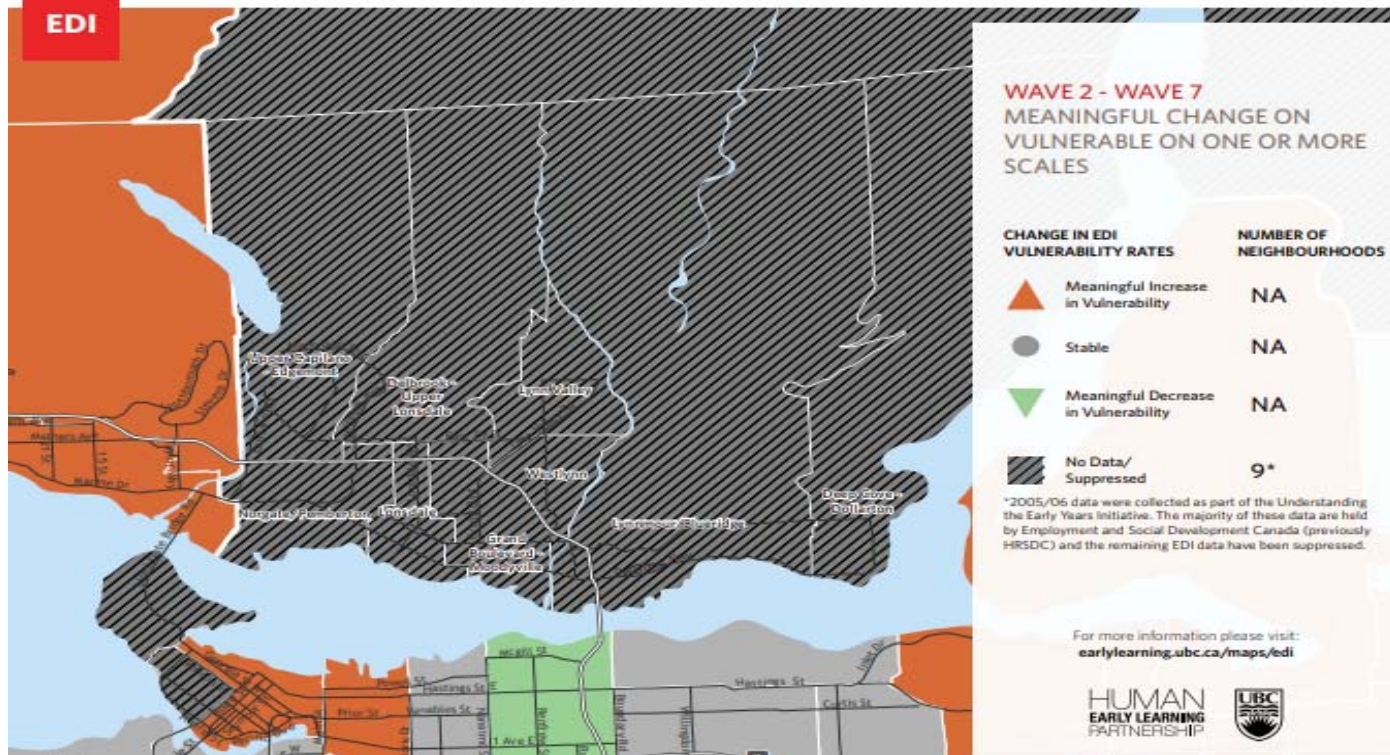
HUMAN  
EARLY LEARNING  
PARTNERSHIP





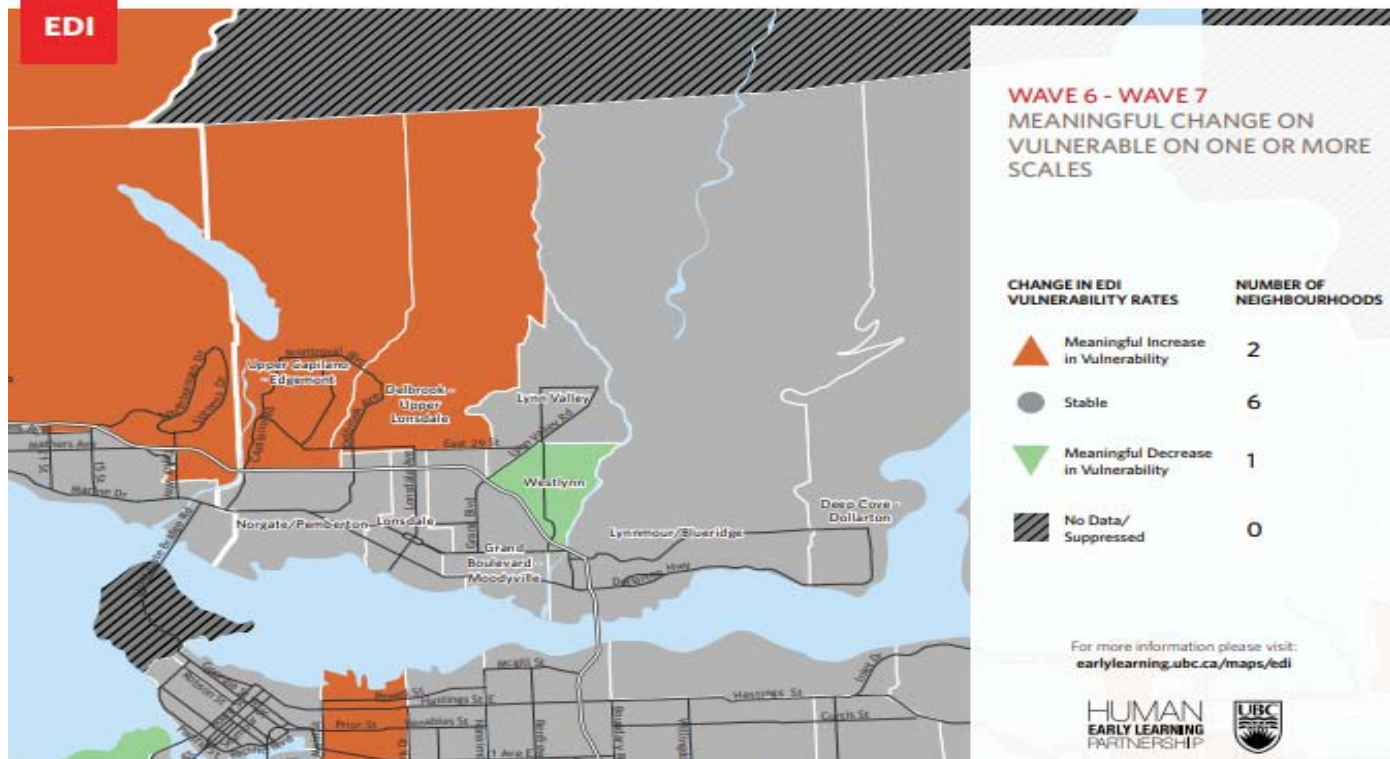
## NORTH VANCOUVER (SD 44) WAVE 2 - 7

EDI



## NORTH VANCOUVER (SD 44) WAVE 6 - 7

EDI



# DEEP COVE - DOLLARTON

TOTAL NUMBER OF CHILDREN: 99

## NEIGHBOURHOOD (NH) & SCHOOL DISTRICT (SD) DEMOGRAPHICS

	TOTAL EDI	STUDENT MEAN AGE	#MALE	# FEMALE	# OF ELL	# OF SPECIAL NEEDS
NH	99	5.66	45	54	Less than 5	Less than 5
SD	1197	5.65	616	581	169	35

## WAVE 7 VULNERABILITY ON ONE OR MORE SCALES

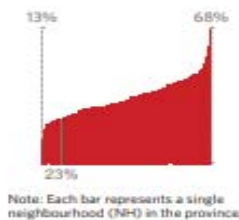
PERCENT OF CHILDREN VULNERABLE

**23%** 26%  
NH SD

NUMBER OF CHILDREN VULNERABLE

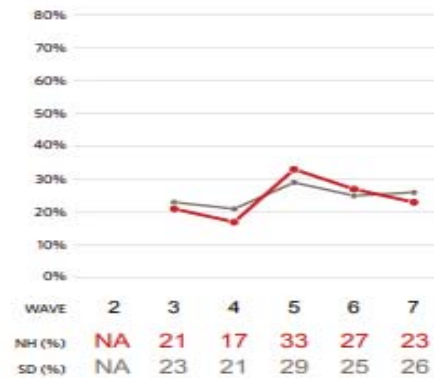
**23** 307  
NH SD

YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



## WAVE 2-7 VULNERABILITY TRENDS ON ONE OR MORE SCALES

TRENDS IN PERCENT OF CHILDREN VULNERABLE



MEANINGFUL CHANGE OVER TIME IN VULNERABILITY

Wave 2 - 7 Long-Term (LT) Trend NA

Wave 6 - 7 Short-Term (ST) Trend ●

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED

# DEEP COVE - DOLLARTON

## PHYSICAL HEALTH & WELL-BEING

WAVE 7 SCALE LEVEL DATA

**10%** 11%  
NH SD  
 10 132

## SOCIAL COMPETENCE

**7%** 13%  
NH SD  
 7 155

## EMOTIONAL MATURITY

**12%** 15%  
NH SD  
 12 183

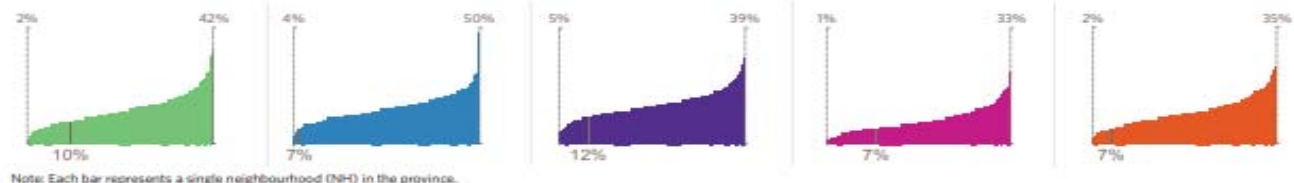
## LANGUAGE & COGNITIVE DEVELOPMENT

**7%** 7%  
NH SD  
 7 83

## COMMUNICATION SKILLS & GENERAL KNOWLEDGE

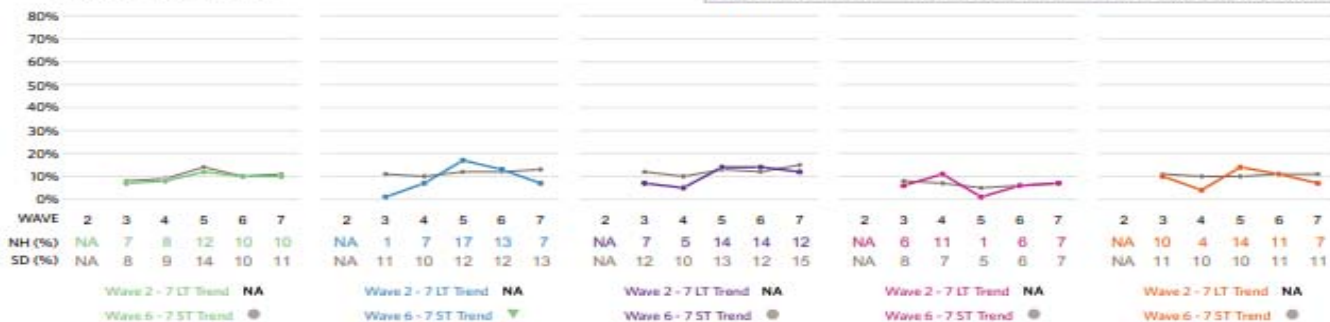
**7%** 11%  
NH SD  
 7 133

WAVE 7 VULNERABILITY IN YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



WAVE 2-7 SCALE LEVEL TRENDS

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED



Note: Data is suppressed for waves when there are fewer than 35 Kindergarten children in the neighbourhood. For a complete table of school district and neighbourhood results, see the Appendices.



# DELBROOK - UPPER LONSDALE

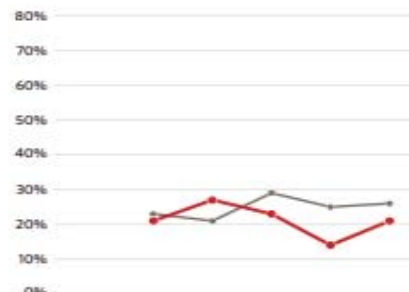
TOTAL NUMBER OF CHILDREN: 98

## NEIGHBOURHOOD (NH) & SCHOOL DISTRICT (SD) DEMOGRAPHICS

	TOTAL EDI	STUDENT MEAN AGE	#MALE	# FEMALE	# OF ELL	# OF SPECIAL NEEDS
NH	98	5.67	44	54	23	Less than 5
SD	1197	5.65	616	581	169	35

## WAVE 2-7 VULNERABILITY TRENDS ON ONE OR MORE SCALES

TRENDS IN PERCENT OF CHILDREN VULNERABLE



## WAVE 7 VULNERABILITY ON ONE OR MORE SCALES

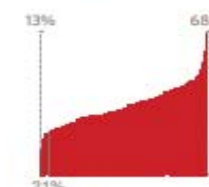
PERCENT OF CHILDREN VULNERABLE

**21%** NH  
**26%** SD

NUMBER OF CHILDREN VULNERABLE

**21** NH  
 **307** SD

YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



Note: Each bar represents a single neighbourhood (NH) in the province.

MEANINGFUL CHANGE OVER TIME IN VULNERABILITY

Wave 2 - 7 Long-Term (LT) Trend **NA**

Wave 6 - 7 Short-Term (ST) Trend **▲**

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED

# DELBROOK - UPPER LONSDALE

## PHYSICAL HEALTH & WELL-BEING

WAVE 7 SCALE LEVEL DATA

**7%** NH  
**11%** SD  
 **7** NH  
 **132** SD

## SOCIAL COMPETENCE

**14%** NH  
**13%** SD  
 **14** NH  
 **155** SD

## EMOTIONAL MATURITY

**13%** NH  
**15%** SD  
 **13** NH  
 **183** SD

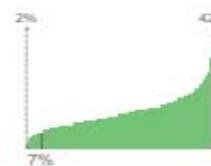
## LANGUAGE & COGNITIVE DEVELOPMENT

**7%** NH  
**7%** SD  
 **7** NH  
 **83** SD

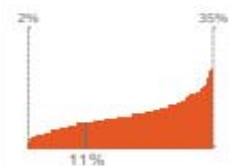
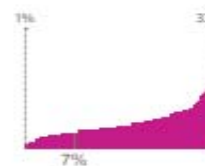
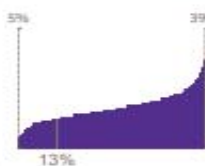
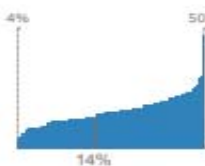
## COMMUNICATION SKILLS & GENERAL KNOWLEDGE

**11%** NH  
**11%** SD  
 **11** NH  
 **133** SD

WAVE 7 VULNERABILITY IN YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT

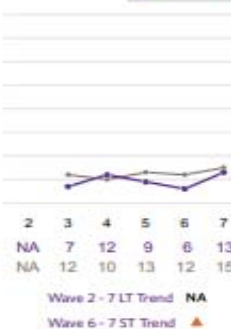
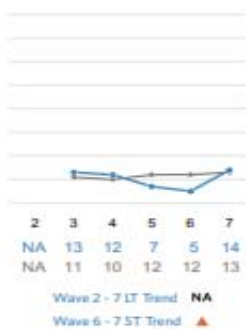


Note: Each bar represents a single neighbourhood (NH) in the province.



WAVE 2-7 SCALE LEVEL TRENDS

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED



Note: Data is suppressed for waves when there are fewer than 35 Kindergarten children in the neighbourhood. For a complete table of school district and neighbourhood results, see the Appendices.

# GRAND BOULEVARD - MOODYVILLE

TOTAL NUMBER OF CHILDREN: 132

## NEIGHBOURHOOD (NH) & SCHOOL DISTRICT (SD) DEMOGRAPHICS

	TOTAL EDI	STUDENT MEAN AGE	#MALE	# FEMALE	# OF ELL	# OF SPECIAL NEEDS
NH	132	5.65	74	58	8	6
SD	1197	5.65	616	581	169	35

## WAVE 7 VULNERABILITY ON ONE OR MORE SCALES

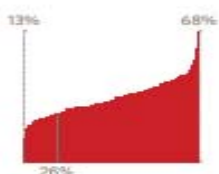
PERCENT OF CHILDREN VULNERABLE

**26%** NH  
26% SD

NUMBER OF CHILDREN VULNERABLE

**34** NH  
**307** SD

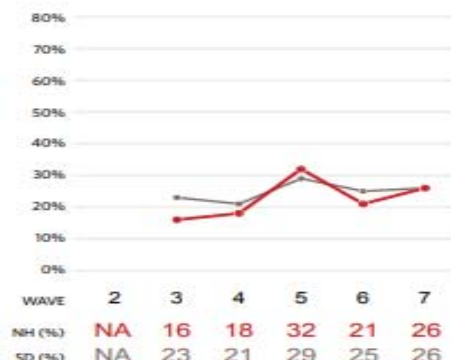
YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



Note: Each bar represents a single neighbourhood (NH) in the province.

## WAVE 2-7 VULNERABILITY TRENDS ON ONE OR MORE SCALES

TRENDS IN PERCENT OF CHILDREN VULNERABLE



MEANINGFUL CHANGE OVER TIME IN VULNERABILITY

Wave 2 - 7 Long-Term (LT) Trend NA

Wave 6 - 7 Short-Term (ST) Trend ●

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED

# GRAND BOULEVARD - MOODYVILLE

## PHYSICAL HEALTH & WELL-BEING

WAVE 7 SCALE LEVEL DATA

**9%** NH  
11% SD  
/ 12 / 132

## SOCIAL COMPETENCE

**14%** NH  
13% SD  
/ 19 / 155

## EMOTIONAL MATURITY

**17%** NH  
15% SD  
/ 23 / 183

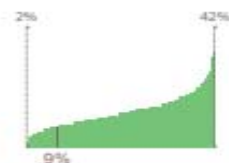
## LANGUAGE & COGNITIVE DEVELOPMENT

**7%** NH  
7% SD  
/ 9 / 83

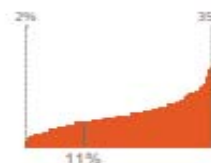
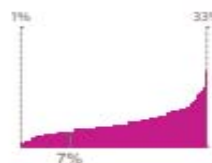
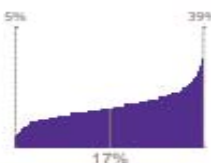
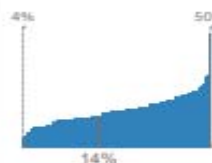
## COMMUNICATION SKILLS & GENERAL KNOWLEDGE

**11%** NH  
11% SD  
/ 15 / 133

WAVE 7 VULNERABILITY IN YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT

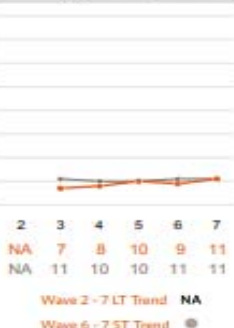
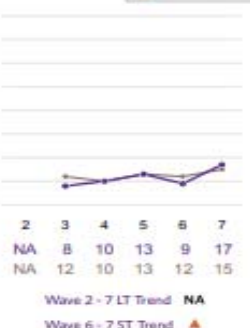
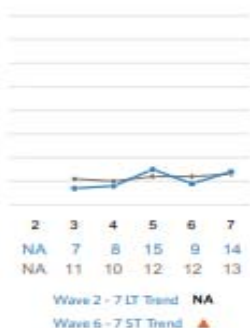


Note: Each bar represents a single neighbourhood (NH) in the province.



WAVE 2-7 SCALE LEVEL TRENDS

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED



Note: Data is suppressed for waves when there are fewer than 35 Kindergarten children in the neighbourhood. For a complete table of school district and neighbourhood results, see the Appendices.

# LONSDALE

👤 TOTAL NUMBER OF CHILDREN: 166

## NEIGHBOURHOOD (NH) & SCHOOL DISTRICT (SD) DEMOGRAPHICS

	TOTAL EDI	STUDENT MEAN AGE	#MALE	# FEMALE	# OF ELL	# OF SPECIAL NEEDS
NH	166	5.64	83	83	47	Less than 5
SD	1197	5.65	616	581	169	35

## WAVE 7 VULNERABILITY ON ONE OR MORE SCALES

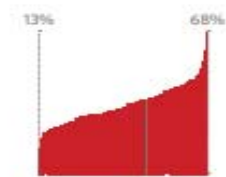
PERCENT OF CHILDREN VULNERABLE

**36%** NH  
**26%** SD

NUMBER OF CHILDREN VULNERABLE

👤 **59** NH  
👤 **307** SD

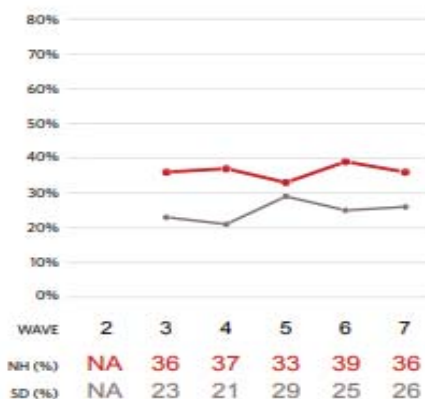
YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



Note: Each bar represents a single neighbourhood (NH) in the province.

## WAVE 2-7 VULNERABILITY TRENDS ON ONE OR MORE SCALES

TRENDS IN PERCENT OF CHILDREN VULNERABLE



MEANINGFUL CHANGE OVER TIME IN VULNERABILITY

Wave 2 - 7 Long-Term (LT) Trend **NA**  
Wave 6 - 7 Short-Term (ST) Trend **●**

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED

# LONSDALE

PHYSICAL HEALTH & WELL-BEING

SOCIAL COMPETENCE

EMOTIONAL MATURITY

LANGUAGE & COGNITIVE DEVELOPMENT

COMMUNICATION SKILLS & GENERAL KNOWLEDGE

WAVE 7 SCALE LEVEL DATA

**14%** NH  
**11%** SD  
👤 **23** NH  
👤 **132** SD

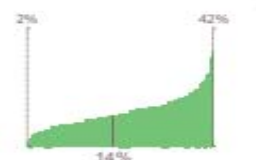
**17%** NH  
**13%** SD  
👤 **28** NH  
👤 **155** SD

**19%** NH  
**15%** SD  
👤 **32** NH  
👤 **183** SD

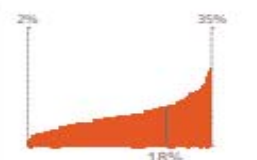
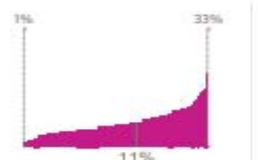
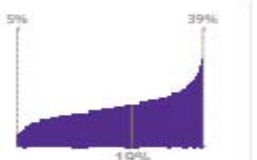
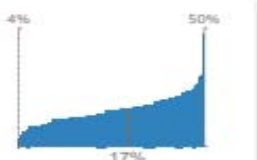
**11%** NH  
**7%** SD  
👤 **19** NH  
👤 **83** SD

**18%** NH  
**11%** SD  
👤 **29** NH  
👤 **133** SD

WAVE 7 VULNERABILITY IN YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT

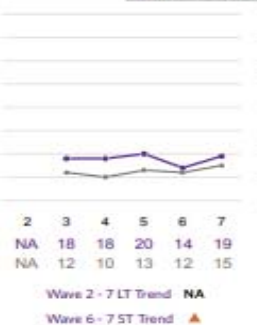
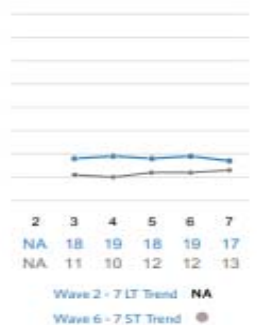
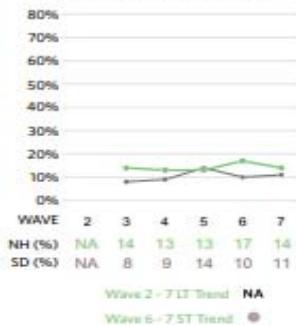


Note: Each bar represents a single neighbourhood (NH) in the province.



WAVE 2-7 SCALE LEVEL TRENDS

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED



Note: Data is suppressed for waves when there are fewer than 35 Kindergarten children in the neighbourhood. For a complete table of school district and neighbourhood results, see the Appendices.



# LYNN VALLEY

👤 TOTAL NUMBER OF CHILDREN: 168

## NEIGHBOURHOOD (NH) & SCHOOL DISTRICT (SD) DEMOGRAPHICS

	TOTAL EDI	STUDENT MEAN AGE	#MALE	# FEMALE	# OF ELL	# OF SPECIAL NEEDS
NH	168	5.64	80	88	8	Less than 5
SD	1197	5.65	616	581	169	35

## WAVE 7 VULNERABILITY ON ONE OR MORE SCALES

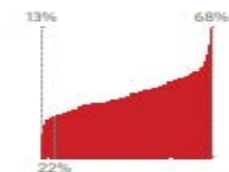
PERCENT OF CHILDREN VULNERABLE

**22%** NH  
**26%** SD

NUMBER OF CHILDREN VULNERABLE

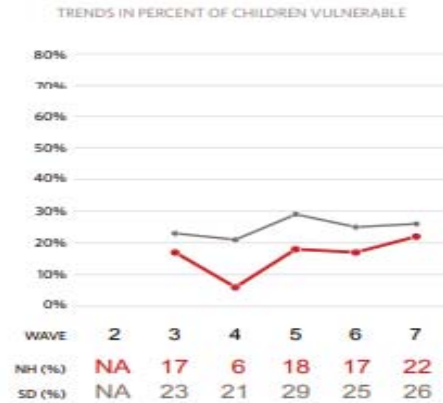
👤 **37** NH  
👤 **307** SD

YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



Note: Each bar represents a single neighbourhood (NH) in the province.

## WAVE 2-7 VULNERABILITY TRENDS ON ONE OR MORE SCALES



MEANINGFUL CHANGE OVER TIME IN VULNERABILITY

Wave 2 - 7 Long-Term (LT) Trend **NA**

Wave 6 - 7 Short-Term (ST) Trend **●**

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED

# LYNN VALLEY

PHYSICAL HEALTH & WELL-BEING

SOCIAL COMPETENCE

EMOTIONAL MATURITY

LANGUAGE & COGNITIVE DEVELOPMENT

COMMUNICATION SKILLS & GENERAL KNOWLEDGE

WAVE 7 SCALE LEVEL DATA

**13%** NH  
**11%** SD  
👤 **21** / 👤 **132**

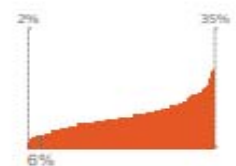
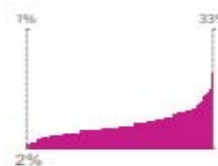
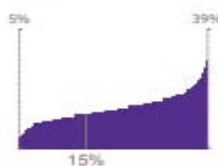
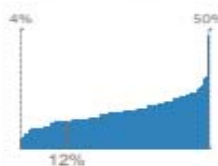
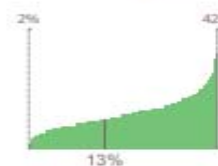
**12%** NH  
**13%** SD  
👤 **20** / 👤 **155**

**15%** NH  
**15%** SD  
👤 **25** / 👤 **183**

**2%** NH  
**7%** SD  
👤 **4** / 👤 **83**

**6%** NH  
**11%** SD  
👤 **10** / 👤 **133**

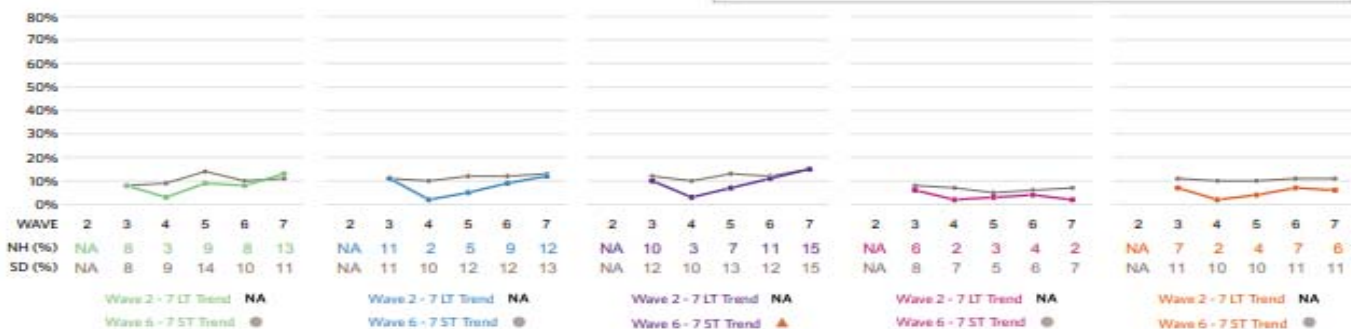
WAVE 7 VULNERABILITY IN YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



Note: Each bar represents a single neighbourhood (NH) in the province.

WAVE 2-7 SCALE LEVEL TRENDS

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED



Note: Data is suppressed for waves when there are fewer than 35 kindergarten children in the neighbourhood. For a complete table of school district and neighbourhood results, see the Appendix.

# LYNNMOUR - BLUERIDGE

TOTAL NUMBER OF CHILDREN: 157

## NEIGHBOURHOOD (NH) & SCHOOL DISTRICT (SD) DEMOGRAPHICS

	TOTAL EDI	STUDENT MEAN AGE	#MALE	# FEMALE	# OF ELL	# OF SPECIAL NEEDS
NH	157	5.67	86	71	21	Less than 5
SD	1197	5.65	616	581	169	35

## WAVE 7 VULNERABILITY ON ONE OR MORE SCALES

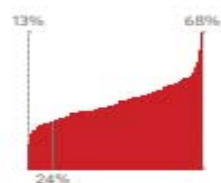
PERCENT OF CHILDREN VULNERABLE

**24%** 26%  
NH SD

NUMBER OF CHILDREN VULNERABLE

**37** 307  
NH SD

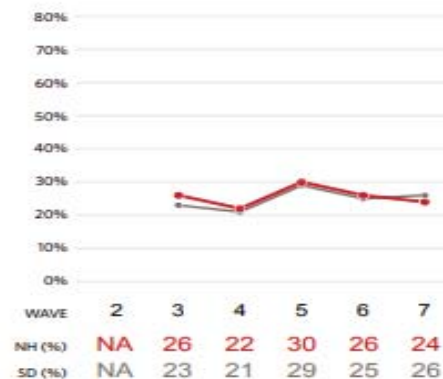
YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



Note: Each bar represents a single neighbourhood (NH) in the province.

## WAVE 2-7 VULNERABILITY TRENDS ON ONE OR MORE SCALES

TRENDS IN PERCENT OF CHILDREN VULNERABLE



MEANINGFUL CHANGE OVER TIME IN VULNERABILITY

Wave 2 - 7 Long-Term (LT) Trend **NA**

Wave 6 - 7 Short-Term (ST) Trend **●**

MEANINGFUL INCREASE MEANINGFUL DECREASE STABLE **NA** NO DATA/SUPPRESSED

# LYNNMOUR - BLUERIDGE

PHYSICAL HEALTH & WELL-BEING

SOCIAL COMPETENCE

EMOTIONAL MATURITY

LANGUAGE & COGNITIVE DEVELOPMENT

COMMUNICATION SKILLS & GENERAL KNOWLEDGE

WAVE 7 SCALE LEVEL DATA

**12%** 11%  
NH SD  
 19 132

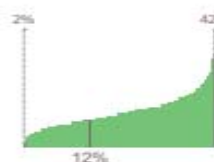
**12%** 13%  
NH SD  
 19 155

**13%** 15%  
NH SD  
 20 183

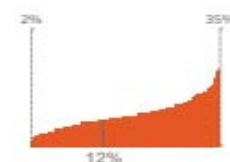
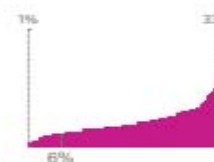
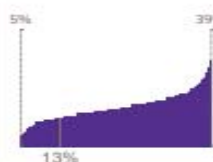
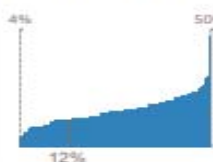
**6%** 7%  
NH SD  
 9 83

**12%** 11%  
NH SD  
 19 133

WAVE 7 VULNERABILITY IN YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT

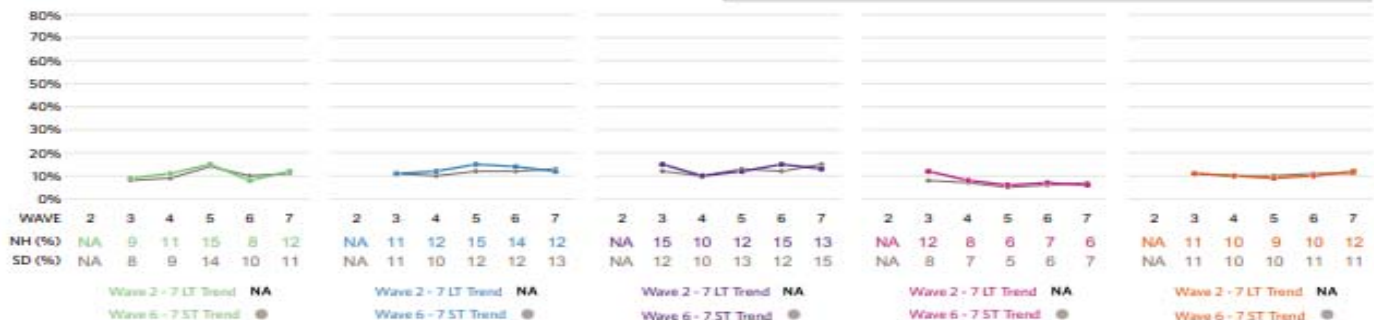


Note: Each bar represents a single neighbourhood (NH) in the province.



WAVE 2-7 SCALE LEVEL TRENDS

MEANINGFUL INCREASE MEANINGFUL DECREASE STABLE **NA** NO DATA/SUPPRESSED



Note: Data is suppressed for waves when there are fewer than 35 Kindergarten children in the neighbourhood. For a complete table of school district and neighbourhood results, see the Appendices.

# NORGATE - PEMBERTON

TOTAL NUMBER OF CHILDREN: 146

## NEIGHBOURHOOD (NH) & SCHOOL DISTRICT (SD) DEMOGRAPHICS

	TOTAL EDI	STUDENT MEAN AGE	#MALE	# FEMALE	# OF ELL	# OF SPECIAL NEEDS
NH	146	5.62	77	69	25	Less than 5
SD	1197	5.65	616	581	169	35

## WAVE 7 VULNERABILITY ON ONE OR MORE SCALES

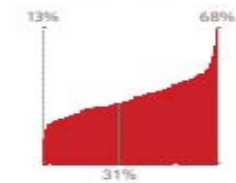
PERCENT OF CHILDREN VULNERABLE

**31%** 26%  
NH SD

NUMBER OF CHILDREN VULNERABLE

**45** 307  
NH SD

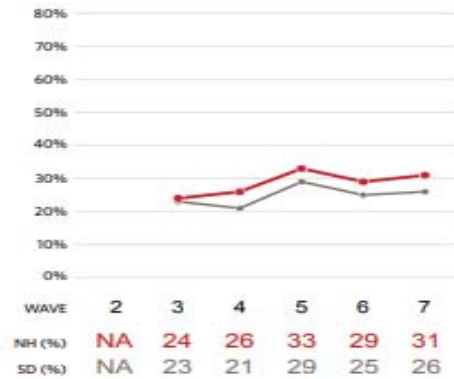
YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



Note: Each bar represents a single neighbourhood (NH) in the province.

## WAVE 2-7 VULNERABILITY TRENDS ON ONE OR MORE SCALES

TRENDS IN PERCENT OF CHILDREN VULNERABLE



MEANINGFUL CHANGE OVER TIME IN VULNERABILITY

Wave 2 - 7 Long-Term (LT) Trend NA

Wave 6 - 7 Short-Term (ST) Trend ●

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED

# NORGATE - PEMBERTON

PHYSICAL HEALTH & WELL-BEING

SOCIAL COMPETENCE

EMOTIONAL MATURITY

LANGUAGE & COGNITIVE DEVELOPMENT

COMMUNICATION SKILLS & GENERAL KNOWLEDGE

WAVE 7 SCALE LEVEL DATA

**15%** 11%  
NH SD  
 22 132

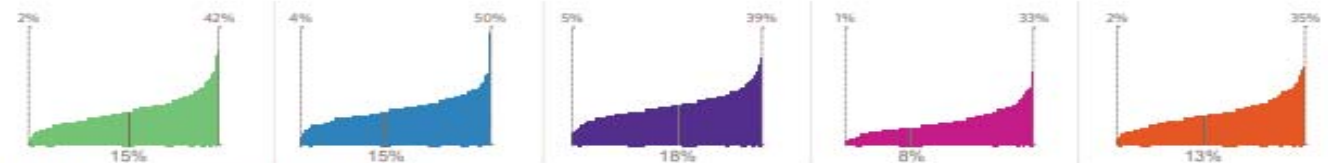
**15%** 13%  
NH SD  
 22 155

**18%** 15%  
NH SD  
 26 183

**8%** 7%  
NH SD  
 11 83

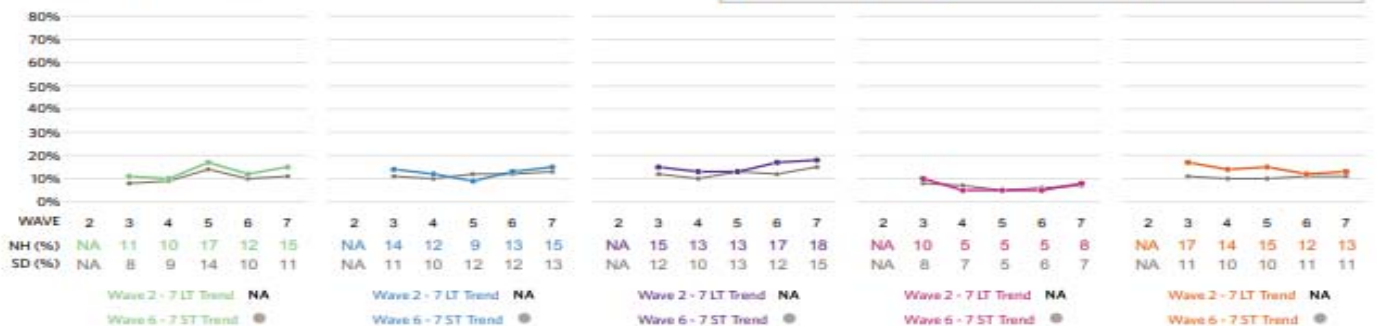
**13%** 11%  
NH SD  
 19 133

WAVE 7 VULNERABILITY IN YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



WAVE 2-7 SCALE LEVEL TRENDS

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED



Note: Data is suppressed for waves when there are fewer than 35 Kindergarten children in the neighbourhood. For a complete table of school district and neighbourhood results, see the Appendices.



