



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,
HELD ELECTRONICALLY FROM CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, MAY 10, 2021 AT 5:30 PM**

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, May 10, 2021

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, April 19, 2021

RECESS TO CLOSED SESSION

PROCLAMATION

Day of Awareness to End Anti-Asian Racism – May 10, 2021

PUBLIC INPUT PERIOD

CONSENT AGENDA

Item *3 is listed in the Consent Agenda for consideration.

REPORTS

- *3. 2021 Living City Grants
4. 2020 Audited Consolidated Financial Statements

DELEGATION

Metro Vancouver Transit Police Activities – Dave Jones, Chief Officer

CORRESPONDENCE

5. Dave Jones, Chief Officer, Metro Vancouver Transit Police

PRESENTATION

Living City Award Recipients 2021 – Mayor Buchanan

BYLAW – ADOPTION

6. “Tax Rates Bylaw, 2021, No. 8823”

BYLAW – THIRD READING

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8829”
(City of North Vancouver, 2300 Lonsdale Avenue and 116 East 23rd Street,
CD-165 Text Amendment)

REPORT

8. 2021 Funding Appropriations #2118 – #2120 and Development Cost Charge
(Transportation) Reserve Fund Bylaw, 2021, No. 8834 (2021 Capital Plan
Funding)

BYLAW – FIRST, SECOND AND THIRD READINGS

9. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021,
No. 8834” (2021 Capital Plan Funding)

REPORT

10. Heritage Revitalization Agreement: 532 East 10th Street (A. Dean / Y. Perrault)

BYLAW – FIRST AND SECOND READINGS

11. “Heritage Revitalization Agreement Bylaw, 2021, No. 8831”
(A. Dean / Y. Perrault, 532 East 10th Street)

REPORT

12. OCP and Zoning Bylaw Text Amendments for 123-127 and 145 East 13th Street
(Millennium Northmount)

BYLAWS – FIRST AND SECOND READINGS

13. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021,
No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127
and 145 East 13th Street, Permitted Height Change)
14. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833”
(Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145
East 13th Street, CD-004 Text Amendment)

REPORT

15. Discharge of Development Variance Permit No. 148 for 424 East 3rd Street

NOTICES OF MOTION

16. City of North Vancouver After School Program Initiative
17. Naming of Harry Jerome Community Recreation Centre Arena

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, May 10, 2021

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, April 19, 2021

RECESS TO CLOSED SESSION

THAT Council recess to the Committee of the Whole (Closed Session) pursuant to the *Community Charter*, Section 90(1)(l) [annual report].

PROCLAMATION

Day of Awareness to End Anti-Asian Racism – May 10, 2021

PUBLIC INPUT PERIOD

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

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

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

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

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

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

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

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

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

CONSENT AGENDA

Item *3 is listed in the Consent Agenda for consideration.

RECOMMENDATION:

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

START OF CONSENT AGENDA

REPORT

*3. 2021 Living City Grants – File: 05-1850-20-0008/2021

Report: Planner 1, April 28, 2021

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated April 28, 2021, entitled “2021 Living City Grants”:

THAT 2021 Living City grants totaling \$15,000 be awarded as follows:

Name of Applicant	Amount Recommended
Creekside Housing Co-operative	\$3,750
Fresh Air Learning Society Vancouver	\$1,687
Larson Elementary School	\$2,000
North Shore Rain Garden Project	\$3,563
Ocean Ambassadors Canada	\$3,000
Roundabout Urban Gardens	\$1,000
TOTAL	\$15,000

END OF CONSENT AGENDA

REPORT

4. 2020 Audited Consolidated Financial Statements – File: 05-1680-04-0001/2020

Report: Acting Director, Finance, April 28, 2021

RECOMMENDATION:

PURSUANT to the report of the Acting Director, Finance, dated April 28, 2021, entitled “2020 Audited Consolidated Financial Statements”:

THAT, in accordance with Section 167 of the *Community Charter*, the City of North Vancouver Consolidated Financial Statements for the year ended December 31, 2020 be accepted.

DELEGATION

Metro Vancouver Transit Police Activities – Dave Jones, Chief Officer

Item 5 refers.

CORRESPONDENCE

5. Dave Jones, Chief Officer, Metro Vancouver Transit Police, March 5, 2021
– File: 01-0400-95-0001/2021

Re: Metro Vancouver Transit Police Activities

RECOMMENDATION:

THAT the correspondence from Dave Jones, Chief Officer, Metro Vancouver Transit Police, dated March 5, 2021, regarding “Metro Vancouver Transit Police Activities”, be received with thanks.

PRESENTATION

Living City Award Recipients 2021 – Mayor Buchanan

BYLAW – ADOPTION

6. “Tax Rates Bylaw, 2021, No. 8823”

RECOMMENDATION:

THAT “Tax Rates Bylaw, 2021, No. 8823” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

BYLAW – THIRD READING

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8829”
(City of North Vancouver, 2300 Lonsdale Avenue and 116 East 23rd Street,
CD-165 Text Amendment)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8829”
(City of North Vancouver, 2300 Lonsdale Avenue and 116 East 23rd Street,
CD-165 Text Amendment) be given third reading.

Public Hearing waived.

REPORT

8. 2021 Funding Appropriations #2118 – #2120 and Development Cost Charge
(Transportation) Reserve Fund Bylaw, 2021, No. 8834 (2021 Capital Plan
Funding) – File: 05-1705-30-0019/2021

Report: Acting Director, Finance, April 28, 2021

RECOMMENDATION:

PURSUANT to the report of the Acting Director, Finance, dated April 28, 2021,
entitled “2021 Funding Appropriations #2118 – #2120 and Development Cost
Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8834 (2021 Capital
Plan Funding)”:

THAT (Funding Appropriation #2118) an amount of \$954,098 be appropriated
from the Capital General Reserve Fund for the purpose of funding the 2021
Capital Plan;

THAT (Funding Appropriation #2119) an amount of \$400,000 be appropriated
from the Tax Sale Land Interest Reserve Fund for the purpose of funding the
2021 Capital Plan;

THAT (Funding Appropriation #2120) an amount of \$189,375 be appropriated
from the Civic Amenity Reserve Fund for the purpose of funding the 2021 Capital
Plan;

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021,
No. 8834” (2021 Capital Plan Funding), a Bylaw to appropriate an amount of
\$185,625 from the Development Cost Charge (Transportation) Reserve Fund to
fund the 2021 Capital Plan, be considered;

AND THAT should any of the amounts remain unexpended as at December 31,
2024, the unexpended balances shall be returned to the credit of the respective
fund.

Item 9 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

9. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8834” (2021 Capital Plan Funding)

RECOMMENDATION:

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8834” (2021 Capital Plan Funding) be given first, second and third readings.

REPORT

10. Heritage Revitalization Agreement: 532 East 10th Street (A. Dean / Y. Perrault)
– File: 08-3400-20-0040/1

Report: Planning Technician 2, April 28, 2021

RECOMMENDATION:

PURSUANT to the report of the Planning Technician 2, dated April 28, 2021, entitled “Heritage Revitalization Agreement: 532 East 10th Street (A. Dean / Y. Perrault)”:

THAT “Heritage Revitalization Agreement Bylaw, 2021, No. 8831” (A. Dean / Y. Perrault, 532 East 10th Street) be considered and the Public Hearing be waived;

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

AND THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to give effect to this motion.

Item 11 refers.

BYLAW – FIRST AND SECOND READINGS

11. “Heritage Revitalization Agreement Bylaw, 2021, No. 8831”
(A. Dean / Y. Perrault, 532 East 10th Street)

RECOMMENDATION:

THAT “Heritage Revitalization Agreement Bylaw, 2021, No. 8831” (A. Dean / Y. Perrault, 532 East 10th Street) be given first and second readings.

REPORT

12. OCP and Zoning Bylaw Text Amendments for 123-127 and 145 East 13th Street (Millennium Northmount) – File: 08-3400-20-0042/1

Report: Planner 2, April 28, 2021

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated April 28, 2021, entitled “OCP and Zoning Bylaw Text Amendments for 123-127 and 145 East 13th Street (Millennium Northmount)”:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, Permitted Height Change) be considered and referred to a Public Hearing;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, CD-004 Text Amendment) be considered and referred to a Public Hearing;

THAT the statutory requirements for “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8806”, as described in the Statutory Review section of the report, be considered;

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

THAT the Mayor and Corporate Officer be authorized to sign the necessary documents to permit weather-protection canopies, which are permanently affixed to the proposed building, as an encroachment over City property;

AND THAT the Mayor and Corporate Officer be further authorized to sign all other necessary documentation to give effect to this motion.

Items 13 and 14 refer.

BYLAWS – FIRST AND SECOND READINGS

13. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, Permitted Height Change)

RECOMMENDATION:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, Permitted Height Change) be given first and second readings.

14. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, CD-004 Text Amendment)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, CD-004 Text Amendment) be given first and second readings.

REPORT

15. Discharge of Development Variance Permit No. 148 for 424 East 3rd Street
– File: 08-3090-20-0052/1

Report: Manager, Development Planning, April 28, 2021

RECOMMENDATION:

PURSUANT to the report of the Manager, Development Planning, dated April 28, 2021, entitled “Discharge of Development Variance Permit No. 148 for 424 East 3rd Street”:

THAT Development Variance Permit No. 148, for the property located at 424 East 3rd Street, be discharged;

AND THAT the Mayor and Corporate Officer be authorized to sign the necessary documents to give effect to this motion.