# UPPER CAPILANO - EDMONTON

👤 TOTAL NUMBER OF CHILDREN: 161

## NEIGHBOURHOOD (NH) & SCHOOL DISTRICT (SD) DEMOGRAPHICS

	TOTAL EDI	STUDENT MEAN AGE	# MALE	# FEMALE	# OF ELL	# OF SPECIAL NEEDS
NH	161	5.65	87	74	29	7
SD	1197	5.65	616	581	169	35

## WAVE 7 VULNERABILITY ON ONE OR MORE SCALES

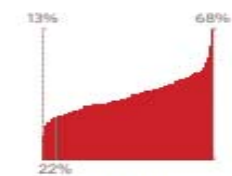
### PERCENT OF CHILDREN VULNERABLE

**22%** NH  
**26%** SD

### NUMBER OF CHILDREN VULNERABLE

**36** NH  
**307** SD

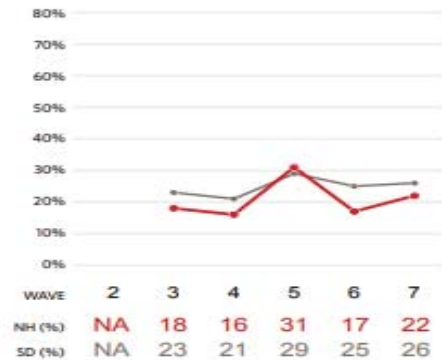
### YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



Note: Each bar represents a single neighbourhood (NH) in the province.

## WAVE 2-7 VULNERABILITY TRENDS ON ONE OR MORE SCALES

### TRENDS IN PERCENT OF CHILDREN VULNERABLE



### MEANINGFUL CHANGE OVER TIME IN VULNERABILITY

Wave 2 - 7 Long-Term (LT) Trend **NA**

Wave 6 - 7 Short-Term (ST) Trend **▲**

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED

# UPPER CAPILANO - EDMONTON

## PHYSICAL HEALTH & WELL-BEING

### WAVE 7 SCALE LEVEL DATA

**9%** NH  
**11%** SD

**14** NH  
**132** SD

## SOCIAL COMPETENCE

**12%** NH  
**13%** SD

**20** NH  
**155** SD

## EMOTIONAL MATURITY

**15%** NH  
**15%** SD

**24** NH  
**183** SD

## LANGUAGE & COGNITIVE DEVELOPMENT

**6%** NH  
**7%** SD

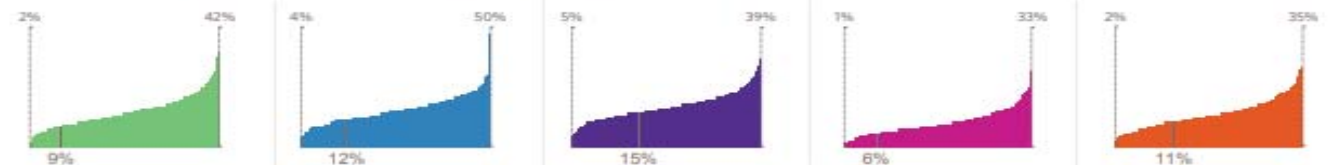
**10** NH  
**83** SD

## COMMUNICATION SKILLS & GENERAL KNOWLEDGE

**11%** NH  
**11%** SD

**18** NH  
**133** SD

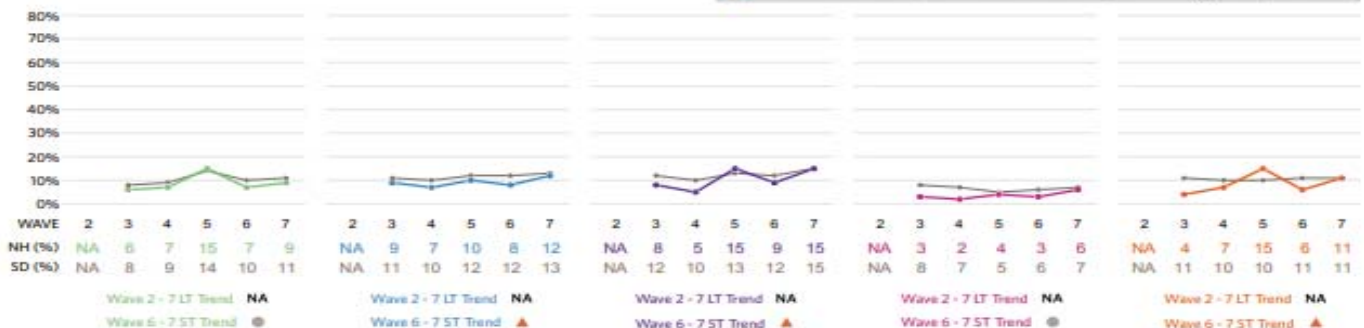
### WAVE 7 VULNERABILITY IN YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



Note: Each bar represents a single neighbourhood (NH) in the province.

### WAVE 2-7 SCALE LEVEL TRENDS

▲ MEANINGFUL INCREASE ▼ MEANINGFUL DECREASE ● STABLE NA NO DATA/SUPPRESSED



Note: Data is suppressed for waves when there are fewer than 35 Kindergarten children in the neighbourhood. For a complete table of school district and neighbourhood results, see the Appendices.

# WESTLYNN

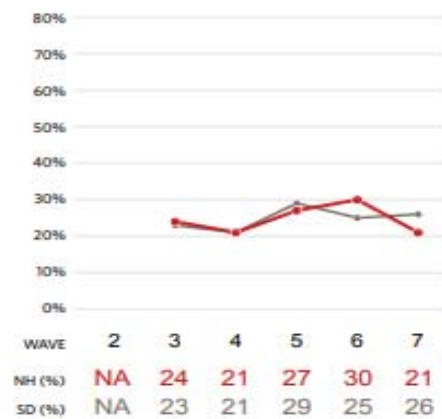
TOTAL NUMBER OF CHILDREN: 70

## NEIGHBOURHOOD (NH) & SCHOOL DISTRICT (SD) DEMOGRAPHICS

	TOTAL EDI	STUDENT MEAN AGE	#MALE	# FEMALE	# OF ELL	# OF SPECIAL NEEDS
NH	70	5.65	40	30	5	Less than 5
SD	1197	5.65	616	581	169	35

## WAVE 2-7 VULNERABILITY TRENDS ON ONE OR MORE SCALES

TRENDS IN PERCENT OF CHILDREN VULNERABLE



## WAVE 7 VULNERABILITY ON ONE OR MORE SCALES

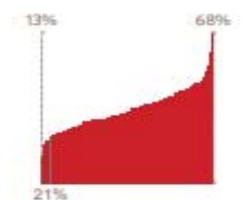
PERCENT OF CHILDREN VULNERABLE

**21%** NH  
**26%** SD

NUMBER OF CHILDREN VULNERABLE

**15** NH  
**307** SD

YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



Note: Each bar represents a single neighbourhood (NH) in the province.

MEANINGFUL CHANGE OVER TIME IN VULNERABILITY

Wave 2 - 7 Long-Term (LT) Trend **NA**

Wave 6 - 7 Short-Term (ST) Trend **▼**

MEANINGFUL INCREASE MEANINGFUL DECREASE STABLE **NA** NO DATA/SUPPRESSED

# WESTLYNN

## PHYSICAL HEALTH & WELL-BEING

WAVE 7 SCALE LEVEL DATA

**6%** NH  
**11%** SD  
**4** NH  
**132** SD

## SOCIAL COMPETENCE

**9%** NH  
**13%** SD  
**6** NH  
**155** SD

## EMOTIONAL MATURITY

**11%** NH  
**15%** SD  
**8** NH  
**183** SD

## LANGUAGE & COGNITIVE DEVELOPMENT

**10%** NH  
**7%** SD  
**7** NH  
**83** SD

## COMMUNICATION SKILLS & GENERAL KNOWLEDGE

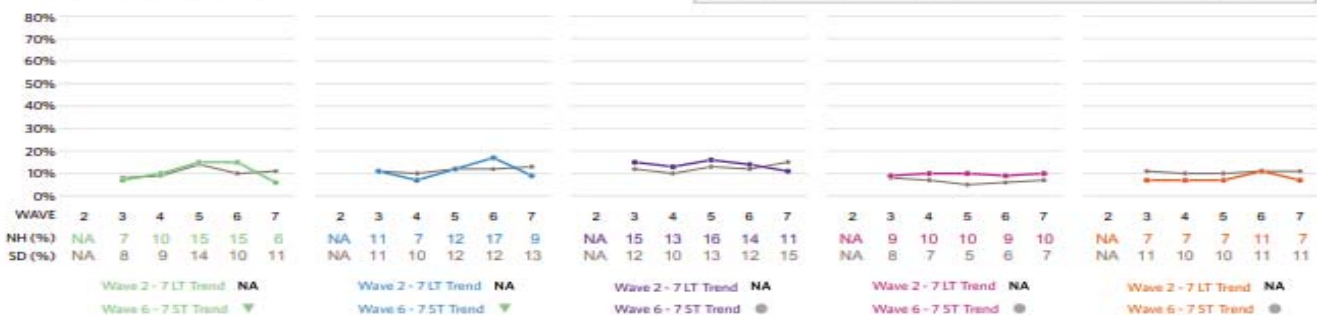
**7%** NH  
**11%** SD  
**5** NH  
**133** SD

WAVE 7 VULNERABILITY IN YOUR NEIGHBOURHOOD WITHIN A PROVINCIAL CONTEXT



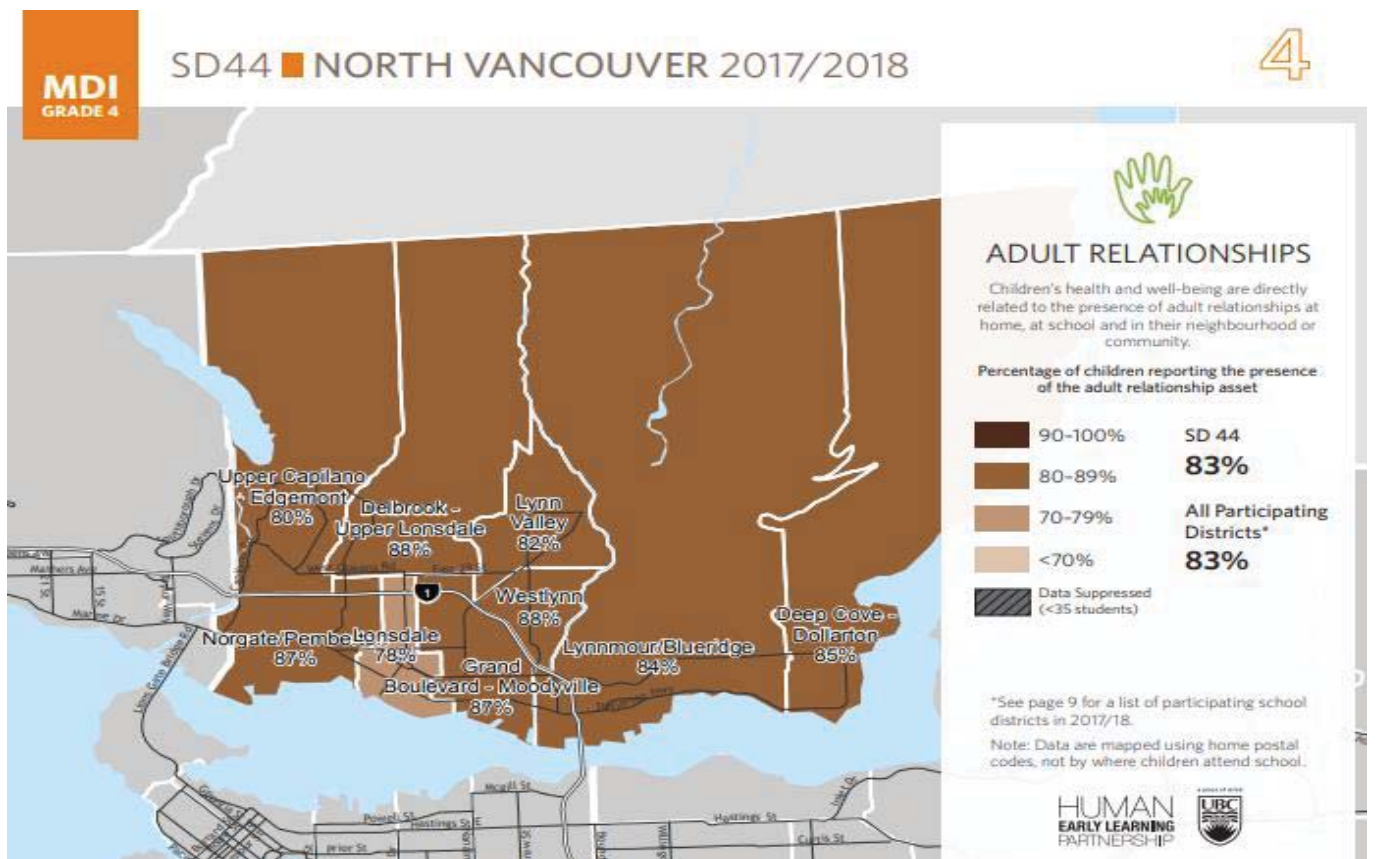
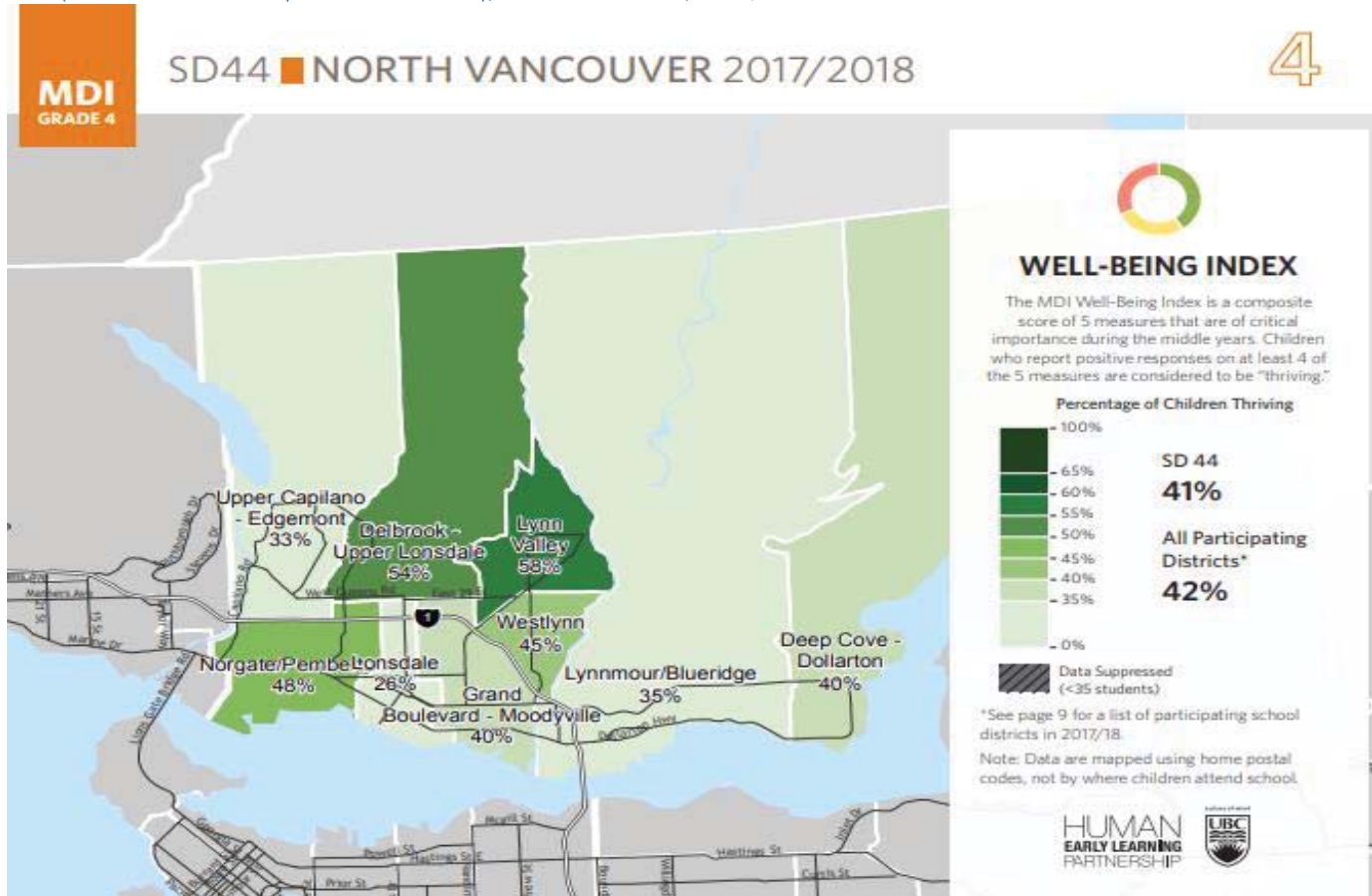
WAVE 2-7 SCALE LEVEL TRENDS

MEANINGFUL INCREASE MEANINGFUL DECREASE STABLE **NA** NO DATA/SUPPRESSED



Note: Data is suppressed for waves when there are fewer than 35 Kindergarten children in the neighbourhood. For a complete table of school district and neighbourhood results, see the Appendices.



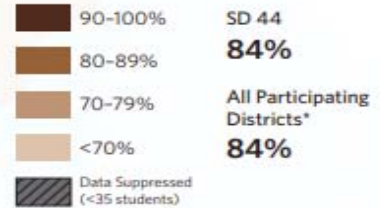




## PEER RELATIONSHIPS

Children's health and well-being are directly related to feeling a sense of belonging with their peers and having close or intimate friendships.

Percentage of children reporting the presence of the peer relationship asset



\*See page 9 for a list of participating school districts in 2017/18.

Note: Data are mapped using home postal codes, not by where children attend school.

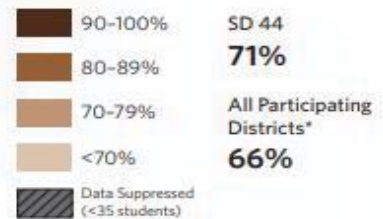
HUMAN  
EARLY LEARNING  
PARTNERSHIP



## NUTRITION &amp; SLEEP

Children's health and well-being are directly related to their nutrition and sleeping habits.

Percentage of children reporting the presence of the nutrition and sleep asset



\*See page 9 for a list of participating school districts in 2017/18.

Note: Data are mapped using home postal codes, not by where children attend school.

HUMAN  
EARLY LEARNING  
PARTNERSHIP







## AFTER-SCHOOL ACTIVITIES

Children's health and well-being are directly related to the positive activities they participate in during the after-school hours of 3-6pm.

Percentage of children reporting the presence of the after-school activity asset



\*See page 9 for a list of participating school districts in 2017/18.

Note: Data are mapped using home postal codes, not by where children attend school.

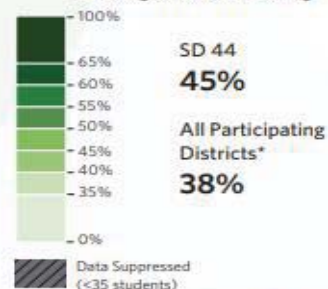
HUMAN  
EARLY LEARNING  
PARTNERSHIP



## WELL-BEING INDEX

The MDI Well-Being Index is a composite score of 5 measures that are of critical importance during the middle years. Children who report positive responses on at least 4 of the 5 measures are considered to be "thriving."

Percentage of Children Thriving



\*See page 9 for a list of participating school districts in 2017/18.

Note: Data are mapped using home postal codes, not by where children attend school.

HUMAN  
EARLY LEARNING  
PARTNERSHIP

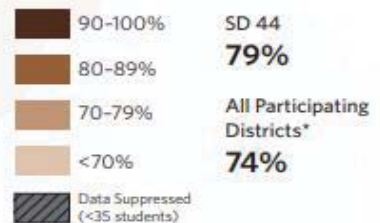




## ADULT RELATIONSHIPS

Children's health and well-being are directly related to the presence of adult relationships at home, at school and in their neighbourhood or community.

Percentage of children reporting the presence of the adult relationship asset



\*See page 9 for a list of participating school districts in 2017/18.

Note: Data are mapped using home postal codes, not by where children attend school.

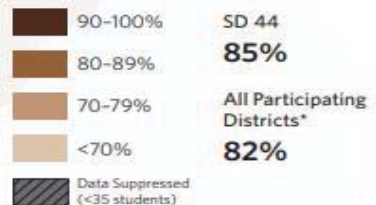
HUMAN  
EARLY LEARNING  
PARTNERSHIP



## PEER RELATIONSHIPS

Children's health and well-being are directly related to feeling a sense of belonging with their peers and having close or intimate friendships.

Percentage of children reporting the presence of the peer relationship asset



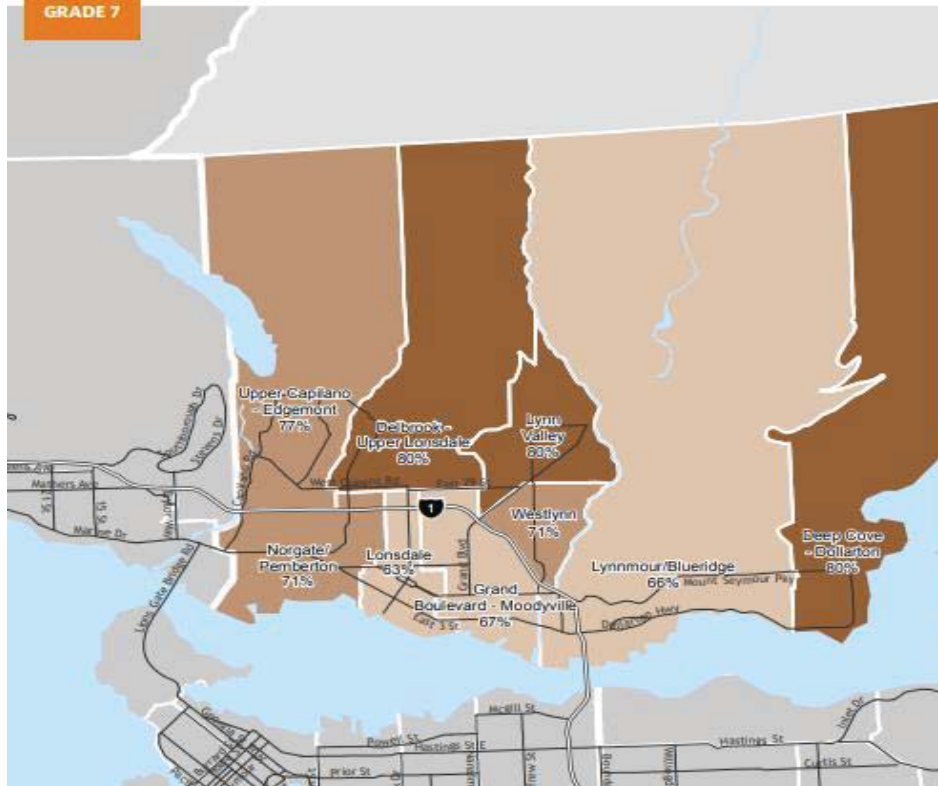
\*See page 9 for a list of participating school districts in 2017/18.

Note: Data are mapped using home postal codes, not by where children attend school.

HUMAN  
EARLY LEARNING  
PARTNERSHIP



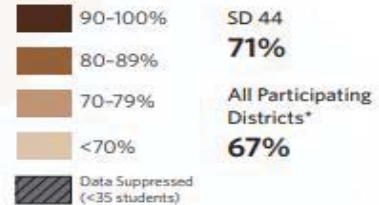




## NUTRITION & SLEEP

Children's health and well-being are directly related to their nutrition and sleeping habits.

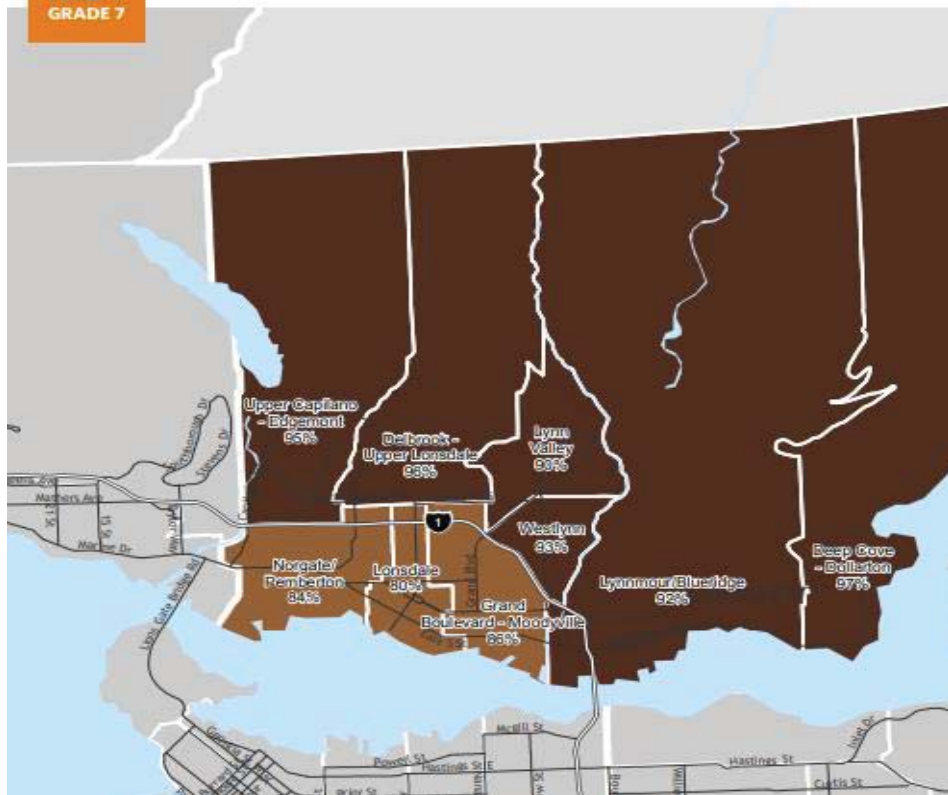
Percentage of children reporting the presence of the nutrition and sleep asset



\*See page 9 for a list of participating school districts in 2017/18.

Note: Data are mapped using home postal codes, not by where children attend school.

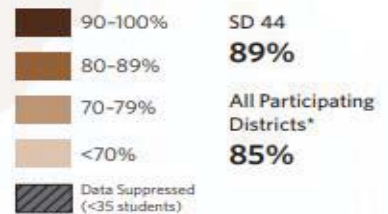
HUMAN  
EARLY LEARNING  
PARTNERSHIP



## AFTER-SCHOOL ACTIVITIES

Children's health and well-being are directly related to the positive activities they participate in during the after-school hours of 3-6pm.

Percentage of children reporting the presence of the after-school activity asset



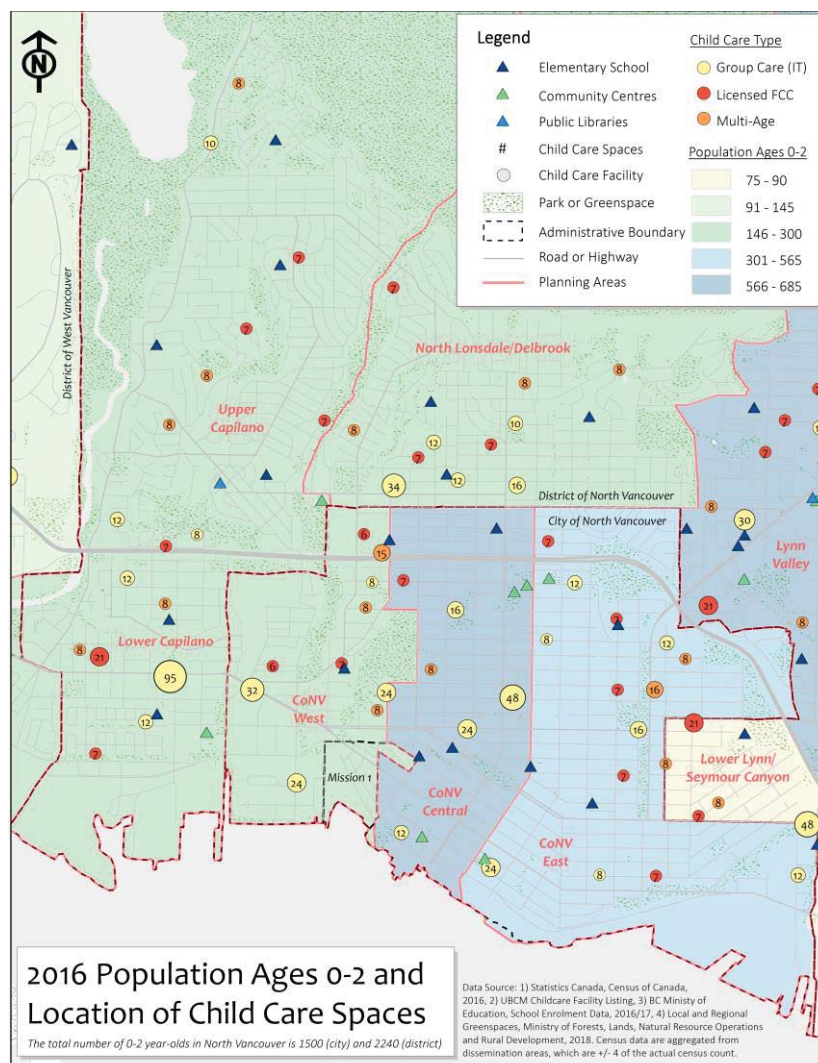
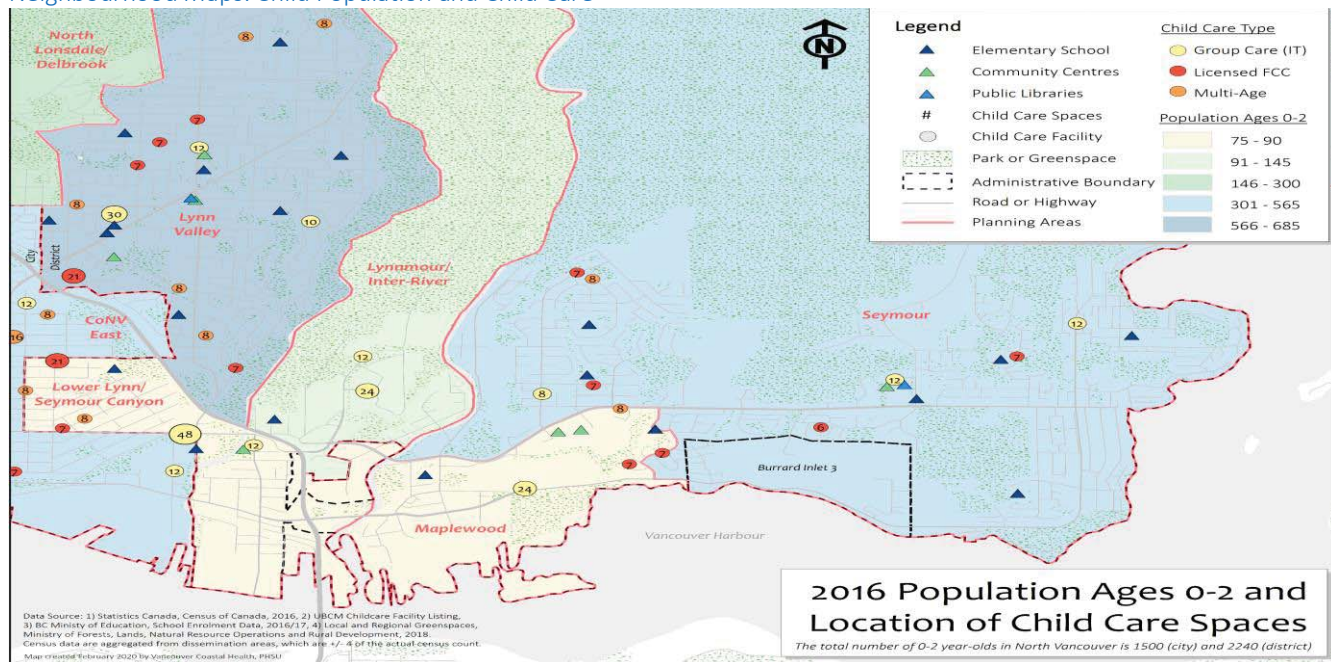
\*See page 9 for a list of participating school districts in 2017/18.

Note: Data are mapped using home postal codes, not by where children attend school.

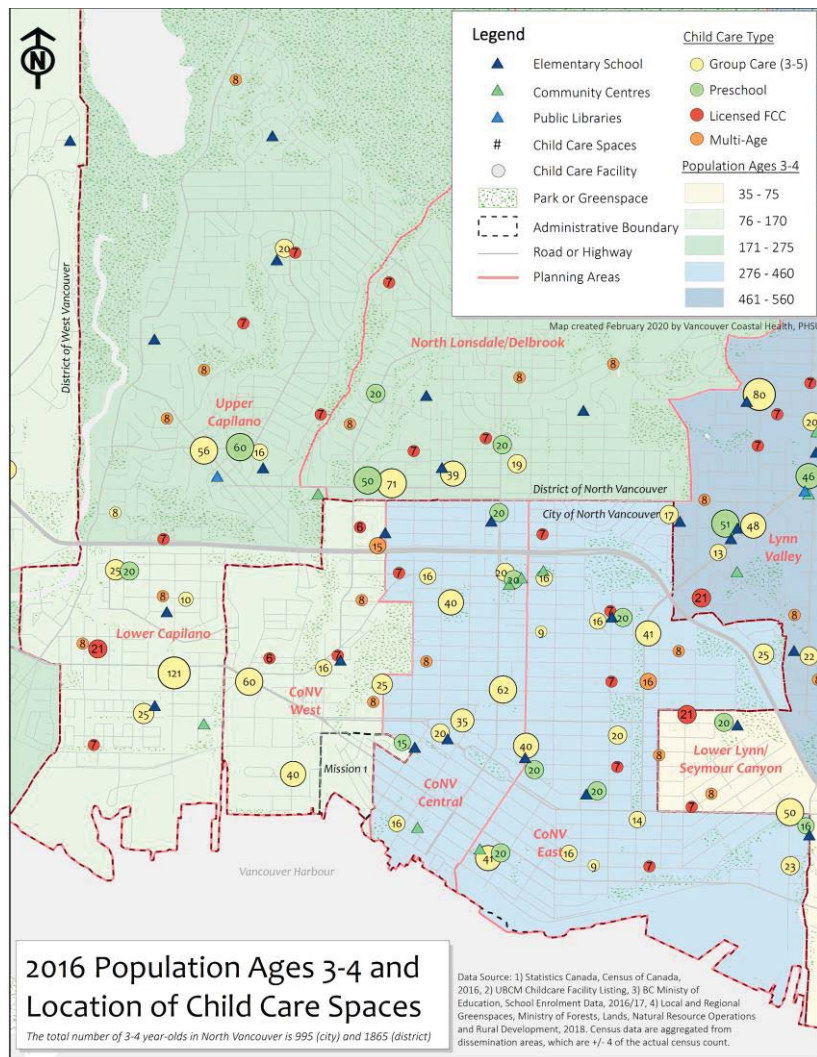
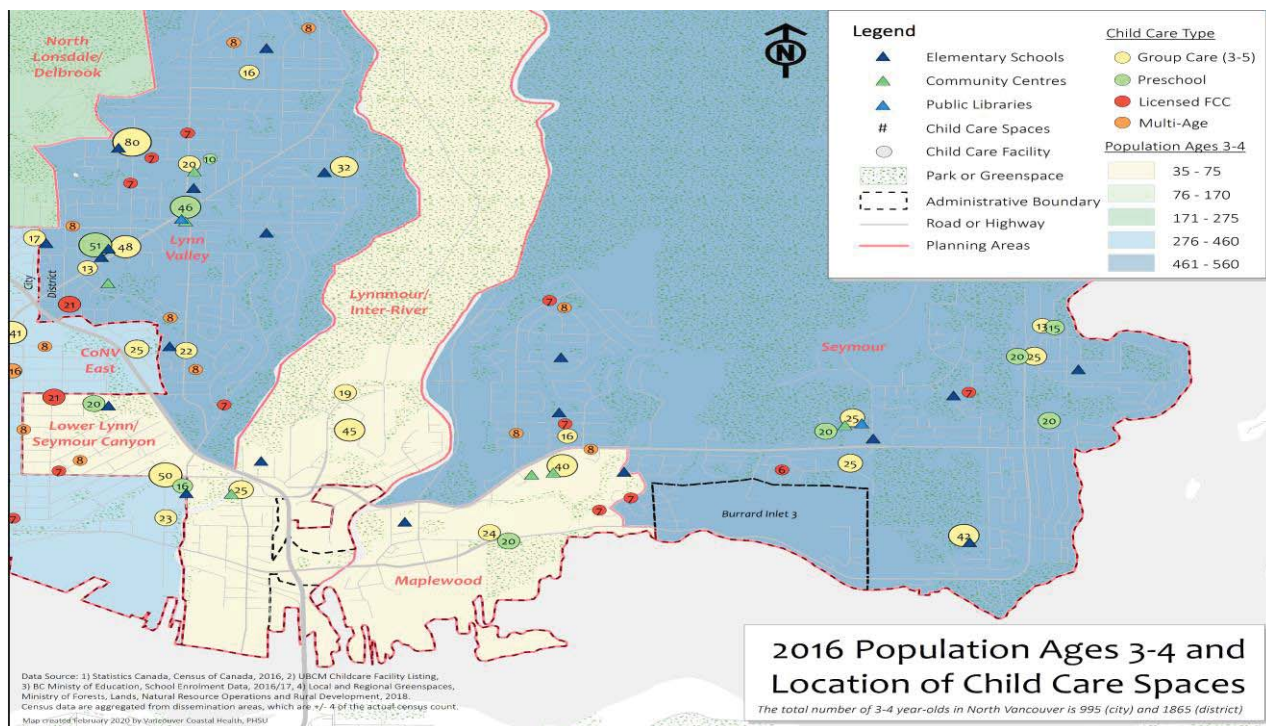
HUMAN  
EARLY LEARNING  
PARTNERSHIP



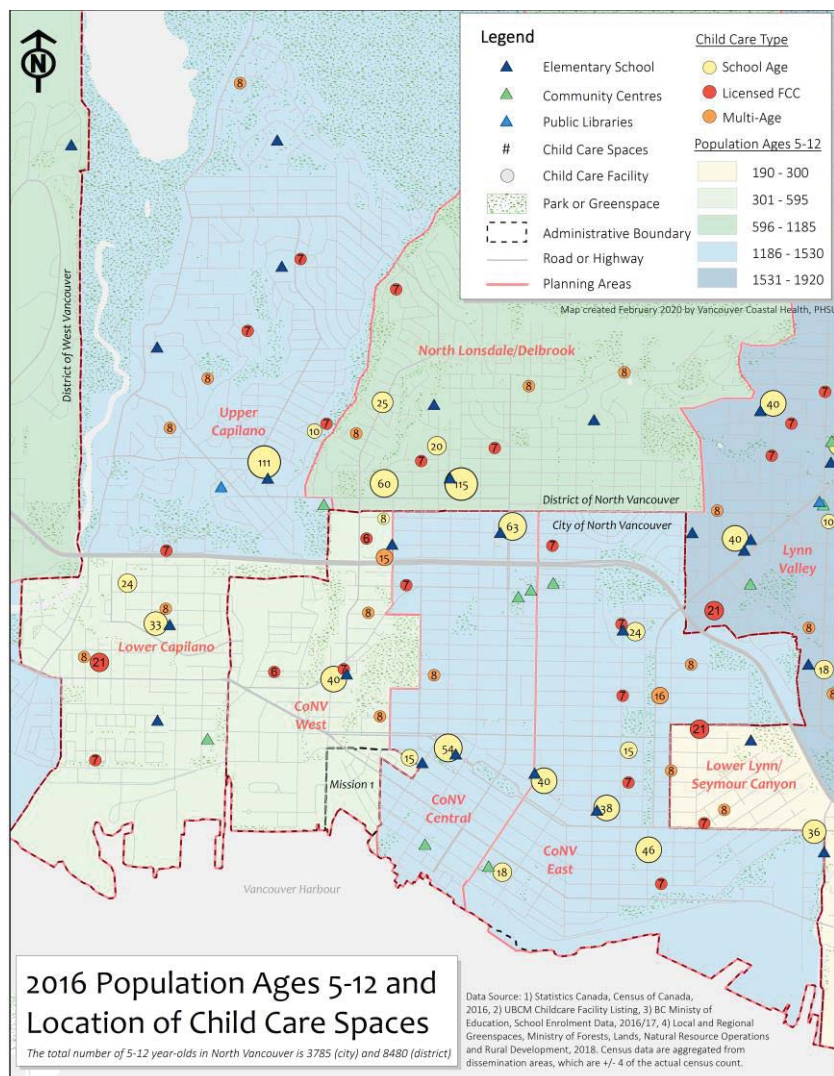
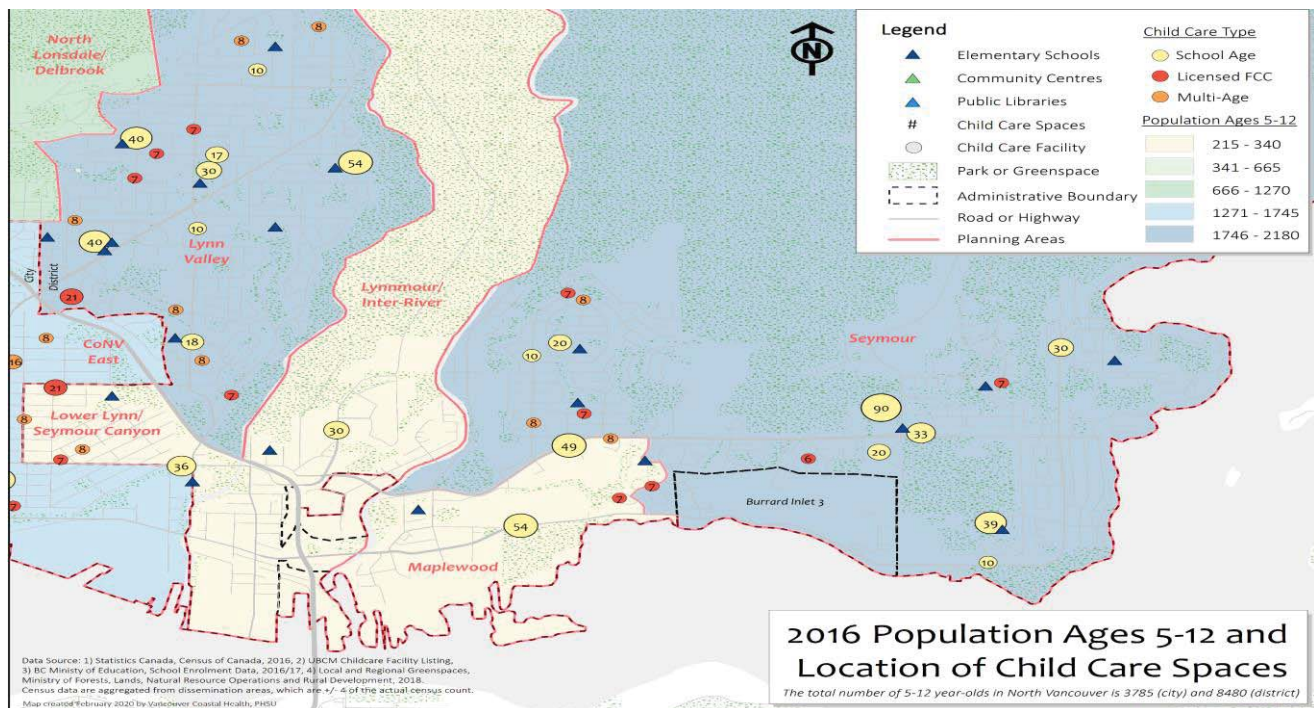
## Neighbourhood Maps: Child Population and Child Care













## Child Care Spaces per Population

### Child Care (Group) Spaces for Children 0-2, City of North Vancouver

Neighbourhood	Number of Children (2016)	Number of Spaces (2019)	Spaces per 100
City of N. Van. - Central	685	100	14.6
City of N. Van. - East	565	140	24.8
City of N. Van. - West	250	88	35.2
<b>City of N. Van Total</b>	<b>1500</b>	<b>328</b>	<b>21.9</b>

### Child Care (Group) Spaces for Children 3-5, City of North Vancouver

Neighbourhood	Number of Children (2016)	Number of Spaces (2019)	Spaces per 100
City of N. Van. - Central	685	100	14.6
City of N. Van. - East	565	140	24.8
City of N. Van. - West	250	88	35.2
<b>City of N. Van Total</b>	<b>1500</b>	<b>328</b>	<b>21.9</b>

Child Care (Group) Spaces for Children 6-12, City of North Vancouver

Neighbourhood	Number of Children (2016)	Number of Spaces (2019)	Spaces per 100
City of N. Van. - Central	1185	132	11.1
City of N. Van. - East	1530	217	14.2
City of N. Van. - West	595	48	8.1
<b>City of N. Van Total</b>	<b>3310</b>	<b>397</b>	<b>12.0</b>

Additional Child Care Spaces

Municipality	Licensed FCC Spaces	Multi-Age Spaces
District of N. Vancouver	188	184
City of N. Vancouver	68	63

Figure 43: Child Care programs and spaces by service type and auspice, City of North Vancouver, 2019

Service Type and Auspice	Number of Programs	Number of Spaces
	13	91
Family and in-home multi-age	(14.8%)	(5.4%)
	52	1,083
Group and multi-age: For-profit	(59.1%)	(63.9%)
	23	520
Group and multi-age: Not- for-profit	(26.1%)	(30.7%)
<b>Total</b>	<b>88</b> <b>(100%)</b>	<b>1,694</b> <b>(100%)</b>



## **2019 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver**

August 2019

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# 1.0 INTRODUCTION AND KEY FINDINGS

## 1.1. Introduction

Access to quality child care is vital to the well-being of working families and children, is a fundamental ingredient for regional economic prosperity, and is a critical component of complete communities. Child care supports families in many ways, enabling parents to work or pursue education outside the home. Quality care in early childhood supports school readiness and healthy child development. Child care can often be a major household expense for families, and thus affordability of child care is of critical importance. Child care availability is also essential for economic development in the region – lack of appropriate, accessible, and affordable child care can negatively impact employee recruitment and retention which in turn stunts productivity as well as the financial wellbeing of families. For these reasons, child care supply, quality, and affordability continue to be priority issues in Metro Vancouver.

The purpose of this report is to present an updated inventory of child care spaces in the region and the findings of a region-wide survey of policies and regulations relating to the provision of child care spaces. Local governments regulate land use, which affects the size and location of new child care facilities as well as other aspects of operating a child care facility that are not regulated by the Province either through health and safety regulations or *BC Building Code* requirements. Local governments also aim to facilitate the provision of additional quality child care spaces in a number of ways, to match their growing populations.

Local governments are only one of several players in the development and provision of child care spaces. The Province provides operating funds, child care subsidies and capital funding. The Province also licences and regulates child care facilities through the Health Authorities, and liaises with local governments and child care providers. Community stakeholders including not-for-profit and private operators, developers, and parents play an important role in the development and operation of child care facilities as well. This report is concerned primarily with the local government role in child care, and it is prepared as a resource for local government planners.

The 2019 Survey of Child Care Spaces and Policies in Metro Vancouver was completed in cooperation with the Regional Planning Advisory Committee Social Issues Subcommittee (RPAC-SIS) to update the information contained in *A Municipal Survey of Child Care Spaces and Policies in Metro Vancouver* completed in 2015, as well as the earlier version of the survey completed in 2011. Specifically, this report highlights the number of children, the number of child care spaces, and local government policies and resources that aim to facilitate an enhanced supply of child care spaces in the region. These include: planning policies, zoning regulations, business licence requirements and fiscal actions. Appendix A provides a detailed inventory of child care spaces, by community, using data from spring of 2019. Appendix B summarizes the relevant zoning, planning and regulatory policies and financial contributions. Appendix C shows the number of regulated spaces available per 100 children under 12 by province and territory, as reported by a 2016 national report on child care space availability.

## 1.2. Key Findings

- The number of children under the age of 12 in Metro Vancouver is growing and projected to continue to grow by approximately 7.6% over the near term (from an estimated 325,142 in 2019 to 350,068 in 2024).
- Currently, Metro Vancouver has on average 18.6 childcare spaces per 100 children aged 12 and under, which is below the 2016 national average of 27.2 spaces per 100 children.
- The number of spaces per child under 12 has improved slightly between 2015 and 2019 (18.5 to 18.6) and up from the 16 spaces per 100 children reported in 2011.
- 8 respondents in the region have a stand-alone child care strategy.
- In Metro Vancouver, 11 respondents identify child care facilities as a community amenity in the development approvals process.
- 15 respondents support child care through the provision of local governments building space (e.g. rent-free, reduced lease, or market lease). This may be a single property or multiple sites.
- 6 respondents offer grants for child care capital projects; 4 offer grants for child care operating costs.

## 2.0 DEMOGRAPHIC PROFILE OF METRO VANCOUVER'S CHILDREN

The number of children under the age of 12 in Metro Vancouver is growing and projected to continue to grow in the near term. In 2015 there was a total of 310,680 children under 12 living in the Vancouver Census Metropolitan Area (CMA), and in 2019 that number is estimated to be 325,142 (Table 1). By the year 2024 that number is projected to grow to approximately 350,068 (Table 2), with about half of the growth projected to take place in the City of Vancouver, followed by Burnaby, Surrey, and Richmond.

In 2019 an estimated 25.3% of the region's children under 12 live in the City of Surrey, 20.6% live in the City of Vancouver, 9% live in Burnaby, 7.6% live in Richmond, 6.1% live in Coquitlam, and 6% live in Langley Township, with the remaining 25.4% living in other jurisdictions in the region.

*Table 1: Estimated Population of Children under the Age of 12 in Metro Vancouver*

Geographic Area	2019 Estimated No. of Children 12 and Under *		2019 Estimated Population Age 12 and Under by Age Groups			
	No.	%	0 to 2 years	3 to 5 years	6 to 9 years	10 to 12 years
Anmore	249	0.1%	46	32	87	84
Belcarra	45	0.0%	9	11	8	17
Burnaby	29,319	9.0%	7,865	6,802	8,550	6,102
Coquitlam	19,810	6.1%	4,288	4,280	6,277	4,964
Delta	13,441	4.1%	2,558	2,716	4,426	3,740
Langley City	3,735	1.1%	945	880	1,109	801
Langley Township	19,585	6.0%	4,520	4,166	6,112	4,787



Lions Bay	157	0.0%	25	36	56	40
Maple Ridge	12,394	3.8%	2,743	2,841	3,895	2,915
New Westminster	8,596	2.6%	2,526	2,057	2,419	1,593
North Vancouver City	6,921	2.1%	1,821	1,596	2,043	1,462
North Vancouver District	12,141	3.7%	2,151	2,436	4,146	3,408
Pitt Meadows	2,825	0.9%	631	611	914	669
Port Coquitlam	8,473	2.6%	1,816	1,905	2,611	2,140
Port Moody	4,976	1.5%	1,046	1,131	1,580	1,218
Richmond	24,713	7.6%	5,915	5,485	7,537	5,776
Surrey	82,295	25.3%	18,711	17,702	25,803	20,080
Tsawwassen First Nation	114	0.0%	23	13	49	29
UBC	1,736	0.5%	411	418	530	376
UEL	403	0.1%	95	97	123	87
Vancouver	67,003	20.6%	19,996	15,583	18,213	13,210
West Vancouver	4,823	1.5%	765	744	1,670	1,644
White Rock	1,390	0.4%	272	332	461	325
Vancouver CMA	325,142	100%	79,178	71,876	98,619	75,469

\* Source: Metro Vancouver Age Cohort Model

Table 2: Projected Change in Number of Children under 12 in Metro Vancouver (2019-2024)

Geographic Area	2019 Estimated No. of Children 12 and Under *		2024 Projected No. of Children 12 and Under *		Projected Change in Number of Children Age 12 and Under (2019-2024)
	No.	%	No.	%	
Anmore	249	0.1%	238	0.1%	-11
Belcarra	45	0.0%	58	0.0%	13
Burnaby	29,319	9.0%	34,010	9.7%	4,691
Coquitlam	19,810	6.1%	20,745	5.9%	935
Delta	13,441	4.1%	12,873	3.7%	-568
Langley City	3,735	1.1%	4,174	1.2%	439
Langley Township	19,585	6.0%	20,842	6.0%	1,257
Lions Bay	157	0.0%	130	0.0%	-26
Maple Ridge	12,394	3.8%	12,160	3.5%	-234
New Westminster	8,596	2.6%	10,030	2.9%	1,434
North Vancouver City	6,921	2.1%	7,769	2.2%	847
North Vancouver District	12,141	3.7%	11,024	3.1%	-1,117
Pitt Meadows	2,825	0.9%	2,779	0.8%	-46
Port Coquitlam	8,473	2.6%	8,405	2.4%	-67
Port Moody	4,976	1.5%	4,667	1.3%	-308

Richmond	24,713	7.6%	27,052	7.7%	2,338
Surrey	82,295	25.3%	85,294	24.4%	2,999
Tsawwassen First Nation	114	0.0%	355	0.1%	241
UBC	1,736	0.5%	1,881	0.5%	145
UEL	403	0.1%	436	0.1%	34
Vancouver	67,003	20.6%	79,303	22.7%	12,300
West Vancouver	4,823	1.5%	4,571	1.3%	-253
White Rock	1,390	0.4%	1,272	0.4%	-118
Vancouver CMA	325,142	100%	350,068	100%	24,926

\* Source: Metro Vancouver Age Cohort Model

### 3.0 CHILD CARE IN BRITISH COLUMBIA

There are four broad types of child care in British Columbia: Licensed, Registered Licence-Not-Required, Licence-Not-Required, and In-Child's-Own Home Care (Table 3). Only licensed child care spaces are inventoried in this report. Child care that is outside of these four types of care is considered illegal.

*Table 3: Types of Child Care in British Columbia*

Child Care Type	Regulatory Requirements
Licensed	Monitored and regularly inspected by regional health authorities because they must meet specific requirements for health and safety, staffing qualifications, record keeping, space and equipment, child-to-staff ratios, and programming.
Registered Licence-Not-Required	Registered licence-not-required child care providers are unlicensed but have registered with a Child Care Resource and Referral Centre. To become a registered licence-not-required provider, operators must have completed a criminal records check, character references, a home safety assessment, first aid training, and child care training. Licence-not-required child care providers are allowed to care for up to two children (or a sibling group) who are not related to them.
Licence-Not-Required Child Care	Unlicensed child care providers are allowed to care for up to two children (or a sibling group) who are not related to them. They may be operating illegally if they have more children in their care than is allowed. There is no monitoring or inspection and no health or safety standards.
In-Child's-Own Home Care	This type of unlicensed care is when parents arrange for child care of their own child within their own home – like a nanny, family member, or a child-minder. There are no legal requirements for monitoring this type of care.

## 4.0 DATA SOURCES

**Child Care Spaces:** In British Columbia, health authorities are responsible for licensing child care. To support this inventory, Vancouver Coastal Health and Fraser Health Authorities have provided data of licensed child cares in the Metro Vancouver region (current as of March/April 2019). The child care inventory uses health authority data of licensed facilities only.

**Child Care Policies:** Local governments develop policies, land use plans, and business licensing requirements for child care. In Metro Vancouver there are 20 municipalities, one Treaty First Nation (Tsawwassen), and one electoral area (Electoral Area A). Within Electoral Area A, UBC Campus and Community Planning is the entity responsible for land use planning and licensing on campus while planning and licensing in the unincorporated University Endowment Lands (UEL) is conducted by a manager appointed by the Ministry of Municipal Affairs and Housing. Land use planning in remaining areas of Electoral Area A is administered by Metro Vancouver. A survey of child care planning policies was distributed to Metro Vancouver’s member jurisdictions as well as UBC Campus and Community Planning, and the University Endowment Lands and a summary of their responses is provided in sections 7, 8, and 9 of this report. Child care policies are reported for UBC Campus and UEL separately. Since a number of local planning agencies (which are not municipalities) are included in the 2019 report, the title of the report has been changed to “2019 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver.”

**Number of Children:** Metro Vancouver staff provided data on the estimated number of children by community for 2019 and projected for 2024. Data for small communities including Tsawwassen First Nation, UBC Campus, UEL, Lions Bay, Anmore, and Belcarra was not available in previous child care inventories. In the 2019 update, this data is provided where available. Note: due to differences in the number of communities surveyed between 2011, 2015, and 2019 – the data is not always directly comparable.

## 5.0 CURRENT INVENTORY OF CHILD CARE SPACES IN METRO VANCOUVER

On average, there are 18.6 child care spaces per 100 children aged 12 and under in Metro Vancouver (Table 4).

*Table 4: Estimated Number of Children (0-12) and Child Care Spaces in Metro Vancouver, 2019*

Geographic Area	2019 Estimated No. of Children 12 and Under *		Estimated No. of Child Care Spaces **		Child Care Spaces per 100 Children 12 and under
	No.	%	No.	%	
Anmore	249	0.10%	83	0.14%	33.3
Belcarra	45	0.00%	0	0.00%	0.0
Burnaby	29,319	9.00%	5,062	8.35%	17.3
Coquitlam	19,810	6.10%	4,095	6.76%	20.7
Delta	13,441	4.10%	2,162	3.57%	16.1
Langley City	3,735	1.10%	830	1.37%	22.2

Langley Township	19,585	6.00%	3,404	5.62%	17.4
Lions Bay	157	0.00%	40	0.07%	25.5
Maple Ridge	12,394	3.80%	2,539	4.19%	20.5
New Westminster	8,596	2.60%	2,049	3.38%	23.8
North Vancouver City	6,921	2.10%	1,680	2.77%	24.3
North Vancouver District	12,141	3.70%	3,611	5.96%	29.7
Pitt Meadows	2,825	0.90%	964	1.59%	34.1
Port Coquitlam	8,473	2.60%	2,083	3.44%	24.6
Port Moody	4,976	1.50%	1,005	1.66%	20.2
Richmond	24,713	7.60%	5,071	8.37%	20.5
Surrey	82,295	25.30%	10,489	17.30%	12.7
Tsawwassen First Nation	114	0.00%	116	0.19%	101.8
UBC	1,736	0.50%	735	1.21%	42.3
UEL	403	0.10%	104	0.17%	25.8
Vancouver	67,003	20.60%	12,758	21.05%	19.0
West Vancouver	4,823	1.50%	1,439	2.37%	29.8
White Rock	1,390	0.40%	301	0.50%	21.7
Vancouver CMA	325,142	100%	60,620	100%	18.6

\* Source: Metro Vancouver

\*\* Source: Fraser Health (data as of April 2019) and Vancouver Coastal Health (data as of March 2019)

This number is slightly higher than the 18.5 child care spaces per 100 children reported in 2015 and 16 spaces per child reported in 2011. The ratio of children to spaces varies across Metro Vancouver jurisdictions with the highest ratios in Tsawwassen First Nation (at over 101.8 spaces per 100 children age 12 and under) and UBC (42.3 spaces per 100 children) and the lowest in Surrey (12.7 spaces per 100 children) and Belcarra (0 spaces per 100 children).

Metro Vancouver is below the 2016 national average of 27.2 spaces per 100 children and is slightly ahead of the British Columbia 2016 average of 18.4 regulated spaces per 100 children (“regulated” is the term used by the *Early Childhood Education and Care in Canada 2016* report). The ratio of regulated child care spaces to 100 children aged 12 and under varies significantly by province, with the highest rate found in Quebec (55.1 spaces per 100 children) and the lowest rate found in Saskatchewan (8.4 spaces per 100 children).<sup>1</sup> Appendix C shows the national data by province.

In 2011 and 2015 data was not available for a number of the smaller member jurisdictions in the region including Anmore, Belcarra, the Village of Lions Bay, and Tsawwassen First Nation; therefore the total child care spaces reported did not include an account of spaces in those communities. Additionally, in 2011 and 2015 child care spaces at UBC and on the University Endowment Lands were reported under Vancouver. Excluding the smaller communities listed above, the number of child care spaces region-wide

<sup>1</sup> *Early Childhood Education and Care in Canada 2016 (11<sup>th</sup> edition, April 2018)*, Childcare Resource and Research Unit.

has increased by 3,014 spaces between 2015 and 2019, and by 12,924 between 2011 and 2019 (from 47,457 to 60,381) (Table 5).

*Table 5: Estimated Change in Child Care Spaces (2011, 2015, 2019)*

Geographic Area	2011 Spaces	2015 Spaces	2019 Spaces
Anmore*	Data not available	Data not available	0
Belcarra*	Data not available	Data not available	83
Burnaby	4,456	4,820	5,062
Coquitlam	3,369	3,719	4,095
Delta	2,097	2,260	2,162
Langley City	197	598	830
Langley Township	2,502	2,886	3,404
Lions Bay*	Data not available	Data not available	40
Maple Ridge	2,205	2,053	2,539
New Westminster	1,337	1,671	2,049
North Vancouver City	1,256	1,418	1,680
North Vancouver District	2,988	3,248	3,611
Pitt Meadows	500	648	964
Port Coquitlam	1,714	1,998	2,083
Port Moody	668	797	1,005
Richmond	4,580	5,462	5,071
Surrey	6,452	9,675	10,489
Tsawwassen First Nation*	Data not available	Data not available	116
UBC	Data not available	Data not available	735
UEL	Data not available	Data not available	104
Vancouver	Data not available	Data not available	12,758
Vancouver + UBC + UEL Subtotal**	11,708	14,539	13,597
West Vancouver	1,142	1,227	1,439
White Rock	286	348	301
Vancouver CMA (excluding smaller communities)*	47,457	57,367	60,381
Vancouver CMA	not available	not available	60,620

*\*In 2011 & 2015 smaller member jurisdictions of Tsawwassen First Nation, Anmore, Belcarra, and Lions Bay were not included.*

*\*\*In 2011 and 2015 UBC and UEL were counted and reported as part of the City of Vancouver.*

The rate of increase in spaces was much lower between 2015 and 2019 than between 2011 and 2015. This may be explained in part by the loss of classroom space owned by school districts that had previously been used as child care space; a 2017 Supreme Court Ruling on class size in BC resulted in School Districts needing to take back some classroom space that was being leased out to child care operators in facilities owned by the Districts to be used for K-12 education. Difficulties with recruiting and retaining child care

staff and challenges in locating sites with adequate outdoor playspace are also key barriers limiting the expansion of child care spaces in this region.

## 6.0 CHILD CARE ACCESS IN BRITISH COLUMBIA

Not all families choose or require licensed child care (e.g. some will have a family caregiver, nanny, or other child care option) however it's clear that the supply of licensed child care is not meeting the demand. The 2018 Statistics Canada Survey on Early Learning and Child Care Arrangements (SELCCA) found that of BC families with children 0-5 years, 46.5% had difficulty accessing child care<sup>2</sup>. Of those, the most common types of difficulties encountered in finding child care included the lack of availability in the community (66.4%), the affordability of the child care (59.3%), finding care that fits the desired work or study schedule (47.1%), finding quality child care (42.2%), and finding licensed care (39.4%)<sup>3</sup>.

According to SELCCA some of the consequences of families having difficulties finding child care include<sup>4</sup>:

- Having to change work schedule (46%),
- Using multiple care arrangements or a temporary arrangement (47.4%),
- Working fewer hours (44.9%),
- Postponing return to work (33.9%),
- Deciding to split care with spouse or partner (30%),
- Postponing or discontinuing school or training (11.7%\*), and
- Deciding to work from home (18%\*).

*\*Statistics Canada advises these findings should be used with caution due to potential data quality issues*

## 7.0 LOCAL GOVERNMENT CHILD CARE POLICIES

One way that local governments can enable an adequate supply of child care spaces is by developing a local plan or strategy around child care that outlines policies and expectations for child care provision. Eight survey respondents in Metro Vancouver have approved a stand-alone child care strategy for the community (Table 6), these include: Delta, New Westminster, North Vancouver City, Richmond, Tsawwassen First Nation, UBC, Vancouver, and West Vancouver District.

In addition, Port Coquitlam and Langley Township are close to approving a stand-alone child care strategy. Sixteen survey respondents identify child care objectives and/or policies within Official Community Plans. Eight survey respondents have a social plan that addresses child care provisions (up from 5 in 2011).

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<sup>2</sup> Statistics Canada. [Table 42-10-0007-01 Difficulties for parents/guardians in finding a child care arrangement, household population aged 0 to 5 years](#)

<sup>3</sup> Statistics Canada. [Table 42-10-0008-01 Type of difficulties for parents/guardians in finding a child care arrangement, household population aged 0 to 5 years](#)

<sup>4</sup> Statistics Canada. [Table 42-10-0009-01 Consequences of difficulties for parents/guardians as a result of participating in a child care arrangement, household population aged 0 to 5 years](#)



*Table 6: Child Care Strategies, Plans, and Policies in Metro Vancouver*

2019 Strategies / Policies on Child Care	Number of Respondents	
	No.	%
Child Care Strategy / Policy	8 of 21	38%
Child Care is addressed in OCP	16 of 20	80%
Child Care is Addressed in Social Plan	8 of 12	67%
Child Care is defined as Community Amenity	11 of 21	52%

*Source: Metro Vancouver 2019 Survey of Child Care Policies*

About half of the survey respondents (11 out of 21) have identified child care as a “community amenity” in policy documents to encourage the provision of child care facilities through the development approvals process.

## 8.0 ZONING AND BUSINESS LICENCE BYLAWS FOR CHILD CARE FACILITIES

Local governments have two main roles when it comes to regulating child care – zoning and business licensing. Zoning for child cares refers to indicating where child care uses are permitted. Local governments are also responsible for issuing business licences. There may be different requirements for home-based businesses. Local governments business licensing of child care spaces is a separate process from health authority licensing. All communities in the region permit child care facilities in single detached residential zones and in institutional zones. Outside of these two zones, communities vary as to other zones where child care facilities may be located. (see Table 7 and Appendix B). A majority of survey respondents permit child care in multi-family residential zones such as duplex (15 of 20), row house and townhouse zones (15 of 20) and apartment zones (15 of 21).

*Table 7: Zoning and Business Licence Requirements for Child Care Facilities in Metro Vancouver*

Zoning and Business Licence Requirements	Number of Survey Respondents	
	No.	%
<b>Zoning Classification That Allows Child Care</b>		
Residential zones:		
Single Detached	20 of 20	100%
Duplex	15 of 20	75%
Row / Townhouse	15 of 20	75%
Apartment	15 of 21	71%
Mixed use / CD Zones	17 of 18	94%
Commercial zones	19 of 20	95%
Institutional	19 of 19	100%
Public Use / Assembly Zones	13 of 16	81%
Industrial zones	7 of 16	44%

Agriculture	7 of 15	47%
<b>Additional Zoning or Licence Requirements</b>		
Business Licence is Required for home-based child care	16 of 20	80%
Additional Parking is Required for home-based child care	15 of 21	71%
Non-resident staff are permitted in home-based child care (additional staff to assist resident)	14 of 20	70%
Additional Outdoor Play Space Requirements Above Provincial Regulations.	6 of 21	29%

Source: Metro Vancouver 2019 Survey of Child Care Policies

Note: The denominator varies primarily because some zones are not present in all geographic areas surveyed.

Most survey respondents permit child care facilities in non-residential zones other than public use or assembly zones; 19 of 20 survey respondents allow child care facilities in commercial zones, seven allow child care in industrial zones (although this may not include all types of industrial zones within a community), and seven allow child care in agricultural zones (note: not all communities have agricultural zoned lands). Although all survey respondents allow child care facilities in single detached zones, the number of child care spaces permitted varies.

The presence of on-site non-resident staff and parking are other issues addressed by bylaw or licensing. Most survey respondents (14 of 20 responses) permit home-based child care services to have non-resident staff. Fifteen survey respondents have additional parking requirements for home-based child care businesses.

Six survey respondents require additional outdoor play space beyond the provincial minimums. Some require additional outdoor playspace in City-owned child care facilities. It is worth noting that the Cities of Surrey and Port Coquitlam require direct access to the outdoor play areas (i.e. not through lobbies or hallways) and the City of Vancouver's Childcare Design Guidelines make several recommendations beyond provincial health and safety standards for indoor/outdoor space including additional indoor and outdoor space requirements and direct access to outdoors. The City of Vancouver also has building requirements that exceed the provincial building code.

## 9.0 LOCAL GOVERNMENT FINANCIAL SUPPORT AND RESOURCES FOR CHILD CARE PROVIDERS

Some survey respondents offer financial and other types of resources to facilitate child care (Table 8). The most common of these is the provision of space to child care providers (15 survey respondents), through either a nominal rate agreement, reduced lease rates, or space at market lease rate within city-owned buildings. Several survey respondents offer grants for child care providers, both for operating costs (4 respondents) and/or for capital projects (6 respondents). Eight survey respondents offer property tax exemptions for child care facilities. The details of how funds for grants are established and administered, as well as the criteria for grant eligibility, are unique to each local government.

Local governments provide non-financial resources as well (see Table 8). More than half of survey respondents have a dedicated child care resource person for the community. Thirteen survey respondents

provide local information to assist residents seeking child care and/or people wishing to establish and operate child care facilities (note: Health Authorities also have child care information available).

*Table 8: Local Government Resources for Child Care Providers*

Local Government Resources for Child Care Providers	Number of Survey Respondents	
	No.	%
<b>Financial Support / Resources</b>		
Local government building space available for child care (cost-recovery basis, reduced lease, or market lease)	15 of 21	71%
Local government Grants - for Operating Costs	4 of 20	20%
Local government Grants - for Capital Projects	6 of 21	29%
Local government Child Care Reserve Fund	3 of 21	14%
Property tax exemptions	8 of 19	42%
<b>Other Local Government Support / Resources</b>		
Staff resource dedicated to Child Care work	13 of 21	62%
Child Care Design Guidelines	7 of 21	33%
Child Care Information Documents (Resident)	13 of 21	62%

*Source: Metro Vancouver, see footnotes in Appendix B*

## 10.0 CONSIDERATIONS FOR INCREASING CHILD CARE SUPPLY

The 2018 Regional Child Care Forum brought together local government child care planners, health authority regulators, and provincial policy-makers to discuss current challenges and leading practices for increasing the supply of licensed child care in the region. During that forum the following considerations were identified.

**Local Government Tools:** Local government planners have developed a number of innovative approaches to increasing the supply of child care spaces using tools like plans, policies, guidelines, and programs. Some examples are:

- **Comprehensive Child Care Strategies:** May include goals, policies, targets, and evaluation measures.
- **Needs Assessments:** Needs assessments are often done using data from Census, Metro Vancouver, and School Districts. They may involve conducting a survey of parents and providers as well as other engagement activities.
- **Local Government Guidance for Developing Child Care:** Provides applicants with step-by-step information about the approvals process including health authority licensing, business licensing, fire prevention, building permitting etc.
- **Incentives:** Local governments can use incentives to encourage the development of child care. This can include floor area exemptions to support the continuation, adaptation, expansion, and replacement of community use spaces.

**Operational Aspects:** Child care operators may be private businesses, not-for-profit organizations, or government entities. They are responsible for running the child care service including hiring employees, renting space, enrolling children, and delivering the curriculum. Some considerations related to operations include:

- **Space-child-staffing ratios:** The number of staff required is related to both the number of children as well as the size of the physical child care space. Involving the operator in the design of the space can help ensure that the size and layout of the space is appropriate and supportive of the business model.
- **Staff recruitment and retention:** Recruiting and retaining qualified staff is a challenge, particularly in areas with a high cost of living as wages are generally low.
- **Pick-up and drop-off time:** Some families require earlier drop-off times, later pick-up times, or non-traditional child care hours to accommodate work schedules. This creates operational challenges as the operational costs of accommodating longer hours may outweigh revenues.

**Funding New Child Care Spaces:** Local governments may support the creation of new child care spaces by providing capital funding for physical space or by providing operational funding. Capital costs of new spaces can be supported by leveraging new development. Provincial, Federal, and not-for-profit funding opportunities may also exist. Some of the funding considerations include:

- **Child care as an amenity:** Many local governments make use of Community Amenity Contributions or Density Bonusing to offer additional development rights to a developer in exchange for financial or in-kind contributions to community amenities. In these policies it can be helpful to define child care as an “amenity.” Leveraging development may also put child care in competition with other community priorities such as affordable housing.
- **Child care in new developments:** Many local governments are asking developers to build child care as part of new developments. The requirement may be simply to build the spaces, or to build to a “turn-key” standard, meaning the facility is equipped and ready for an operator to begin using immediately.

**Designing and Building Child Care Spaces:** Child care spaces have particular requirements which are set out and enforced by health authorities and may be complemented by additional local government requirements. Some considerations for designing and building child care spaces include:

- **Taking advantage of underused space:** Some local governments are leveraging spaces that are underutilized during the day (or, for school age care, before and after school hours) for child care. This includes surplus school district classroom space, park department “club houses,” and other spaces owned by parks and recreation departments. In some places developers have offered their modular “sales centres” or “display units” to be converted for child care space.
- **Underused spaces are often temporary:** While leveraging underutilized spaces for child care makes sense, these spaces are not always available over the long term which creates uncertainty for operators and families. For example, when school district space requirements change, they may displace child care facilities.

- **Consider outdoor play space requirements:** Licensed child care requires access to outdoor play space which can limit the ability for spaces to be converted to child care, especially in high density and employment areas.
- **Coordinate building application reviews:** Local government efforts to coordinate review of potential child care spaces by the respective health authority, fire department, and others may help to streamline the process for developers.
- **Parking consideration:** Child care facilities have particular parking needs. Space must be designed to accommodate drop-off and pickup, staff parking, as well as storage and parking for car seats, strollers, cargo bikes etc.

## 11.0 PROVINCIAL ROLE IN CHILD CARE

The Province of BC is responsible for the Child Care Licensing Regulation and Standards of Practice. Provincial regulations require that when child care is provided to three or more children, a licence is required. The provincial regulations permit “licence not required” child day care when providing care for only 1 or 2 children. Health Authority Community Care Facility Licensing Programs issue licences and inspect licensed child day care programs.

The Province of BC has a number of funding programs to support child care access as well as the creation of new spaces. Provincial support for childcare space creation, affordability and operations has increased since the launch of Child Care BC in 2018. The Province funds the Affordable Child Care Benefit, the Child Care Fee Reduction Initiative, the Young Parent Program, as well as a number of Universal Child Care Prototype Sites which directly benefit families. The Province also funds the Child Care Operating Funding program, the Childcare BC Maintenance Fund, Childcare BC New Spaces Fund, Start-Up Grants which benefit child care providers. The Supported Child Development Program provides support to children, and their families, who may require extra support. Finally, to support the work of local governments, the Province has two new funding programs: the Community Child Care Space Creation Program and the Community Child Care Planning Grant program which are both administered by the Union of BC Municipalities.

## 12.0 CONCLUSION

This report shows that, although the number of spaces has increased by over 12,924 since 2011 (excluding small communities), Metro Vancouver (and BC generally) has a lower rate of child care spaces per 100 children under 12 than the Canadian average (18.6 in Vancouver CMA compared to 27.2 nation-wide). Local governments recognize that child care contributes to the social and economic well-being of communities and many are taking a range of actions to facilitate additional child care spaces in their communities. Most survey respondents permit child care facilities in a range of residential and non-residential areas. Many have a child care strategy in place and/or recognize child care as a community amenity in the development approvals process. Many provide financial or non-financial resources to support new or existing not-for-profit child care facilities.

The number of children under the age of 12 in the Metro Vancouver region is growing and projected to continue to grow over the near term. This highlights the continued need for local governments, the Province, the not-for-profit sector, the private sector and others to collaborate on projects, programs, and policies that support the creation of new child care spaces to meet the growing demand.

*Metro 2040*, the regional growth strategy, sets out the regional vision for livability, sustainability, and prosperity. It includes two key strategies that support the creation of child care in compact, complete communities:

*1.2 Focus growth in Urban Centres and Frequent Transit Development Areas*

*4.2 Develop healthy and complete communities with access to a range of services and amenities*

As the Metro Vancouver region continues to grow, and increasing numbers of families choose to live in denser urban areas close to transit, locating child care in Urban Centres and along the Frequent Transit Network will become increasingly important. By siting child care opportunities in walkable, transit-accessible places “on the way” to other daily destinations, local governments can support more sustainable transportation choices, making it easier for families to choose alternatives to personal vehicles. One example of this is co-locating child care facilities on or close to school properties so that children of different ages can be dropped off in one trip. While child care is in demand in all communities across the region, Urban Centres and other appropriate areas along the Frequent Transit Network are key locations for future child care opportunities that will support the region’s growth management, climate action, and social development objectives into the future.