NOTICES OF MOTION

16. City of North Vancouver After School Program Initiative – File: 10-4750-15-0001/1

Submitted by Councillor Hu and Councillor Girard

RECOMMENDATION:

WHEREAS the City of North Vancouver, through its policies, has retained and attracted families with school aged children;

WHEREAS Council unanimously approved the “Childcare Action Plan 2021-2031” which reflects that there are currently only 9 available spaces per 100 school aged children;

WHEREAS before and after school programming provides an excellent opportunity for children to expand upon their school day learning and continues to support social and emotional learning;

WHEREAS the “CNV4Me – Child, Youth + Family Friendly Strategy” stated goals are to support the development and delivery of a range of high quality programs and initiatives that can be easily accessed by children and families, and to continue to foster a highly collaborative environment in which partners work together to achieve positive outcomes for children and families;

WHEREAS the City of North Vancouver and the North Vancouver School District have a positive history of cooperative effort and planning to create the best potential for success for school aged children, and the City of North Vancouver Council and the North Vancouver Board of Education entered into a Memorandum of Understanding to confirm their commitments in this regard;

WHEREAS the Provincial Government recently passed legislation that recognizes school boards can directly operate before and after school care programming on school board property;

WHEREAS the North Vancouver Recreation and Culture Commission is embarking upon the creation of a new strategic plan;

WHEREAS the North Vancouver City Library currently offers school aged programming;

AND WHEREAS the “Childcare Action Plan 2021-2031” suggests that the City of North Vancouver build partnerships with key partners including (but not limited to) North Vancouver School District, North Vancouver Recreation and Culture Commission, North Vancouver City Library and non-profit organizations;

THEREFORE BE IT RESOLVED THAT staff be directed to create a coordinated City of North Vancouver after school program initiative with key partners.

NOTICES OF MOTION – Continued

17. Naming of Harry Jerome Community Recreation Centre Arena
– File: 01-0360-20-0017/2021

Submitted by Mayor Buchanan

RECOMMENDATION:

WHEREAS the City of North Vancouver is in the traditional territories of the Squamish Nation;

WHEREAS the City of North Vancouver strives to be a welcoming, inclusive and just City that embraces diversity, reconciliation and acknowledges and celebrates history and culture;

WHEREAS the City of North Vancouver and the Squamish Nation have a collaborative working relationship on a number of initiatives;

WHEREAS the City of North Vancouver is redeveloping the Harry Jerome Community Recreation Centre (HJCRC);

WHEREAS the Squamish Nation has a rich and proud history of sport, including lacrosse;

WHEREAS the Squamish Nation has several members inducted into the Canadian Sports Hall of Fame, the BC Sports Hall of Fame and the North Shore Sports Hall of Fame;

WHEREAS lacrosse is Canada's National Summer Sport;

AND WHEREAS the HJCRC Arena has long been the proud home for North Shore Lacrosse and has a record of winning many championships, including 3 National Championship Titles;

THEREFORE BE IT RESOLVED THAT staff be directed to work with the Squamish Nation for the Naming and Recognition of the HJCRC Arena to honour the rich and proud history of the sport of lacrosse of the Squamish Nation.

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

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

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD
ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH
VANCOUVER, BC, ON **MONDAY, APRIL 19, 2021****

PRESENT

COUNCIL MEMBERS

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

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
B. Pearce, Deputy CAO / Director, Strategic and Corporate
Services
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
H. Reinhold, Deputy Director, Strategic and Corporate Services
M. Friesen, Manager, Strategic Initiatives
L. Garber, Acting Director, Finance
M. Epp, Director, Planning and Development
Y. Zeng, Manager, Development Planning
K. Magnusson, Deputy Director, Engineering, Parks and
Environment
R. Skene, Director, Community and Partner Engagement
L. Orr, Deputy Director, Community and Partner Engagement

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

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Girard

1. THAT the Regular Agenda of April 19, 2021 be amended by adding Item #13 – adoption of “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8806” and Item #14 – adoption of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8807” (402-438 East 3rd Street and 341-343 St. Davids Avenue).

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Back, seconded by Councillor Girard

2. Regular Council Meeting Minutes, April 12, 2021

CARRIED UNANIMOUSLY

Mayor Buchanan recognized National Volunteer Week and extended thanks to all local volunteers.

PUBLIC INPUT PERIOD

- Parisa Gerami Hurst, 2022 Carson Court, North Vancouver, voiced concerns about the Carson Court development and thanked staff for their attention to outstanding issues.

CONSENT AGENDA

Moved by Councillor Bell, seconded by Councillor McIlroy

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

- *3. “Development Cost Charge (Water Utility) Reserve Fund Bylaw, 2021, No. 8824”
(2020 Capital Plan Funding)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Development Cost Charge (Water Utility) Reserve Fund Bylaw, 2021, No. 8824” (2020 Capital Plan Funding) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

- *4. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021, No. 8825” (Electric Vehicle Parking – Update to Fines)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021, No. 8825” (Electric Vehicle Parking – Update to Fines) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

- *5. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8826”
(2021 Capital Plan Funding)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8826” (2021 Capital Plan Funding) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

CONSENT AGENDA – Continued

BYLAWS – ADOPTION – Continued

- *6. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8827”
(2021 Capital Plan Funding)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8827” (2021 Capital Plan Funding) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

REPORT

- *7. UBCM Development Approvals Grant Application – File: 13-6410-01-0001/2021

Report: Manager, Development Planning, April 14, 2021

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Development Planning, dated April 14, 2021, entitled “UBCM Development Approvals Grant Application”:

THAT staff be directed to submit a grant application to the UBCM Local Government Development Approvals Program, to support the development process improvements project;

AND THAT staff report back with the result of the application, including detailed costs and activities if the City is successful in securing the grant.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

BYLAW – ADOPTION

8. “City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777, Amendment Bylaw, 2021, No. 8828”

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT “City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777, Amendment Bylaw, 2021, No. 8828” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED UNANIMOUSLY

DELEGATION

Joy Hayden, Innovation and Engagement Specialist, Hollyburn Family Services Society

Re: A Year in Review – 2019-2020

Joy Hayden, Hollyburn Family Services Society, provided a PowerPoint presentation regarding the “Year in Review – 2019-2020” and responded to questions of Council.

CORRESPONDENCE

9. Joy Hayden, Innovation and Engagement Specialist, Hollyburn Family Services Society, February 3, 2021 – File: 01-0230-01-0001/2021

Re: A Year in Review – 2019-2020

Moved by Councillor Bell, seconded by Councillor Back

THAT the correspondence from Joy Hayden, Innovation and Engagement Specialist, Hollyburn Family Services Society, dated February 3, 2021, regarding the “Year in Review – 2019-2020”, be received with thanks.

CARRIED UNANIMOUSLY

DELEGATION

Jennifer Belak, Executive Director, and Farah Steen, Director of Marketing and Partner Relationships, Vancouver’s North Shore Tourism Association, and Peter Larose, Principal, Larose Research and Strategy

Re: Value of Tourism and Sustainability Analysis: Vancouver’s North Shore

Jennifer Belak and Farah Steen, Vancouver’s North Shore Tourism Association, and Peter Larose, Larose Research and Strategy, provided a PowerPoint presentation regarding the “Value of Tourism and Sustainability Analysis: Vancouver’s North Shore” and responded to questions of Council.

CORRESPONDENCE

10. Jennifer Belak, Executive Director, Vancouver’s North Shore Tourism Association, February 24, 2021 – File: 01-0230-01-0001/2021

Re: Value of Tourism and Sustainability Analysis: Vancouver’s North Shore

Moved by Councillor Girard, seconded by Councillor Back

THAT the correspondence from Jennifer Belak, Executive Director, Vancouver’s North Shore Tourism Association, dated February 24, 2021, regarding the “Value of Tourism and Sustainability Analysis: Vancouver’s North Shore”, be received with thanks.

CARRIED UNANIMOUSLY

REPORT

11. 2021 Tax Rates Bylaw – File: 05-1970-05-0005/2021

Report: Acting Director, Finance, April 14, 2021

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Acting Director, Finance, dated April 14, 2021, entitled “2021 Tax Rates Bylaw”:

THAT “Tax Rates Bylaw, 2021, No. 8823” be considered.

CARRIED

Councilor Bell and Councillor Valente are recorded as voting contrary to the motion.

BYLAW – FIRST, SECOND AND THIRD READINGS

12. “Tax Rates Bylaw, 2021, No. 8823”

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT “Tax Rates Bylaw, 2021, No. 8823” be given first and second readings.

CARRIED

Councilor Bell and Councillor Valente are recorded as voting contrary to the motion.

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT “Tax Rates Bylaw, 2021, No. 8823” be given third reading.

CARRIED

Councilor Bell and Councillor Valente are recorded as voting contrary to the motion.

PRESENTATION

North Shore Neighbourhood House Site Redevelopment – Manager, Strategic Initiatives

The Manager, Strategic Initiatives provided a PowerPoint presentation regarding the “North Shore Neighbourhood House Site Redevelopment” and responded to questions of Council.

BYLAWS – ADOPTION

13. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8806” (Cascadia Green Development, 402-438 East 3rd Street and 341-343 St. Davids Avenue, Land Use Designation and Permitted Height Change)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8806” (Cascadia Green Development, 402-438 East 3rd Street and 341-343 St. Davids Avenue, Land Use Designation and Permitted Height Change) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED

Councillor Bell is recorded as voting contrary to the motion.

14. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8807” (Cascadia Green Development, 402-438 East 3rd Street and 341-343 St. Davids Avenue, CD-730 and “Moodyville Development Permit Area Guidelines” amendment)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8807” (Cascadia Green Development, 402-438 East 3rd Street and 341-343 St. Davids Avenue, CD-730 and “Moodyville Development Permit Area Guidelines” amendment) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED

Councillor Bell is recorded as voting contrary to the motion.