## APPENDICES

### Appendix A – Child Care Spaces Inventory

Geographic Area	Total Child Care Spaces			Group Child Care (under 36 months)	Group Child Care (30 months to school age)	Preschool (30 months to school age)	Family Child Care	Group Child Care (school age)	Multi-Age Child Care *	Occasional Child Care	Child Minding
	2019	2015	2011	2019	2019	2019	2019	2019	2019	2019	2019
Anmore	83	n/a	n/a	8	25	20	0	30	0	0	0
Burnaby	5,062	4,820	4,456	830	1,641	566	277	1,438	350	26	96
Coquitlam	4,095	3,719	3,369	546	1,544	650	349	1,249	289	0	72
Delta	2,162	2,260	2,097	104	442	583	217	814	240	0	0
Langley City	830	598	197	192	324	118	7	197	51	0	0
Langley Township	3,404	2,886	2,502	572	1,172	744	238	1,018	168	0	0
Lions Bay	40	n/a	n/a	0	16	0	0	16	8	0	0
Maple Ridge	2,539	2,053	2,205	242	677	484	251	936	305	0	0
New Westminster	2,049	1,671	1,337	357	830	95	91	661	120	0	0
North Vancouver City	1,680	1,418	1,256	328	681	151	61	398	55	6	0
North Vancouver District	3,611	3,248	2,988	507	1,047	441	215	1,143	184	74	0
Pitt Meadows	964	648	500	208	418	116	42	225	31	0	0
Port Coquitlam	2,083	1,998	1,714	260	667	244	159	707	227	0	0
Port Moody	1,005	797	668	158	334	106	35	443	60	0	0
Richmond	5,071	5,462	4,580	735	2,038	619	145	1,422	96	0	16
Surrey	10,489	9,675	6,452	1,418	3,556	2,370	500	2,791	1,361	20	73
Tsawwassen First Nation	116	n/a	n/a	52	64	0	0	0	0	0	0
UBC	735	n/a	n/a	128	408	20	0	163	0	16	0
UEL	104	n/a	n/a	0	0	36	0	68	0	0	0
Vancouver	12,758	n/a	n/a	1,012	3,109	2,622	803	4,656	277	217	62
Vancouver + UBC + UEL Subtotal	13,597	14,539	11,708	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Vancouver	1,439	1,227	1,142	112	413	282	0	541	24	67	0
White Rock	301	348	286	24	113	52	21	95	8	0	0
<b>Vancouver CMA</b>	<b>60,620</b>	<b>57,367</b>	<b>47,457</b>	<b>7,778</b>	<b>19,526</b>	<b>10,486</b>	<b>3,478</b>	<b>19,096</b>	<b>3,893</b>	<b>426</b>	<b>319</b>

Source: VCH and FH. 2011 data table does not show all categories. Occasional Care and Child Minding are included in the total, although not shown as separate columns.

\* Categories "Multi-age child care" and "In-Home multi-age child care" are combined for reporting purposes.

# Appendix B – Survey of Child Care Policies and Initiatives

Appendix B. Municipal Child Care Policies and Initiatives - 2019																											
Municipal Survey Results, June 2019		Burnaby	Cowichan	Delta	Electoral Area	Langley City	Langley	Maple Ridge	New West	North Van	QV	North Van	District	Pitt Meadows	Port	Coquitlam	Port Moody	Richmond	Surrey	Taswascan	UBC	UEL	Vancouver	West	Vancouver	White Rock	Total
<b>Planning and Policy</b>																											
Child Care Strategy / Policy	No	No	Yes	No	No	Pending	No	Yes	Yes	Yes	No	No	Pending	No	Yes	No	Yes	No	Yes	Yes	No	Yes	No	Yes	No	Yes	No
Child Care is addressed in OCP	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	N/A	Yes	Yes	Yes	Yes	Yes
Child Care is Addressed in Social Plan	Yes	N/A	Yes	No	No	Pending	No	N/A	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Child Care is defined as Community Amenity	Yes	No	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No
Staff resource dedicated to Child Care work	Yes	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No
Child Care Design Guidelines (Operator)	No	No	No	No	No	No	Yes	no	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
Child Care Information Documents (Resident)	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No
Other Policy items for Day Care	Yes	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	No	No	No
** Child Care facility agreement with local school board																						Yes					
<b>Financing Tools (* NEW)</b>																											
Municipal building space available for child care (rent-free, reduced lease, or market lease)	Yes	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Pending	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	No
Municipal Grants – for Operating Costs	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No	No	Yes	Yes	N/A	Yes	No	No	No	No	No
Municipal Grants – for Capital Projects	No	No	No	No	No	No	No	Yes <sup>2</sup>	Yes <sup>2</sup>	Yes	Yes	No	No	No	No	Yes	No	No	No	Yes	N/A	Yes	No	No	No	No	No
Municipal Child Care Reserve Fund	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No	No	Yes	No	No	No	No	N/A	Yes	No	No	No	No	No
Property tax exemptions	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes	No	Yes	N/A	N/A	No	Yes	No	Yes	No	No
Other Financial Items			No			No	No	No			No	No						No	No		No	Yes	No	No	No	No	No
<b>Zoning: Is daycare use permitted?</b>																											
<b>Residential zones:</b>																											
Single Detached	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Duplex	Yes	Yes	Yes	Yes	No	No	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Yes	Yes	No	No
How Townhouse	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Yes	Yes	No	No
Apartment	Yes	Yes	Yes	Yes	No	Yes	No	No	No	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
Mixed use / CD Zones	Yes	Yes	Yes	N/A	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	Yes	N/A	N/A	N/A	N/A	N/A
Commercial zones	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes
Institutional	Yes	Yes	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Yes	Yes
Public Assembly Zones	Yes	Yes	Yes	N/A	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	N/A	N/A	Yes	Yes	Yes	Yes	Yes
Industrial zones	No	No	No	N/A	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	No	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A
Agriculture	No	No	Yes	Yes	No	Yes	no	N/A	Yes	N/A	Yes	Yes	N/A	Yes	Yes	N/A	Yes	No	No	No	N/A	No	N/A	No	N/A	N/A	N/A
Other – Child Care Zone (CCP)	N/A	Yes	Yes	N/A	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	Yes	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Parking requirements – accessory use daycare	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes
Parking requirements – primary use is daycare	No	Yes	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
<b>Business Licence Requirements</b>																											
Municipal business licence required	No	Yes	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
– Required only when more than XX children	Yes										Y = 4						Y = 8										
Traffic management plan	No	Yes*	No	N/A	No	No	No	Yes	Yes*	No	No	No	No	No	No	No	No	No	No	No	No	No	yes	No	yes	No	No
Public consultation	No	No	N/A	No	No	No	No	Yes	Yes*	Yes	No	No	No	No	No	No	No	Yes	Yes	No	No	Yes	yes	No	yes	No	No
Other license requirements		No	No	N/A	Yes	No	Yes	No	No	No	No	No	Yes				No	Yes	Yes	No	No	No	Yes	Yes	Yes	No	No
* Sometimes																											
Note: Above section assumes no rezoning. A rezoning process may require traffic plans and public consultations as part of rezoning process.																											
<b>Regulatory Requirements</b>																											
Are non-resident staff permitted?	Yes	Yes	No	N/A	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	Yes	No	Yes
Municipal Building Code Requirements*	No	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	Yes	No	No	No	Yes	No	No	No	No	No
Outdoor Space requirements*	No	No	No	No	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
* requirements beyond those in the provincial legislation																											

1 Operating grants may not be explicitly to a non-profit child care provider. Grants may be to non-profit organizations (ie. Neighbourhood House) that provide childcare spaces or support provision of childcare as part of a larger range of services. Circumstances are unique to each municipality and vary year to year.

2 Capital grants may be limited to non-profit organizations only (ie. New Westminster). Capital grants and the funding mechanisms may vary year by year and by fund availability. Each municipality's grant program will differ.

## Appendix C – Regulated Child Care Spaces by Province Territory and Percentage of Children (0-12 and 0-5) for whom there is a Regulated Child Care Space

**TABLE 1** Number of regulated child care spaces by age group and type, percent of children 0-12 years for whom a regulated space was available, and percent of children 0-5 years for whom a part or full day centre space was available. Provinces/territories/Canada total (2016).

P/T	Number of centre-based full and part day child care spaces for children 0-5 years <sup>1</sup>	Number of school-age child care spaces <sup>2</sup>	Number of regulated family child care spaces <sup>3</sup>	Total number of regulated spaces for children 0-12 years	Percent of children 0-12 years for whom a regulated space was available <sup>4</sup>	Percent of children 0-5 years for whom a regulated part or full day centre space was available <sup>5</sup>
NL	6,355	942	862	8,159	12.9	24.3
PE	3,313	1,322	7	4,642	23.2	39.4
NS	13,203	4,297	1,645	19,145	17.0	26.7
NB	12,085	13,623	1,143	26,851	29.2	28.9
QC	193,711	330,002 <sup>6</sup>	94,151	617,864	55.1	38.4
ON	242,786 <sup>7</sup>	146,500	16,284	405,570	21.3	29.1
MB	20,877	10,327	3,057	34,261	17.9	23.8
SK	11,057	1,501	1,988	14,546	8.4	13.7
AB	69,603	28,063	11,816	109,482	16.0	22.0
BC	61,022	32,720	12,160	105,902	18.4	24.1
NT	1,022	434	320	1,776	22.2	26.9
NU	899	137	8	1,044	10.9	18.4
YT	784	154	207	1,145	22.0	31.4
CA <sup>8</sup>	636,157	570,022	143,648	1,350,387	27.2	28.7

1 These figures are not separated into part and full day, as some provinces/territories cannot separate them.

2 At one time, school-age child care was for 6-12 year olds. In recent years, school-age now may include four and five year olds in some provinces; the age categories are not consistent across provinces/territories.

3 Note regulated family child care (FCC) does not use the concept of "spaces" in the same way centres do. The FCC figures usually represent enrolment, not licensed capacity.

4 This calculation uses all regulated child care spaces—centre-based and family child care.

5 The total number of regulated spaces including regulated family child care cannot be used here as most provinces/territories cannot provide age breakdowns in family child care.

6 Data on school-age child care in Quebec was not available in 2010 and 2012; the 2008 figure was used. This means the differences between 2016 and 2014 and earlier years is overly exaggerated and should be used cautiously.

7 This figure in Ontario includes kindergarten-aged children in centres. Although the kindergarten-age child care program in Ontario has changed in recent years (is an identifiable category), kindergarten is included here in the 0-5 category to keep numbers consistent with previous years. Of the 242,786 spaces, 85,014 are identified as kindergarten-age (3.8 yrs-5 yrs).

8 Note inconsistencies in definitions and missing data means the total number of spaces in this table is slightly different from totals in the provincial/territorial sections.



# EMERGING PRIORITIES AND DIRECTIONS FOR THE CHILD CARE ACTION PLAN

## PRIORITY 1: INCREASE ACCESS TO CHILD CARE

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### *Why does it matter?*

- Families need to be able to find licensed child care spaces that meet their needs.
- **All** families, especially underserved populations, should have their child care needs met.

### *What have we learned?*

#### **Key Issues**

Four key issues regarding accessibility of child care in the City are:

- Number of spaces – Overall, there are an insufficient number of spaces to meet demand for child care. The most pressing needs are spaces for infants/toddlers and school age children.
- Location of spaces - Child care spaces need to be located close to home/school/transit and in under-served neighbourhoods.
- Who is able to use the spaces - Accessibility of child care to under-served population groups such as immigrants, newcomers, lone parents, families with children with special needs, etc.
- When are the spaces available - Child care options with non-traditional hours are limited.

## Current Status: Child Care Availability

In 2019 there were a total of 1,694 child care spaces in the City, for a total population of 6,289 children aged 0-12. The preschool age group had the most child care spaces per capita, with 46.7 spaces per 100 children. Availability of infant and toddler (0-2) spaces and school age spaces was much less: 21.9 spaces in group care for every 100 children aged 0-2 and 12.0 spaces for school agers.

**Table 1. Child Care Spaces by Type<sup>1</sup>**

Age Group	# of children	%age of all children 0-12	Childcare type	Number of Spaces	Spaces per 100 children
<b>0-2 year-olds</b>	1500	23.9%	<b>Group (birth to 36 months)</b>	328	21.9
<b>3-5 year-olds</b>	1470	23.4%	<b>Group (30 months to school age)</b>	687	46.7 (excluding preschool) <sup>2</sup>
<b>6-12 year-olds</b>	3310	52.6%	<b>Group (school age)</b>	397	12.0
<b>General</b>	n/a	n/a	<b>All others (family, in-home, multiage)</b>	282	n/a
<b>Total 0-12 years</b>	6,289	n/a	<b>Total Child Care Spaces</b>	1,694	26.9

<sup>1</sup> City of North Vancouver Child Care Inventory (2019) and child population (0-12 years old) (2016)

<sup>2</sup> Preschools typically operate on the school-year (September to June). Most preschool programs run from one to four hours a day.



## Child Care Planning Areas

Three child care planning areas have been defined to understand child care needs (current and future) across the City.

### West Planning Area

- The West Planning Area is from the western jurisdictional boundary of the City to Forbes Ave, and from the northern boundary of the City to the southern boundary at Burrard Inlet. This planning area is adjacent to but does not include Squamish Nation Eshhá7an (Mission Indian Reserve No. 1).
- 815 children (0 to 9 years) live in this area (2016 census); this represents 16% of the City's child population. Based on Metro Vancouver population estimates, 1080 children (an increase of 265 additional children) can be expected to live in this area in 2030.
- In this area, the current access rates for the various licensed child care program types is close to the City's overall averages, and there is a slightly higher access rate for school age child care programs than in the other two areas.

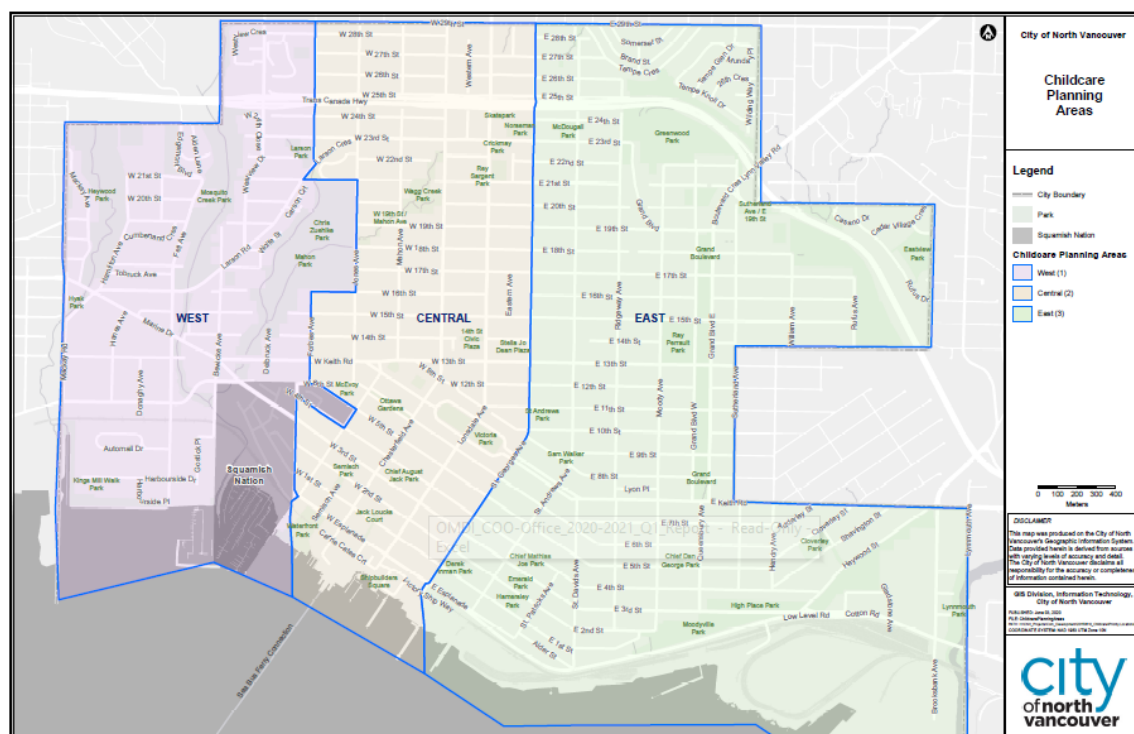
### Central Planning Area

- The Central Planning Area is from Forbes Ave to St. Georges Ave., and from the northern boundary of the City to the southern boundary at Burrard Inlet.
- 1915 children (0 to 9 years) live in this area (2016 census); this represents 39% of the City's child population. Based on Metro Vancouver population estimates, 2537 children (an increase of 622 children) can be expected to live in this area in 2030.
- Overall the access rate to licensed child care programs in this area is below the City average.

### East Planning Area

- The East planning area is from St. Georges Ave to the western boundary of the City, and from the northern boundary of the City to the southern boundary at Burrard Inlet.
- 2,155 children (0 to 9 years) live in this area (2016 census); this represents 44% of the City's child population. Based on Metro Vancouver population estimates, 2855 children (an increase of 700 children) can be expected to live in this area in 2030.
- Overall the access rate to licensed child care in this area is slightly higher than the other two areas for ages 0-5, but there is a slightly lower access rate for school age child care.

Figure 1. Child Care Planning Areas



## Distribution / Location of Child Care Spaces in the City

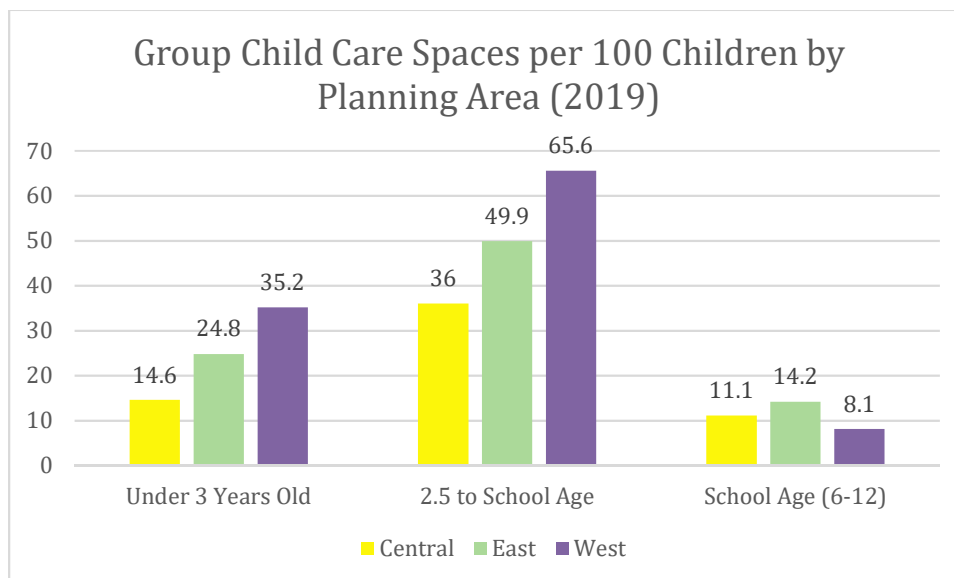
There are limited infant-toddler group child care spaces in the most populated planning area, Central. In this planning area, there are group child care spaces available for only 14.6 out of 100 children aged birth to two years. By contrast, the East planning area has spaces for 24.8/100 children and the West planning area, though having the smallest population, has spaces for 35.2/100 of its infant – toddlers.

Consistent with the pattern across Metro Vancouver and BC, in the City there are higher numbers of group child care spaces for children aged 30 months to school age: West has 65.6/100 children, East has almost 50/100 children access rate and Central has 36/100 children access rate.

The number of school age care spaces available is quite low relative to the number of children in all of the child care planning areas. The area with the lowest number of spaces relative to the number of school age children is West (8.1/ 100 children).

Figure 2 shows the number of group child care spaces by planning area.

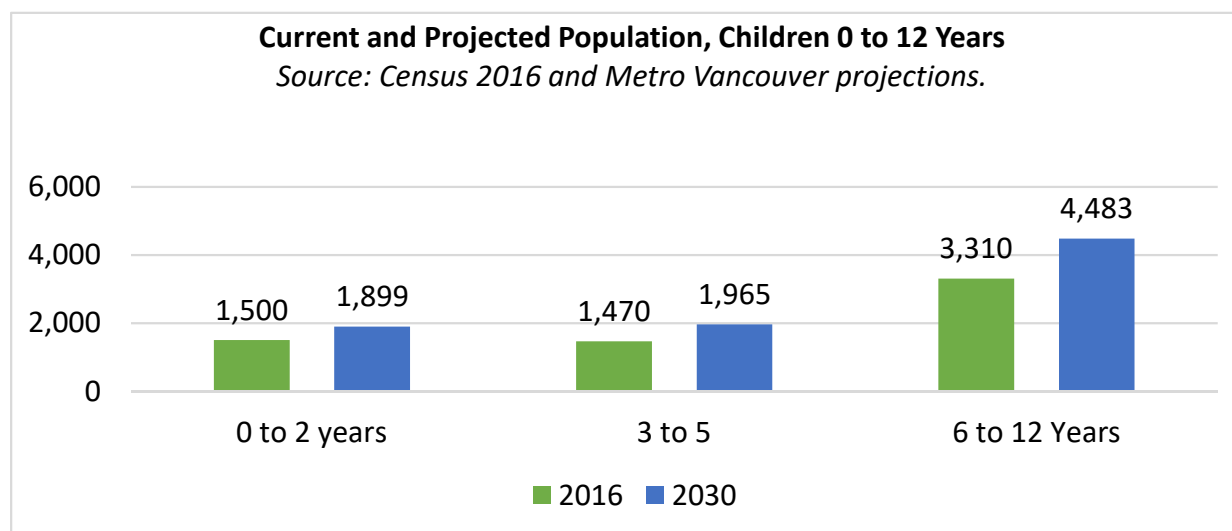
Figure 2. Group Child Care Spaces per type by Child Care Planning Neighbourhood (2019 UBCM inventory)<sup>3</sup>



## Forecasted Growth of the Child Population

The child population in the City of North Vancouver is projected (by Metro Vancouver) to grow by 25% (1667 more children) by 2030, as shown in the figure below.

Figure 3: Current and Projected Population, Children 0 to 12 Years



<sup>3</sup> Source: City of North Vancouver Child Care Inventory (2019) and Census 2016 population data.

To maintain the current access rate of approximately 26.9 spaces for every 100 children 0-12, 551 new child care spaces would need to be created in the City by 2030 in order to keep up with an increase in demand from growth of the projected child population. This Plan recommends increasing the number of child care spaces by a target of 1092 spaces by 2030, in order to increase the access rate to the benefit families, child development and the local economy. Refer to the section “Targets, Monitoring and Reporting” for more information.

Metro Vancouver population growth estimates are intended to be interpreted at a high level. The City’s actual 2030 child population may differ from the estimate for several reasons, which reflect society-wide trends and factors (e.g. birth rate, economic trends) as well as City-specific factors that are not accounted for in broad population estimates (e.g. residential growth, the types of residential housing forms and types that families choose to live in). The City is also working with the School District on forecasting child population, and will continue to monitor, adjust, and update.

## **Hours and Other Child Care Accessibility Factors**

Access to child care is quantitatively measured in terms of the number of spaces per 100 children (as above). In addition to the numerical measures, there is a qualitative story - the factors and circumstances in families’ lives can significantly affect whether they are able to access child care services and supports to help them thrive. Families that are newcomers, have lower incomes, are led by single parents often face additional challenges. Quality child care that is accessible to them in their neighbourhood and offers care and family supports can make a significant difference in families’ lives.

To provide an example of accessibility challenges in child care, few facilities in the City have non-traditional hours, which is difficult for parents (and especially lone parents) who work non-standard business hours. As well, over 70% of City residents work outside the municipality and therefore may require longer hours of child care service each day. It is important to note that parents, through the recent surveys, identified a desire to have their children in child care in the neighbourhood where they live.

## **A Statistical Snapshot**

Some contributing factors affecting families’ ability to access child care includes the following:

### **East Planning Area**

- Early Development Instrument (EDI) data show that part of this area has a higher early childhood vulnerability rate than the School District average for kindergarten children.
- This area has a slightly lower proportion of residents who are immigrants (32%) than the other two areas, as well as a lower proportion of residents (14%) who speak a language(s) at home that is not English or French.

## Central Planning Area

- 17.7% of families in this area are lone parent families, and family incomes are lower than the other areas. 40% of renters in this area are spending more than 30% of their income on shelter (highest of the three areas).
- Early Development Instrument (EDI) data show that that this area has a higher vulnerability rate than the School District average for kindergarten children.
- 20% of residents speak a language at home that is not English or French. 43% of residents are immigrants.

## West Planning Area

- 22.6% of families in this area are lone parent families (highest of the three areas).
- Similar to the East Planning Area, about 20% of residents speak a language at home that is not English or French (similar proportion to Central) and 43% of residents in this area are immigrants.
- 32% of homeowners are spending more than 30% of income in shelter (highest of the three areas)
- 11% of residents have an Aboriginal identity (the majority with a First Nations identity); a higher proportion than the other two areas.

## City Policies and Regulations

The City's policy and regulatory tools intentionally support child care and facilitate an increase in the number of child care spaces in the community:

- A stand-alone Child Care Policy and Plan (2009) informed this Action Plan, and is superseded by this Plan.
- A Zoning Bylaw that permits child care in all zones, subject to the specific regulations of each zone
- A grant program for non-profit child care providers for minor capital improvements (Child Care Capital Improvement Fund)
- A Permissive Property Tax Exemption program
- A Density Bonus and Community Benefits Policy which makes provisions for securing child care facilities through redevelopment – either as built amenities or by utilizing cash-in-lieu contributions to the Civic Amenity Reserve Fund to build child care facilities
- Inclusion of increased child care accessibility as a priority in the 2018 – 2022 Council Strategic Plan
- In addition, the City participates on and has played a leadership role for the North Shore Child Care Planning Committee.

The City's roles in creating child care can include policy and regulation, and investment of capital and operating funds. The City's and other agencies' roles vary according to the type and ownership of child care facility, as outlined in the table below:

*Table 2. City Roles in Creating Child Care of Various Types / Ownerships*

Types of New Child Care Facilities	Capital and Operating Arrangements
Public or non-profit child care facility on public land	<ul style="list-style-type: none"> <li>• Built by a public/civic agency (e.g. School District, etc.) or non-profit organization.</li> <li>• Built in a stand-alone building or within a civic facility on public land.</li> <li>• Capital cost is funded by a public / non-profit agency, most likely with financial contribution (grant) from the Province.</li> <li>• Operating cost and responsibility by public / non-profit organization.</li> <li>• Financial contribution from the Province to a public agency may require ownership of facility to be public.</li> </ul>
Child care facility, built by a developer as on-site amenity contribution in a new development	<ul style="list-style-type: none"> <li>• Enabled by a Rezoning / OCP Amendment, through the City's density bonus provisions: Community Amenity Contribution or allowable bonus density.</li> <li>• Built within a residential, commercial or mixed use development.</li> <li>• Capital cost is funded by the City's CAC funds, and may involve an additional capital investment by Provincial grant or another funder.</li> <li>• Facility ownership and the operational model may vary: could be city-owned or non-profit owned.<sup>4</sup></li> <li>• Operated by a public or non-profit child care organization</li> </ul>
For-profit child care facility	<ul style="list-style-type: none"> <li>• Built by a for-profit organization.</li> <li>• Enabled by City OCP land use designation and zoning that permits child care.</li> <li>• Capital cost is funded by a for-profit organization/child care operator, which may receive a financial contribution (grant) from the Province.</li> <li>• Operating cost and responsibility by for-profit child care operator.</li> </ul>

## Estimating Cost

The cost for creating child care spaces varies depending on the type of construction, the context, the type of child care program space, the standard to which it is constructed, etc.

The City's share of the capital cost for creating new child care spaces also depends on the contributions from senior governments, and will drive the feasibility of proceeding

<sup>4</sup> City owned facilities that are partly funded by a provincial grant to the City (New Spaces Fund) require continuous City ownership for at least 15 years.



with new facilities. An action item in this Plan (below) is to develop cost estimates for various child care types in order to assist with future facility planning and budgeting.

## ***Emerging Directions for City Action***

1. Develop a strategy for funding and partnership for future City-owned child care facilities:
  - Multi-year partnership with the Province
  - Funding strategy for child care within the City's capital planning process
  - 'inventory' of potentially suitable public lands for child care facilities
  - Building models and prototypes for child care facilities
  - Consider different models for public child care ownership
2. Fine tune city policies and regulations to encourage new child care spaces
  - Amendments to the Density Bonus and Community Benefits Policy:
    - Include on site child care spaces for large development projects, and review feasibility for small and medium sized developments.
    - Guidelines for valuation of child care facilities as on site amenities
    - Analysis to explore opportunities for density bonus and density transfer provisions to deliver child care
3. Prioritize the high priority child care programs and priority locations:
  - Areas of the City with lower access rates and growing population
  - Locations in civic facilities and parks, in new developments (especially residential and commercial) along transit corridors, and on school properties
  - School District sites and new school facilities. Also work on out of school (non licensed) spaces for older age group (10-12 years)
  - Work on longer and non-traditional hours
4. Hone the City's planning and development process for child care:
  - Improve access to information about the City's processes and requirement, clearly allocate staff resources, and work with other agencies (e.g. Vancouver Coastal Health)

## PRIORITY 2: MAKE CHILD CARE MORE AFFORDABLE

### *Why does it matter?*

- The cost of child care is sustainable and unaffordable for many families. The unaffordability of child care is stressful, causes financial strain, and keeps parents from participating in the labour force.
- The unaffordability of child care has disproportionately negative impacts on low income and vulnerable families who need support.

### *What have we learned?*

Child care is expensive, and for many (if not most) families, fees are a driving factor in the choices they make regarding which program their children will attend, or whether they consider other alternatives (e.g. relatives caring for children full time, or parents opting to care for children full time and not participating in the labour market, or other options). In the City of North Vancouver Parent Survey, 58% of respondents indicated that the fees they currently pay for child care are unsustainable. Even though there are now more financial supports provided by the Province of BC to parents than there used to be, people are still struggling with affordability. In addition, child care operators suggested that many parents, because of a lack of affordable child care options, accept lower quality spaces.

Affordability challenges are exacerbated for families who face additional challenges to finding affordable child care: low income families, families with multiple children, lone parents, recent immigrants, families with children with special needs, foster families, and families in which parents do shift work.

A 2018 survey of child care costs completed by North Shore Community Resources and the North Shore Child Care Resource and Referral Program identified average monthly child care costs, by facility type and age group, for the City. This survey was conducted prior to the new Provincial programs such as the Child Care Fee Reduction Initiative, which has a direct impact on monthly fees. The cost survey will be updated in 2020/2021.



Table 5: North Shore Child Care Costs (2018)

Facility Type	Infant	Toddler	3-5 Years	School Age
<b>Family Child Care</b>	Not provided	\$1,100	\$1,059	Not Provided
<b>Group Child Care</b>	\$1,149	\$1,039	\$949	\$547

It is also important to note that many staff in child care facilities face affordability challenges due to relatively low wages and high cost of living and housing in North Vancouver. This is an issue that the City can improve by offering affordable housing options for lower wage earners, by offering accessible transportation options, and by advocating to senior governments for increasing child care workers' wages.

### ***Emerging Directions for City Action***

- The City has limited opportunities to directly affect the cost of child care for families; key tools and responsibility rest with senior levels of government.
- The City's role is to provide some supports to non-profit operators to help to make their child care operations feasible, so that they can in turn offer affordable child care fees to families.

## PRIORITY 3: FOCUS ON QUALITY

### *Why does it matter?*

The research is clear that high quality child care is linked to positive outcomes for children, while poor quality care can have negative long-term effects. More generally, parents dropping off their children at a child care centre each working day want to feel secure knowing their children will receive safe, high-quality care.

### *What have we learned?*

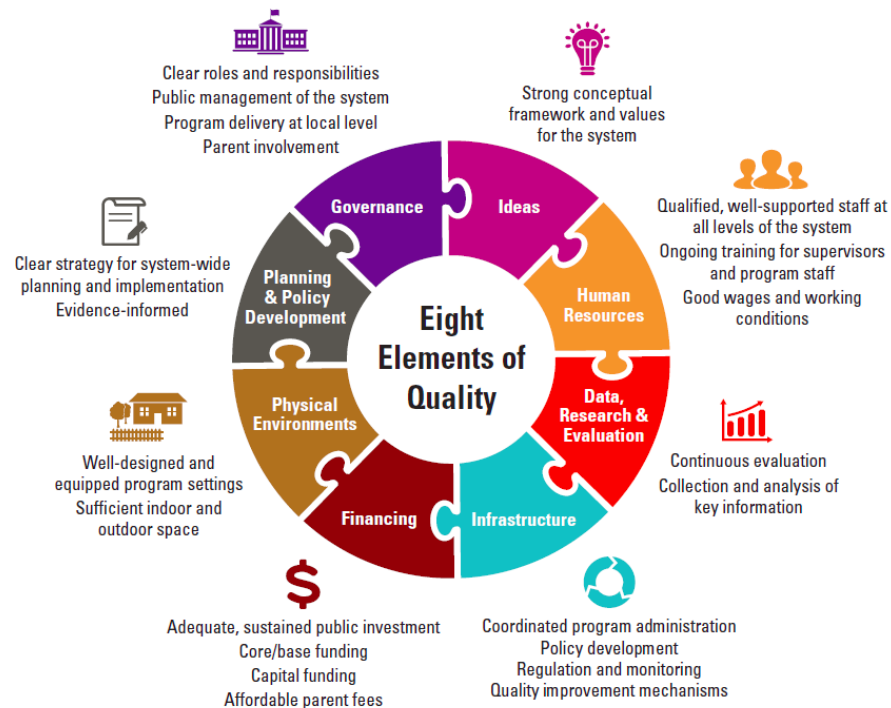
#### **Quality Child Care Systems**

The Province of BC has committed to an ambitious “systems” approach to universal child care with a focus on quality, affordability, and accessibility. *Child care BC: A New Day for Families & Providers in BC* is a Provincial plan specifically focused on establishing a quality child care system and adheres to eight commonly accepted elements of a quality child care system, graphically presented below.

These elements are: (1) Ideas, (2) Governance, (3) Infrastructure, (4) Planning and Policy development, (5) Financing, (6) Human Resources, (7) Physical environment, and (8) Data, Research and Evaluation. All elements are interconnected and fit together to create a strong system; individually, each component has a limited impact. Strong public policy is needed to provide the foundation to build a quality child care system that incorporates all of these components.



Figure 4: Eight Elements of Quality Child Care



(Source: Martha Friendly and Jane Beach, (2005). Elements of a high quality early learning and child care system. Childcare Resource and Research Unit.)

## Quality Child Care Programs

At the program level, reporting of positive relationships between families and providers, among colleagues, and between children and staff is strongly indicative of quality care. Additionally, when staff have higher levels of education and training, feel appreciated, and are well-supported, the quality of care increases. Planned programming and a strong curriculum that is tailored to meet the diverse needs of children further enhances quality. There is also ample evidence that a well-designed indoor/outdoor space is critical to supporting the development of children under five.

In order to facilitate the quality criteria identified, special attention should be paid to the following considerations regarding staff:

- Staff should have ECE (Early Childhood Education) training;
- At least some staff should have special needs and cultural/ESL skills if required;
- Wages should be decent and commensurate with the level of training;
- There should be written policies and formal procedures, which give staff a feeling of worth and certainty, such as: job descriptions, contracts, salary schedule, performance reviews, and a staff manual.



## Auspice

Child care auspice is critically important to the quality of child care programs. In BC (and Canada), three types of child care auspices exist:

1. Non-profit child care services;
2. For-profit child care services; and
3. Publicly operated child care services (i.e. services directly operated by a public entity such as a city government or school district).

The City values and recognizes that many for-profit child care centres in the City provide high quality and reliable care and commitment to families and the community. Broader research on auspice has consistently demonstrated that non-profit and publicly operated centres perform better on global evaluation scales (compared to for-profit centres). British Columbia studies find that the reliability of non-profit centres is much higher: non-profit centres are 97% times more likely than for-profit centres to continue long term operation. Studies also show that for-profits provide less teaching support, lower salaries, fewer staff policies, limited job performance appraisals, and limited grievance procedures, compared to non-profit centres. These factors can contribute to lower workplace morale and high staff turnover, negatively impacting quality of care. The Province has prioritized funding for public and non-profit child care.



Across British Columbia about 50% of the child care facilities are operated on a not-for-profit or public basis. In the City of North Vancouver, non-profits currently operate about 30% of the total child care spaces. In the figure below, for-profit group and multi-age care is also distinguished from family and in-home multi-age care.



Table 7: Child Care Programs and Spaces by Auspice, 2019

Service Type and Auspice	Number of Programs	Number of Spaces
Family and in-home multi-age	13 (14.8%)	91 (5.4%)
Group and multi-age: For-profit	52 (59.1%)	1083 (63.9%)
Group and multi-age: Non-profit	23 (26.1%)	510 (30.7%)
<b>Total</b>	<b>88 (100%)</b>	<b>1694 (100%)</b>

*\*Source: Based on data from City of North Vancouver and Vancouver Coastal Health Licensing.*

## ***Emerging Direction for City Action***

1. Partner with child care operators/partners in City-owned child care spaces that are non-profit and/or public child care operators (not for-profit operators), and that meet City expectations around accessibility, quality and affordability of the child care, meet needs of under-served populations.
2. Ensure that new City owned child care facilities are operationally feasible and high quality spaces for operators.
3. Explore the feasibility of design guidelines for City owned facilities.
4. Collaborate and work with operators and other public partners (i.e. School District) to create high quality facilities.

## Priority 4: Develop Collaboration and Partnerships

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### *Why does it matter?*

The child care system involves many parties playing various roles, which requires intentional relationships and collaboration amongst and across jurisdictions.

### *What have we learned?*

In the engagement process for this Plan, the theme of partnerships was the most frequently suggested approach to increasing the quality, affordability and accessibility of child care in the City and on the North Shore.

- The value of stronger ongoing relationships with the First Nations and Indigenous peoples, including incorporating Indigenous perspectives and history in child care planning and curriculum was recognized;
- Opportunities for collaboration focused on the use of publicly owned land/facilities, such as schools and post-secondary institutions and hospitals for child care. In addition to public entities, participants also suggested partnerships with senior centres and large employers who might provide facilities on-site for their employees; and
- The value of enhanced partnerships with the neighbouring municipalities and jurisdictions (e.g. School Districts, Health Authority, etc. to advocacy for expanded senior governments was noted.

### *Emerging Direction for City Action*

The following actions will help the City to bring focus and attention to the essential relationships and partnerships for a coordinated quality child care system that meets families' needs.

- Coordinated child care services
  - Working across north shore municipalities and partners on common child care initiatives
  - Working with child care operators and family support agencies to coordinate their services
- Nurturing partnerships
  - Supportive and learning relationships with First Nations child care providers
  - Partnership and joint planning protocol with the School District

- Opportunities with employers to provide child care
- Building and supporting the non-profit sector
- Supporting elected officials with up to date information and regular updates about child care
- Recognize and honour the value of people who work in child care
- Develop relationship and collaboration with Capilano University's child care education program
- Advocate to senior governments regarding the needs of City of North Vancouver children and families

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# COVID-19 Quick Adaptation Actions Update and Next Steps

Presented October 2020



## Our COVID-19 adaptation and recovery framework

### Stage 1: Acute Response

Monitor key issues and needs and providing immediate and emergency support to ensure public safety and well-being and corporate operations.

**Examples:** NSEM Emergency Operations Centre

### Stage 2: Quick Adaptations

Provide "quick" changes to allow people, businesses, services to re-integrate and function under "new normal."

**Examples:** Creating expedited process for outdoor seating and dining

### Stage 3: Reframe & Refocus

Refocus key strategic planning initiatives and programs towards increasing resilience and recovery in medium- and long-term.

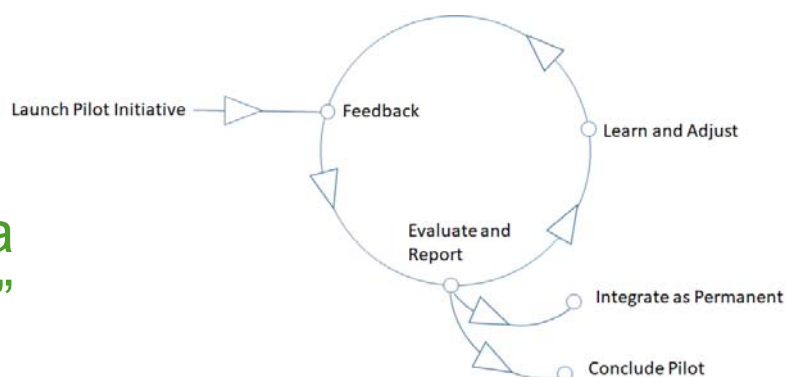
**Examples:** Mobility Strategy, Parks Master Plan, Environment Strategy, Housing Action Plan

### Stage 4: Long-Term Resilience

Investment road map to fund and deliver key strategic initiatives that increase long-term resiliency

**Examples:** Updates to corporate business plan and future budgets

## Quick adaptation actions delivered with a “learn by doing” approach



## Working together to deliver quick adaptations

Community  
& Partner  
Engagement

Engineering,  
Parks &  
Environment

Planning &  
Development



## Economic recovery

Creating safe spaces for businesses and people to gather



Open  
Streets



Temporary  
Patios



Parklets



Street Seats

## Safe and comfortable mobility

Creating safe spaces for people to move around the City



West Grand Boulevard



St. Andrews Avenue

## Community and social well-being

Enabling housing and food support



Supporting housing  
assistance



Expanding urban  
agriculture opportunities



Enabling greater  
food security

## Growth and development

Minimizing barriers to affordable housing



Identifying housing access barriers and key steps to address these issues through the Balanced Housing Lab initiative

Thank you.



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 Director	 Director	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING AND DEVELOPMENT DEPARTMENT**  
**ENGINEERING, PARKS AND ENVIRONMENT DEPARTMENT**  
**COMMUNITY AND PARTNER ENGAGEMENT DEPARTMENT**

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Andrew Devlin, Manager, Transportation Planning  
Justin Hall, Manager, Public Realm Infrastructure  
Larry Orr, Deputy Director, Community and Partner Engagement

Subject: COVID-19 QUICK ADAPTATION ACTIONS UPDATE AND NEXT STEPS

Date: October 7, 2020 File No: 14-7130-20-0015/1

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

**RECOMMENDATION**

PURSUANT to the report of the Manager, Transportation Planning, Manager, Public Realm Infrastructure, and Deputy Director, Community and Partner Engagement, dated October 7, 2020, entitled "COVID-19 Quick Adaptation Actions Update and Next Steps":

THAT Council endorse the steps outlined in this report to transition and modify street and public space interventions to support ongoing business and economic recovery during the fall and winter;

THAT Council direct staff to prepare a plan for ongoing street and public space modifications in Central Lonsdale starting in 2021, in consultation with the public, businesses and stakeholders;

THAT Council endorse extending the closure of Wallace Mews in The Shipyards to vehicle traffic through to the end of the pandemic and direct staff to work with adjacent businesses and services to improve delivery access;

THAT (Funding Appropriation #2067) an amount of \$190,000 be appropriated from the General Reserve Fund for the purpose of funding the winterization and ongoing maintenance of economic recovery initiatives, as generally outlined in this report;

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



## ATTACHMENTS

1. Matrix of Key Actions and Outcomes (CD#[1951365](#))

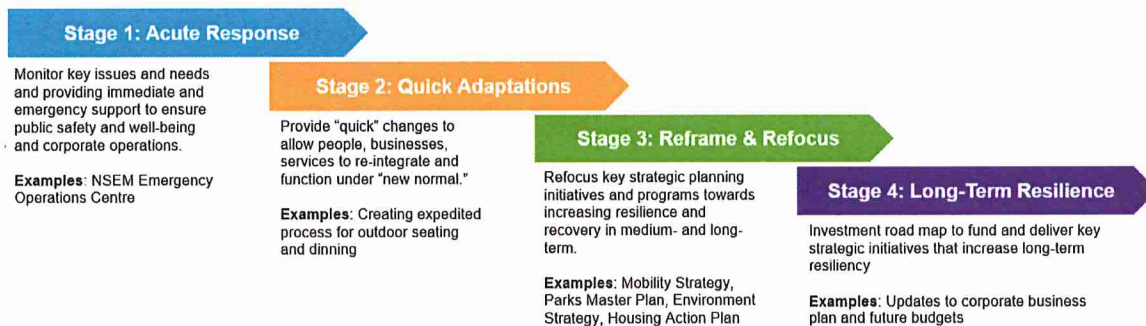
## SUMMARY

This report provides a status update on key actions and initiatives delivered to date by the City to support near-term adaptation and recovery in response to COVID-19 and outlines recommendations to modify or adjust some actions to respond to lessons learned and the evolving nature of the pandemic.

## BACKGROUND

In May 2020, Council endorsed a COVID-19 adaptation and recovery framework that outlined a multi-stage approach for organizing City actions and efforts to respond to the pandemic. This framework is illustrated in Figure 1.

*Figure 1: COVID-19 Adaptation and Recovery Framework*



Over the last five months, Council has directed staff to implement a number of key actions in line with this framework to support a transition to a safe, resilient, and sustainable "restart" for City residents, businesses and visitors (referred to as Stage 2 in the adaptation and recovery framework) following several months of acute, emergency response (referred to as Stage 1 in the adaptation and recovery framework). In general, adaptation actions were focused on addressing four broad areas described below where community impacts and needs were anticipated to be the greatest. These areas were informed by the City's pandemic scenario planning exercise.

1. **Economic recovery:** The scope and extent of economic changes resulting from the pandemic have been unprecedented. Consequences have been, and are anticipated to continue to be, particularly significant for the City's small business, tourism, and food and beverage service establishments. The health of these sectors is critical to the City's quality of life. City actions under this initiative to support economic recovery have focused on creating more space for business operations, streamlining City approvals, and attracting people to the City's commercial areas and public spaces. These actions supplemented a number of other business support actions that were taken by the City in response to COVID-19 including: the Pandemic Business Planning Committee, Business Bulletin, Business COVID-19 Impact Survey, Buy Local Campaign, assistance to businesses in providing safe line-ups, COVID-19 friendly



Shipyard events, COVID-19 Hotline and use of City outdoor space for business classes.

2. **Safe and comfortable mobility:** The pandemic created significant disruptions to the daily travel patterns of City residents as people transitioned to working from home and making more local trips. Rates of walking and cycling have increased in many parts of the City in recent months. Key actions to support safe and comfortable mobility for people travelling by non-automobile modes have focused on creating more space on City streets for people walking and cycling.
3. **Community and social well-being:** The pandemic created significant strain on the local network of social support services that operate in the City, increasing risks that our City's most vulnerable populations would face disproportionately greater impacts. City actions to support community and social well-being have focused on providing assistance to stabilize housing for low-income residents and explore opportunities to remove barriers for local food production.
4. **Housing and development:** Pre-existing housing challenges in the City, including a lack of affordable market housing options for many median-income earners, have been accelerated by the economic impacts of COVID-19. City actions to support housing and development needs include exploring supportive land use policies to expedite the approval and delivery of non-profit and affordable housing through the Balanced Housing Lab initiative.

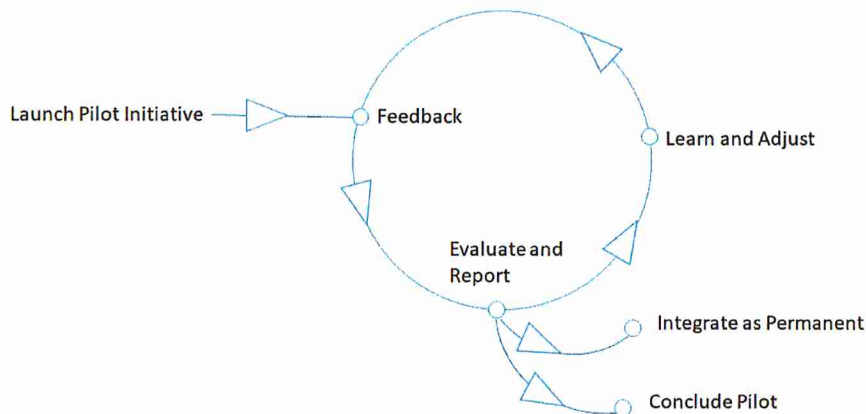
A matrix illustrating what Council endorsed initiatives have supported each focus area is provided in Attachment 1. In some cases, specific actions or initiatives pursued supported multiple focus areas.

At the same time as these efforts, City staff have been actively involved in advancing numerous initiatives to support stage 3 of the adaptation and recovery framework through efforts like the Mayors' Economic Recovery Task Force and Social Resiliency Task Force. Updates on these initiatives will be provided to Council at a later date.

## DISCUSSION

Delivery of COVID-19 quick adaptation actions followed an agile and rapid response approach. Many actions were implemented without full information or comprehensive consultation. In response, a commitment to a process of "learning by doing" was established, where the effectiveness of actions would be evaluated prior to making decisions to continue, modify, or stop a given action (see Figure 2). The evaluation of actions described below and any corresponding recommendations aligns with this commitment.

Figure 2: Approach to delivering and evaluating quick adaptation actions



## 1. Economic recovery

### What We Did

City actions to support economic recovery has comprised of a number of complimentary initiatives to create more space for business operations, add vibrancy and attract people to the City's commercial areas and public spaces. These initiatives include:

- **Open Streets – Destination Streets:** This initiative acts as the foundation of many economic recovery initiatives by reallocating roadway space to enable restaurants to establish larger patio's and accommodate activated spaces that all people and businesses could benefit from. The focus of this initiative was in Central Lonsdale from 13<sup>th</sup> to 17<sup>th</sup> Streets, Brewery District and the Shipyards.
- **Patio Program:** A streamlined process to approve patio expansions that helped shift the operations of 36 cafes, restaurants and breweries outside, so they could continue to safely serve a sustainable stream of patrons.
- **Parklet Program:** – Small, parking space sized public seating areas added to support patrons of neighbouring businesses and the broader community in 5 locations on Lonsdale Avenue. The program received \$53,000 financial support from the United Way, Lower Lonsdale BIA and Neptune.
- **Placemaking and Space Activation:** Through added seating, shelter, programing and beautification measures staff focused on creating spaces that all people and businesses could benefit from – providing comfortable spaces for people to wait to access services, giving patrons of small restaurants without the capacity to construct their own patio a place to eat and adding vibrant destinations to the community, while we asked people to refrain from travel.
- **Public Alcohol Consumption:** Outside of the Province of Quebec, the City of North Vancouver was the first municipality in Canada to permit people to consume liquor in public. These spaces were created to support businesses during the time of capacity reduction and to provide additional socializing spaces for those that may not have access to private outdoor spaces.



## What We Learned

- **Municipalities can be nimble, make mistakes and adapt quickly:** Rapid response to emerging issues is possible through a commitment to a process of “learning by doing” and utilizing feedback from the community to adapt quickly.
- **Support for initiatives grew over time:** Changes to the public realm, particularly in Central Lonsdale were substantial. Initially, many members of the public were skeptical or expressed frustration, but as more patios were constructed and spaces were attractively activated, attitudes of visitors and businesses became more supportive. Ongoing community engagement, ongoing adaptation and diversifying our methods of soliciting feedback from the community, including more intercept surveys of people using these spaces and direct discussions with businesses, helped staff gain a broader understanding of what was working well and what could be improved.
- **More people using public spaces produce more garbage:** As take-out became a more prominent component of many businesses sales and more people spent time in public spaces; staff resources were stretched to keep up with garbage collection and cleaning public spaces. The increased demand and opportunities to divert waste from the landfill will need to be accounted for moving forward.
- **The City has many great public spaces:** When pandemic precautions forced people outside to physically distance while socializing, the City had a wide range of public spaces to offer from parks to plazas and reallocated street space. COVID has helped the community realize the potential of past and ongoing investment in public spaces.
- **Permitting alcohol consumption in public spaces was positive.** Designated alcohol consumption sites had few complaints or call outs from the RCMP. One location proved problematic and changes were made to adjust usage behaviour at that site. Park spaces were the most popular destinations for residents.
- **Reallocating road space in Central Lonsdale is possible, but comes with trade-offs:** When staff moved quickly to create space for people and businesses in Central Lonsdale the reallocation of the road space came with impacts that we were unable to quantify or predict at the outset. Through monitoring staff learned:
  - When the capacity of Lonsdale is reduced, some drivers traveling through Central Lonsdale chose Chesterfield and St. Georges Avenues as alternatives. These parallel streets demonstrated they have the capacity to absorb the traffic volume.
  - Some truck drivers chose to divert from the Lonsdale truck route onto Chesterfield and St. Georges Avenues to avoid delays. Despite some diversion, truck volumes including delivery and construction vehicles on Chesterfield and St. Georges Avenues remained low, representing 1-2% of total volume.
  - Emergency response vehicles preferred shifting their routes off of Lonsdale Avenue, but when using the street experienced less than 10 second delays to response time.
  - Transit is unable to divert onto other streets to avoid delay. Capacity reduction on Lonsdale Avenue caused bus speed to be reduced by 10% (+36 seconds) during peak hours and reliability also decreased. Adaptations made during the summer aided in minimizing further impacts as City wide traffic volumes increased.

- Average speeds of vehicle traffic in Central Lonsdale changed from an average of 35-42km/h pre-COVID to 32-35km/h with the Open Streets changes demonstrating some increased travel times but still in a reasonable range for an urban arterial.
- **Consultation with the public, businesses and stakeholders is critical to moving forward:** When faced with an unprecedented challenge such as COVID-19, quick decisive action was necessary to support the community. As the community settles into a new normal, further consultation is necessary to better understand the impacts of the City's actions and to guide the refinement and evaluation of intervention measures.

#### Planned adaptations and next steps

The City's objective to support people and businesses is unchanged as we enter fall and approach winter, but how that will manifest itself on the street will adapt to the seasons.

- 1.1. **Transition to support ongoing business recovery during winter:** Retrofit existing interventions and incorporate new elements to support the changing use of the street during the fall and winter by:
  - 1.1.1. Establishing a hybrid curbspace in Central Lonsdale for a range of uses that incorporates spaces for people, patios, parked cars and pick-up/drop-off zones.
  - 1.1.2. Developing a set of revised patio guidelines that will address winterization and ongoing use of sidewalk and curbside space. The revised guidelines and application process will help restaurants prepare for winter operations.
  - 1.1.3. Retaining existing parklets and add elements of weather protection to make them more comfortable spaces no matter the weather. Parklets will be the backbone of street activation this winter as they will continue to support the most popular spaces.
  - 1.1.4. Focusing street activations to support areas of the highest anticipated use, including the east side of the 1400 block on Lonsdale Avenue and the 1500 block near Tim Hortons. Remaining activation features will be shifted to continue to animate Lonsdale Avenue, City Hall Plaza, high use and dog off-leash areas. Staff will continue to monitor street activity and will adapt and shift spaces to meet public and business demand.
  - 1.1.5. Retaining street changes on Wallace Mews for the duration of the pandemic and work with neighbours, businesses and road users to improve the function of the space for everyone.
  - 1.1.6. Adding resiliency to the road network in Central Lonsdale during the winter by maintaining two lanes of traffic in each direction. Winter weather presents operational challenges with the risk of snowfall. Clearing snow effectively to support Lonsdale as an important goods movement corridor is difficult with reduced lane capacity – in the current configuration a single snow-bound vehicle would severely impact the corridor.



- 1.2. **Engage in consultation on refinements to Open Streets in Central Lonsdale in 2021:** Once again reallocate curbside space for people and businesses in Central Lonsdale in spring 2021 and work with the public, businesses and stakeholders through the winter on refinements to make Central Lonsdale better for everyone.

## 2. Safe and comfortable mobility

### What we did

As part of the Open Streets Action Plan endorsed by Council on June 1, 2020, road space on some local/neighbourhood streets was reallocated to provide more space for vulnerable road users – like pedestrians and cyclists – to maintain physical distancing while moving around the City. Streets on or adjacent to key pedestrian, cycling, or transit corridors across the City were prioritized for modifications. A combination of modifications were used, depending on the corridor context. Street modifications were delivered in phases and a total of 7.5 kilometres of local streets were modified by mid-June.

### What we learned

- **Providing protected space yields the best outcomes:** Staff observed consistently higher levels of usage on streets where additional protected space for pedestrian and cycling movement was provided, like the closure of travel lanes on West Grand Boulevard and removal of parking on Jones Avenue adjacent to Mahon Park and the Green Necklace. During the summer, an average of 150 cyclists per day were using the additional space provided on West Grand Boulevard as an alternative to the cycle path within the park that has high pedestrian usage and has been a source of conflicts. That volume using West Grand Boulevard is higher than the average number of cyclists using the Spirit Trail daily in the Mosquito Creek Marina area.
- **Rebounding traffic volumes did not create conditions for safe shared streets:** On streets where “Local Traffic Only” signage was erected (St. Andrews Avenue and 17<sup>th</sup> Street), staff observed that the easing of restrictions from the Province and Health Authorities through the month of June resulted in closer to normal traffic volumes and patterns on these streets that did not create comfortable conditions for vulnerable road users to share the road despite interventions. No significant or sustainable increase in walking or cycling volumes were observed by staff. Residents along the corridors expressed general support for the interventions, but feedback from the broader public on these kinds of interventions included confusion regarding access and impacts to vehicle traffic trying to move around the City.
- **Modifications were scaled back and pivoted to respond to feedback:** Staff removed the “Local Traffic Only” modifications from St. Andrews Avenue and 17<sup>th</sup> Street in mid-July and paused the installation of “Local Traffic Only” signage on an additional 7 kilometres of streets originally identified in the Open Streets Action Plan. Staff moved to implement a 30 kilometre per hour speed limit along parts of St. Andrews Avenue in early August to create more comfortable conditions for people walking and cycling.

### Planned adaptations and next steps

Moving forward, staff recommend the following steps be taken to continue supporting safe mobility during the pandemic:

- 2.1. Retain street changes on West Grand Boulevard until at least fall 2021 and work with neighbours and road users to improve the design of these interventions. Additional safety measures such as raised crosswalks are also planned.
- 2.2. Refine parking removal on Jones Avenue to find balance that supports access to the park and increased safety and space for pedestrians and cyclists.
- 2.3. Accelerate the roll out of additional slow speed zones across the City, prioritizing these changes on the City's designated cycling corridors and other areas outlined in the Safe Mobility Strategy.
- 2.4. Prioritizing Council's previous endorsed direction to refocus corporate and community transportation demand management initiatives to encourage ongoing telecommuting and shifts to non-automobile modes of travel.

### **3. Community and social well-being**

#### What we did

City actions to support community and social well-being have focused on providing assistance to stabilize housing for low-income residents and explore opportunities to improve access to food.

- **Supporting housing assistance:** On July 20, 2020, Council endorsed a \$75,000 grant for the North Shore Rent Bank in order to increase the bank's administrative and loan capacity to respond to higher demand resulting from the pandemic.
- **Enabling greater food security:** The City is actively working with a number of community partners to improve food security including food waste and recovery initiatives with North Shore Table Matters, increasing access to healthy foods in school with the Neighbourhood Food Collaborative program, and coordinating food programs and services for at-risk residents.
- **Expanding urban agriculture:** An interdepartmental staff group is currently working to identify and investigate the feasibility of additional community garden sites in the City. Staff are also working on reducing barriers and streamlining requirements associated with food production on private lands and public lands such as City boulevards to be ready for the 2021 planting season. The City has increased its outreach efforts through partnering with the Edible Garden Project and the Lynn Canyon Ecology Centre to deliver a series of seven virtual gardening workshops currently underway.

#### What we learned

- **Local funding can offset changes in federal and provincial programs:** Typical loans offered by the North Shore Rent Bank range from \$1,400 to \$2,000 depending on family size, and the bank has seen the majority of the loans repaid. The City's support is anticipated to significantly increase lending capacity of the program



through the next year, which is anticipated to be in high demand with changes to federal and provincial rent subsidies.

- **Food security impacts are being felt across our community:** Food programs and food banks have served a higher proportion of families since the start of the pandemic.
- **The need for food security support remains high.** The need for food security support is not returning to “pre-COVID levels”. There is concern that this condition will be exacerbated with recent changes/reductions in federal benefits affecting income and rent. Our community’s response to growing food needs has been led by non-profit organizations with very effective coordination, sharing and collaboration efforts. Most organizations have sought additional funding from various foundations and grants, but their capacity and sustainability to continue with expanded service levels is challenged.

#### Planned adaptations and next steps

- 3.1. **Monitor emerging housing needs and grant opportunities:** Staff will work with the Harvest Project to monitor program uptake and work with other organizations to better understand emerging needs as assistance programs are rolled back. The City will monitor forthcoming grant opportunities and suggest rapidly implementable housing projects for Council consideration, if applicable.
- 3.2. **Prioritize innovative approaches to addressing food security.** Collaborate with Metro Vancouver and other partners to secure larger quantities of viable food for redistribution and consumption through food waste recovery (e.g., unsold food or ingredients from food retail stores).

#### **4. Growth and development**

##### What we did

City actions to identifying housing access barriers across the City and identify key steps to address these issues are being developed through the Balanced Housing Lab initiative that has been on-going since late 2019. The focus areas for this effort are threefold: reimagining a streamlined housing approval process, identifying opportunities for more flexible delivery models for affordable living or housing, and mobilizing resources and capacity through partnerships.

##### What we learned

The COVID-19 pandemic has reinforced the need for more agile and responsive housing policies and programs at the local level. The Balanced Housing Lab initiative is considering the impacts of COVID-19 and what adjustments may be needed to recommendations to ensure resiliency.

### Planned adaptations and next steps

- 4.1. Staff will be bringing an interim report on the Balanced Housing Lab directions to Council shortly including key findings and recommendations to address housing needs through creative incentives, partnerships and regulations.

## **FINANCIAL IMPLICATIONS**

The quick adaptation actions outlined in this report have been delivered using existing City staff resources. As such, some areas of City services have seen a reduction in service level. To date, capital dollars for the physical improvements were funded from a combination of existing project funds from the 2020 Project Plan or using available funding from the City's General Reserve Fund and offset by savings in other projects to ensure no additional funds were required from the 2020 Project Plan.

Planned adaptations and next steps outlined in the economic recovery component of this report will have a total estimated cost of \$190,000 for winterization and ongoing maintenance until the end of December 2020. These funds will be used to create and improve weather protection at existing activations, continue to improve the quality and diversity of activated spaces and ongoing maintenance of all interventions.

Funding for this work will be sourced from the unappropriated balance of the following 2020 projects. Funding for those projects will be re-submitted in future Capital Plans as needed.

<b>Project</b>	<b>Amount</b>
Transit Stop Improvements	\$ 45,000
Replacement of City Hall Single Glazed Windows	\$ 45,000
Engineering Business Process Owner	\$ 100,000
<b>Total</b>	<b>\$ 190,000</b>

A budget for Open Streets in Central Lonsdale and overall economic recovery initiatives will be determined based on feedback from the community consultation process. Staff will also review 2021 needs and financial implications of maintaining and improving the adaptations in Central Lonsdale, Lower Lonsdale and the Shipyards and submit a Project Sheet for that purpose in the 2021 Capital Plan.

## **INTER-DEPARTMENTAL IMPLICATIONS**

Moving rapidly on the quick adaptation actions required the redeployment of internal resources from across the organization and has impacted the timing and delivery of previously identified work program items. Some projects have been placed on temporary hiatus to allow this work to proceed and this will continue to be required. Staff are preparing an update to the organizations 2020-2021 corporate work plan that will provide a guide for what projects will proceed within staff capacity.

## STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The quick adaptations pursued by the City outlined in this report were intended to respond to immediate needs arising from the COVID-19 crisis in a manner that aligns with and advances established City goals and objectives, and moves forward aspects of the key priorities identified in Council's Strategic Plan. The recommendations for next steps will ensure ongoing City actions remain focused on this outcome and context, in light of the evolving nature of the pandemic.

RESPECTFULLY SUBMITTED:



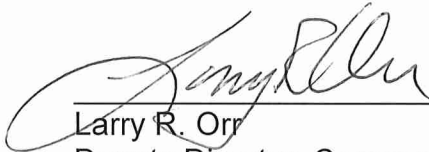
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Andrew Devlin, MCIP RPP  
Manager, Transportation Planning



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Justin Hall  
Manager, Public Realm Infrastructure






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Larry R. Orr  
Deputy Director, Community and Partner Engagement

## COVID-19 QUICK ADAPTATION ACTIONS MATRIX

Action	Council Decision	Economic recovery	Safe and comfortable mobility	Community and social well-being	Growth and development
Reallocating road space to facilitate safe use and enjoyment of public areas and multi-modal transportation	Open Streets Action Plan and associated funding endorsed by Council on June 1, 2020	x	x		
Permitting consumption of alcohol in public spaces	Consumption of Liquor in a Public Space Bylaw endorsed by Council on June 1, 2020	x			
Reducing processing times for City permits and licenses	Council direction to staff on May 11, 2020 to develop an expedited dinning process to expand temporary patios  Council direction to staff on September 14, 2020 to extend outdoor patios and create program for designated pick-up zones	x			
Deploying the Affordable Housing Reserve Fund toward critical housing needs	Council endorsement on July 20, 2020 for a grant of \$75,000 to expand the administrative and loan capacity of the North Shore Rent Bank			x	
Permitting the flexible use of private parking spaces	Suspension of enforcement of zoning bylaw for on-site outdoor dining during COVID-19, endorsed by Council on June 15, 2020	x			



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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 1

Subject: DEVELOPMENT VARIANCE PERMIT APPLICATION: 366 EAST 3<sup>RD</sup> STREET – ROOFTOP ANTENNAS (FREEDOM MOBILE)

Date: October 7, 2020 File No: 08-3400-20-0029/1

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

**RECOMMENDATION:**

PURSUANT to the report of the Planner 1, dated October 7, 2020, entitled “Development Variance Permit Application: 366 East 3<sup>rd</sup> Street – Rooftop Antennas (Freedom Mobile)”:

THAT Development Variance Permit No. PLN2020-00013 and Development Permit No. DPA2018-00005 be considered for issuance under Sections 498 and 489 of the *Local Government Act* and the Public Meeting be waived;

AND THAT staff be directed to review the Rooftop Antenna Development Permit Guidelines and Zoning Bylaw with regard to requirements for Third Party Rooftop Antennas, and to prepare revisions to the Development Permit Guidelines and a Zoning Bylaw text amendment for Council’s consideration.

**ATTACHMENTS:**

1. Context Map (Doc# [1951307](#))
2. Architectural Plans, dated September 3, 2020 (Doc# [1944895](#))
3. Photo Renderings of Proposed Antennas/Shrouding (Doc# [1951076](#))
4. Public Consultation Summary (Doc# [1938015](#))
5. Proposed Development Variance Permit (Doc# [1951028](#))
6. Proposed Development Permit (Doc# [1951164](#))



## PROJECT DESCRIPTION

The proposal includes the addition of eight radio frequency panel antennas and two microwave dishes, located within two shroud enclosures on the rooftop of the existing building at 366 East 3<sup>rd</sup> Street. The installation is proposed as an addition to Freedom Mobile's network to improve services for their mobile phone customers on the North Shore. Associated equipment is proposed to be installed within the building. The antennas and shroud structures are proposed to project 2.2 metres above the parapet of the building and to be set back from the side edges of the building by 0.3 metres. The proposed location of the antennas is set back from both the front and rear edges of the building to reduce visual bulk from the south, and shadow impacts on the properties to the north.

Several reasons have lead to the need for variances, including:

- dimensions of the antennas;
- technical siting requirements for both effectiveness of the antennas as well as health and safety standards (neither of which are regulated by CNV);
- minimum cable curve radii of cables connected to the antennas.

The proposal requires a variance to the Zoning Bylaw as well as the Rooftop Antenna Development Permit Guidelines. The requested variance to the Zoning Bylaw is identified in Table 1 below. The requested variances to the Rooftop Antenna Development Permit Guidelines are identified in Table 2.

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

	Current Regulation	Proposed Regulation
Section 409 (9) Height Exceptions for Third Party Rooftop Antenna Systems	Up to 1.22 metres (4.0 feet) above roof or mechanical penthouse	Up to 2.2 metres (7 feet) from roof parapet

**Table 2.** Requested Variance to the Development Permit Guidelines

	Current Regulation	Proposed Regulation
Guideline 3.3.1 (a)	Antennas may not project more than 1.22 metres beyond the top of the building	Antennas may project up to 2.2 metres beyond the top of the building parapet
Guideline 3.3.1 (b)	Antennas are set back a minimum of .91 metres from the parapet	Antennas are set back a minimum of .3 metres from the parapet
Guideline 3.3.1 (c)	Panel antennas are not to exceed .15 metres in width or 1.22 metres in length	(waived)



## REGULATORY FRAMEWORK

Rooftop antennas fall within Federal jurisdiction with their location and installation regulated by Innovation, Science and Economic Development (ISED, formerly Industry Canada); however, practice has been to encourage cooperation with local municipalities, giving some influence to local governments to oversee community consultation and guide the location and design of rooftop antenna installations.

The health and safety aspects of rooftop antennas falls outside of municipal jurisdiction and are governed by Health Canada's Safety Code 6. ISED ensures that installations operate within the parameters outlined in Safety Code 6.

## POLICY FRAMEWORK

The 2014 Official Community Plan and Rooftop Antenna Development Permit Guidelines identify areas where Third Party Rooftop Antennas may be considered. These include areas designated as Residential Level 5 and 6, Mixed-Use, Commercial, Industrial and Mixed Employment, on buildings not less than three storeys in height.

Prior to the adoption of the Rooftop Antenna Development Permit Guidelines in 2017, Rooftop Antennas were processed as Development Variance Permits, requiring Council review. In 2017, the Rooftop Antenna Development Permit Guidelines were adopted and the Zoning Bylaw was amended to permit a height exception of up to 1.22 metres for rooftop antennas. The intention of these changes was to allow staff to review and approve applications for rooftop antennas, provided that the location and design meet the Development Permit Guidelines, and that public notification is conducted in accordance with the Guidelines. Since 2017, no applications have successfully met all Guidelines and, consequently, no Development Permits have been issued.

Official Community Plan	
Policy 1.1.2 Align growth with the development of community amenities and infrastructure	Improvements to mobile phone and data services will support the needs of a growing population in the Lower Lonsdale and Moodyville areas.
Policy 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	The proposed installation includes shrouding to reduce visual clutter that the antennas may otherwise create and are sited to reduce visual and shadow impacts on the street and surrounding properties.
Policy 7.2.11 Support the development of intelligent infrastructure, such as high-efficiency energy systems and advanced communications, needed to support businesses in the future;	The proposed installation will support small and large businesses and employees through the provision of improved mobile communication services on the North Shore.

## PLANNING ANALYSIS

### Site Context and Surrounding Use

The subject site is designated Residential Level 5 in the Official Community Plan. The property was rezoned in 2016 and the building on site is a recently-constructed six-storey rental building.

The site is located on the north side of East 3<sup>rd</sup> Street. The properties directly across the lane are duplexes. Buildings to the east and west and south are all multi-unit residential, either strata or rental. The buildings and uses immediately surrounding the site are described in Table 1 below.

**Table 3. Surrounding Uses**

Direction	Address	Description	Zoning
North	357/359 East 4 <sup>th</sup> St.	Duplex (under construction)	RT-1
	363/365 East 4 <sup>th</sup> St.	Duplex	RT-1
	367/369 East 4 <sup>th</sup> St.	Duplex	RT-1
	373/375 East 4 <sup>th</sup> St.	Duplex	RT-1
South	360 East 2 <sup>nd</sup> St.	Low-rise 58-unit strata	RM-1
	357 East 3 <sup>rd</sup> St.	Low-rise 31-unit rental	RM-1
East	372 East 3 <sup>rd</sup> St	Low-rise 17-unit rental	RM-1
West	358 East 3 <sup>rd</sup> St	Low-rise 21-unit rental (Heritage Class B)	RM-1

The subject building is an appropriate location for rooftop antennas in terms of the OCP designation (Level 5) and building height (3 or more storeys). The initial proposal, which showed the installations sited at the rear edge of the building, presented some issue due to a minor increase in the shadow impact on the properties directly across the lane. The proposal was revised to address shadow concerns, which have now been mitigated. The proposed installations are now sited more centrally between the front and rear edges of the rooftop. Photo renderings show that the installations will be visible from East 3<sup>rd</sup> Street when viewed from the east and west (Attachment #3), however, the installations would not be visible from a vantage point directly south of the building on East 3<sup>rd</sup> Street. Shrouding, which would be painted to match the building, serves to make the installations appear as an integrated building element.



The proposal largely meets the intent of key guidelines, including integration with building design, and reduction of visual impact from the street and limited visual clutter from any perspective.

Reviews of this application and other past rooftop cell phone antennas have revealed that some sections of the Guidelines may be too specific or restrictive and it is possible that the requirements cannot be achieved for any proposal due to current radio communication technology design, including antenna dimensions and other considerations such as minimum cable curve radii. Through a review of the current Development Permit Guidelines, staff would consult with industry representatives to determine how the Guidelines can better accommodate current technology as well as be flexible enough to consider potential future technology.

Staff are recommending that Council ask for staff to review the Zoning Bylaw and Rooftop Antenna Development Permit Guidelines in order to identify specific requirements that are presenting issues for compliance, and to prepare amendments that would allow for flexibility when reviewing current and future technology while still maintaining appropriate and contextual controls over form and character.

## **COMMUNITY CONSULTATION**

The applicant provided opportunities for public input in the form of mail-out feedback forms with applicant and City staff contact information, as well as a Public Information Session held on September 12, 2019. Concerns raised by residents are summarized in the Public Input Summary.

Some concerns were raised that relate to the existing building in terms of the initial rezoning process and design of the building. Other comments related to the proposed antennas; some were generally opposed, while others expressed specific concerns regarding shadowing, especially on properties directly across the lane to the north. The proposed location of the antennas on the rooftop has been amended slightly to eliminate shadow impacts that the shrouding structures would have had on these properties.

Because the number of concerned responses received was relatively low and issues of shadowing have been resolved, a Public Meeting has not been recommended. Should Council wish to refer the application to a Public Meeting, the first active clause in the resolution should be amended to read:

THAT Development Variance Permit No. PLN2020-00013 and Development Permit No. DPA2018-00005 be considered for issuance under Sections 498 and 489 of the *Local Government Act* and referred to a Public Meeting;

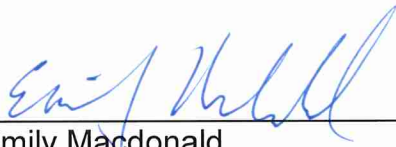
## **CONCLUSION**

Cell phone use has become widespread. The vast majority of households subscribe to mobile carriers and dependence on land lines has significantly declined. Mobile connectivity has become important for social connections as well as economic

development. City policies support the provision of infrastructure and amenities for residents and businesses. This proposal will allow for improvements to services provided to Freedom Mobile's customers. The design of the installation has taken the existing building design and contextual considerations into account, resulting in an addition to the building that is sensitive to the context and does not add visual clutter to building form. Policy and planning analysis supports the proposal.

The additional recommendation for changes to the Zoning Bylaw and Development Permit Guidelines would allow for future applications to be processed in a more streamlined way with a goal of granting flexibility to respond to changes in technology that are very likely to continue in a rapidly changing sector.

RESPECTFULLY SUBMITTED:



---

Emily Macdonald  
Planner 1

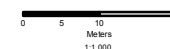




City of North Vancouver  
Context Map

Legend

- Subject Site
- Legal\_Parcels
- Aerial 2019



DISCLAIMER

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

GIS Division, Information Technology,  
City of North Vancouver

**city**  
of north  
vancouver





PROJECT NAME:	NEW ROOFTOP
PROJECT TYPE:	ROOFTOP MOUNT & EQUIP. INSTALL
PROJECT SITE No.:	BVA0527C
ADDRESS:	362-368 EAST 3RD ST. NORTH VANCOUVER, BC



BUILDING PHOTO

APPROVALS			
DEPARTMENT	SIGNATURE	DATE	

DRAWING INDEX			
SHEET	DRAWING DESCRIPTION	NO.	DATE
COV.	TITLE SHEET & SITE KEY PLAN	0	03 SEP 20
A01	REFERENCE SHEET/LOADING	0	03 SEP 20
A02	SITE PLAN	0	03 SEP 20
A03	ROOF PLAN	0	03 SEP 20
A04	NORTH-EAST ELEVATION	0	03 SEP 20
A05	SOUTH-EAST ELEVATION	0	03 SEP 20
A06	NORTH-WEST ELEVATION	0	03 SEP 20
E01	ELECTRICAL ROUTING	0	03 SEP 20
N01	EQUIPMENT DETAILS	0	03 SEP 20

ISSUE	
NO.	DESCRIPTION
0	PRELIMINARY

KEY MAP (NTS)	

GEOGRAPHIC COORDINATES	
LATITUDE:	N 49.310023°
LONGITUDE:	W 123.068753°

UTILITY — CONTACT	
BRITISH COLUMBIA ONE CALL: (BEFORE YOU DIG) 1-800-474-6886	

NOTES:	
1. ENSURE ALL ASPECTS OF WORK CONFORM TO FREEDOM MOBILE SPECIFICATIONS.	
2. CONTRACTOR TO VERIFY NORTH DIRECTION AND REPORT ANY DISCREPANCIES.	
3. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.	
4. READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.	
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE PRIOR TO FABRICATION FOR EXACT FIT. NOTIFY CONSULTANT/ENGINEER REGARDING ANY DISCREPANCIES.	
6. DO NOT SCALE DRAWINGS.	