COUNCIL INQUIRIES / REPORTS

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

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

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole (Closed Session) at 7:41 pm and reconvened at 8:13 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

15. Land Matter – File: 02-0890-20-0040/1

Report: Manager, Real Estate, March 22, 2021

Moved by Councillor Back, seconded by Councillor Bell

PURSUANT to the report of the Manager, Real Estate, dated March 22, 2021, regarding a land matter:

THAT the action taken by the Committee of the Whole (Closed Session) be ratified;

AND THAT the wording of the recommendation and the report of the Manager, Real Estate, dated March 22, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

16. Land Matter – File: 02-0890-010001/2021

Report: Manager, Real Estate, April 13, 2021

Moved by Councillor Back, seconded by Councillor Bell

PURSUANT to the report of the Manager, Real Estate, dated April 13, 2021, regarding a land matter:

THAT the action taken by the Committee of the Whole (Closed Session) be ratified;

AND THAT the wording of the recommendation and the report of the Manager, Real Estate, dated April 13, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

17. Appointment to the Heritage Advisory Commission – File: 01-0360-20-0036/2021

Report: Corporate Officer, April 7, 2021

Moved by Councillor Back, seconded by Councillor Bell

PURSUANT to the report of the Corporate Officer, dated April 7, 2021, entitled “Appointment to the Heritage Advisory Commission”:

THAT Catherine O'Donnell be appointed to the Heritage Advisory Commission for the remainder of the 2-year term concluding January 31, 2022;

AND THAT the report of the Corporate Officer, dated April 7, 2021, entitled “Appointment to the Heritage Advisory Commission”, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Bell, seconded by Councillor Valente

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:14 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER



Office of the Mayor
CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

DAY OF AWARENESS TO END ANTI-ASIAN RACISM

Whereas

the reported number of anti-Asian hate crimes across Metro Vancouver since the start of COVID-19 has increased significantly and is deeply troubling;

Whereas

the Canadian Charter of Rights and Freedoms 15(1) states that every individual is equal before and under the law and has the right to the equal protection and equal benefit of the law without discrimination and, in particular, without discrimination based on race, nationality or ethnic origin, colour, religion, sex, age, or mental or physical disability;

Whereas

the City of North Vancouver strives to be a caring, inclusive, safe, livable and just city; and a city that embraces diversity, celebrates culture, fosters belonging and participation and continues to adapt to a changing world;

Whereas

every resident in the City of North Vancouver deserves to enjoy all public spaces in a community free of violence, abuse, discrimination and inequity;

And Whereas

May is recognized as Asian Heritage Month in Canada;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **May 10, 2021** as **Day of Awareness To End Anti-Asian Racism and Celebration of Asian Culture Throughout the Month of May** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, May 10, 2021

Linda C. Buchanan

Mayor Linda Buchanan

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Bo Ocampo, Planner 1

Subject: 2021 LIVING CITY GRANTS

Date: April 28, 2021

File No: 05-1850-20-0008/2021

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

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated April 28, 2021, entitled "2021 Living City Grants":

THAT 2021 Living City grants totaling \$15,000 be awarded as follows:

Name of Applicant	Amount Recommended
Creekside Housing Co-operative	\$3,750.00
Fresh Air Learning Society Vancouver	\$1,687.00
Larson Elementary School	\$2,000.00
North Shore Rain Garden Project	\$3,563.00
Ocean Ambassadors Canada	\$3,000.00
Roundabout Urban Gardens	\$1,000.00
TOTAL	\$15,000.00

ATTACHMENTS:

1. Living City Grant Terms of Reference (CityDocs #2016620)

PURPOSE

The purpose of this report is to present to Council the 2021 Living City Grant recommendations provided by the Advisory Planning Commission (APC).

BACKGROUND

The Living City Grant Program was established by Council in 2008. A total of \$15,000 is available annually for small-scale, community-based parks and environmental initiatives. The grant's Terms of Reference are attached for reference (Attachment 1).

DISCUSSION

In 2021, six Living City Grant applications eligible for funding were received for a total request of \$17,437. On April 14, 2021 the Advisory Planning Commission (APC) met to review and evaluate the applications, and the following resolution was endorsed:

THAT the Advisory Planning Commission has reviewed the 2021 Living City Grant applications and recommends that the 2021 grants be awarded as follows:

Grant Applications Recommended:

Name of Applicant	Amount Recommended
Creekside Housing Co-operative	\$3,750.00
Fresh Air Learning Society Vancouver	\$1,687.00
Larson Elementary School	\$2,000.00
North Shore Rain Garden Project	\$3,563.00
Ocean Ambassadors Canada	\$3,000.00
Roundabout Urban Gardens	\$1,000.00
TOTAL	\$15,000.00

In total, six applications were considered by the Advisory Planning Commission. Based on the committee's evaluation and subsequent discussion, the APC recommended that all projects receive either partial or full funding. The recommended amount was determined through an evaluation of the strength of the application and evidence of financial need. Successful proposals demonstrated a strong link to the City's parks and environmental goals as presented in the Official Community Plan and support the recovery of a community amidst a pandemic through projects that either facilitate social connection, increase food security, or enhance ecological health.

The APC recommended that the 2021 Living City Grants be awarded as follows:

- 1) Organization:** Creekside Housing Co-operative
Project: Creekside Community Gardens
Amount Requested: \$3,750
Grant Recommendation: \$3,750

Project Description:

Creekside Housing Co-op is a 42-unit affordable housing complex which was built in 1985. Co-op members include seniors, persons with disabilities, families and single persons with low-medium incomes and housing costs are based on a percentage of the members' gross income. The organization is proposing a

community garden project to promote community wellness, alleviate pandemic-induced social isolation, assist with neighbourhood beautification, and contribute to the City's environmental goals. They will be planting native plants to benefit local wildlife and pollinators, and to provide environmental stewardship education to participants. This will also be a multi-generational project which will provide an opportunity for co-op members of different ages - from seniors to teenagers - to work together. The project will teach youth basic gardening techniques while learning about environmental stewardship with the co-benefit of older generations being able to share their skills and connect with their neighbours.

- 2) **Organization:** Fresh Air Learning Society Vancouver
Project: Place, Parks, and Play
Amount Requested: \$1,687
Grant Recommendation: \$1,687

Project Description:

Fresh Air Learning was founded in 2010 and offers play-based nature programs for over 350 children ages 2-13 every year. Their mandate is to connect children to nature through play and hands-on learning. They are seeking grant funding to provide a free, nature-based playgroup program for parents and young children ages 2-6. The program would focus on natural environments in and around Heywood Park and would provide the opportunity for children to socialize and learn about the environments within the park. They would run three sessions of the class comprised of up to 12 children and their families, serving 36 families in the neighbourhood over the course of the summer. The purpose of the sessions would be to provide community and environmental connection after a year in which families have been socially isolated and to contribute to the stewardship of the park by having each class engage in restoration activities.

- 3) **Organization:** Larson Elementary School
Project: Larson's Garden Project
Amount Requested: \$2,000
Grant Recommendation: \$2,000

Project Description:

Larson is a public elementary school providing instruction to approximately 490 students from Kindergarten through Grade 7. The project managers for the school garden project recently installed four garden beds on school property with the goal of providing hands-on gardening workshops for students. The project managers are also the Co-Chairs of the Parents Association of Larson School. They plan to partner with The Edible Garden Project which is an interactive educational program that brings students out of the classroom and into the garden to deliver the program. Students from all grades will participate in lessons from September to June that teach the cycles of food production from seed to soil.

- 4) **Organization:** North Shore Rain Garden Project
Project: The Story of Wagg Creek: A Video Exploration of a History and Future
Amount Requested: \$4,000
Grant Recommendation: \$3,563

Project Description:

The North Shore Rain Garden Project is an initiative in SFU's Faculty of Environment. Launched in 2017, the North Shore Rain Garden Project aims to promote and expand the use of green infrastructure such as rain gardens in urban and residential environments. They are proposing a video project that will bring attention to Wagg Creek and encourage community conversation on what citizens can do to support the restoration of this creek. According to the North Shore Streamkeepers, Wagg Creek (lower Wagg) is one of the most polluted watersheds on the North Shore and restoration measures, including the installation of rain gardens in the watershed, are needed to benefit the creek and the ecosystems it supports. Some of the questions the film will explore include: What has led to this decline; what can be done to restore the creek; could rain gardens and other forms of green infrastructure play a role in this process; what can the community do? Can the fish return? The project also aims to bring the community together to form a positive vision of the future.

- 5) **Organization:** Ocean Ambassadors Canada
Project: Zero Waste Coaching for Small Businesses
Amount Requested: \$5,000
Grant Recommendation: \$3,000

Project Description:

Ocean Ambassadors Canada is a registered charity that connects people with the ocean and engages them on the issue of plastic pollution. They are seeking support to offer a Zero Waste Coaching for Small Businesses program in the City of North Vancouver. The coaching program will support small businesses to decrease their use of single-use items, determine which single-use products are most sustainable for their businesses given the recycling systems in the City, increase recycling and food scraps diversion and move towards zero waste. Ocean Ambassadors has created a three page single-use item toolkit for small businesses and will meet with businesses owners to complete an informal audit of their recycling systems and single-use items. They will then suggest improvements, assist with purchasing options, and offer staff and customer training if a business is interested. Their goal is to help 20 small businesses in the City to move towards zero waste in 2021.

- 6) **Organization:** Roundabout Urban Gardens
Project: Roundabout Urban Gardens
Amount Requested: \$1,000
Grant Recommendation: \$1,000

Project Description:

Ruth and Erika lead the Roundabout Urban Gardens Project. They met in May of 2020 over their shared love of gardening, sustainability, and nature. Ruth is a co-

founder of Cascadia Society for Social Working and has managed three roundabout gardens on Mahon Avenue for seven years. Through the conversion of unused public boulevard grass in Central Lonsdale to pollinator-friendly gardens, they plan to support local vulnerable populations with food donations in partnership with a non-profit, combat social isolation by enabling neighbours to connect through volunteering, inspire others to grow and share food, provide gardening skills development, and sequestering carbon in the soil. Through this project, they want to inspire others to emulate their model and to connect with each other to grow more food on boulevards, yards, or others' yards for those that don't have one.

FINANCIAL IMPLICATIONS

The Living City Grant Program is funded through an annual operating budget provision of \$15,000.

INTER-DEPARTMENTAL IMPLICATIONS

Coordination and communication with Engineering, Parks & Environment will be required to ensure projects that are conducted in parks do not conflict with City activities taking place on the same day and that any proposed restoration projects will be reviewed and approved by staff prior to implementation.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The Living City Grant Program supports Council's Strategic plan by contributing to the vision of being a liveable city. The grant applications are also reviewed and prioritized based on whether the project is consistent with and supportive of the City's parks and environmental goals as presented in the Official Community Plan.

RESPECTFULLY SUBMITTED:



Bo Ocampo
Planner 1



Living City Grant Program

Terms of Reference

The City of North Vancouver is committed to social, economic, and environmental sustainability. The Living City Grant Program (LCGP) provides funding opportunities for small-scale, community-based parks and environment initiatives managed by not for profit organizations. A total of **\$15,000** in grants is awarded each year.

WHO CAN APPLY?

- Registered not-for-profit societies
- Unincorporated local community associations, groups and service clubs

WHAT IS NOT ELIGIBLE?

The LCGP does not extend funding for projects which:

- are for-profit commercial ventures
- are organized by a private enterprise
- receive grants from other City sources for the same purpose
- duplicate specific work conducted by the City of North Vancouver
- attract participants exclusively outside the City of North Vancouver

Please note:

- ***Late applications will not be accepted;***
- LCGP funding cannot be awarded retroactively;
- LCGP funding is not intended to provide core funding for ongoing programs; and
- The City reserves the right to request evidence of liability insurance if deemed necessary.

HOW ARE APPLICATIONS EVALUATED?

All applications will be reviewed and prioritized according to the following criteria:

- Innovative means to contribute to the social and environmental sustainability of the City
- Clear project goals and objectives
- Clear action plan which is realistic and attainable in terms of timing and resources
- Evidence of community support and inclusiveness
- Evidence of an evaluation plan to measure project effectiveness
- Evidence of financial need and fiscal responsibility
- Willingness to work in collaboration with other City-related sustainability initiatives
- Consistent with and supportive of the City's parks and environmental goals as presented in the Official Community Plan

REPORTING REQUIREMENTS

Funding recipients will be required to submit the following reports, in this order:

- Interim report (submitted 6 months after receiving initial funding) listing any program events and deliverables to date
- Final report (submitted within 12 months of receiving funding)

APPLICATION PROCEDURES

Application forms and deadline information are available at www.cnv.org/LivingCityGrant.

Applicants are strongly encouraged to contact City staff well in advance of submitting an application package. Please contact the following member of staff to indicate your interest in the LCGP and to discuss the suitability of your project:

Bo Ocampo
Environmental Sustainability Specialist
Phone: 604.983.7331
Email: bocampo@cnv.org

Complete application packages must be delivered to:

Living City Grant Program
Planning - Environmental Sustainability
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9




Email: livingcitygrant@cnv.org | Phone: 604.983.7331

All applications will be reviewed and prioritized, based on evaluation criteria, as outlined above, by the Advisory Planning Commission (APC).

A report outlining the recommended projects for LCGP funding will be submitted to City Council for final approval.

Applicants will receive written notification of Council's decision within sixty (60) days of the submission date.



 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: Leslie Garber, Acting Director of Finance

Subject: 2020 AUDITED CONSOLIDATED FINANCIAL STATEMENTS

Date: April 28, 2021 File No: 05-1680-04-0001/2020

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

RECOMMENDATION:

PURSUANT to the report of the Acting Director of Finance, dated April 28, 2021, entitled "2020 Audited Consolidated Financial Statements":

THAT in accordance with Section 167 of the *Community Charter*, Council accept the City of North Vancouver Consolidated Financial Statements for the year ended December 31, 2020.

ATTACHMENTS:

1. The Corporation of the City of North Vancouver Draft 2020 Audited Consolidated Financial Statements (CityDoc#[2039675](#)).

BACKGROUND:

Under the provisions of the *Community Charter*, the annual financial statements of the municipality must be presented to and accepted by Council. The statements have been audited by the City's appointed auditors, BDO Canada LLP, Chartered Accountants. In accordance with the latest recommendations of the Accounting Standards Board, signatures by the auditors on the audit report and by the Director of Finance on the statements will be added after acceptance of the statements by Council.

The City's 2020 audited consolidated financial statements are provided as Attachment 1 to this report.

SUMMARY:

The financial results for 2020 continue to reflect Council and staff's commitment to sound financial management. With COVID-19 there have been reduced investment opportunities resulting in larger than normal cash balances. The 2020 consolidated financial statements show that:

- The City is in a strong financial position, indicated by positive net financial assets that are consistent with 2019. Positive net financial assets indicate sustainability and flexibility, as explained in the Discussion section below.
- The City continues to have no debt.
- The City has an amount of reserve funds set aside for specific purposes.
- The City is setting aside funds for capital projects and other infrastructure needs each year.

Included in the City's audited consolidated financial statements are:

- All the funds of the City of North Vancouver (including storm, water and sewer utilities)
- The accounts of the North Vancouver City Library
- The City's 33.94% share of the North Vancouver Recreation and Culture Commission
- The City's 50% share of the North Vancouver Museum and Archives Commission
- The City's equity in Lonsdale Energy Corp. (LEC), under the modified equity method.

With regard to the latter, the initial \$2 million equity investment in LEC has a book value that exceeds the initial investment. As per note 4 of the consolidated financial statements, LEC's shareholder equity is estimated at \$3,947,000. The statements also indicate that the City has a loan receivable balance of \$26.5 million from LEC and received \$693,000 in interest payments and dividends of \$34,000 in 2020.

The Cemetery Trust which is administered by the City is not included in the consolidated statements.

Results of the City's consolidated operations for 2020 and 2019 are as follows (in millions of dollars):

	2020	2019
Revenue	\$ 159.1	\$ 131.0
Expenses	118.1	118.4
Annual Surplus	41.0	12.6
Accumulated Surplus beginning of year	575.3	562.7
Accumulated Surplus end of year	<u>\$616.3</u>	<u>\$ 575.3</u>

The City had a surplus in 2020 of \$41 million which adds to the City's total equity.

The annual and accumulated surpluses are not totally made up of liquid assets. The accumulated surplus is made up of the following broad categories, including both liquid and non-liquid assets:

- Tangible capital assets of \$445.6 million (2019 - \$414.1 million), including civic, protective services and recreational and culture buildings, and streets, sewer, and water infrastructure.
- Funds of approximately \$48.2 million (2019 - \$41.8 million) appropriated for specific purposes, such as capital, water, sewer and other projects.
- Statutory reserves of \$107.8 million (2019 - \$107.5 million) which are authorized by the *Community Charter* or City Bylaw and include funds for machinery and equipment, buildings and other specific purposes and initiatives.
- Funds not designated for a specific purpose of approximately \$14.7 million (2019 - \$11.9 million).

The above funds are the City's equity. This equity is reflected in various forms on the City's consolidated statement of financial position, such as investments and other assets and liabilities.

DISCUSSION:

Assessment of Financial Condition:

As indicated above, the City is in a good financial position. Assessing the financial condition of the City includes several elements; among them are sustainability, flexibility and vulnerability.

- **Sustainability** refers to maintaining existing financial and service level commitments while balancing the need to incur debt or increase tax burden relative to the local economy.
- **Flexibility** refers to the amount of room available to change its tax burden in relation to the local economy it operates in, to be able to meet its service and financial commitments.
- **Vulnerability** refers to the degree that the City is dependent on sources of revenue which are beyond its control or influence that could impair the ability to meet service and financial commitments. An example of this type of revenue would be grants from other levels of government.

The following ratios have been used to assess the City's current financial condition as of December 31, 2020 and are stated in thousands of dollars. Discussion of the relevance of each ratio is included.

1. General Municipal Taxes / Total Revenue

This ratio is a measure of the diversification of revenues and also a measure of sustainability and flexibility. A high ratio indicates a reliance on property taxes while a low ratio illustrates a greater range of revenues.

2017 Actual		2018 Actual		2019 Actual		2020 Actual	
<u>56,218</u>	38.4%	<u>58,775</u>	37.1%	<u>62,521</u>	47.7%	<u>65,928</u>	41.4%
146,514		158,504		131,007		159,057	

The City's ratio indicates a higher reliance on property taxes when compared to other revenue sources. The risk this creates is mitigated by the fact that property taxes are considered a relatively stable and reliable source of revenue, and that the City's property tax base is diversified (i.e., unlike some municipalities, we have a strong business and industrial base).

The 2017 and 2018 ratios are lower than recent year due to higher gains on asset disposals and developer contributions included in total revenue for those years. It should be noted that these are non-cash transactions and as such do not add significantly to the City's financial strength. The 2020 ratio excluding developer contributed tangible capital assets and gains on asset disposal would have been 48.9% (2019 49.5%, 2018 48.2%, 2017 49.1%).

2. Current Ratio (Current Assets / Current Liabilities)

This ratio is a measure of liquidity and also indicates how sustainable current financial practices are. A high ratio (>1 to 1) indicates a greater ability to respond to and meet budgeted and unexpected expenditures, while a lower ratio might indicate a financial trend which becomes less sustainable.

2017 Actual		2018 Actual		2019 Actual		2020 Actual	
<u>78,183</u>	1.4 to 1	<u>79,193</u>	1.4 to 1	<u>88,994</u>	1.4 to 1	<u>199,623</u>	2.4 to 1
57,594		55,294		65,553		81,838	

The City continues to maintain a favourable position in its ability to meet its obligations. The City's current ratio has increase due to an increase in cash balances and active cash management program to match current assets to current liabilities.

The 2020 balances are higher due to an increase in the cash balance and accrued liabilities and deferred revenue.

3. Financial Assets / Liabilities

A ratio lower than one indicates that liabilities are greater than financial assets (net debt) and that future revenues will be required to pay for past transactions and events. A result higher than one indicates that financial assets exceed liabilities and that financial resources are on hand that can finance future operations.

2017 Actual		2018 Actual		2019 Actual		2020 Actual	
$\frac{217,372}{86,216}$	2.5 to 1	$\frac{244,503}{86,592}$	2.8 to 1	$\frac{256,595}{97,710}$	2.6 to 1	$\frac{332,598}{164,420}$	2 to 1

The City's ratio decreased slightly to 2 to 1 and continues to indicate that the City has the financial resources on hand to finance future operations. The decrease is due to the greater increase in liabilities over assets. The decrease is driven primarily by an increase in the timing of liabilities (i.e. accounts payable accrued liabilities and deferred revenue).

4. Net Book Value (NBV) of Capital Assets / Cost of Capital Assets

This ratio indicates the extent to which the estimated useful lives of a government's tangible capital assets are available to provide its products and services. A ratio greater than 50% indicates that the assets have more than half of their useful life remaining. As the ratio decreases it may eventually reduce an organization's flexibility because of the impending future costs of capital asset replacement, repair and maintenance.

2017 Actual		2018 Actual		2019 Actual		2020 Actual	
$\frac{381,939}{555,685}$	68.7%	$\frac{402,540}{588,824}$	68.4%	$\frac{414,093}{615,128}$	67.3%	$\frac{445,625}{661,742}$	67.3%

With capital asset replacements over the years, the City's ratio has remained relatively constant. It is the City's long-standing policy to place maintenance of existing infrastructure as a first priority, and to only take on new facilities and programs once maintenance and replacement projects have been funded.