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## EQUIPMENT SCHEDULE

RADIO ANTENNA SCHEDULE

MT.	RADIO ANTENNA			RRU		DC/FIBER LENGTH (m)	STATUS
	SECTOR	MODEL	AZIM.(DEG.)	QTY.	MODEL		
1	1	COMMScope R2V4PX308R	±0°	1/1/1	FRIJ/AHFIB/AHBCC/ AHLOA/AHHB	±50	PROPOSED
2	2	COMMScope R2V4PX308R	±90°	1/1/1	FRIJ/AHFIB/AHBCC/ AHLOA/AHHB	±50	PROPOSED
2	3	COMMScope R2V4PX308R	±180°	1/1/1	FRIJ/AHFIB/AHBCC/ AHLOA/AHHB	±50	PROPOSED
1	4	COMMScope R2V4PX308R	±270°	1/1/1	FRIJ/AHFIB/AHBCC/ AHLOA/AHHB	±50	PROPOSED
1	1	COMMScope R2V4PX308R	±0°	1/1/1	FRIJ/AHFIB/AHBCC/ AHLOA/AHHB	±50	PROPOSED
2	2	COMMScope R2V4PX308R	±90°	1/1/1	FRIJ/AHFIB/AHBCC/ AHLOA/AHHB	±50	PROPOSED
2	3	COMMScope R2V4PX308R	±180°	1/1/1	FRIJ/AHFIB/AHBCC/ AHLOA/AHHB	±50	PROPOSED
1	4	COMMScope R2V4PX308R	±270°	1/1/1	FRIJ/AHFIB/AHBCC/ AHLOA/AHHB	±50	PROPOSED
JUMPERS = LDF4 DC=1/2-3/4" FIBER = 3/8"-1/2" DC/FIBER LENGTH=FROM EQUIPMENT TO RRU LOCATION							

MICROWAVE SCHEDULE

MT.	RADIO ANTENNA			CABLE LENGTH (m)	STATUS
	#	MODEL (SIZE)	AZIMUTH(DEG.)		
1	1	2' DIA.	TBD	TBD	PROPOSED
2	2	2' DIA. (FACING BVA0576)	TBD	TBD	PROPOSED

## REFERENCES AND DESIGN INFO

## LEGEND

- NOTES
- CONTRACTOR IS RESPONSIBLE TO MAKE PROVISION TO SUPPORT OR WORK AROUND EXISTING BUILDING STRUCTURES, EXISTING EQUIPMENTS, PIPES AND CABLE ROUTES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT SITE BEFORE PROCEEDING WITH FABRICATION AND INSTALLATION OF ANY MATERIALS. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGN ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
  - THESE DRAWINGS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES.
  - ALL WORK TO BE COMPLETED IN ATMOSPHERIC CONDITIONS THAT WILL NOT IMPACT THE STRUCTURAL CAPACITY OF ANY PART OF THE EXISTING BUILDING STRUCTURE.

## SCOPE OF WORK

NORTH ARROW



MOUNT #

# - PROPOSED MT#  
# - MODIFIED MT#

DETAIL TITLE

1 SECTION A-A  
N.T.S.

PROPOSED  
ANTENNA

SECTOR #1  
Az: 0°

SECTION/DETAIL

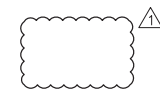
EXISTING  
ANTENNA

SECTOR #1  
Az: 0°

PARTIAL DETAIL

EXISTING ANTENNA  
OTHER CARRIER

REVISION CLOUD

PLAN VIEW  
ANTENNA  
DESCRIPTION

PROPOSED  
KRE  
ELEV.=  
Az.

PROPOSED  
INSTALLATIONELEVATION  
MARKER

T/O LOWER PH  
= 50m

CLIENT:

CARRIER:



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NO. BY	DESCRIPTION		DATE

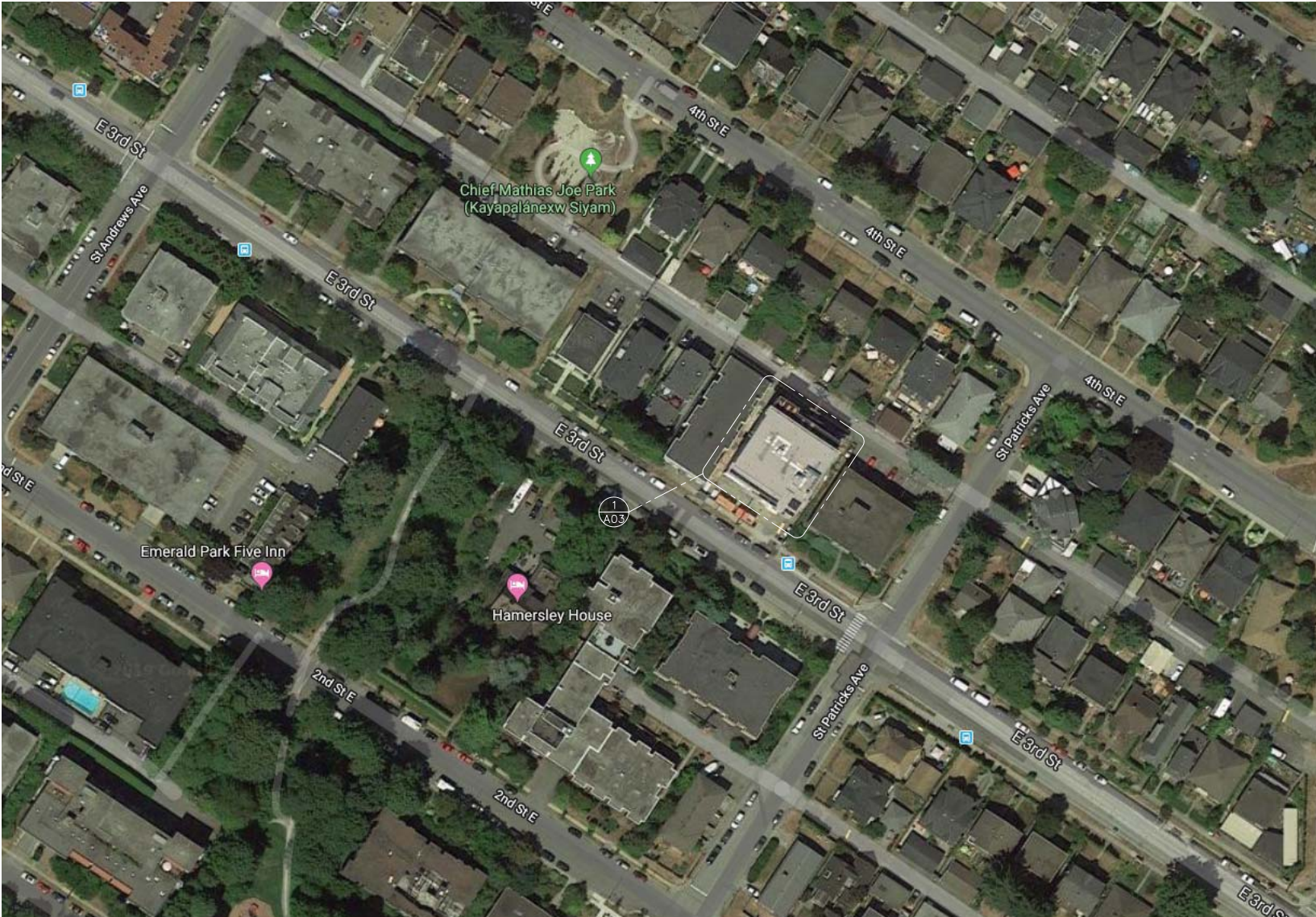


LOCATION:  
362-368 EAST 3RD ST. NORTH VANCOUVER, BC

TITLE:  
REFERENCE SHEET/LOADING

PROJECT NAME: NEW ROOFTOP PROJECT NO: BVA0527C DWG. NO: A01

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1 SITE PLAN

- NOTES:
1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
  2. ONLY RELEVANT INFORMATION FOR THE PROPOSED PROJECT SHOWN ON THESE DRAWINGS.

CLIENT:

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LOCATION:  
362-368 EAST 3RD ST. NORTH VANCOUVER, BC

TITLE:  
SITE PLAN

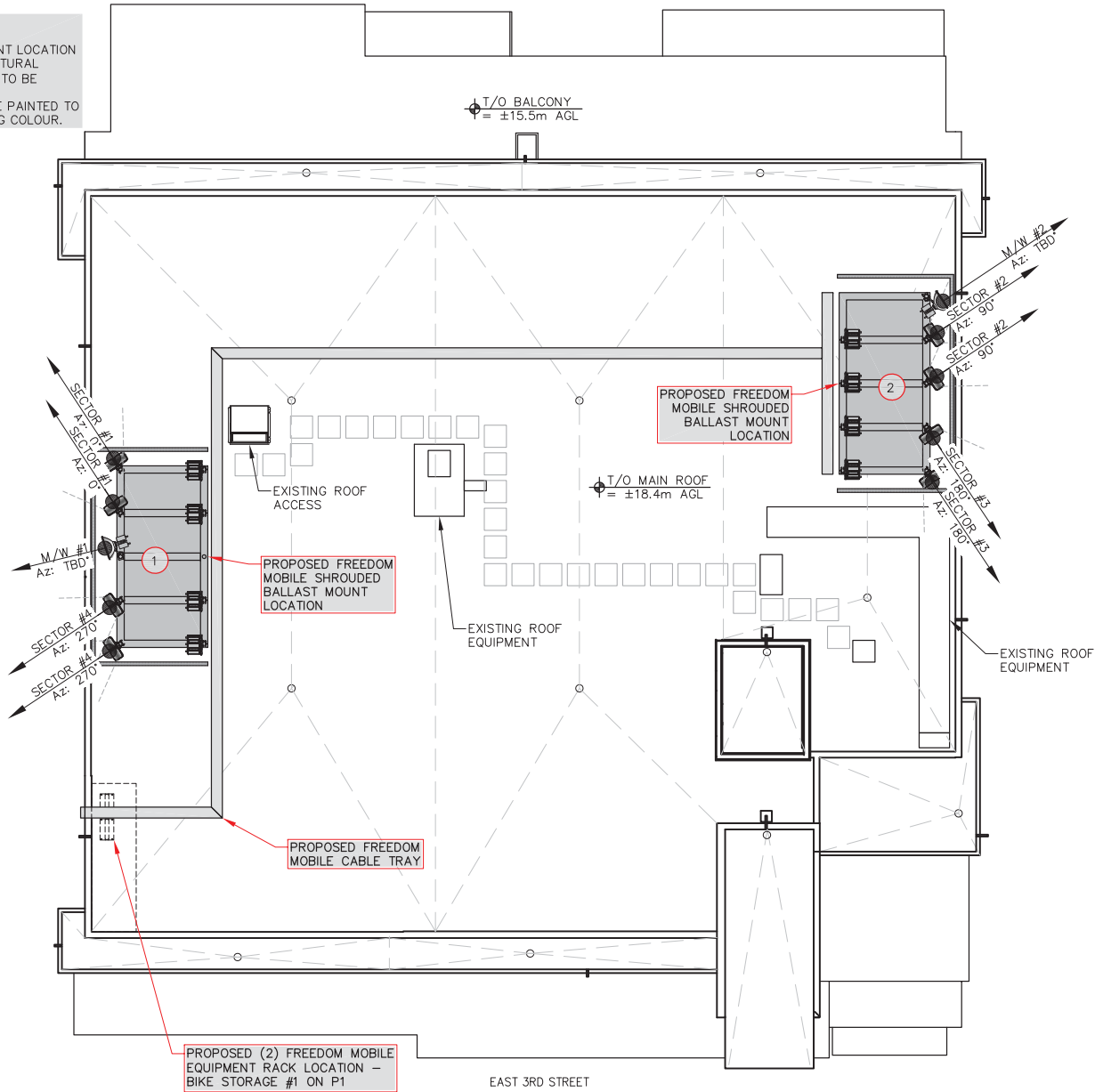
PROJECT NAME:  
NEW ROOF TOP

PROJECT NO:  
BVA0527C

DWG. NO:  
A02

**NOTE:**

1. PROPOSED BALLAST MOUNT LOCATION TO BE CONFIRMED. STRUCTURAL CAPACITY OF P/H NEEDS TO BE VERIFIED AND CHECKED.
2. PROPOSED SHROUD TO BE PAINTED TO MATCH EXTERIOR BUILDING COLOUR.



PROPOSED (2) FREEDOM MOBILE EQUIPMENT RACK LOCATION - BIKE STORAGE #1 ON P1

EAST 3RD STREET

1 ROOF PLAN

**NOTES:**

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
2. ONLY RELEVANT INFORMATION FOR THE PROPOSED PROJECT SHOWN ON THESE DRAWINGS.
3. SHROUD MATERIAL CONSTRUCTED WITH FIBERGLASS AND PAINTED TO MATCH WHITE ON BUILDING.
4. EXISTING ROOF PLAN WAS OBTAINED FROM ARCHITECTURAL DRAWINGS BY HEARTH ARCHITECTURAL DATED 19 FEB 2016.

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LOCATION:  
362-368 EAST 3RD ST. NORTH VANCOUVER, BC

TITLE:  
ROOF PLAN

PROJECT NAME:  
NEW ROOFTOP

PROJECT NO:  
BVA0527C

DWG. NO:  
A03



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NOTE:

1. BOTTOM OF ANTENNA MIN. 500mm FROM ROOFTOP TO ACCOMMODATE FIBRE CABLE BEND RADIUS.
2. PROPOSED SHROUD TO BE PAINTED TO MATCH EXTERIOR BUILDING COLOUR.

PROPOSED FREEDOM  
MOBILE SHROUD TYP.

PROPOSED FREEDOM MOBILE  
RF ANTENNA ON PROPOSED  
SHROUDED BALLAST MOUNT  
TYP.

PROPOSED FREEDOM  
MOBILE M/W ON  
PROPOSED SHROUDED  
BALLAST MOUNT TYP.

- T/O SHROUD  
= ±21.2m AGL
- T/O PENTHOUSE  
= ±20.5m AGL
- C/L OF ANTENNA  
= ±20.1m AGL
- B/O ANTENNA  
= ±19.1m AGL
- T/O PARAPET  
= ±19.0m AGL
- T/O MAIN ROOF  
= ±18.4m AGL

T/O GRADE = 0.0m

1 NORTH-EAST ELEVATION VIEW

NOTES:

1. ONLY RELEVANT INFORMATION FOR THE PROPOSED PROJECT SHOWN ON THESE DRAWINGS.
2. SHROUD MATERIAL CONSTRUCTED WITH FIBERGLASS AND PAINTED TO MATCH WHITE ON BUILDING.

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NO. BY	DESCRIPTION	DATE



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LOCATION:  
362-368 EAST 3RD ST. NORTH VANCOUVER, BC

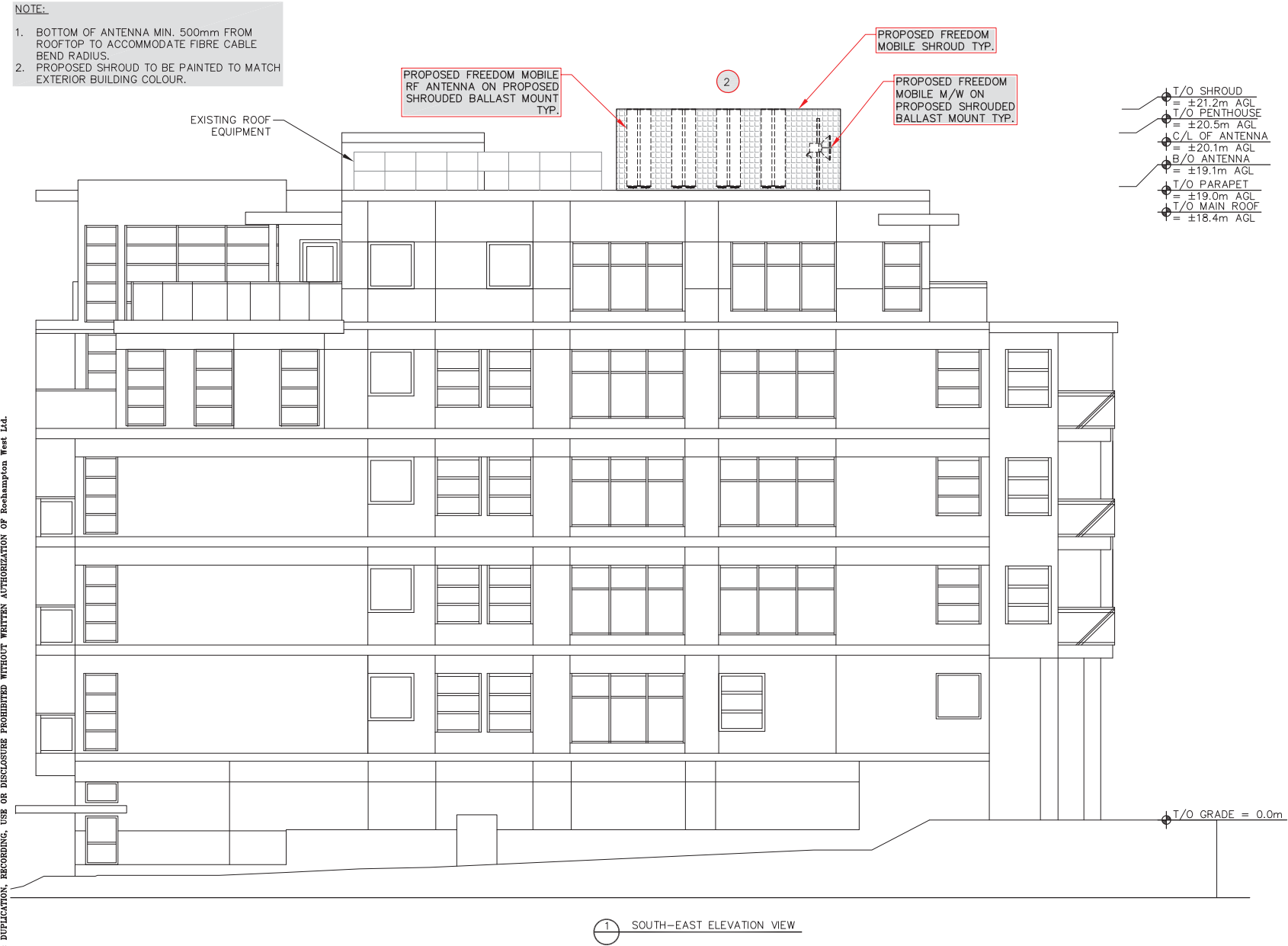
TITLE:  
NORTH-EAST ELEVATION

PROJECT NAME:  
NEW ROOFTOP

PROJECT NO:  
BVA0527C

DWG. NO:  
A04

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- NOTES:
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  2. SHROUD MATERIAL CONSTRUCTED WITH FIBERGLASS AND PAINTED TO MATCH WHITE ON BUILDING.

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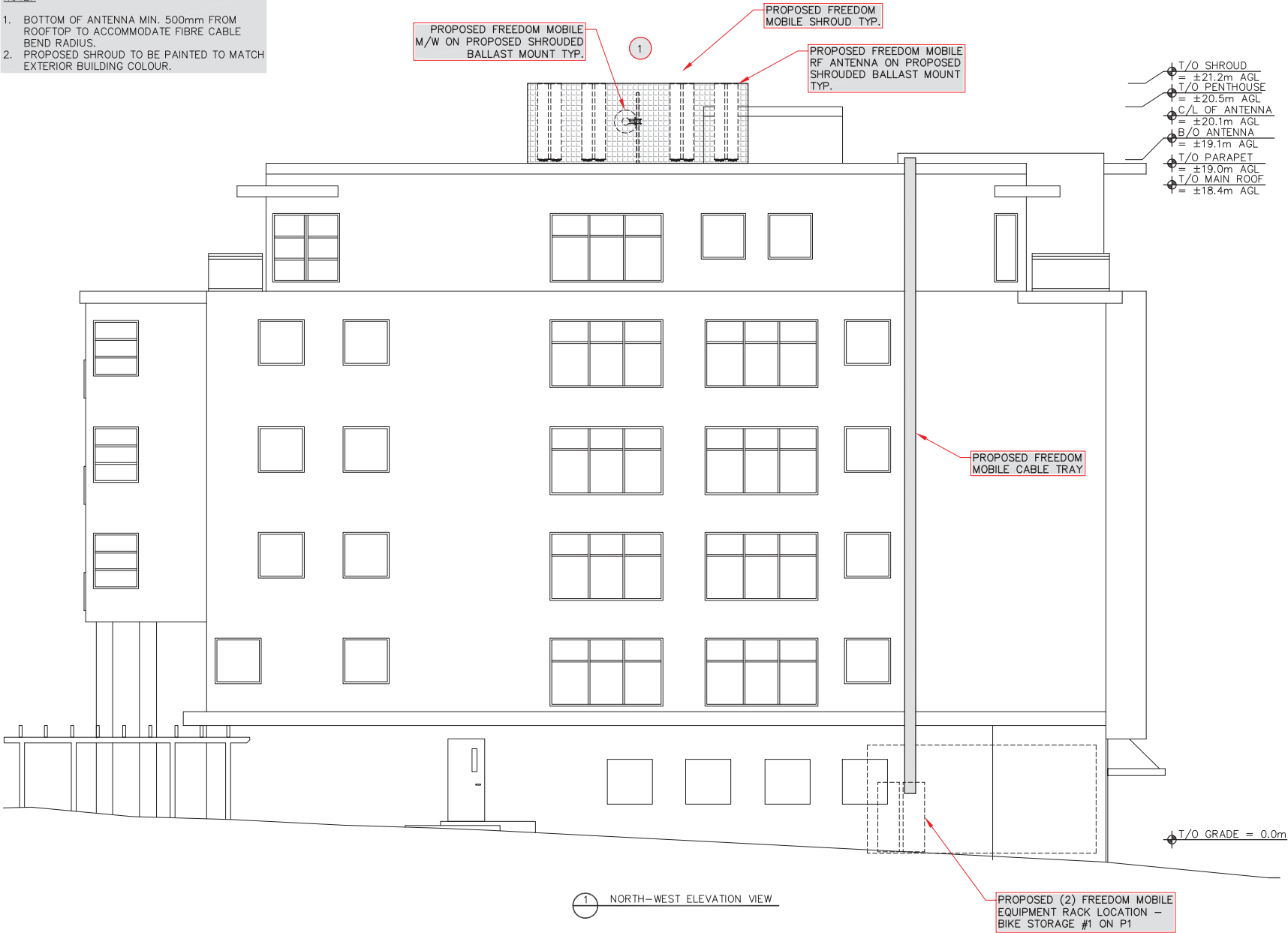
TITLE:  
SOUTH-EAST ELEVATION

PROJECT NAME: NEW ROOFTOP	PROJECT NO: BVA0527C	DWG. NO: A05
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NOTE:

1. BOTTOM OF ANTENNA MIN. 500mm FROM ROOFTOP TO ACCOMMODATE FIBRE CABLE BEND RADIUS.
2. PROPOSED SHROUD TO BE PAINTED TO MATCH EXTERIOR BUILDING COLOUR.



1 NORTH-WEST ELEVATION VIEW

- T/O SHROUD = ±21.2m AGL
- T/O PENTHOUSE = ±20.5m AGL
- C/L OF ANTENNA = ±20.1m AGL
- B/O ANTENNA = ±19.1m AGL
- T/O PARAPET = ±19.0m AGL
- T/O MAIN ROOF = ±18.4m AGL

NOTES:

1. ONLY RELEVANT INFORMATION FOR THE PROPOSED PROJECT SHOWN ON THESE DRAWINGS.
2. SHROUD MATERIAL CONSTRUCTED WITH FIBERGLASS AND PAINTED TO MATCH WHITE ON BUILDING.

CLIENT:



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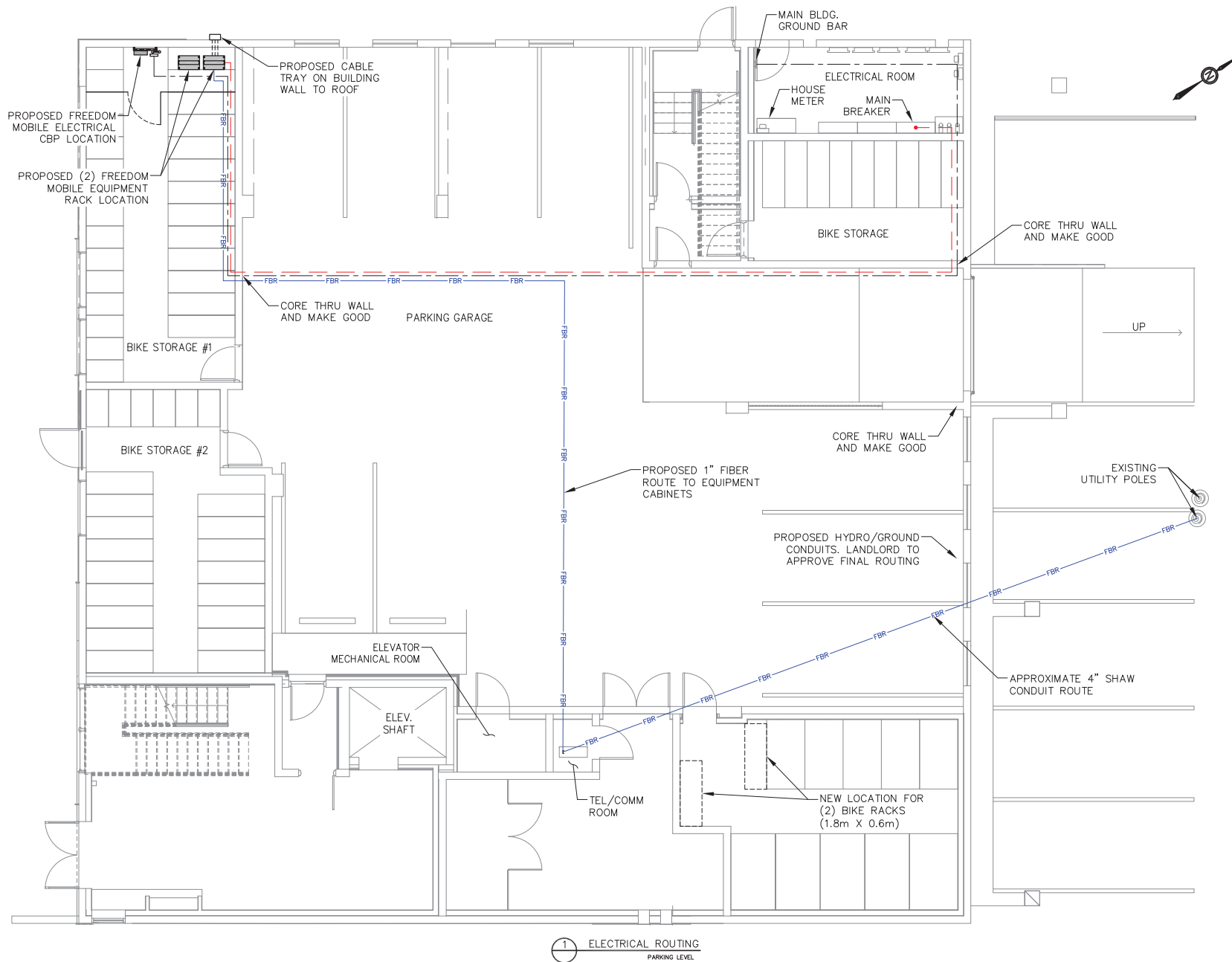
LOCATION:  
362-368 EAST 3RD ST. NORTH VANCOUVER, BC

TITLE:  
NORTH-WEST ELEVATION

PROJECT NAME: NEW ROOFTOP	PROJECT NO: BVA0527C	DWG. NO: A06
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NOTES:

1. ONLY RELEVANT INFORMATION FOR THE PROPOSED PROJECT SHOWN ON THESE DRAWINGS.

CLIENT:

CARRIER:



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0	MJ	PRELIMINARY 03 SEP 20
NO. BY	DESCRIPTION	DATE



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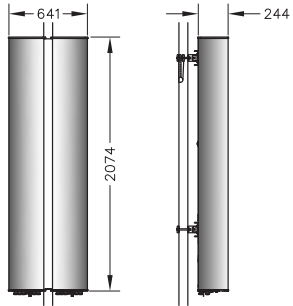
LOCATION:  
362-368 EAST 3RD ST. NORTH VANCOUVER, BC

TITLE:  
ELECTRICAL ROUTING

PROJECT NAME: NEW ROOFTOP	PROJECT NO: BVA0527C	DWG. NO: E01
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1 RELAY RACK UNIT  
N.T.S.

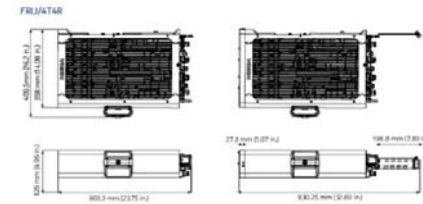


COMMScope R2V4PX308R  
Height/Width/Depth: 2074x641x244mm  
Weight: 60.0kg

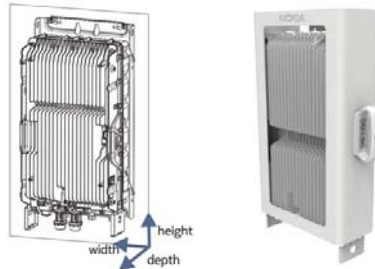
2 RF ANTENNA DETAIL  
N.T.S.



AHLOA  
Height/Width/Depth: 730x240x390mm  
Weight: 38kg



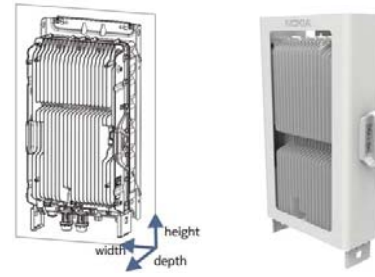
ERLJ  
Height/Width/Depth: 603x126x409mm  
Weight: 24.5kg



AHFIB  
Height/Width/Depth: 675x327x165mm  
Weight: 30kg

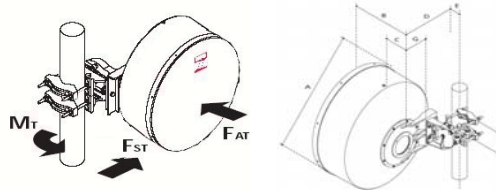


AHHB  
Height/Width/Depth: 337x295x141mm  
Weight: 15.7kg



AHBCC  
Height/Width/Depth: 675x327x205mm  
Weight: 38kg

3 RRU's  
N.T.S.



4 M/W ANTENNA DIMENSIONS CHART  
N.T.S.

M/W ANTENNA DIMENSIONS CHART											
MODEL	BA	B	C	ØD FOR MOUNTING PIPE DIAM.					E	F	NET WEIGHT (kg)
				219 (8.5)	114 (4.5)	89 (3.5)	51 (2.0)				
SC2-XXXX(CONT.)	670 (26.4)	293 (11.5)	254 (10)	-	293 (11.4)	293 (11.4)	293 (11.4)	123 (4.8)	100 (3.9)	9	
SBK2-190CB (CONT.)	700 (28)	289 (11.5)	114 (4.5)	-	371 (14.6)	357 (14.0)	333 (13.1)	99 (3.9)	146 (5.7)	9	
SBK2-220CB (CONT.)	700 (28)	289 (11.5)	114 (4.5)	-	371 (14.6)	357 (14.0)	333 (13.1)	99 (3.9)	146 (5.7)	9	
SBK3-190AB (CONT.)	970 (38.3)	500 (19.8)	170 (6.8)	-	317 (12.5)	299 (11.8)	299 (11.8)	100 (3.9)	365 (14.4)	18	
SBK3-220AB (CONT.)	970 (38.3)	500 (19.8)	170 (6.8)	-	317 (12.5)	299 (11.8)	299 (11.8)	100 (3.9)	365 (14.4)	18	
SBK4-190AB (CONT.)	1262 (49.7)	631 (24.9)	248 (9.8)	-	365 (14.4)	-	-	115 (4.5)	365 (14.4)	35	
UXA4-190CB (CONT.)	700 (28)	389 (15.4)	114 (4.5)	-	371 (14.6)	357 (14.0)	333 (13.1)	99 (3.9)	146 (5.7)	15	
UXA4-190BB (CONT.)	1313 (51.7)	816 (32.1)	248 (9.8)	-	365 (14.4)	-	-	115 (4.5)	365 (14.4)	40	
UXA4-220BB (CONT.)	1313 (51.7)	248 (9.8)	248 (9.8)	-	365 (14.4)	-	-	115 (4.5)	365 (14.4)	40	

CLIENT:

CARRIER:



5			
4			
3			
2			
1			
0	MJ	PRELIMINARY	03 SEP 20

NO.	BY	DESCRIPTION	DATE
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**ROEHAMPTON WEST**  
1112 WEST PENDER ST.  
SUITE 100  
VANCOUVER, BC V6E 2S1  
TEL: (778) 300-1233  
VANCOUVER - EDMONTON - CALGARY

LOCATION:  
362-368 EAST 3RD ST. NORTH VANCOUVER, BC

TITLE:  
EQUIPMENT DETAILS

PROJECT NAME:  
NEW ROOFTOP

PROJECT NO:  
BVA0527C

DWG. NO:  
N01

### 336 East 3<sup>rd</sup> Street – Proposed Rooftop Antenna Installation Photo Renderings

Current view from East 3<sup>rd</sup> looking east:



View from East 3<sup>rd</sup> looking east with proposed antennas/shroud:



**336 East 3<sup>rd</sup> Street – Proposed Rooftop Antenna Installation Photo Renderings**

Current view from East 3<sup>rd</sup> looking west:



View from East 3<sup>rd</sup> looking west with proposed antennas/shroud:







Emily MacDonald, Planner 1  
Planning and Development  
City of North Vancouver

Via Email: [emacdonald@cnv.org](mailto:emacdonald@cnv.org)

Re: Freedom Mobile DVP Consultation/Project Summary

Ms. MacDonald,

Cypress, on behalf of Freedom Mobile, has concluded our public consultation regarding the antenna installation at 366 East 3<sup>rd</sup>, North Vancouver. Below is a summary of the consultation process. Key consultation milestones include the following:

- March 29, 2018 - Cypress submitted Development Permit for a rooftop antenna installation at 366 E 3<sup>rd</sup>.
- June 18, 2019 – Cypress completed notification of the project as per City requirements
- August 27, 2019 – Sent Public Open House notifications to neighbors
- August 30, 2019 - Posted and on-site sign
- September 12, 2019 – Hosted a Public Open House Meeting

During the consultation process, ten (10) comments were received regarding the project. Attached is a summary of all public comments received with responses from Cypress. Nine of the ten expressed concerns. There were really two common themes/concerns raised through the consultation process. First, historical issues related to the development of the building including a variety of issues unrelated to Freedom's application to add antennas. Second, was the visual and/or shadow impact of the antenna installation to properties north of the building (across the lane, from the north side of 4<sup>th</sup> Avenue and a few homes on 5<sup>th</sup> Avenue). Cypress focused on the visibility/shadow concerns related to the antennas themselves. Cypress engaged an architect to complete a shadow analysis for review by staff and concerned residents. The shadow analysis displayed that the antennas installation (either shrouded or unshrouded) had very little shadow impact to neighbouring properties. A suggestion was made by both staff and a member of the public to have the antennas moved even further towards the front of the building. Freedom revised its plans to move the antennas further towards the front of the building to further reduce any visual or shadow impact to properties to the north. Freedom consulted staff regarding the preference for shrouding or no shrouding. It was determined that shrouding the antennas (while increasing the height of the installation minimally) would best reduce visibility of the antennas. Freedom shared the final designs (which included setting the antennas further away from the rear of the building and shrouding the antennas) with community members on March 25, 2020. No further comments were received from the community.

Please let me know if you need anything further to complete your report to Council.

Regards,

**Chad Marlatt**

**Cypress Land Services, Agents for Freedom Mobile**

Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2





## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### DEVELOPMENT VARIANCE PERMIT

Permit No. PLN2020-00013

File: 08-3400-20-0029/1

Issued to owner(s): **MAGNOLIA HOUSE HOLDINGS LTD., INC.NO. BC1024751**

Respecting the lands located at **366 East 3<sup>rd</sup> Street**, North Vancouver, BC, legally described as:

**LOT A BLOCK 130 DL 274 NEW WESTMINSTER DISTRICT PLAN EPP66585  
PID: 030-035-694**

(the “Lands”)

#### List of Attachments:

Schedule “A”: List of Plans

#### Authority to Issue:

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

#### Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” are hereby varied as follows:
  - A. Section 409(9) shall be varied to allow a Third Party Rooftop Antenna System to project up to 2.2 metres above the roof parapet of the building.

#### Special Terms and Conditions of Use:

3. The Buildings and Structures shall be developed in accordance with the plans dated and listed on the attached Schedule A “List of Plans” and filed in the offices of the City, approved by Council, and in compliance with the regulations and conditions listed hereunder including:

- A. The owner shall obtain a Development Permit for the proposed Third Party Rooftop Antenna installation; and
    - B. The owner shall obtain a Building Permit for the proposed Third Party Rooftop Antenna installation.
  - 4. No variances other than those specifically set out in this permit are implied or to be construed.
  - 5. All plans attached to this Permit and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the City where such plans and specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted by this Development Variance Permit. The Lands may be subject to additional regulations, restrictive covenants and agreements which may affect their use, development and amenities, if any section or lesser portion of this Development Variance Permit is held invalid for any reason the invalid portion shall be severed from this Development Variance Permit and the validity of the remainder of the Development Variance Permit shall not be affected.
- 

#### **General Terms and Conditions:**

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

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

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

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

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

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

---

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Variance Permit No. PLN2020-00013.

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

THIS IS NOT A BUILDING PERMIT

**Schedule A**  
**List of Plans – 366 East 3<sup>rd</sup> Street**

<b>Designer</b>	<b>Project Name</b>	<b>Sheet Description</b>	<b>Sheet No.</b>	<b>Sheet Date</b>	<b>CityDocs File Number</b>
Rohampton West	New Rooftop	Title Sheet & Site Key Plan	-	September 3, 2020	1944895
Rohampton West	New Rooftop	Reference Sheet/Loading	A01	September 3, 2020	1944895
Rohampton West	New Rooftop	Site Plan	A02	September 3, 2020	1944895
Rohampton West	New Rooftop	Roof Plan	A03	September 3, 2020	1944895
Rohampton West	New Rooftop	North-East Elevation	A04	September 3, 2020	1944895
Rohampton West	New Rooftop	South-East Elevation	A05	September 3, 2020	1944895
Rohampton West	New Rooftop	North-West Elevation	A06	September 3, 2020	1944895
Rohampton West	New Rooftop	Electrical Routing	E01	September 3, 2020	1944895
Rohampton West	New Rooftop	Equipment Details	N01	September 3, 2020	1944895



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

**DEVELOPMENT PERMIT**

**ROOFTOP ANTENNA**

Permit No. DPA2018-00005

File: 08-3060-20-0191/1

Issued to owner(s): **MAGNOLIA HOUSE HOLDINGS LTD., INC.NO. BC1024751**

Respecting the lands located at **366 East 3<sup>rd</sup> Street**, North Vancouver, BC, legally described as:

**LOT A BLOCK 130 DL 274 NEW WESTMINSTER DISTRICT PLAN EPP66585**  
**PID: 030-035-694**

(the “Lands”)

**List of Attachments:**

Schedule “A”: List of Plans

**Authority to Issue:**

1. This Development Permit is issued pursuant to Section 489 of the *Local Government Act*.
2. This permit is specifically in accordance with The City of North Vancouver “Official Community Plan Bylaw, 2014, No. 8400”, Section 2.5 and applicable Rooftop Antenna Development Permit Guidelines contained in “Zoning Bylaw, 1995, No. 6700”, Division VII, except as specified below, and all other applicable bylaws and guidelines of the City.

**Bylaws Supplemented or Varied:**

3. Guideline 3.3.1 Standard of Design:
  - a. Guideline 3.3.1 (a), maximum height, shall be varied to permit rooftop antennas to project 2.2 metres above the roof parapet;
  - b. Guideline 3.3.1 (b), minimum setback, shall be reduced to .3 metres from the roof edge;
  - c. Guideline 3.3.1 (c), maximum antenna dimensions, shall be waived.