5. Accumulated Unappropriated Surplus / Total Operating Revenues

Accumulated Unappropriated Surplus levels are an indicator of financial strength since these reserves (as distinguished from Statutory and Appropriated Reserves shown in Note 9) provide the ability to meet unforeseen expenditures or revenue losses.

2017 Actual		2018 Actual		2019 Actual		2020 Actual	
$\frac{9,087}{109,007}$	8.3%	$\frac{9,897}{114,667}$	8.6%	$\frac{11,888}{118,529}$	10.0%	$\frac{14,675}{123,385}$	11.9%

The City's Reserves and Accumulated Surplus Policy requires the maintenance of an accumulated operating surplus of between 5% and 10% of total annual operating revenues, in order to meet emergency expenditures such as major flooding, earthquakes, etc. The City has exercised sound financial management during the current economic conditions so that the accumulated unappropriated surplus remains adequate.

FINANCIAL IMPLICATIONS:

Addressed throughout the report and additional materials provided.

INTERDEPARTMENTAL IMPLICATIONS:

This report and draft statements summarizes the financial implications of the activities of the whole corporation.

STRATEGIC PLAN IMPLICATIONS:

The financial results for 2020 reflect the City's Strategic Plan long term financial goal of ensuring financial sustainability. These results also reflect *Community Charter* requirements to manage within a balanced budget framework and support the Community Vision of the OCP which states "In 2031, the City of North Vancouver will be a vibrant, diverse, and highly livable community that is resilient to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations."

The City's favourable financial position is based on a commitment to these goals, and reflects each department's cooperation and participation in sound financial management.

RESPECTFULLY SUBMITTED:



Leslie Garber
Acting Director, Finance

**The Corporation of the City of
North Vancouver**
Consolidated Financial Statements
For the year ended December 31, 2020

Statement of Management Responsibility

The Council of the Corporation of the City of North Vancouver (“City”) has delegated the responsibility for the integrity and objectivity of the financial information contained in the consolidated financial statements to the management of the City. The consolidated financial statements which, in part, are based on informed judgments and estimates, have been prepared by management in accordance with Canadian public sector accounting standards, which have been applied on a basis consistent with that of the preceding year.

To assist in carrying out their responsibility, management maintains an accounting system and internal controls to provide reasonable assurance that transactions are executed and recorded in accordance with authorization, and that financial records are reliable for preparation of financial statements.

The Mayor and Council oversee management's responsibilities for the financial reporting and internal control systems. Council annually reviews and approves the consolidated financial statements.

The City's independent auditors, BDO Canada LLP, are engaged to express an opinion as to whether the City's consolidated financial statements present fairly in all material respects the financial position of the City as at December 31, 2020, and the results of operations, changes in net financial assets and cash flows for the year then ended in accordance with Canadian generally accepted auditing standards.

The consolidated financial statements have, in management's opinion, been properly prepared within reasonable limits of materiality and in accordance with Canadian public sector accounting standards.

Acting Director of Finance

Leslie Garber

[DATE OF COUNCIL APPROVAL]

Independent Auditor's Report

To the Mayor and Council of the Corporation of the City of North Vancouver

Opinion

We have audited the consolidated financial statements of Corporation of the City of North Vancouver and its controlled entities (the "City"), which comprise the consolidated statement of financial position as at December 31, 2020 and the consolidated statement of operations, the consolidated statement of changes in net financial assets and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2020, and its consolidated operations and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Unaudited Information

We have not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of the Schedule A of the City's consolidated financial statements.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the City to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the City audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

CHARTERED PROFESSIONAL ACCOUNTANTS
Vancouver, British Columbia

[DATE OF APPROVAL]

The Corporation of the City of North Vancouver
Consolidated Statement of Financial Position
As at December 31, 2020 with comparative figures for 2019
(in thousands of dollars)

	2020	2019
FINANCIAL ASSETS		
Cash	\$ 116,691	\$ 9,929
Temporary investments (note 3(a))	55,589	52,994
Portfolio investments (note 3(b))	102,501	139,269
Investment in Lonsdale Energy Corp. (note 4)	3,947	2,709
Due from other governments	3,872	4,561
Accounts receivable	11,053	8,365
Loan to Lonsdale Energy Corp. (note 5)	26,518	25,623
Interest receivable	12,418	13,145
	<u>332,589</u>	<u>256,595</u>
LIABILITIES		
Accounts payable and accrued liabilities	39,355	24,888
Deferred revenue	32,132	30,218
Deferred lease revenue (note 13)	51,925	-
Deferred development cost charges	21,963	23,323
Long-term debt (note 6)	465	684
Employee future benefits (note 7)	8,229	8,150
Advances and other liabilities	10,351	10,447
	<u>164,420</u>	<u>97,710</u>
NET FINANCIAL ASSETS	<u>168,169</u>	<u>158,885</u>
NON-FINANCIAL ASSETS		
Tangible capital assets (note 8)	445,625	414,093
Inventories	703	631
Prepaid expenses	1,828	1,745
	<u>448,156</u>	<u>416,469</u>
ACCUMULATED SURPLUS (note 9)	<u>\$ 616,325</u>	<u>\$ 575,354</u>

Commitments and contingencies (note 10)
See accompanying notes to the consolidated financial statements

Acting Director of Finance
Leslie Garber

The Corporation of the City of North Vancouver
Consolidated Statement of Operations
Year ended December 31, 2020 with comparative figures for 2019
(in thousands of dollars)

	2020 Budget	2020	2019
	(notes 2(i) and 14)		
REVENUE			
Property value tax	\$ 65,669	\$ 65,928	\$ 62,521
Parcel taxes	3,529	3,571	3,204
Licences and permits	4,192	4,949	4,856
Fines and fees	5,126	4,799	5,157
Rent	1,428	1,874	2,191
Interest, dividends and penalties	2,147	6,059	6,477
Sale of services	28,698	26,331	29,896
Rebate and recoveries	85	638	58
Grants and other	7,347	19,430	11,276
Developer contributions and other transfers	275	25,063	5,203
Loss on disposition of assets	-	(823)	(427)
Lonsdale Energy Corp. income (note 4)	-	1,238	595
Total revenue (note 12)	<u>118,496</u>	<u>159,057</u>	<u>131,007</u>
EXPENSES			
General government	19,023	22,078	19,818
Transportation and transit	6,746	8,317	8,279
Health, social services and housing	2,754	2,764	2,685
Development services	6,191	5,406	6,340
Protective services	28,581	27,229	27,259
Parks, recreation and culture	30,383	28,084	30,210
Water utilities	10,516	9,719	9,964
Sewer utilities	10,177	10,538	9,598
Solid waste	3,856	3,951	4,226
Total expenses (note 12)	<u>118,227</u>	<u>118,086</u>	<u>118,379</u>
Annual surplus	269	40,971	12,628
Accumulated surplus beginning of year	<u>575,354</u>	<u>575,354</u>	<u>562,726</u>
Accumulated surplus end of year	<u>\$ 575,623</u>	<u>\$ 616,325</u>	<u>\$ 575,354</u>

See accompanying notes to the consolidated financial statements

The Corporation of the City of North Vancouver
Consolidated Statement of Change in Net Financial Assets
Year ended December 31, 2020 with comparative figures for 2019
(in thousands of dollars)

	2020 Budget	2020	2019
	(notes 2(i) and 14)		
Annual surplus	\$ 269	\$ 40,971	\$ 12,628
Acquisition of tangible capital assets	(83,934)	(34,303)	(26,315)
Non-cash developer contributed assets	-	(14,499)	(1,085)
Proceeds on sale of tangible capital assets	-	34	70
Depreciation of tangible capital assets	15,700	16,413	15,350
Loss on disposition of tangible capital assets	-	823	427
	<u>(68,234)</u>	<u>(31,532)</u>	<u>(11,553)</u>
Acquisition of inventories	-	(1,156)	(1,347)
Acquisition of prepaid expenses	-	(1,807)	(1,707)
Use of inventories	-	1,083	1,372
Use of prepaid expenses	-	1,725	1,581
	<u>-</u>	<u>(155)</u>	<u>(101)</u>
Increase (decrease) in net financial assets	(67,965)	9,284	974
Net financial assets, beginning of year	<u>158,885</u>	<u>158,885</u>	<u>157,911</u>
Net financial assets, end of year	<u>\$ 90,920</u>	<u>\$ 168,169</u>	<u>\$ 158,885</u>

See accompanying notes to the consolidated financial statements

The Corporation of the City of North Vancouver
Consolidated Statement of Cash Flows
Year ended December 31, 2020 with comparative figures for 2019
(in thousands of dollars)

	2020	2019
Cash provided by (used for):		
Operating Transactions		
Annual surplus	\$ 40,971	\$ 12,628
Items not involving cash:		
Depreciation expense	16,413	15,350
Loss on disposal of tangible capital assets	823	427
Non-cash developer contributed assets	(14,499)	(1,085)
Lonsdale Energy Corp. income	(1,238)	(595)
Changes in non-cash operating items:		
Decrease (increase) in due from other governments	689	(1,019)
(Increase) decrease in accounts receivable	(2,688)	2,362
Increase in loan to Lonsdale Energy Corp.	(895)	(2,329)
Decrease in interest receivable	727	1,065
Increase in accounts payable and accrued liabilities	14,467	7,822
Increase in deferred revenue	1,914	2,483
Increase in deferred lease revenue	51,925	-
(Decrease) increase in deferred development cost charges	(1,360)	1,041
Increase in accrued employee future benefits	79	29
Decrease in advances and other liabilities	(96)	(46)
(Increase) decrease in inventories	(72)	25
Increase in prepaid expenses	(83)	(126)
	107,077	38,032
Capital Transactions		
Cash used to acquire tangible capital assets	(34,303)	(26,315)
Proceeds from sale of tangible capital assets	34	70
	(34,269)	(26,245)
Investing Transactions		
Decrease in temporary investments	(2,595)	(9,076)
Increase in portfolio investments	36,768	633
	34,173	(8,443)
Financing Transactions		
Repayment of long-term debt	(219)	(211)
Increase in cash	106,762	3,133
Cash, beginning of year	9,929	6,796
Cash, end of year	\$ 116,691	\$ 9,929

See accompanying notes to the consolidated financial statements

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

1. OPERATIONS

The City of North Vancouver (the "City") was incorporated in 1907 and operates under the provisions of the Community Charter and the Local Government Act of British Columbia. The City's principal activity is the provision of local government services to residents of the incorporated area. These include administrative, protective, transportation, environmental, recreational, water and sanitary services.

2. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the City have been prepared in accordance with Canadian public sector accounting standards, as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants Canada. The significant accounting policies are summarized below:

(a) Basis of Presentation

The consolidated financial statements include the accounts of all the funds of the City, the accounts of the North Vancouver City Library, which is controlled by the City, the City's 33.94% proportionate share of the operations of the North Vancouver Recreation Commission, and the City's 50% proportionate share of the operations of the North Vancouver Museum and Archives Commission. The City's investment in Lonsdale Energy Corporation ("LEC"), a wholly owned government business enterprise, is accounted for using the modified equity method.

The City has an agreement with the District of North Vancouver in the operation and management of the North Vancouver Recreation Commission, and the City includes its proportionate share in the City's consolidated financial statements. The current agreement specifies that the operating costs shall be paid 33.94% (2019 – 33%) by the City and 66.06% (2019 – 67%) by the District of North Vancouver. Each municipality is responsible for its own facilities and pays 100% of all capital costs relating to improvement, expansion and replacement of buildings or facility equipment.

The City also has an agreement with the District of North Vancouver in the operation and management of the North Vancouver Museum and Archives Commission, and the City includes its proportionate share in the City's consolidated financial statements. The current agreement specifies that the operating costs shall be paid 50% (2019 – 50%) by the City and 50% (2019 – 50%) by the District of North Vancouver. Each municipality is responsible for its own facilities and pays 100% of all capital costs relating to improvement, expansion and replacement of buildings or facility equipment.

(b) Basis of Accounting

Revenue is recorded on an accrual basis and recognized when earned. Expenses are recognized as they are incurred and measurable as a result of the receipt of goods and services.

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

2. SIGNIFICANT ACCOUNTING POLICIES (con't)

(c) Revenue Recognition

Taxes are recognized as revenue in the year that the taxes are authorized, the taxable event occurs and they are considered collectible. Through the British Columbia Assessments appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded. Levies imposed for Regional District services and other taxing authorities are not included. Lease revenue is recognized on a straight-line basis over the term of the lease.

Charges for sewer, water and solid waste usage are recorded as user fees. Connection fees revenues are recognized when the connection has been established.

Sale of service and other revenue are recognized on an accrual basis.

(d) Deferred Revenue

Deferred revenue consists of prepaid property taxes, prepaid business licenses, and fees paid in advance for services yet to be provided.

(e) Deferred Lease Revenue

Deferred lease revenue consists of funds collected in advance of rental periods for Long-Term Prepaid Leases, which will be recognized as revenue, on a straight line basis, over the term of the lease.

(f) Development Cost Charges

Development cost charges collected to pay for future capital projects are deferred upon receipt and recognized as revenue when the capital costs for which they were collected are incurred.

(g) Temporary Investments

Temporary investments include bank issued notes and bonds and provincial bonds and debentures maturing in the subsequent year and are valued at the lower of cost or market value.

(h) Portfolio Investments

Portfolio investments include bank issued notes and bonds and provincial bonds and debentures maturing after the subsequent year end. Securities are recorded at their cost and written down to reflect losses in value that are other than temporary.

(i) Budget Figures

The budget figures are based on the ten year financial plan adopted on April 27th, 2020.

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

2. SIGNIFICANT ACCOUNTING POLICIES (con't)

(j) Government Transfers

Unrestricted government transfers are recognized as revenue in the year that the transfer is authorized by the issuing government and any eligibility criteria have been met. Restricted government transfers, in the way of grants or other transfers, are recognized as revenue in the year in which any stipulations that create liabilities are met.

(k) Employee Future Benefits

The City and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employer plan, contributions are expensed as incurred.

Sick leave and post-employment benefits also accrue to the City's employees. The liabilities related to these benefits are actuarially determined based on services and best estimates of retirement ages and expected future salary and wage increases. The liabilities under these benefits plans are accrued based on projected benefits as the employees render services necessary to earn the future benefits.

(l) Long-term Debt

Long-term debt is recorded in the consolidated financial statements net of sinking fund payments and adjustments.

(m) Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They may have useful lives extending beyond the current year and are not intended for sale in the ordinary course of business.

(i) Tangible Capital Assets

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost less residual value of the tangible capital assets, excluding land, is amortized on a straight line basis over their estimated useful lives as follows:

Land improvements	Straight line over useful life of each asset unit	10 – 100 years
Parks	Straight line over useful life of each asset unit	10 – 75 years
Buildings	Straight line over useful life of each asset unit	10 – 100 years
Machinery & equipment	Straight line over useful life of each asset unit	3 – 25 years
Vehicles	Straight line over useful life of each asset unit	6 – 25 years
Infrastructure	Straight line over useful life of each asset unit	7 – 100 years
Library materials	Straight line over useful life of each asset unit	2 – 5 years
Work in progress	Not depreciated until put into use	

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

(m) Non-Financial Assets (cont'd)

(ii) Contributions of Tangible Capital Assets

Tangible capital assets received as contributions or transfers from developers are recorded at their estimated fair value at the date of receipt and also are recorded as revenue.

(iii) Works of Art and Historic Assets

Works of art and historic assets are not recorded as assets in these consolidated financial statements.

(iv) Natural Resources

Horticultural assets such as treed areas, grassy areas and gardens are not recognized as assets in the consolidated financial statements.

(v) Interest Capitalization

The City does not capitalize interest costs associated with the construction of a tangible capital asset.

(vi) Leased Tangible Capital Assets

Leases that transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the payments are charged to expenses as incurred.

(vii) Inventories

Inventories held for consumption are recorded at the lower of weighted average cost and replacement cost.

(n) Estimates

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts in the consolidated financial statements and the disclosure of contingent liabilities. Areas requiring significant estimation are post-employment benefits, compensated absences and termination benefits and estimated useful life of tangible capital assets. Actual results could differ from these estimates.

(o) Segment Disclosure

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information related to expenses. See note 12.

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

2. SIGNIFICANT ACCOUNTING POLICIES (con't)

(p) Contaminated Sites

A liability for contaminated sites is recognized when a site is not in productive use or an unexpected event has occurred and the following criteria are met:

- i) An environmental standard exists;
- ii) Contamination exceeds the environmental standard;
- iii) The City is directly responsible or accepts responsibility;
- iv) It is expected that future economic benefits will be given up; and
- v) A reasonable estimate of the amount can be made

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

3. INVESTMENTS

(a) Temporary Investments

The fair value of temporary investments at December 31, 2020 was \$60,316,506 (2019 - \$54,943,973). These investments range in maturity date from January 7, 2021 to December 22, 2021, and range in yield from 0.85% to 5.26%.

(b) Portfolio Investments

The fair value of portfolio investments at December 31, 2020 was \$116,309,955 (2019 - \$151,360,972). These investments range in maturity from January 15, 2022 to May 15, 2031, and range in yield from 1.34% to 7.52%.

4. INVESTMENT IN LONSDALE ENERGY CORPORATION ("LEC")

The City owns all the issued and outstanding shares of LEC, which was incorporated under the Business Corporations Act (British Columbia) on July 7, 2003. LEC operates a district energy system providing hydronic energy to residential, institutional and commercial buildings in the Lonsdale and Marine Drive – Harbourside areas of the City of North Vancouver.

Summarized financial information relating to LEC is as follows:

	2020	2019
Cash and accounts receivable	\$ 3,316	\$ 2,230
Plant and equipment	36,179	34,762
Other assets	653	659
Total assets	<u>\$ 40,148</u>	<u>\$ 37,651</u>
Accounts payable and accrued liabilities	\$ 1,878	\$ 1,346
Deferred contributions	7,340	7,289
Debt	26,983	26,307
Total Liabilities	<u>\$ 36,201</u>	<u>\$ 34,942</u>
Shareholder's equity	<u>\$ 3,947</u>	<u>\$ 2,709</u>
Total revenue	\$ 7,282	\$ 5,964
Total expenses	6,044	5,369
Net income	<u>\$ 1,238</u>	<u>\$ 595</u>

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

4. INVESTMENT IN LONSDALE ENERGY CORPORATION ("LEC") (con't)

Included in the City's consolidated statement of financial position is "Investment in Lonsdale Energy Corp." in the amount of \$3,947,000 (2019 - \$2,709,000) and a loan receivable in the amount of \$26,518,000 (note 5) (2019 - \$25,623,000). Also, included in accounts receivable in the City's consolidated statement of financial position are receivables from LEC in the amount of \$524,000 (2019 - \$522,000).

5. LOAN TO LONSDALE ENERGY CORPORATION ("LEC")

The loan receivable balance of \$26,518,000 (2019 - \$25,623,000) consists of the following interest bearing promissory notes:

On August 1, 2018, the City converted amounts due from LEC whereby LEC issued a 5 year promissory note to the City in the amount of \$33,662,000 bearing interest at 2.65%. The promissory note to the City has been partially drawn upon with a balance owing at December 31, 2020 of \$26,518,000 (2019 - \$25,623,000).

All loans are due with a 12 month notice period and bear interest at 2.65% (2019 - 2.65%). Interest revenue of \$693,000 (2019 - \$649,000) and Dividend revenue of \$34,000 (2019 - \$30,000) has been included in the consolidated statement of operations.

At the maturity date of the loan to LEC, the City may, at its discretion, extend the terms of the loan in whole or in part or LEC may repay the loan in whole or in part using either internal or external financing.

6. LONG-TERM DEBT

The City has financed the expansion of LEC by assuming debt on behalf of LEC through the Municipal Finance Authority in accordance with the Community Charter. Debt principal is reported net of repayments and actuarial adjustments. The City carries no other long-term debt. The total debt issued and outstanding as at December 31, 2020 was \$465,077 (2019 - \$684,288).

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

6. LONG-TERM DEBT (con't)

Future principal re-payments and actuarial adjustments on net outstanding debt over the next five years are as follows:

	2020
2021	\$ 227,979
2022	237,098
	<u>\$ 465,077</u>

Interest expense of \$6,000 (2019 - \$6,000) has been included in the Consolidated Statement of Operations. The interest rate on long-term debt is 0.3% per annum.

7. EMPLOYEE FUTURE BENEFITS

(a) Sick and Severance

Employees of the City are entitled to payments related to unused sick leave and severance upon retirement or resignation after ten years of service. The amount recorded for these benefits is based on an actuarial valuation done by an independent firm of actuaries using a projected benefit actuarial valuation method pro-rated on services. The most recent actuarial valuation of the City's future benefits was completed as at December 31, 2020.

Information regarding the City's obligations for these benefits, including 100% of the North Vancouver City Library and its proportionate share of the North Vancouver Recreation Commission, and North Vancouver Museum and Archives Commission, is as follows:

	2020	2019
Benefit obligation - beginning of the year	\$ 7,815	\$ 7,604
Add: Current service costs	793	646
Interest on accrued benefit obligation	222	257
Less: Actuarial (gain) loss	598	130
Benefits paid	<u>(923)</u>	<u>(822)</u>
Benefit obligation - end of the year	\$ 8,505	\$ 7,815
Add: Unamortized actuarial gain	<u>(276)</u>	335
Accrued benefit liability - end of the year	<u>\$ 8,229</u>	<u>\$ 8,150</u>

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

7. EMPLOYEE FUTURE BENEFITS (con't)

The significant actuarial assumptions adopted in measuring the City's accrued benefit liability are as follows:

	2020	2019
Discount rates	2.10%	2.70%
Expected future inflation rates	2.50%	2.50%
Expected wage and salary increases	2.58% to 4.63%	2.58% to 4.63%

The unamortized actuarial gain is amortized over a period equal to the employees' average remaining service lifetime of eleven years for the City.

(b) Council Retirement Stipend

Starting 2005, Council Members are entitled to a retirement stipend based on 9.98% of the individual's total indemnity received subsequent to 2002. These amounts are accrued as earned and recorded in accounts payable and accrued liabilities.

8. TANGIBLE CAPITAL ASSETS

2020	Land	Land Improvements	Parks	Buildings	Machinery & Equipment	Vehicles	Infrastructure	Library Materials	Work in Progress	Total
Cost										
Balance as at December 31, 2019	\$ 38,909	\$ 76,101	\$ 50,357	\$ 126,685	\$ 21,584	\$ 11,327	\$ 239,874	\$ 952	\$ 49,339	\$ 615,128
Additions	5,000	6,256	5,469	15,108	2,007	810	5,634	180	57,677	98,141
Disposals	-	-	318	-	209	270	1,188	203	49,339	51,527
Balance as at December 31, 2020	\$ 43,909	\$ 82,357	\$ 55,508	\$ 141,793	\$ 23,382	\$ 11,867	\$ 244,320	\$ 929	\$ 57,677	\$ 661,742
Accumulated Depreciation										
Balance as at December 31, 2019	\$ -	\$ 14,322	\$ 15,829	\$ 61,812	\$ 15,771	\$ 6,088	\$ 86,748	\$ 465	\$ -	\$ 201,035
Depreciation expense	-	2,333	1,786	5,184	1,529	620	4,746	215	-	16,413
Disposals	-	-	250	-	209	217	452	203	-	1,331
Balance as at December 31, 2020	\$ -	\$ 16,655	\$ 17,365	\$ 66,996	\$ 17,091	\$ 6,491	\$ 91,042	\$ 477	\$ -	\$ 216,117
Net Book Value										
December 31, 2020	\$ 43,909	\$ 65,702	\$ 38,143	\$ 74,797	\$ 6,291	\$ 5,376	\$ 153,278	\$ 452	\$ 57,677	\$ 445,625
2019										
Cost										
Balance as at December 31, 2018	\$ 38,909	\$ 63,348	\$ 49,700	\$ 125,709	\$ 19,708	\$ 10,901	\$ 232,731	\$ 930	\$ 46,888	\$ 588,824
Additions	-	12,753	657	1,262	1,232	899	7,913	233	49,339	74,288
Disposals	-	-	-	286	(644)	473	770	211	46,888	47,984
Balance as at December 31, 2019	\$ 38,909	\$ 76,101	\$ 50,357	\$ 126,685	\$ 21,584	\$ 11,327	\$ 239,874	\$ 952	\$ 49,339	\$ 615,128
Accumulated Depreciation										
Balance as at December 31, 2018	\$ -	\$ 12,219	\$ 14,126	\$ 57,170	\$ 13,644	\$ 5,944	\$ 82,721	\$ 460	\$ -	\$ 186,284
Depreciation expense	-	2,103	1,703	4,925	1,483	546	4,374	216	-	15,350
Disposals	-	-	-	283	(644)	402	347	211	-	599
Balance as at December 31, 2019	\$ -	\$ 14,322	\$ 15,829	\$ 61,812	\$ 15,771	\$ 6,088	\$ 86,748	\$ 465	\$ -	\$ 201,035
Net Book Value										
December 31, 2019	\$ 38,909	\$ 61,779	\$ 34,528	\$ 64,873	\$ 5,813	\$ 5,239	\$ 153,126	\$ 487	\$ 49,339	\$ 414,093

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

8. TANGIBLE CAPITAL ASSETS (con't)

(a) Work in Progress

Work in progress having a value of \$57,677,000 (2019 - \$49,339,000) has not been amortized. Amortization of these assets will commence when the asset is in service.

(b) Developer Contributed Tangible Capital Assets and Other Transfers

Developer contributed tangible capital assets and other transfers have been recognized at their estimated fair value at the date of contribution. Developer contributed tangible capital assets and other transfers of \$14,499,000 (2019 - \$1,085,000) have been recognized during the year.

(c) Works of Art and Historic Assets

The City and the Museum and Archives Commission manages and controls various works of art and non-operational historic assets including buildings, artifacts, paintings and sculptures located at City sites and public display areas. These assets are not recorded in the consolidated financial statements of the City.

(d) Write-Down of Tangible Capital Assets

There were no write-downs during the current or prior year.

9. ACCUMULATED SURPLUS

	2020	2019
Current Funds – general, water and sewer	\$ 46,081	\$ 36,718
Reserve fund	107,826	107,552
Capital fund	462,418	431,084
Accumulated surplus, end of year	\$ 616,325	\$ 575,354

(a) Current Funds – general, water and sewer

	2020	2019
Appropriated:		
General funds	\$ 14,247	\$ 13,298
General funds – COVID-19 Grant (Schedule A)	5,359	-
Water fund	1,975	1,857
Sewer fund	9,825	9,675
Unappropriated:		
General funds	13,270	10,722
Sewer funds	715	476
Water fund	690	690
	\$ 46,081	\$ 36,718

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

9. ACCUMULATED SURPLUS (con't)

(b) Reserve Funds

	Balance December 31, 2019	Contributions & Transfers	Earnings	Less Expenditures	Balance December 31, 2020
Machinery and Equipment					
Engineering	\$ 3,862	\$ 415	\$ 117	\$ 844	\$ 3,550
Fire	873	-	27	170	730
General	95	-	9	41	63
Computer	201	38	5	127	117
Building	326	-	9	58	277
Local Improvements	828	4	24	62	794
Affordable Housing	4,896	1,320	163	74	6,305
Tax Sale Lands	35,241	-	1,084	689	35,636
Waterworks	4,556	-	135	-	4,691
Parking	39	-	6	45	-
Civic Amenity	51,885	7,907	1,982	10,073	51,701
Justice Administration Accommodation	123	-	4	1	126
Streets DCC	-	3,178	-	3,178	-
Parks DCC	-	1,288	-	1,288	-
Lower Lonsdale Amenity	70	-	-	-	70
Lower Lonsdale Legacy	2,660	-	78	76	2,662
Infrastructure	638	-	226	698	166
Public Art	547	-	15	58	504
Marine Drive Community Amenity	190	-	-	190	-
Sustainable Transportation	278	-	7	98	187
Carbon Fund	244	20	7	24	247
Water DCC	-	-	-	-	-
Sanitary DCC	-	-	-	-	-
Drainage DCC	-	-	-	-	-
Total	\$ 107,552	\$ 14,170	\$ 3,898	\$ 17,794	\$ 107,826

(c) Capital Fund

	2020	2019
Capital fund		
Invested in tangible capital assets	\$ 445,625	\$ 414,093
Appropriated Capital funds	16,793	16,991
	<u>\$ 462,418</u>	<u>\$ 431,084</u>

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

10. COMMITMENTS AND CONTINGENCIES

(a) Property Taxes

The City is obliged to levy, collect and remit property taxes on behalf of, and to finance the arrears of property taxes of, other bodies as follows:

Collections for and remittances to other bodies	2020	2019
Provincial Government - Schools	\$ 28,135	\$ 39,123
Greater Vancouver Regional District	1,719	1,460
Greater Vancouver Transportation Authority	9,499	8,917
British Columbia Assessment Authority	1,525	1,448
Municipal Finance Authority	7	7
BIA Lower Lonsdale Society	495	498
	<u>\$ 41,380</u>	<u>\$ 51,453</u>

(b) Pension Liability

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2018, the plan has about 213,000 active members and approximately 106,000 retired members. Active members include approximately 41,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry- age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Municipal Pension Plan as at December 31, 2018, indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis.

The City paid \$4,385,000 (2019 - \$4,259,000) for employer contributions to the plan in fiscal 2020.

The next valuation will be as at December 31, 2021, with results available in 2022.

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

(b) Pension Liability (con't)

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

(c) Contingent Liabilities

The City is currently engaged in or party to certain legal actions, assessment appeals and other existing conditions involving uncertainty which may result in material loss. A reasonable estimate of these future liabilities has been made where possible and is recorded in the financial statements as a liability. Where the outcomes or amounts or losses are uncertain management has determined that there are no potential material amounts involved.

(d) E-Comm

The City is a member of Emergency Communications for British Columbia, Incorporated ("E-Comm"), an organization comprised predominately of member municipalities, for the purpose of providing emergency dispatch services. The City is represented on the board and as a class "A" shareholder has voting rights should the organization want to incur additional debt.