### **Special Terms and Conditions of Use:**

4. The antennas and shroud structures shall be developed in accordance with the plans dated and listed on the attached Schedule A "List of Plans" and filed in the offices of the City, approved by Mayor and Council, and in compliance with the regulations and conditions listed hereunder:
  - A. All secure bicycle parking that will be relocated to accommodate mechanical equipment associated with the installation shall conform with Zoning Bylaw section 10A requirements;
  - B. All antennas and dishes shall be shrouded as shown in the List of Plans. Shrouding shall be painted to match the appearance of the Principal Building;
  - C. The owner shall not construct or apply for a building permit to construct the proposed antenna installation until and unless a Development Variance Permit has been obtained to allow the proposed height of the installation;
  - D. The owner shall not construct the proposed antenna installation until and unless a Building Permit has been issued for the proposed antenna installation.
5. No variances other than those specifically set out in this permit are implied or to be construed.
6. All plans attached to this Permit and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the City where such plans and specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted by this Development Permit. The Lands may be subject to additional regulations, restrictive covenants and agreements which may affect their use, development and amenities, if any section or lesser portion of this Development Permit is held invalid for any reason the invalid portion shall be severed from this Development Permit and the validity of the remainder of the Development Permit shall not be affected.

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### **General Terms and Conditions:**

7. Pursuant to Section 504 of the *Local Government Act*, this Permit lapses if the work authorized herein is not commenced within 24 months following issuance of this Development Permit. In the event the Owner is delayed or interrupted or prevented from commencing or continuing the construction on or about the subdivision by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the works shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

8. This Development Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524(3) of the *Local Government Act*.
9. Nothing in this permit shall in any way relieve Land Owner/Developers obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
10. Nothing in this permit shall in any way relieve the Land Owner/Developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Health Act*, the *Fire Services Act*, the *Electrical Energy Inspection Act*, and any other provincial statutes.
11. The Permit holder acknowledges that a Building Permit and other City Permits are required. This is not a Building Permit.
12. The holder of the permit shall provide the general contractor and all professionals associated with this project with copies of this permit.

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

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

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

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

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Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Permit No. DPA2018-00005.

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

**THIS IS NOT A BUILDING PERMIT**

**Schedule A**  
**List of Plans – 366 East 3<sup>rd</sup> Street**

<b>Designer</b>	<b>Project Name</b>	<b>Sheet Description</b>	<b>Sheet No.</b>	<b>Sheet Date</b>	<b>CityDocs File Number</b>
Rohampton West	New Rooftop	Title Sheet & Site Key Plan	-	September 3, 2020	1944895
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Rohampton West	New Rooftop	Electrical Routing	E01	September 3, 2020	1944895
Rohampton West	New Rooftop	Equipment Details	N01	September 3, 2020	1944895



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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Meg Wray, Planner 1

Subject: REZONING APPLICATION: BLACK KETTLE BREWING INC., 720  
COPPING STREET

Date: October 7, 2020 File No: 08-3360-20-0504/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 1, dated October 7, 2020, entitled  
"Rezoning Application: Black Kettle Brewing Inc., 720 Copping Street":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8700"  
(Bryan Lockhart / Black Kettle Brewing Inc., 720 Copping Street, CD-728) 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# [1951140](#))
2. Architectural Plans, dated September 30, 2020 (Doc# [1951807](#))
3. Public Consultation Summary (Doc# [1951147](#))
4. Zoning Bylaw Amendment Bylaw No. 8700 (Doc# [1951195](#))

**PROJECT DESCRIPTION**

Black Kettle Brewing is an existing beer manufacturer located at 720 Copping Street,  
and has been operating since 2014.

The current zoning at 720 Copping Street allows for the manufacturing and storage of  
beer and the provision of a small amount of samples. This rezoning would add  
Accessory Lounge Use to the zoning, which would allow customers to purchase and

consume products as opposed to only sample. Also, the addition of Accessory Manufacturing Retail Use to the zoning would allow the sale of a small amount of complementary items, such as food, in addition to products manufactured on site.

This proposal would allow Black Kettle Brewing to continue to operate in a manner that is in line with their current business operations. Provincial liquor licensing standards, such as restrictions around maximum alcohol serving sizes, have changed over the last few years. Black Kettle Brewing has applied to the City to rezone, so the business' operations can adapt and conform to current Provincial requirements for lounges.

The requested changes to the Zoning Bylaw are identified in Table 1 below.

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

	Current Regulation	Proposed Regulation
Accessory Uses	As permitted in the W-1 zone	<p>In addition to the uses permitted in the W-1 zone:</p> <p>(a) Accessory Lounge Use, subject to Section 702(7), except that:</p> <p>i. together with Accessory Retail Service Use and Accessory Manufacturing Retail Use, shall not occupy a combined area of more than 30% of the Gross Floor Area of the Principal Industrial Use up to a maximum of 157.6 square metres (1696.4 square feet).</p> <p>(b) Accessory Manufacturing Retail Use, subject to 702(4), except that:</p> <p>i. together with Accessory Retail Service Use and Accessory Lounge Use, shall not occupy a combined area of more than 30% of the Gross Floor Area of the Principal Industrial Use.</p>

## SITE CONTEXT

The site is centrally located within a light industrial area of the city. Marine Drive is two blocks to the north, Squamish Nation lands to the east, Harbourside and the Waterfront to the south, and Automall Drive to the west. Black Kettle Brewing is also in close proximity to the North Shore Spirit Trail, an active transportation route.

The buildings and uses immediately surrounding the site are described in Table 2 below.



**Table 2. Surrounding Uses**

Direction	Address	Description	OCP Designation
North	Railway Corridor 61-63 Bewicke Ave	Railway Corridor City Operations Centre	Mixed Employment Mixed Employment
South	40 Gostick Pl 55 Gostick Pl	Light Industrial uses Light Industrial uses	Mixed Employment Mixed Employment
East	758 Copping St 788 Copping St	Light Industrial uses Light Industrial uses	Mixed Employment Mixed Employment
West	51-59 Bewicke Ave & 700-712 Copping St	Light Industrial uses	Mixed Employment

## **POLICY FRAMEWORK & PLANNING ANALYSIS**

The subject site is designated Mixed Employment in the 2014 Official Community Plan, which allows for light industrial uses, and a limited amount of complementary, low trip-generating commercial uses.

In 2019, Council approved an amendment to the zoning to allow for Accessory Lounge and Accessory Manufacturing Retail Uses within the M-4 Industrial-Commercial Zone. The M-4 zone is located on a number of sites along East Esplanade and East 1<sup>st</sup> Street between Lonsdale Avenue and St. Patricks Avenue. This area includes a number of breweries.

Accessory Lounge Use in the M-4 zone is permitted to make up 30% of the floor area (with the remaining floor area being the principal industrial use) up to a maximum of 80 square metres (861.1 square feet). In the M-4 zone, this 80 square metre maximum is sensitive to the small scale of light industrial units in this area, and discourages unit consolidation.

This application for 720 Copping Street would allow Accessory Lounge Use up to a maximum of 30% of floor area or 157.6 square metres (1696.4 square feet). Black Kettle Brewing has applied for an increased maximum overall floor area of 157.6 square metres due to the larger size of the lot at 720 Copping Street, compared to lots in the M-4 area. The 30% maximum ensures that manufacturing remains the principal use, and the lounge a complementary accessory use. The Accessory Lounge would accommodate all customer areas including seating, bar area, and washrooms.

Similar to the M-4 zone, the proposed zoning for 720 Copping Street would also allow for the potential of an on-site outdoor dining area in addition to the indoor lounge.

The proposal is consistent with both regional and City goals of protecting industrial lands, whilst also supporting the diversification of businesses to include a small portion of complementary accessory commercial use.



<b>Regional Growth Strategy – Metro 2040</b>	
<i>Strategy 2.1</i> Promote land development patterns that support a diverse regional economy and employment close to where people live	The proposal is in keeping with the mixed-employment designation, and would continue to provide local employment.
<i>Strategy 2.2</i> Protect the supply of industrial land	The proposal is an appropriate accessory commercial use, which supports and complements the principal industrial manufacturing use.

<b>Official Community Plan</b>	
<i>Policy 7.1.1</i> Support existing business in the City and encourage innovation and the development of small business	Permitting the addition of Accessory Lounge in the zoning would support the existing small business, and would allow the business to continue its current operations. Lounges support a business' brewing activities.
<i>Policy 7.2.7</i> Maintain the City's mixed employment areas which provide light industrial and service commercial uses in the City	The proposal complements the principal industrial use with production remaining the focus.

This proposal is largely consistent with the business' current operations on site. This rezoning would support the continued viability of an existing liquor manufacturing business in the city.

The overall impacts to the area and neighbours of the brewery is low. The property is surrounded by light industrial uses, and there are no nearby residents as the closest residential area in the City is approximately 150 metres to the north. Black Kettle Brewing's peak times are evenings and weekends when the other businesses on the lot are typically closed.

The application exceeds the current Zoning Bylaw parking requirement of 18 stalls, so does not trigger any need for additional parking. Trip generation is also mitigated by proximity to the Spirit Trail active transportation route, peak hours (evenings) not generally in competition with surrounding businesses, and the use (consumption of alcohol) means that vehicle transportation is unlikely to be the primary mode of transportation for those consuming alcohol. Many patrons are also nearby workers who may not be seeking parking on-site.

## COMMUNITY CONSULTATION

A Developer's Information Session was held on February 18, 2020. There were seven people who attended the session, and all were supportive of the application. Five comments forms were received. Comments included support for additional indoor and outdoor space for customers, and observations of the business being a 'community hub' for nearby workers.

Given the conformity of the proposal with the existing light industrial character of the area, the minimal expected impacts on neighbours, and support from the community,

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. 8700"  
(Bryan Lockhart / Black Kettle Brewing, 720 Copping Street) be considered and referred to a Public Hearing;

## INTER-DEPARTMENTAL CONSIDERATIONS

If this rezoning application were to be approved by Council, Black Kettle Brewing would seek to receive a Lounge Endorsement from the Province. Black Kettle has been working with the Province, and a rezoning would be required to allow the business to obtain a Lounge Endorsement from the Province.

In accordance with the City's *Lounge Endorsement for Manufacturing Liquor Licenses Policy*, the Lounge Endorsement for this site would not be referred to Council for further comments. The proposed lounge does not fall under one of the conditions that triggers referral to Council; for example, the site is not directly adjacent to any residential uses.

This rezoning would not add to the floor area of the building, with only interior renovations required to meet BC Building Code. If this rezoning were approved, next steps would include Building Permit and Occupancy Permit applications to resolve any BC Building Code issues, and determine the number of permitted patrons.

## CONCLUSION

The proposal has a very low impacts on neighbours. The current parking provision exceeds the requirements in the Zoning Bylaw. The site is well-served by active transportation, and also acts as a point of interest along the Spirit Trail corridor.

The site is considered by staff to be appropriate for the addition of a lounge, given the similarities to the M-4 zoned area in the eastern part of the city where lounges are currently permitted.

The application supports the continued viability of an existing small business in the city.

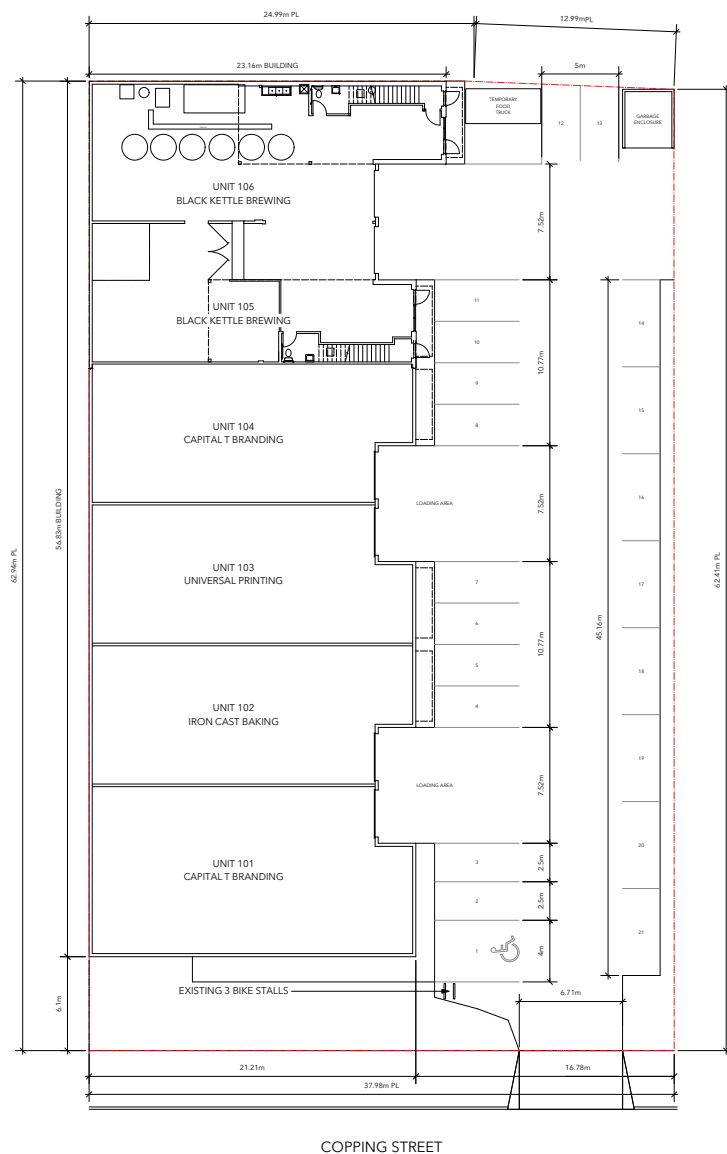
RESPECTFULLY SUBMITTED:

  
\_\_\_\_\_  
Meg Wray  
Planner 1









## ZONING SUMMARY

CIVIC ADDRESS:	720 COPPING STREET
LEGAL ADDRESS:	LOT A, DLs 265 AND 2654, PLAN 16779, P.I.D. 007-365-276
SITE AREA:	2,386.5 m <sup>2</sup>
GROUND FLOOR AREA:	1,160.3 m <sup>2</sup>
SECOND FLOOR AREA:	436.8 m <sup>2</sup>
TOTAL BUILDING AREA:	1,597.1 m <sup>2</sup>
DENSITY:	0.67
SITE COVERAGE:	48.6 %
PARKING REQUIRED (1/95 m <sup>2</sup> ):	18 STALLS
PARKING PROVIDED:	21 STALLS
LOADING PROVIDED:	6 STALLS



SUBJECT SITE

**1** SITE PLAN AND GROUND FLOOR  
RZ-01 1:150

**2** KEY PLAN  
RZ-01 N.T.S.



**MGBA**  
MALLEN GOWING BERZINS  
ARCHITECTURE  
SUITE 300, 7 EAST SIXTH AVENUE  
VANCOUVER, BRITISH COLUMBIA, CANADA  
604.454.8285 info@mgb.ca www.mgb.ca

**black  
kettle**  
brewing company

5	2020-09-30	REZONING	PJM	PJM
4	2020-08-26	REZONING	PJM	PJM
3	2020-07-27	REZONING	PJM	PJM
2	2020-07-16	REZONING	PJM	PJM
1	2019-06-12	REZONING	PJM	PJM

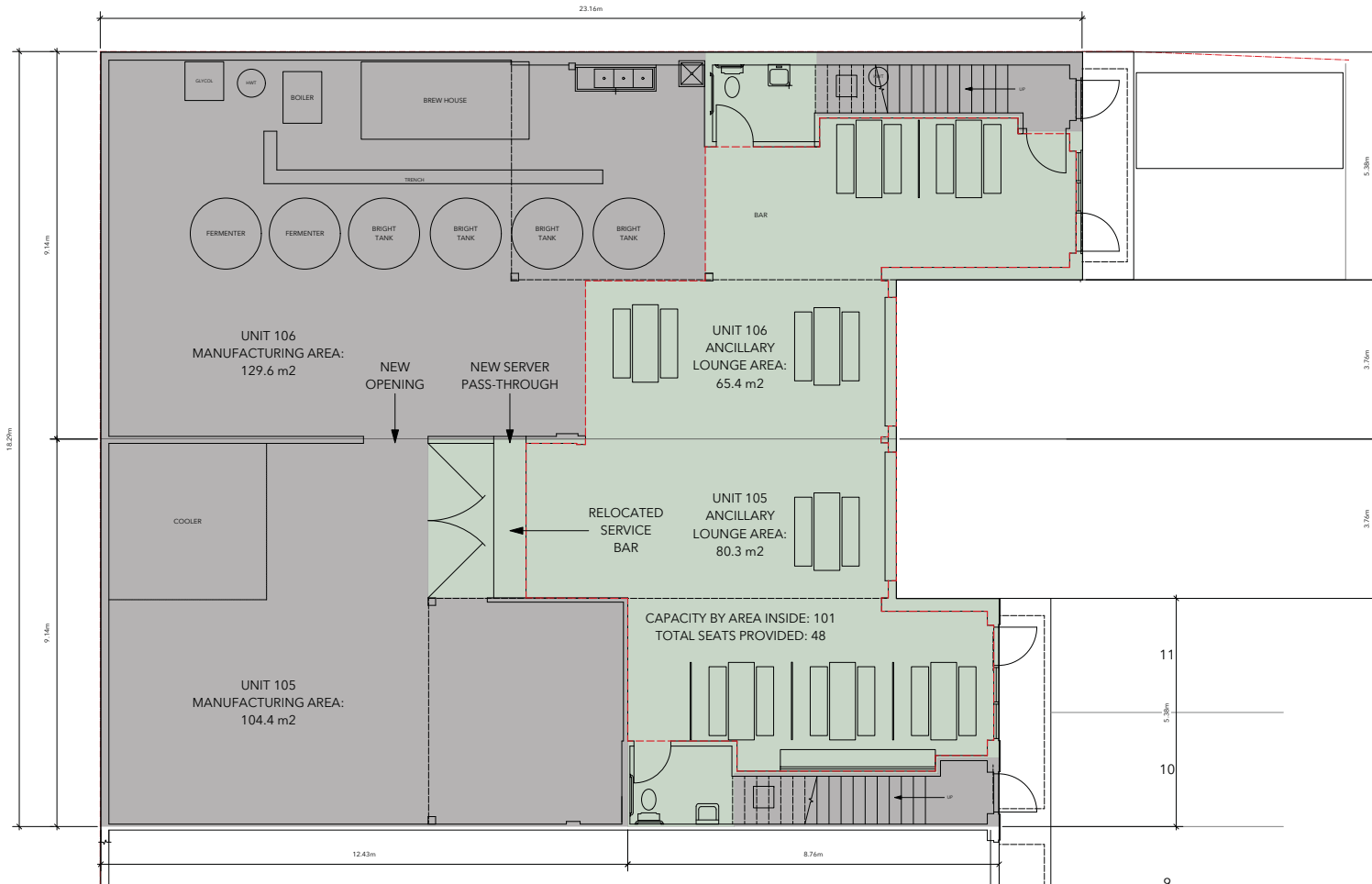
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PROJECT:  
**BLACK KETTLE  
BREWING**  
720 COPPING STREET,  
NORTH VANCOUVER, BC

SHEET TITLE  
**SITE AND KEY PLAN**

PROJECT NO.	19054	PLOT DATE	SEP. 30, 2020
SCALE	AS NOTED		
DRAWING NO.	RZ-01	REVISION	5



**GROUND FLOOR PLAN**  
RZ-02 1:50



AREA USE SUMMARY		
AREAS BY USE:		% OF TOTAL:
UNIT 105 GROUND FLOOR MANUFACTURING:	104.4 m²	
UNIT 106 GROUND FLOOR MANUFACTURING:	129.6 m²	
UNIT 105 UPPER FLOOR STORAGE:	72.9 m²	
UNIT 106 UPPER FLOOR STORAGE:	72.8 m²	
MANUFACTURING USE:	379.7 m²	72.27 %
UNIT 105 GROUND FLOOR LOUNGE:	80.3 m²	
UNIT 105 UPPER FLOOR LOUNGE:	0 m²	
UNIT 106 GROUND FLOOR LOUNGE:	65.4 m²	
LOUNGE USE:	145.7 m²	27.73 %
TOTAL COMBINED UNIT AREAS:	525.4 m²	100.00 %

5	2020-09-30	REZONING	PJM	PJM
4	2020-08-26	REZONING	PJM	PJM
3	2020-07-27	REZONING	PJM	PJM
2	2020-07-16	REZONING	PJM	PJM
1	2019-06-12	REZONING	PJM	PJM
REV	DATE	DESCRIPTION	DESIGN	

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PROJECT:  
**BLACK KETTLE  
BREWING**  
720 COPPING STREET,  
NORTH VANCOUVER, BC

SHEET TITLE:  
**GROUND FLOOR PLAN**

PROJECT NO.	19054	PLOT DATE	SEP. 30, 2020
DRAWING NO.	RZ-02	SCALE	AS NOTED
REVISION	5		

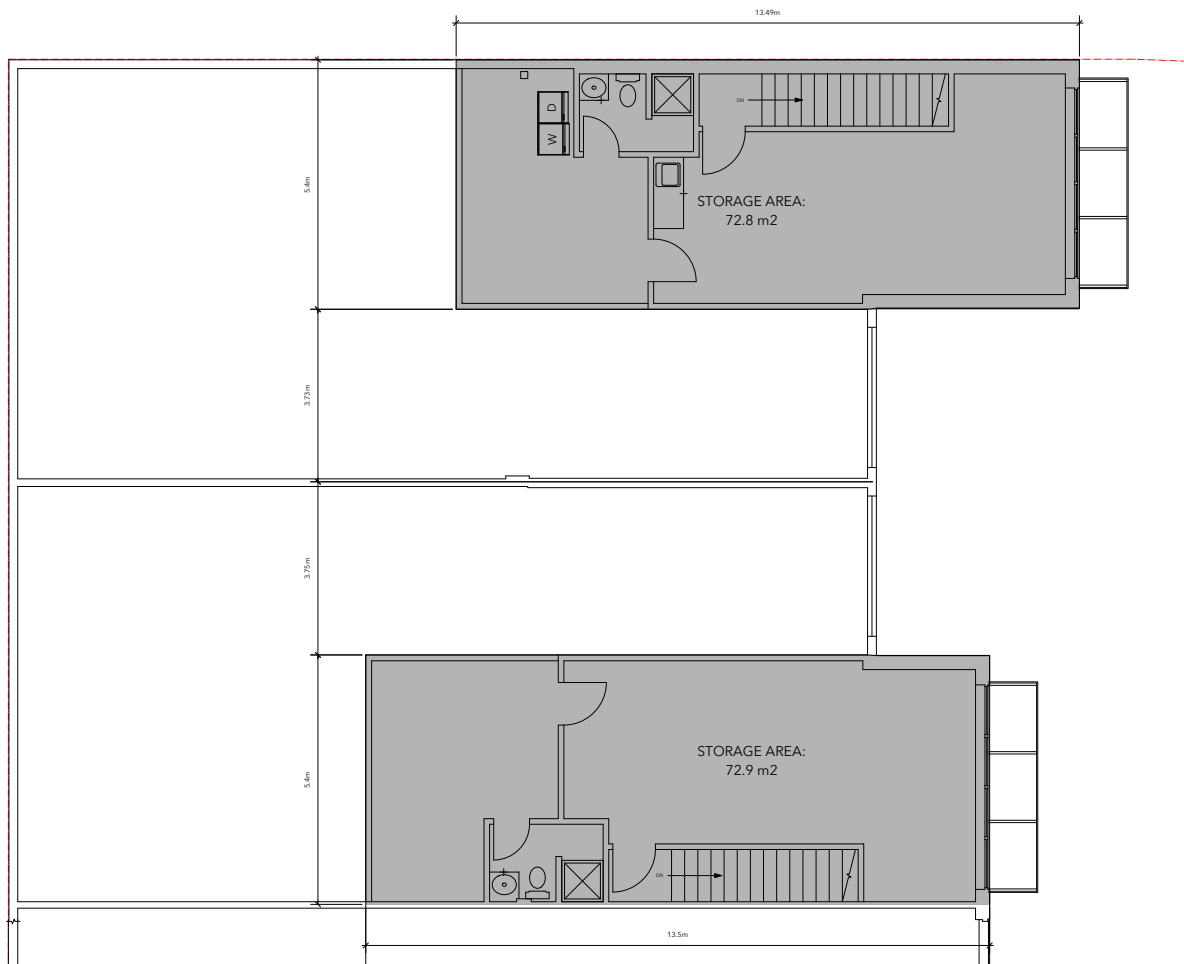
5	2020-09-30	REZONING	PJM	PJM
4	2020-08-26	REZONING	PJM	PJM
3	2020-07-27	REZONING	PJM	PJM
2	2020-07-16	REZONING	PJM	PJM
1	2019-06-12	REZONING	PJM	PJM
REV	DATE	DESCRIPTION	DESIGNED	CHECKED

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PROJECT:  
**BLACK KETTLE  
BREWING**  
720 COPPING STREET,  
NORTH VANCOUVER, BC

SHEET TITLE:  
**SECOND FLOOR PLAN**

PROJECT NO.	19054	PLOT DATE	SEP. 30, 2020	
DRAWING NO.	RZ-03	SCALE	AS NOTED	REVISION
				5



**I**  
**RZ-03** **SECOND FLOOR PLAN**  
1:50

AREA USE SUMMARY		
AREAS BY USE:		% OF TOTAL:
UNIT 105 GROUND FLOOR MANUFACTURING:	104.4 m2	
UNIT 106 GROUND FLOOR MANUFACTURING:	129.6 m2	
UNIT 105 UPPER FLOOR STORAGE:	72.9 m2	
UNIT 106 UPPER FLOOR STORAGE:	72.8 m2	
MANUFACTURING USE:	379.7 m2	72.27 %
UNIT 105 GROUND FLOOR LOUNGE:	80.3 m2	
UNIT 105 UPPER FLOOR LOUNGE:	0 m2	
UNIT 106 GROUND FLOOR LOUNGE:	65.4 m2	
LOUNGE USE:	145.7 m2	27.73 %
TOTAL COMBINED UNIT AREAS:	525.4 m2	100.00 %





March 16, 2020

To: Whom it may concern,

The open house occurred at Black Kettle Brewing, #106-720 Copping Street on February 18th, 2020 from 7pm - 9pm after the normal operating hours of 11:30 – 8pm.

Notifications of the proposed development application were handed out to the neighbouring properties within 40 metres of #106-720 Copping Street. Two newspaper ads in the North Shore News ran on February 12th and 14th and the development application sign was installed on February 7th.

7 people attended the open house, 5 people provided comments, and all were in support of the development application. All of those who attended agreed that Black Kettle Brewing is a community hub for people that work nearby to get together and socialize and they love that it's a local business. Four people would like to see more beverage and food offerings, all five people would like to see more space including an increased patio, and two people mentioned they would like to see Black Kettle able to showcase more local artists.


**DEVELOPER'S INFORMATION SESSION**

Black Kettle Brewing is holding an information session where interested members of the public are invited to learn about our application to rezone the property from Waterfront (W-1) Zone to a Comprehensive Development Zone, to permit an Accessory Lounge Use within the existing building, located at #106-720 Copping Street, North Vancouver.

**black kettle**  
brewing company

**Meeting Location:**  
106-720 Copping Street  
North Vancouver  
Date: February 18th, 2020  
Time: 7 - 9PM

**Bryan Lockhart**  
Black Kettle Brewing  
604-537-8959  
info@blackkettlebrewing.com



Planning Department Contact: Emily MacDonald, 604-982-3904, emacdonald@cnv.org  
This meeting has been required by the City of North Vancouver as part of the rezoning process.



# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8700

### 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. 8700**” (Bryan Lockhart / Black Kettle Brewing Inc., 720 Copping Street, CD-728).
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-728 (Comprehensive Development 728 Zone):

Lots	D.L.	Plan	
A	265 AND 2654	16779	from W-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-727 Comprehensive Development 727 Zone”:

“CD-728 Comprehensive Development 728 Zone”

- B. Adding the following to Section 1101, thereof, after the “CD-727 Comprehensive Development 727 Zone”:

“CD-728 Comprehensive Development 728 Zone”

In the CD-728 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 W-1 Zone, except that:

- (1) Permitted Accessory Uses shall include, in addition to the uses permitted in the W-1 zone:

- (a) Accessory Lounge Use, subject to Section 702(7), except that:

- i. together with Accessory Retail Service Use and Accessory Manufacturing Retail Use, shall not occupy a combined area of more than 30% of the Gross Floor Area of the Principal Industrial Use up to a maximum of 157.6 square metres (1696.4 square feet).

(b) Accessory Manufacturing Retail Use, subject to 702(4), except that:

- i. together with Accessory Retail Service Use and Accessory Lounge Use, shall not occupy a combined area of more than 30% of the Gross Floor Area of the Principal Industrial Use.

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

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

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

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

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MAYOR

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CITY CLERK



 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: 2021 PERMISSIVE TAX EXEMPTION BYLAW

Date: October 7, 2020 File No: 05-1970-07-0001/2020

*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 October 7, 2020, entitled "2021 Permissive Tax Exemption Bylaw":

THAT Taxation Exemption Bylaw 2020, No. 8795, be considered.

**ATTACHMENT**

1. Taxation Exemption Bylaw 2020, No. 8795 (CityDoc#[1946334](#))

**DISCUSSION**

Section 224 of the Community Charter gives Council the authority to exempt certain lands or improvements or both, of property located in the City of North Vancouver from municipal taxation. If this exemption is granted, related legislation also exempts the properties from some regional, school, and transit taxes. The municipal tax exemption bylaw must be adopted by October 31<sup>st</sup> of the year prior to the exemption being granted.

The following resolution was passed at the September 28, 2020 regular Council meeting:

PURSUANT to the report of the Director of Finance, dated September 16, 2020, entitled "2021 Permissive Tax Exemptions":

THAT staff bring forward a Permissive Tax Exemption Bylaw for the year 2021 for Council consideration;

AND THAT the Permissive Tax Exemption Policy be included in the Financial Plan Framework review and report back to Council in 2021 for further review of the years 2022 and 2023.”

Taxation Exemption Bylaw 2020, No. 8795 presented for consideration reflects the above direction from Council and is required to be adopted by October 31, 2020 to meet the legislative deadline to grant PTE’s for 2021.

## **FINANCIAL IMPLICATIONS**

The granting of permissive tax exemptions does not reduce the property tax requirement for the City. When an exemption is granted the taxes are collected from the other properties in the class.

## **INTER-DEPARTMENTAL IMPLICATIONS**


The Permissive Tax Exemption Policy was developed with input from Planning and Development.

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

The granting of PTE’s is a tool available to Council to support organizations operating within the municipality whose work will progress the priorities of the Council Strategic Plan.

- A City for People
- A Connected City
- A Liveable City
- A Vibrant City
- A Prosperous City

RESPECTFULLY SUBMITTED:

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

*hor*



## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### BYLAW NO. 8795

#### **A Bylaw to exempt certain lands and improvements in the City of North Vancouver from taxation for the year 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 “**Taxation Exemption Bylaw, 2020, No. 8795**”.
2. Tax exemptions under section 224 of the *Community Charter*.

The following lands situated, lying and being in the Corporation of the City of North Vancouver, Province of British Columbia, and any and all improvements thereon are hereby exempt from taxation imposed by the Corporation of the City of North Vancouver under section 224 of the *Community Charter* for the year 2021:

A. land or improvements that:

- i. are owned or held by a charitable, philanthropic or other not for profit corporation; and
- ii. the council considers are used for a purpose that is directly related to the purposes of the corporation:
  1. Anavets Senior Citizens' Housing, District Lot 274 Block 142 Lot 1 Plan BCP48496, PID: 028-616-260, 245 East 3rd Street, registered in the name of Anavets Senior Citizens' Housing Society, Roll # 142001.100;
  2. Army, Navy Air Force Veterans in Canada, Unit 45, District Lot 274 Block 141 Lot 11 Plan 878, PID: 015-077-179, 119 East 3rd Street, registered in the name of Army, Navy Air Force Veterans in Canada, Roll # 141011.000;
  3. The Cascadia Society for Social Working, District Lot 547 Block 4 Lot G 3846, PID: 012-111-902, 348 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 004081.000;
  4. The Cascadia Society for Social Working, District Lot 547 Block 21 Lot H Plan 20988, PID: 005-163-064, 325 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 021010.001;
  5. The Cascadia Society for Social Working, District Lot 547 Block 21 Lot F Plan 20141, PID: 003-683-702, 351 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 021004.001;
  6. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 1 Plan BCS2790, PID: 027-428-613, 170 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.001;

7. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 2 Plan BCS2790, PID: 027-428-621, 168 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.002;
8. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 3 Plan BCS2790, PID: 027-428-630, 166 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.003;
9. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 4 Plan BCS2790 PID: 027-428-648, 164 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.004;
10. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 5 Plan BCS2790 PID: 027-428-656, 162 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.005;
11. HYAD Society (Housing for Young Adults with Disabilities), District Lot 545 Block 206 Lot C Plan BCP44933, PID: 028-231-619, 2130 Chesterfield Avenue, registered in the name Provincial Rental Housing Corporation leased to HYAD Society, Roll # 206011.400;
12. Kiwanis Senior Citizens Homes Ltd., District Lot 271 Block 139 Lot D Plan 13604, PID: 008-538-191, 170 West 2nd Street, registered in the name of Kiwanis Senior Citizens Homes Ltd., Roll # 139026.000;
13. Kiwanis Care Homes Ltd., District Lot 550 Block 52 Lot 1 PI BCP23494 PID: 026-683-211, 1480 St. Andrews, registered in the name of Kiwanis Senior Citizens Homes Ltd., Roll # 052100.100;
14. Lighthouse Harbour Ministries, District Lot 274 SL1 Plan VR786, PID: 005-892-244, 1 - 260 East Esplanade, registered in the name of Lighthouse Harbour Ministries, Roll # 980786.001;
15. North Shore Connexions Society, District Lot 547 Block 4 Lot 2 Plan 14515, PID: 007-780-591, 1924 Jones Avenue, registered in the name of North Shore Connexions Society, Roll # 004045.000;
16. North Shore Disability Resource Centre Association, District Lot 616 Block B Lot 218 Plan 20292, PID: 006-672-728, 2412 Wilding Way, registered in the name of North Shore Disability Resource Centre Association, Roll # 950001.218;
17. North Shore Multicultural Society, Portion of District Lot 549 Block 50 Lot B Plan 15169, PID: 007-671-032, 123 East 15th Street, Units 100, 202, 203, 204, 204A, 205, 207, 301, 302, 303, 304, 305 only, registered in the name of Horizon Square Properties Ltd. leased to North Shore Multicultural Society, Roll # 050010.000;
18. North Vancouver Chamber of Commerce, District Lot 274 Block 274 SL2 Plan LMS4443, PID: 025-073-591, 102-124 West 1st Street, registered in the name of North Vancouver Chamber of Commerce, Roll # 994443.002;

19. North Vancouver Masonic Temple Association Ltd, Portion of District Lot 549 Block 85 Lot 4 Plan 750, excluding the land and improvement assessment relating to business class (06), PID: CNV-000-120, 1140 - 1144 Lonsdale Avenue, registered in the name of North Vancouver Masonic Temple Association Ltd., Roll # 085007.000;
20. Royal Canadian Legion Branch 118, District Lot 548 Strata Lot 1 Plan LMS4102, PID: 024-750-638, 123 West 15th Street, registered in the name of Royal Canadian Legion Branch 118, Roll # 994102.001;
21. Royal Canadian Legion Branch 118, District Lot 548 Strata Lot 2 Plan LMS4102, PID: 024-750-646, 121 West 15th Street, registered in the name of Royal Canadian Legion Branch 118, Roll # 994102.002;
22. Silver Harbour Seniors' Activity Centre, District Lot 545 Block 207 Lot C Plan 15014, PID: 007-711-280, 144 East 22nd Street, registered in the name of Silver Harbour Seniors' Activity Centre, Roll # 207050.000;
23. St. Edmund's Parish, District Lot 271 Block 71 Lot B Plan 8415, PID: 010-087-460, 613 Mahon Avenue, registered in the name of the Roman Catholic Archbishop of Vancouver-St. Edmund's Parish, Roll # 071009.000;
24. St Leonard's Society of North Vancouver, District Lot 547 Block 67 Lot 26 Plan 750, PID: 015-141-926, 312 Bewicke Avenue, registered in the name of St Leonard's Society of North Vancouver, Roll # 067027.000;
25. Family Services of the North Shore, Portion of District Lot 548/549 Block 86 Lot G Plan LMP29334, PID: 023-499-486, Suite 203 and 206, 1111 Lonsdale Avenue, registered in the name of Djavad Mowafaghian Foundation leased to Family Services of the North Shore, Roll # 086015.100;
26. The Auxiliary to the Lions Gate Hospital, (Thrift Shop), Portion of District Lot 548 Block 38 Lot E Plan 18002, PID: 007-233-540, 128 15th Street West, registered in the name of The Kenneth L Ronalds and P.M.R. Holdings Corporation leased to The Auxiliary to the Lions Gate Hospital, Roll # 038029.000;
27. Canadian Mental Health Association North and West Vancouver Branch, Portion of District Lot 548/549 Lot A Plan EPP22742, excluding 2,223 sq. ft. of the subleased rental office space of the total 3,596 sq. ft. leased space, PID 028-911-237, 300-1835 Lonsdale Avenue, registered in the name of Solitude Investments Ltd. leased to Canadian Mental Health Association, North and West Vancouver Branch Roll #019033.100;
28. The British Columbia Photography and Media Arts Society, Portion of District Lot 271 Lot A Plan EPP30712, and excluding the commercial retail space, PID 029-093-554, 101 Carrie Cates Court, registered in the name of the Corporation of the City of North Vancouver and leased to The British Columbia Photography and Media Arts Society, Roll # 177035.301;

29. Young Women's Christian Association (YWCA), District Lot 549, Block 61, Lot Air Space Parcel 5, Plan EPP68325, PID 030-180-741, 125 East 14<sup>th</sup> Street, Units 203, 204, 401, 402, 403, 404, 405, 406, 407 and 408, registered in the name of Young Women's Christian Association, Roll # 061011.600;
30. Girl Guides of Canada District Lot 271, Lot 220, Plan EPS4482, PID 030-250-218, Unit 107-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.220;
31. Girl Guides of Canada District Lot 271, Lot 221, Plan EPS4482, PID 030-250-226, Unit 108-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.221;
32. Girl Guides of Canada District Lot 271, Lot 222, Plan EPS4482, PID 030-250-234, Unit 109-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.222;
33. Girl Guides of Canada District Lot 271, Lot 229, Plan EPS4482, PID 030-250-307, Unit 207-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.229;
34. Girl Guides of Canada District Lot 271, Lot 230, Plan EPS4482, PID 030-250-315, Unit 208-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.230;
35. Girl Guides of Canada District Lot 271, Lot 231, Plan EPS4482, PID 030-250-323, Unit 209-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.231;

B. land or improvements that:

- i. are owned or held by a municipality, regional district or other local authority; and,
- ii. the council considers are used for a purpose of the local authority:
  1. Presentation House Cultural Society, District Lot 274 Block 134 Lot 15 & 16 Plan 735 and District Lot 247 Block 134 Lots 12 to 21 Plan 735, 333 Chesterfield Avenue, registered in the name of the Corporation of the City of North Vancouver leased to Presentation House Cultural Society, Roll # 134013.000;
  2. The Pipe Shop, District Lot 274 Block 176 Lot 4 Plan BCP 39824, PID: 027-842-215, 115 Victory Ship Way, registered in the name of 366466 BC LTD, leased to the Corporation of the City of North Vancouver, operated by Quay Property Management Corp., Roll # 175100.400;
  3. The Shipyard Commons, District Lot 274, Block 176, Portion of Lot 5, Plan BCP 39824, PID 027-842-223, 125 Victory Ship Way, registered in the name of the Corporation of the City of North Vancouver leased to Shipyards Development Ltd, includes 1,317 ft<sup>2</sup> Office Space and 6,290 ft<sup>2</sup> Public Support Space and 28,310 ft<sup>2</sup> Public Plaza SRW leased back to the Corporation of the City of North Vancouver, Roll # 175100.500;

4. North Vancouver Museum and Archives, District Lot 271 Lot 131 Plan ELSP6231, PID: 030-942-667, 115 Esplanade W, registered in the name of the Corporation of the City of North Vancouver, leased by the North Vancouver Museum and Archives Commission, Roll# 996231.131;
- C. land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use:
1. The Lonsdale Creek Daycare Centre Society, operating in Lonsdale Annex Elementary School, Portion of District Lot 545 Block 205 Lot 8/14 Plan 3181, PID: 013-068-831, 230 West 21st Street, registered in the name of North Vancouver School District #44, leased to Lonsdale Creek Daycare Centre Society, Roll # 205008.000;
- D. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
- i. the land or improvements are owned by a public authority or local authority; and,
  - ii. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:
1. Hollyburn Family Services Society, District Lot 548 Lot 4 Plan BCS4407 PID: 028-810-317, 104-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver and leased to Hollyburn Family Services Society, Roll # 994407.004;
  2. Hollyburn Family Services Society, District Lot 548 Lot 6 Plan BCS4407, PID: 028-810-333, 106-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Family Services Society, Roll # 994407.006;
  3. Hollyburn Family Services Society, District Lot 548 Lot 7 Plan BCS4407, PID: 028-810-341, 107-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Family Services Society, Roll # 994407.007;
  4. Hollyburn Family Services Society, District Lot 548 Lot 13 Plan BCS4407, PID: 028-810-406, 205-210 West 13th Street, registered in the name the Corporation of the City of North Vancouver leased to of Hollyburn Family Services Society, Roll # 994407.013;
  5. Hollyburn Family Services Society, District Lot 548 Lot 14 Plan BCS4407, PID: 028-810-414, 206-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Family Services Society, Roll # 994407.014;



6. Hollyburn Family Services Society, District Lot 548 Lot 15 Plan BCS4407, PID: 028-810-422, 207-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Family Services Society, Roll # 994407.015;
  7. Lookout Emergency Aid Society, NS Shelter, District Lot 265 Lot 2 Plan BCP8797, PID: 025-819-828, 705 West 2nd Street, registered in the name of the Corporation of the City of North Vancouver, leased to Lookout Emergency Aid Society, Roll # 510061.300;
  8. North Shore Neighbourhood House, District Lot 274 Block 154 Lot M Plan 22039, PID: 012-590-975, 225 East 2nd Street, registered in the name of the Corporation of the City of North Vancouver leased to North Shore Neighbourhood House, Roll # 154001.002;
  9. North Shore Neighbourhood House (Community Garden), District Lot 274 Block 154 Lot L Plan 22039, PID: 012-590-924, 207 East 2nd Street, registered in the name of the Corporation of the City of North Vancouver leased to North Shore Neighbourhood House, Roll # 154001.001;
  10. North Shore Neighbourhood House, District Lot 274, Lot 63, Plan EPS 1235, PID 029-140-676, 113 East 3rd Street, registered in the name of the Corporation of the City of North Vancouver licenced to use by North Shore Neighbourhood House, Roll # 991235.063;
  11. North Shore Neighbourhood House (Centreview Childcare Centre), District Lot 549, Block 61, Lot Air Space Parcel 4, Plan EPP68325, PID 030-180-732, 143 East 14<sup>th</sup> Street, registered in the name of the City of North Vancouver, leased to North Shore Neighbourhood House, Roll # 061011.500;
  12. Margaret Fulton Adult Day Centre, District Lot 547 Lot A Plan LMP42825, PID: 024-562-874, 1601 Forbes Avenue, registered in the name of the Corporation of the City of North Vancouver leased to Vancouver Coastal Health Authority, subleased to Margaret Fulton Adult Day Centre Roll, # 003002.100;
  13. Navy League of Canada, District Lot 547, Block 27, Lot 27, Plan 12205, PID 008-935-629, 1555 Forbes Avenue, registered in the name of the City of North Vancouver leased to the Navy League of Canada, Roll #003004.000;
- E. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
- i. the land or improvements are owned by a person who is providing a municipal service under a partnering agreement;
  - ii. an exemption under section 225 [partnering and other special tax exemption authority] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service;
  - iii. the partnering agreement expressly contemplates that the council may provide an exemption under this provision; and,

- iv. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:

NIL

F. in relation to property that is exempt under section 220 (1) (h) [buildings for public worship]:

- i. an area of land surrounding the exempt building;
- ii. a hall that the council considers is necessary to the exempt building and the land on which the hall stands; and,
- iii. an area of land surrounding a hall that is exempt under subparagraph (ii):
  - 1. North Shore Bethel Christian Mennonite Brethren Church, District Lot 274 Block 114 Lot 19 Plan 878, PID: 015-069-141, 185 East Keith Road, registered in the name of The B. C. Conference of the Mennonite Brethren Churches, Roll # 114025.000;
  - 2. Holy Trinity Catholic Church. District Lot 545 Block 239 Lot 3 Plan BCP45481, PID: 028-295-943, 2705 Lonsdale Avenue, registered in the name Roman Catholic Archbishop of Vancouver, Roll # 239066.100;
  - 3. North Shore Alliance Church, District Lot 545 Block 208 Lot 1 Plan 20958, PID: 005-061-563, 201 East 23rd Street, registered in the name of Christian and Missionary Alliance (Canadian Pacific District), Roll # 208001.001;
  - 4. North Shore Alliance Church, District Lot 545/546 Block 208 Lot 2 Plan 20958, PID: 005-061-571, 201 East 23rd Street, registered in the name of Christian and Missionary Alliance (Canadian Pacific District), Roll # 208001.002;
  - 5. King's Temple Missionary Society (N S Christian Centre), District Lot 616 Block 12 Lot C Plan 21170, PID: 006-853-838, 1400 Sutherland Avenue, registered in the name of King's Temple Missionary Society (N S Christian Centre), Roll # 912009.001;
  - 6. Parish of St. Agnes Anglican Church of Canada, District Lot 550 Block 78 Lot A Plan LMP40523, PID: 024-355-712, 530 East 12th Street, registered in the name of Synod of the Diocese of New Westminster, Roll # 078014.100;
  - 7. Parish of St. John The Evangelist Anglican Church, District Lot 548 Block 72 Plan 20861, PID: 004-364-970, 209 West 13th Street, registered in the name of Parish of St. John The Evangelist Anglican Church, Roll # 072001.001;
  - 8. Salvation Army North Vancouver Community Church, District Lot 548/549 Block 86 Lot C Plan 1464, PID: 014-606-950, 105 West 12th Street, registered in the name of The Governing Council of the Salvation Army of Canada, Roll # 086009.001;

9. St. Andrew's & St. Stephen's Presbyterian Church, District Lot 545 Block 227A Lot A Plan 2836, PID: 013-252-409, 2641 Chesterfield Avenue, registered in the name of Congregation of St. Andrew's & St. Stephen's Presbyterian Church, Roll # 227100.000;
  10. St. Andrew's United Church, District Lot 549 Block 88 Lot B Plan 750 PID: 015-136-931, 1046 St. Georges Avenue, registered in the name of The Trustees of the Congregation of St. Andrew's United Church, Roll # 088003.000;
  11. St. Andrew's United Church, District Lot 549 Block 88 Lot 27/28/29 Plan 4328, PID: 011-642-483, PID:011-642-475, PID:011-642-491, 1044 St. Georges Avenue, registered in the name of The Trustees of the Congregation of St. Andrew's United Church, Roll # 088038.000;
  12. Sutherland Church, District Lot 550 Block 12 Lot C Plan 9445, PID: 009-653-309, 630 East 19th Street, registered in the name of Sutherland Bible Chapel, Roll # 012028.000;
- G. land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied:
- NIL
- H. in relation to property that is exempt under section 220 (1) (i) [seniors' homes], (j) [hospitals] or (l) [private schools], any area of land surrounding the exempt building:
- NIL
- I. land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes:
- NIL
- J. land or improvements owned or held by a person or organization and operated as a licensed community care facility and registered assisted living residence under the Community Care and Assisted Living Act:
1. Marineview Housing Society, District Lot 548 Block E.48 Lot A Plan 12729 PID: 008-811-946, excluding land and improvement portions relating to market rental units #202 and #204, 1415 Chesterfield Avenue, registered in the name of Marineview Housing Society, Roll # 048019.000;
  2. Marineview Housing Society, District Lot 272 Block 5 Lot 12 Plan 3875 PID: 005-751-390, 1057 Cloverley Street, registered in the name of Marineview Housing Society, Roll # 605012.000;

3. Magnolia House Residential Mental Health Facility, District Lot 616 Block 6 Lot 73 Plan 1763, PID: 004-276-914, 720 East 17th Street, registered of in the name of Provincial Rental Housing Corporation leased to Vancouver Coastal Health Authority, subleased to Magnolia House Residential Mental Health Facility, Roll # 906073.000;
  4. Community Living Society, District Lot 274 Block 116 Lot 4 Plan 878, PID: 015-131-548, 317 & 319 East Keith Road, registered in the name of Community Living Society, Roll # 116003.000;
  5. Community Living Society, District Lot 544 SL21 Plan LMS531, PID: 017-957-826, 1003-555 West 28th Street, registered in the name of Community Living Society, Roll # 990531.021;
  6. Marineview Housing Society, District Lot 550, Block 91, Lot 8, Plan 1647, PID 005-751-454, 1053 Grand Boulevard, registered in the name of Marineview Housing Society, Roll #091008.000;
- K. land or improvements for which a grant has been made, after March 31, 1974, under the Housing Construction (Elderly Citizens) Act before its repeal:

NIL

### 3. Effective Date

The effective date of this bylaw is January 1, 2021 to December 31, 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.

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MAYOR

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CITY CLERK

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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Paul Duffy, Manager, Bylaw Services

Subject: CONSUMPTION OF LIQUOR IN PUBLIC PLACES BYLAW REVIEW

Date: October 7, 2020 File No: 09-3900-02-0001/2020

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

**RECOMMENDATION**

PURSUANT to the report of the Manager, Bylaw Services, dated October 7, 2020, entitled "Consumption of Liquor in Public Places Bylaw Review":

THAT "Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2020, No. 8802" (Text Amendments and Schedule A) be considered.

**ATTACHMENTS**

1. Consumption of Liquor in a Public Place Bylaw Report dated May 26, 2020 (Doc [#1960319](#))
2. Consumption of Liquor in Public Places Bylaw, 2020, No. 8781 (Doc [#1913836](#))
3. Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2020, No. 8802 (Doc [#1952144](#))

**PURPOSE**

This report provides a report back to Council on the Consumption of Liquor in Public Places Bylaw, 2020, No. 8781 pilot and recommends consideration of Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2020, No. 8802.

**BACKGROUND**

In response to the social and economic impacts stemming from COVID-19, Council adopted the Consumption of Liquor in Public Places Bylaw (the "Bylaw") on June 10<sup>th</sup>, 2020. This Bylaw was adopted pursuant to authority given to municipalities in the provincial *Liquor Control and Licensing Act*. The Bylaw designated 12 areas within the City as public places where liquor may be consumed. The goal of the Bylaw was to support businesses during the time of capacity reduction and to provide additional socializing spaces for those that



may not have access to private outdoor spaces. The initiative was also consistent with the Principles for Adaptation and Recovery that guided the Pandemic Scenario Planning work that Council adopted on May 25, 2020. Lastly, it also complemented the Open Streets Action Plan and the Temporary Patio Expansion initiatives which reallocated City streets and roadways using temporary measures to support the businesses while facilitating the health and safety of residents with physical distancing options.

Outside of the Province of Quebec, the City of North Vancouver was the first municipality in Canada to permit people to consume liquor in public. Since the City passed this Bylaw, Port Coquitlam, Penticton and the City of Vancouver adopted similar regulations.

When Council approved the Bylaw, the intent was for the program to run until October 15<sup>th</sup>, 2020 at which time, staff would report back to Council on the success of the Bylaw and make recommendations regarding repealing, replacing or amending the Bylaw.

## DISCUSSION

Although this initiative did include a quick and significant shift in alcohol policy, it received a significant amount of public support both locally and nationally. As the initiative intended, City parks became an extension of people's homes and backyards. Staff observed more people than ever using these public spaces for physically distant socializing and celebrations. In most cases, people made good decisions and displayed responsible behavior. Police reported limited calls for service save and except for the Civic Plaza which was the subject of occasional noise and nuisance behavior. Of the 13 calls for police service connected to the Bylaw, 7 were related to the Civic Plaza.

Throughout the initiative, staff utilized the "Let's Talk" website to collect feedback from residents. While there were only 48 responses to the survey, 86.5% were positive responses that endorsed the initiative with suggestions to make it permanent and to expand the boundaries. Staff have also heard anecdotally that businesses have benefitted directly from this Bylaw through increased take out services. Delivery companies such as Door Dash have also reported more deliveries being requested to designated park spaces.

As we enter the fall season, public health measures regarding social distancing and indoor dining remain in place. While it is expected more people will head indoors, socializing outside is still considered a safer alternative. Continuing to utilize and encourage the use of public space is a central part in moving forward and getting people out of their residence which will also assist businesses.

The authority under the *Liquor Control and Licensing Act* to designate public places where liquor may be consumed does not allow municipalities to delegate authority to an employee to modify the designated areas, the hours during which liquor may be consumed or the size or number of the signage which must be posted. These must be set out in the Bylaw itself. As a result, any changes to the location, hours and signage must be in the form of an amendment to the Bylaw.

Having seen the support and success of the Bylaw to date, staff recommend extending this initiative to be in place year round and so do not recommend repealing the Bylaw or including a restriction on the months of the year in which it is in effect. Staff do recommend

some minor amendments to the Bylaw based on feedback from the community and a review of the Bylaw by staff and the City Solicitor.

The key proposed amendments to the Bylaw are to:

1. Remove the Civic Plaza from the group of designated areas. While the intention of including the Civic Plaza in this initial designation was to support the Open Streets Action Plan, it was determined that there was no nexus between this location and the proximity of businesses in the area. Also, due to its proximity to the residential apartment towers, it received several noise and disturbance complaints. The Civic Plaza is similar to a front porch of our public institutions – City Hall, Library - where residents can interact with each other and with government. Given the alcohol allowed zones on Lonsdale which facilitate social liquor consumption with takeout food and the proximity of Mahon and Victoria parks for picnic-type gatherings, staff have found that the plaza is not necessary to the success of the initiative and recommend its removal.
2. Remove the designated portions of Lonsdale Avenue from the group of designated areas. When the Bylaw was enacted, the Province had yet to extend liquor licensing of expanded outdoor dining areas and Mayor Buchanan and Council asked staff to develop plans that would make patio expansion on Lonsdale simple and flexible. These areas were intended to allow for residents to order food and newly permitted takeout alcohol and enjoy it within close proximity of the businesses. As the Province has now extended liquor licensing of expanded outdoor dining areas through to October of 2021 though the advocacy of Mayor Buchanan and Council, these designated areas on Lonsdale Avenue are no longer required.
3. Change the hours in which liquor may be consumed in the alcohol allowed zones to accommodate for the lack of daylight and to prevent people from drinking in parks after dark. At present, the Bylaw provides that liquor may be consumed between 11:00 a.m. and 9:00 p.m., 7 days per week. These times were chosen to align with daylight hours during summer and early fall. While some areas like the Shipyards may be in a better position/location to support later end times, liquor consumption after dark poses some enforcement challenges that staff want to avoid. As such, it is suggested that the hours change with the seasons and be from noon until dusk. Since the intent is now for the Bylaw to be in place year-round and the time of sunset changes from month to month during the year, ranging from 4:00 to after 10:00 p.m., staff recommend setting the end time as “dusk” and defining it as proposed in the draft Bylaw attached to this report.
4. Reduce the minimum size of signage. The *Liquor Control and Licensing Regulation* requires the Bylaw to describe the number and size of signs that must be posted to describe the boundaries of the alcohol allowed zones and the times in which liquor may be consumed. Staff initially thought that the signs should be a consistent 24 inches by 36 inches and this was included in the Bylaw. This size does work for most parks but these signs are too large for the smaller zones on Lonsdale. Staff recommend reducing the minimum size to 12 inches by 24 inches.

The remaining amendments are to clean-up miscellaneous provisions of the Bylaw and provide clarity on enforcement.

## **FINANCIAL IMPLICATIONS**

With the City parks being used more than ever, staff had to increase their litter collection schedules. While additional litter comes with its own challenges, it is an indicator of park use. While the litter cannot solely be connected to consumption of liquor in the City's alcohol allowed zones, the increased collection efforts resulted in just under \$80,000 in additional costs during the months the Bylaw was in place. Staff have noted a drop off in collection with people returning to work and school and recent changes in weather (reduced use). There has also been increased costs in adding and maintaining some portable washrooms to three of these designated public spaces.

## **INTER-DEPARTMENTAL IMPLICATIONS**

Information continues to be shared throughout the initiative with departments and agencies such as the police, communications and parks regarding observations and impacts. This report has been prepared with input from Parks staff, RCMP, Open Streets initiative staff and the City Solicitor.

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

People who have easy access to safe and verdant outdoor space are going to feel more comfortable in public. This Bylaw would be a responsible, progressive way to increase the enjoyment of public space users and could assist in changing the culture around liquor. The goal is to promote practices that encourage moderate consumption of liquor in a social setting. The Bylaw will be an important tool for influencing the social norms around drinking behaviours, while increasing the utilization of our parks to enhance the mental health of our residents and support our local businesses.

This initiative is consistent with the following Council Strategic Plan priorities:

- A City for People
- A Liveable City
- A Vibrant City
- A Prosperous City

RESPECTFULLY SUBMITTED:



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Paul Duffy  
Manager, Bylaw Services





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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Paul Duffy, Manager, Bylaw Services  
 L. R. Orr, Deputy Director, Community and Partner Engagement

Subject: CONSUMPTION OF LIQUOR IN A PUBLIC PLACE BYLAW

Date: May 26, 2020 File No: 09-3900-02-0001/2020

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

**RECOMMENDATION**

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

THAT Bylaw 8781, a Bylaw to establish "Consumption of Liquor in a Public Place Bylaw" be considered.

**ATTACHMENTS**

1. Liquor Control and Licensing Act Section 73 (Doc [#1914227](#))
2. Liquor Control and Licensing Regulations Section 197 (Doc [#1914229](#))
3. Consumption of Liquor in a Public Places Bylaw, Bylaw No. 8781 (Doc [#1913836](#))

**SUMMARY**

On May 11<sup>th</sup>, 2020, Council resolved:

THAT staff be directed to develop an expedited outdoor dining process to expand temporary patios into public spaces and report back on the feasibility of the consumption of liquor in certain public spaces for safe, informal public dining.

This report responds to Council's resolution and provides Council with a draft Bylaw for consideration to designate certain public places as places where liquor may be consumed.

## **BACKGROUND**

The emergence of COVID-19 as a public health emergency by the World Health Organization has led to a number of precautionary measures such as quarantines, physical distancing or in some cases total lockdown in regions or countries around the world. Anxiety, as well as loneliness, are some of the mental health consequences that will persist long after the pandemic ends. The increased feelings of depression and stress, especially during a time of uncertainty, may have serious impacts on public health, increasing people's vulnerability to poor health and weakening society as a whole. Social isolation should not become a norm, even if some specific circumstances require physical distancing.

The rapid implementation of physical distancing was necessary to flatten the coronavirus curve and prevent the current pandemic from worsening. Just as the coronavirus fallout threatens to cause economic uncertainty, it also may cause a collapse in social contact among our residents. Utilizing public places is a central part of moving forward and getting people out of their residence, which in turn will support local businesses.

## **DISCUSSION**

British Columbia has announced a four phased "Restart Plan" which will involve the government lifting restrictions on the community and businesses in phases, gradually allowing for more social and economic activity. The City wants to support and contribute to rebuilding an economically thriving and sustainable economy while complying with the "Restart Plan" and Provincial Health Orders. The City also recognizes that public spaces enhance community and creating shared social spaces could reduce loneliness. These are strong social and economic arguments that the City can influence through policy and Bylaws.

To minimize a resurgence in infection and to recover equitably, the City must think more about how all kinds of outdoor, everyday spaces can fulfill people's daily needs. One option would be to permit the public consumption of liquor in certain public places to provide residents with the opportunity for an informal, safe outdoor place to socialise with family and friends while supporting local businesses.

The Liquor Control and Licensing Act, Section 73 (Attachment # 1) and the Liquor Control and Licensing Regulations, Section 197 (Attachment # 2) allow municipalities to designate by Bylaw, a public place, or part of it where liquor may be consumed. The Bylaw does not require a Public Hearing but does require that a public place(s) be designated, the hours during which liquor may be consumed must be indicated and the boundaries of the designated public space must be identified by posting signage.

Designating public places to consume liquor requires careful management and oversight. The City will have a significant role in supporting this initiative but it also relies on people adopting, using and managing the public place with regard to physical distancing and respectful consumption of liquor.



Other than the Province of Quebec, no other province has permitted people to consume liquor in public. In 2018, the City of Vancouver began to consider consuming liquor in their parks and beaches, however the initiative was stalled as most parks and beaches fall under the jurisdiction of the Vancouver Board of Parks and Recreation ("Parks Board"). Further work was required to confirm that the Parks Board could enact a bylaw under the Liquor Control and Licensing Act. Staff understand that the City of Vancouver and the Parks Board are continuing to pursue this initiative. There is no other municipality in BC that has enacted a bylaw pursuant to this legislation.

When used in moderation, liquor consumption can be enjoyable for people and facilitate social interaction. Allowing public consumption of liquor in public spaces would be a significant shift in liquor policy in the City and the City would be the first municipality in British Columbia to permit public consumption of liquor. Under normal circumstances, this shift in policy would include consultation with the community, health officials and our enforcement partners, however, these are not normal times.

Staff have consulted with the RCMP and received the following comments and recommendations:

- They want to support the community and businesses rebuild economic and social activity and recommends that this initiative start as a small pilot
- They believe this initiative will result in more calls for service
- They will provide on-going feedback and statistics on calls for service at any of the designated locations
- They recommend that washroom facilities and park maintenance be available/enhanced
- They recommend that any designated area not be located near schools

This is an opportunity to provide informal, safe outdoor places for family and friends to socialize while supporting local businesses. This initiative will form a part of the City's economic recovery efforts along with the Open Streets Action Plan and the Temporary Patio Expansion Initiative.

This initiative is also consistent with the Principles for Adaptation and Recovery that guided the Pandemic Scenario Planning work that Council adopted on May 25, 2020:

**1. Put People First**

Actions and decisions should focus on equitably protecting the safety and well-being of City residents, businesses and visitors.

This initiative provides residents, particularly the majority of our residents who live in multi-family housing and don't have access to yards, with the opportunity to safely socialise outdoors with family and friends where physical distancing can be maintained.

**2. Increase Our Resilience**

Actions and decisions should aim to increase the City's resiliency to effectively respond to future shocks and impacts.



This initiative supports food and beverage businesses, particularly businesses that are not able to have outdoor patios due to street or property limitations, by creating more business opportunities and thus supporting the recovery of our local economy.

### **3. Play to Our Strengths**

Actions and decisions should focus on what the City has influence and authority over and draw on partnerships and collaboration as much as possible.

Municipalities have limited opportunities to support local businesses due to legislative and financial restrictions. This is one action the City has influence and authority over that can help businesses while at the same time provide social support to our residents.

### **4. Think Outside the Box**

Actions and decisions should draw on innovative ideas and make use of pilots to facilitate quick actions.

This initiative has never been implemented in BC and as a time limited pursuit, allows the City to test out an innovative idea that will support a struggling economy. Monitoring of the initiative will provide information for Council to evaluate its effectiveness and consider possible extension of the pilot.

### **5. Support Longstanding Goals**

Actions and decisions should not compromise the City's ability to achieve key strategic goals and objectives.

The inclusion of Lonsdale Avenue in this proposed Bylaw is consistent with the Open Streets Action Plan and the Temporary Patio Expansion initiative. Both of these initiatives provide opportunities to reallocate City streets and rights-of-way using temporary measures to quickly and cost-effectively provide improved access to business services while facilitating the health and safety of residents through design considerations for physical distancing. The Open Streets Action Plan will identify areas on Lonsdale Avenue that will benefit from City managed temporary parklets (areas where physical restrictions do not allow individual business to have patios). Including Lonsdale Avenue in this Bylaw allows the City to designate these parklets for public consumption of liquor through signage thus allowing people to purchase take out food and liquor from area restaurants and have their meals on these parklets.

Staff therefore recommend the following:

1. That this be a pilot project ending on October 15, 2020 which will include an evaluation and report back to Council;
2. Council must designate the public places by Bylaw to clearly state where liquor may be consumed;
3. Consumption of liquor can occur between the hours of 11:00am to 9:00pm, seven days a week in designated public places;
4. Enforcement of procedures and penalties regulated by the RCMP pursuant to the provisions of the Liquor Control and Licensing Act;

5. Signage be used to identify boundaries of specific locations within designated public spaces and to provide information on hours when liquor may be consumed; and
6. Ongoing community and RCMP feedback on the initiative through web-based submissions to be reported back to Council at the end of the pilot as part of an evaluation.

The areas designated in Schedule "A" of proposed "Consumption of Liquor in Public Place Bylaw" No. 8781 were identified through consultation with Engineering, Parks and Environment staff, the RCMP and the City's Financial Recovery Task Force. The criteria staff considered in determining which areas to recommend included:

- proximity to washrooms
- proximity to food and beverage businesses
- proximity to multi-family housing
- open/accessible areas busy with people which promotes prosocial behaviour
- areas popular for picnicking
- a mix of soft and hard landscaped areas

In order to add or remove a designated area, a Bylaw amendment must be brought before Council.

## **FINANCIAL IMPLICATIONS**

Currently, washroom facilities in the City are closed between 7pm and at 10pm, depending on the location. During a normal summer, the busiest locations close at 11:00pm. If this Bylaw is adopted, staff may need to review the opening hours of public washrooms which may have some cost implications.

Parks staff have seen a significant increase in litter in parks due to restaurant take-out containers and a general increase in attendance. Staff expect this initiative will add to the litter in parks which may require more garbage collections. Any additional resources required for garbage collection can be charged to the Eco Levy under the Solid Waste Utility Reserve so it won't impact the operating budget.

Signage to delineate the areas will cost approximately \$7500 for printing and installation.

The need for additional RCMP and Bylaw resources are not known at this time but staff will be monitoring the designated areas as part of regular shift patrols.

## **INTER-DEPARTMENTAL IMPLICATIONS**

This report has had input from the RCMP, Engineering Parks and Environment, City Solicitor, Shipyard Commons staff and the City's Financial Recovery Task Force. Staff also discussed the report with the Policy Section of the Liquor and Cannabis Regulation Branch.



## STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

People who have easy access to safe and verdant outdoor space are going to feel more comfortable in public. This Bylaw would be a responsible, progressive way to increase the enjoyment of public space users and could assist in changing the culture around liquor. The goal is to promote practices that encourage moderate consumption of liquor in a social setting. The Bylaw will be an important tool for influencing the social norms around drinking behaviours, while increasing the utilization of our parks to enhance the mental health of our residents and support our local businesses.

This initiative is consistent with the following Council Strategic Plan priorities:

- A City for People
- A Liveable City
- A Vibrant City
- A Prosperous City

RESPECTFULLY SUBMITTED:



Paul Duffy  
Manager, Bylaw Services



L.R. Orr  
Deputy Director, Community and Partner Engagement

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

**BYLAW NO. 8781**

**A Bylaw to establish “Consumption of Liquor in Public Places Bylaw”**

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 **“Consumption of Liquor in Public Places Bylaw, 2020, No. 8781”**.
2. Definitions

In this bylaw:

“Boulevard” has the meaning ascribed to it in “Street and Traffic Bylaw, 1991, No. 6234”;

“Bylaw Enforcement Officer” means an individual who has been designated as a bylaw enforcement officer pursuant to “Bylaw Notice Enforcement Bylaw, 2018, No. 8675”;

“Bylaw Notice Enforcement Bylaw” means the City of North Vancouver “Bylaw Notice Enforcement Bylaw, 2018, No. 8675”;

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

“City Property” means a parcel, lot, block, strata lot, public park or other area of land that is located in the City of North Vancouver and which is either owned or occupied by the City, or in which the City has vested interest pursuant to a statute, and includes a Highway;

“Highway” has the meaning ascribed to it in “Street and Traffic Bylaw, 1991, No. 6234” and, for greater certainty, includes lanes, Boulevards, Sidewalks and roadways;

“Liquor” means, subject to the Liquor Control and Licensing Regulations, beer, wine, spirits or other product that is intended for human consumption and that contains more than 1% of alcohol by volume;

“Liquor Control and Licensing Act” means the *Liquor Control and Licensing Act*, SBC 2015, Chapter 19, as amended;

“Liquor Control and Licensing Regulations” means the Liquor Control and Licensing Regulation, B.C. Reg.241/2016, as amended;

“Peace Officer” means an officer as defined in the Police Act or a member of the Royal Canadian Mounted Police who is deemed to be a provincial constable under the Police Act;

“Permitted Space” means a Public Place or part of a Public Place that has been designated by Council by this Bylaw as a place where Liquor may be consumed, but does not include a building, structure, vehicle or other installation within the Public Place unless this has been specifically designated by Council in this Bylaw;

“Public Place” includes a place, building or vehicle to which the public is invited or has or is allowed access;

“Sidewalk” has the meaning ascribed to it in “Street and Traffic Bylaw, 1991, No. 6234”;

“Sign” has the meaning ascribed to it in the “Sign Bylaw, 1992, No. 6363”;

### 3. Designation of Permitted Spaces / Hours

- A. The Public Places or parts thereof listed in Schedule A to this Bylaw and further identified by signage posted in accordance with this Bylaw are hereby designated as Permitted Spaces where Liquor may be consumed.
- B. The hours that Liquor may be consumed in any of the Permitted Spaces are from 11:00am to 9:00pm, seven (7) days a week.
- C. Liquor may not be consumed in parts of Public Places that are outside of the boundaries of the Permitted Spaces identified by signage posted in accordance with this Bylaw.

### 4. Sign Specifications

- A. The City Engineer or their delegate must post signs setting out the boundaries of each Permitted Space and the hours during which Liquor may be consumed in the Permitted Space.
- B. Signs posted in Permitted Spaces designating where Liquor may be consumed must:
  - (1) be a consistent size of 24 inches by 36 inches;
  - (2) have at least four (4) Signs to designate the boundaries of the Permitted Space;
  - (3) state the hours that Liquor may be consumed; and,
  - (4) be posted on posts or affixed to other items forming the boundary of the Permitted Space.

### 5. Enforcement

Offences set out in the Liquor Control and Licensing Act will apply to persons in violation of this Bylaw.

### 6. Offences and Penalties

A Person who contravenes any provision of this Bylaw or does any act or thing which contravenes any provision of this Bylaw.



## 7. Severability

If any part, section, subsection, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it will be severed and the validity of the remaining provisions of this Bylaw will not be affected.

READ a first time on the 1<sup>st</sup> day of June, 2020.

READ a second time on the 1<sup>st</sup> day of June, 2020.

READ a third time on the 1<sup>st</sup> day of June, 2020.

ADOPTED on the 1<sup>st</sup> day of June, 2020.

*Bylaw adopted at same meeting as 3<sup>rd</sup> reading in accordance with Ministerial Order No. M083.*

“Linda C. Buchanan”

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MAYOR

“Christine Baird”

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DEPUTY CITY CLERK

## SCHEDULE A







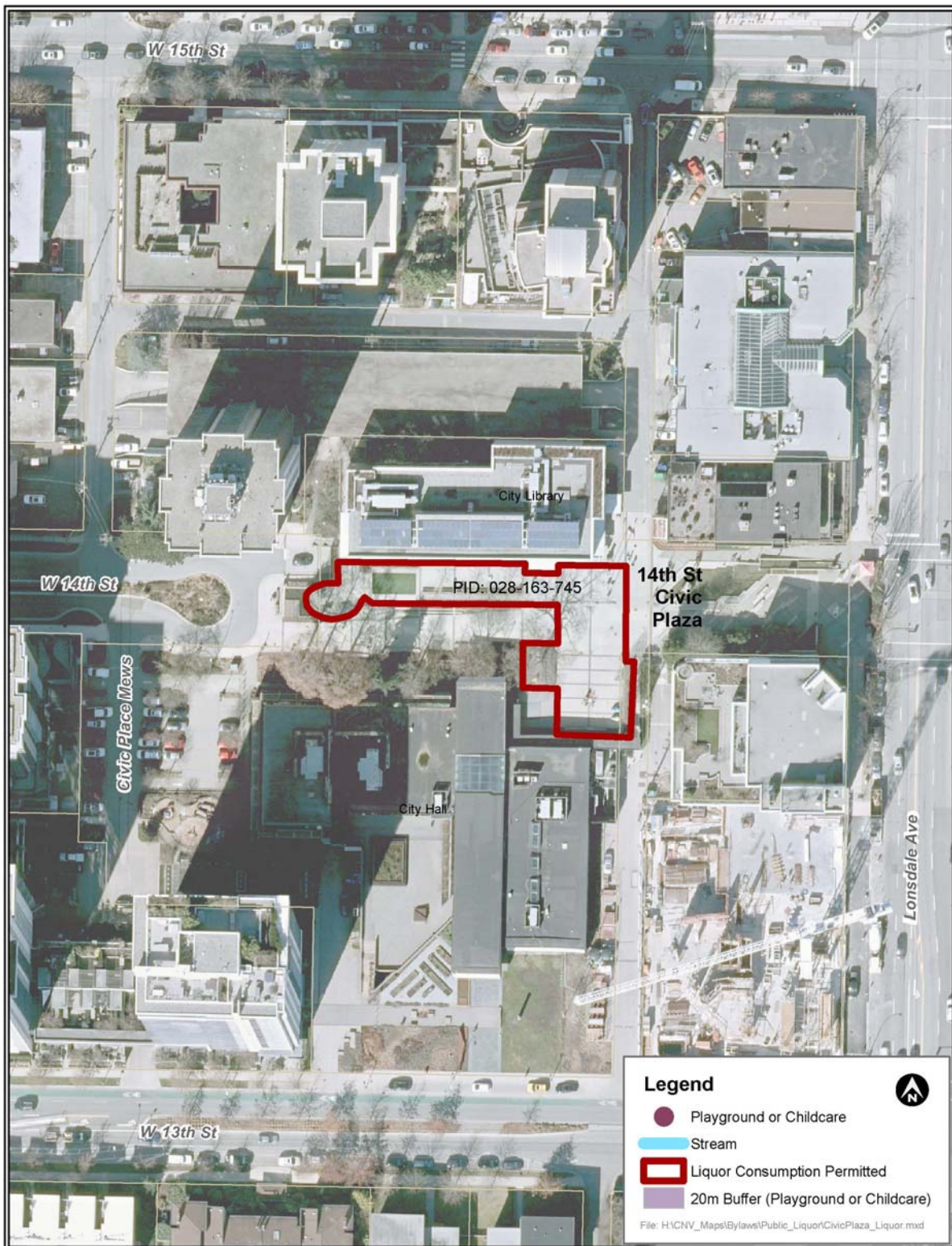














Lonsdale Ave (East Side) 13<sup>th</sup> Street to 18<sup>th</sup> Street

Lonsdale Ave (West Side) 14<sup>th</sup> Street to 18<sup>th</sup> Street















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## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### BYLAW NO. 8802

#### **A Bylaw to amend “Consumption of Liquor in Public Places Bylaw, 2020, No. 8781”**

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 **“Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2020, No. 8802” (Text Amendments and Schedule A)**.
2. “Consumption of Liquor in Public Places Bylaw, 2020, No. 8781” is amended as follows:
  - A. In Part 2: Definitions, by:
    - (1) deleting the definitions for “Boulevard”, “Bylaw Enforcement Officer”, “Bylaw Notice Enforcement Bylaw”, “Peace Officer” and “Sidewalk” in their entirety;
    - (2) adding the following definition:

““Dusk” means astronomical dusk, being the dark part of twilight, when the daylight has almost gone but it is not yet completely dark”;
    - (3) deleting the definition for “Highway” and replacing with the following:

““Highway” has the meaning ascribed to it in the “Street and Traffic Bylaw, 1991, No. 6234” and, for greater certainty, includes lanes, boulevards, sidewalks and roadways, as those terms are defined in the “Street and Traffic Bylaw, 1991, No. 6234”; and
    - (4) deleting the definition for “Permitted Space” and replacing with the following:

““Permitted Space” means a Public Place or part of a Public Place that is City Property and has been designated by Council by this Bylaw as a place where Liquor may be consumed, but does not include a building, structure, vehicle or other installation (except for City-installed parklets) within the Public Place unless that has been specifically designated by Council in this Bylaw.”
  - B. In Part 3: Designation of Permitted Spaces / Hours, Section B, by deleting the words “11:00am to 9:00pm” and replacing with “11:00am to Dusk”.
  - C. In Part 4: Sign Specifications, Section B (1), by deleting the words “be a consistent size of 24 inches by 36 inches” and replacing with “be at least 12 inches by 24 inches in size”.
  - D. By deleting Part 6: Offences and Penalties in its entirety.

E. In Schedule A, by:

- (1) removing the map identifying the area of “14<sup>th</sup> St Civic Plaza”, PID: 028-163-745, in its entirety, so that this area is no longer designated as a Permitted Space;
- (2) removing the map identifying the area of “100 Block Lonsdale Ave (West Side)”, in its entirety, so that this area is no longer designated as a Permitted Space; and
- (3) removing the map identifying the area(s) of “Lonsdale Ave (East Side 13<sup>th</sup> Street to 18<sup>th</sup> Street)” and “Lonsdale Ave (West Side 14<sup>th</sup> Street to 18<sup>th</sup> Street)” in its entirety, so that this area is no longer designated as a Permitted Space.

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

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

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

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

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MAYOR

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CITY CLERK