The E-Comm facility was constructed using debt as a financing mechanism and members are liable for a proportionate share of that debt. This debt is repaid by members through annual fees charged by E-Comm. Should E-Comm dissolve, the members would be liable for a proportionate share of any residual debt. Alternatively, should members choose to opt out of E-Comm they would be liable for a proportionate share of debt at the time of withdrawal.

The City holds 2 class "A" shares and one class "B" share.

(e) Contractual Obligations

As at December 31, 2020 the City had entered into various construction contracts for a total outstanding value of \$13.3M.

(f) Construction Loan Guarantee

On February 14, 2017 the City entered an agreement as a loan guarantor for the British Columbia Photography and Media Society for a demand construction bridge loan to a maximum of \$5M not to exceed five years.

11. TRUST FUNDS

Certain assets have been conveyed or assigned to the City to be administered as directed by an agreement or statute. The City holds the assets for the benefit of, and stands in a fiduciary relationship to, the beneficiary. The Cemetery Trust Fund, totaling \$3,201,000 (2019 - \$3,045,000), which is administered by the City, has not been included with the City's accounts.

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

12. SEGMENTED INFORMATION

The City is a diversified municipal government entity in the Province of British Columbia that provides a wide range of services to its citizens. Certain functional areas have been combined and separately disclosed in the segmented information. The segments and the services they provide are as follows:

General Government

General Government provides the administrative and legislative services that support the various sectors of the City. Functions include financial planning and reporting, economic development and legislative services.

Transportation and Transit

The Transportation department aims to provide enhanced access to public transit, safe pedestrian and cyclist routes, enable accessible transportation for people with limited mobility and maintain existing infrastructure. These goals are achieved through street design, traffic signals and signs, street lighting and road maintenance activities.

Health, Social Services and Housing

Health, Social Services and Housing encompasses a wide variety of City funded initiatives aimed at supporting the social structure and sustainability of the community. Included are cemetery operations, youth and family support services, seniors programs and homeless prevention initiatives.

Development Services

Development Services' focus is community planning, which includes land use guidelines, the management of City owned lands, heritage planning and development of the City's official community plan.

Protective Services

Protective Services is comprised of the North Vancouver RCMP detachment, the North Vancouver City Fire Department and bylaw enforcement. The North Vancouver RCMP detachment plays an integral role in the protection of North Vancouver residents and their property through crime prevention and detection, emergency response and victim services. The North Vancouver City Fire Department is responsible to provide fire suppression service, fire prevention services and fire safety education.

Parks, Recreation and Culture

Parks, Recreation and Culture provides access to recreation facilities, the operation and maintenance of the City's many parks and trails, the North Vancouver City Library and the City's participation in the North Vancouver Museum and Archives and the North Vancouver Office of Cultural Affairs.

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

12. SEGMENTED INFORMATION (con't)

Water Utilities

The Water Utility, in conjunction with Metro Vancouver, provides safe, clean, reliable water to the residents and businesses of the City of North Vancouver.

Sewer Utilities

The Sewer Utility collects waste water and transports it to trunk water mains and wastewater treatment plants operated by Metro Vancouver. In addition to the collection of wastewater, the Sewer Utility also manages the City's 150km storm sewerage system which diverts rainfall runoff from private property with an emphasis on flood prevention.

Solid Waste

The Solid Waste department provides curbside garbage, recycling and yard trimmings collection to the residents of the City of North Vancouver.

	Revenues	Expenses					Total	Annual Surplus(Deficit)
		Wages & Benefits	Goods & Supplies	Services	Depreciation	Capitalized		
General government	\$ 109,148	\$ 14,346	\$ 4,623	\$ 4,935	\$ 4,696	\$ (6,522)	\$ 22,078	\$ 87,070
Transportation and transit	5,720	2,745	963	16,350	3,219	(14,960)	8,317	(2,597)
Health, social services and housing	462	386	91	2,238	-	49	2,764	(2,302)
Development services	5,826	4,740	28	638	-	-	5,406	420
Protective services	1,320	18,244	704	7,768	695	(182)	27,229	(25,909)
Parks, recreation and culture	7,389	13,015	1,404	13,991	6,065	(6,391)	28,084	(20,695)
Water utilities	12,063	2,049	7,679	1,991	890	(2,890)	9,719	2,344
Sewer utilities	13,826	1,904	599	10,594	848	(3,407)	10,538	3,288
Solid waste	3,303	1,729	48	2,174	-	-	3,951	(648)
2020	\$ 159,057	\$ 59,158	\$ 16,139	\$ 60,679	\$ 16,413	\$ (34,303)	\$ 118,086	\$ 40,971
2019	\$ 131,007	\$ 62,226	\$ 16,505	\$ 50,613	\$ 15,350	\$ (26,315)	\$ 118,379	\$ 12,628

13. DEFERRED LEASE REVENUE

During the year the City entered into an agreement for the Harry Jerome Neighborhood Lands and included in Deferred Revenue is \$51.9M for a lease term of 99 years.

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

14. BUDGET FIGURES

The budget figures presented in these consolidated financial statements include 100% of the North Vancouver City Library and its proportionate share of the North Vancouver Recreation Commission, and North Vancouver Museum and Archives Commission. The financial plan was approved by Council as the Financial Plan for the Years 2020 to 2029 Bylaw, 2020, No. 8771 April 27th, 2020. The table below reconciles the approved budget to the budget figures reported.

		<u>Financial Plan Bylaw</u>
Revenue per Statement of Operations		\$ 118,496
Less:		
Budget Adjustments for Consolidation	\$ (2,607)	
Transfers from Reserve	(1,296)	
Interagency Funds	<u>(5,138)</u>	(9,041)
Revenue per financial plan bylaw 8771		<u>109,455</u>
Expenses per Statement of Operations		118,227
Add:		
Transfer to other funds		(3,154)
Less:		
Budget Adjustments for consolidation	1,594	
Interagency payments	<u>(5,138)</u>	(3,544)
Expenses per financial plan bylaw 8771		<u>111,529</u>
Deficit for the year		(2,074)
Reserves and capital:		
Capital expenditures		(83,934)
Depreciation		15,700
Equity		(8,975)
Transfers from reserves		60,135
External contributions		<u>19,148</u>
Annual budgeted Surplus per financial plan bylaw		<u>\$ 0</u>

The Corporation of the City of North Vancouver
Notes to Consolidated Financial Statements
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

15. COVID-19 IMPACT

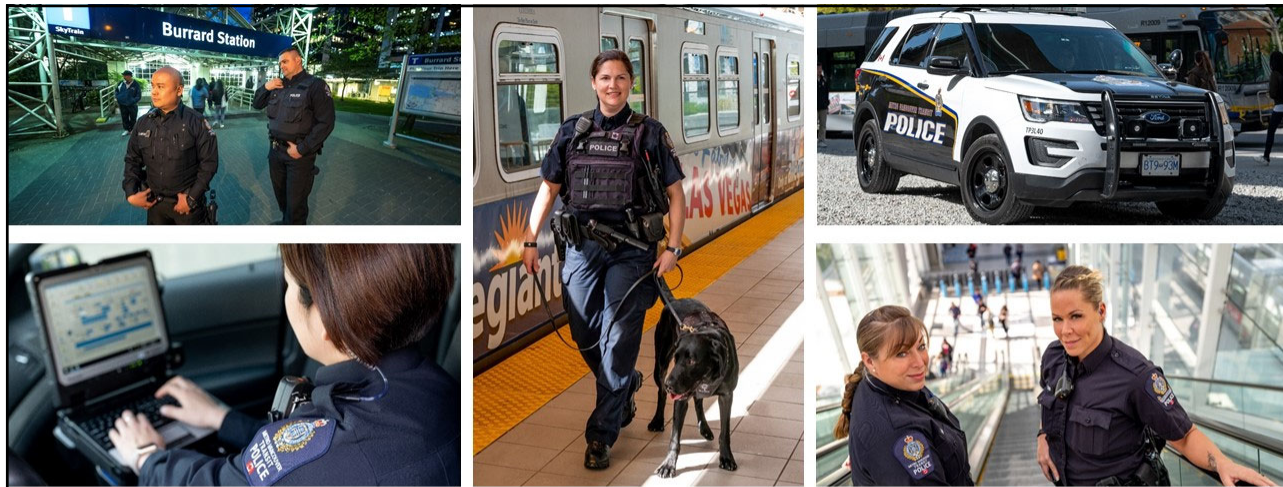
Subsequent to the prior year end, the impact of COVID-19 in Canada and on the global economy increased significantly. As the impacts of COVID-19 continue, there could be specific impact on the City, its citizens, employees, suppliers and other third party business associates that could impact the timing and amounts realized on the City's assets and future ability to deliver services and projects. At this time, the full potential impact of COVID-19 on the City is still unknown. Although the disruption from the virus is expected to be temporary, given the dynamic nature of these circumstances, the duration of disruption and the related financial impact cannot be reasonably estimated at this time. The City's ability to continue delivering non-essential services and employ related staff will depend on the legislative mandates from the various levels of government. The City will continue to focus on collecting receivables, managing expenditures, and, if necessary, leveraging existing reserves and available credit facilities, a revenue anticipation borrowing bylaw, 2020, No. 8749 was also authorized to borrow up to \$35M to ensure it is able to continue providing essential services to its citizens.

The Corporation of the City of North Vancouver
Schedule A – Unaudited
Year ended December 31, 2020
(tabular amounts in thousands of dollars)

SCHEDULE A: COVID-19 Safe Restart Grant

General funds – COVID-19 Safe Restart Grant	2020
Grant Funding Received	<u>\$ 5,434</u>
Grant Expenditure:	
Information Technology	<u>(75)</u>
	<u>\$ 5,359</u>

Draft



Chief Officer Dave Jones May 10, 2021



METRO VANCOUVER
**TRANSIT
POLICE**





One Transit Police officer currently seconded to the North Vancouver RCMP



Lonsdale Quay and Phibbs Exchange are focus areas based on high passenger volumes

MVTP – North Vancouver Files



Total North Vancouver Files **2019: 88**
2020: 110



Crimes Against Persons:
2019: 6
2020: 10

Crimes Against Property:
2019: 11
2020: 7



Targeted Mobile Enforcement Team

- Illegal use of bus lanes
- Fare gate violations
- Distracted driving around transit hubs
- No masks on transit



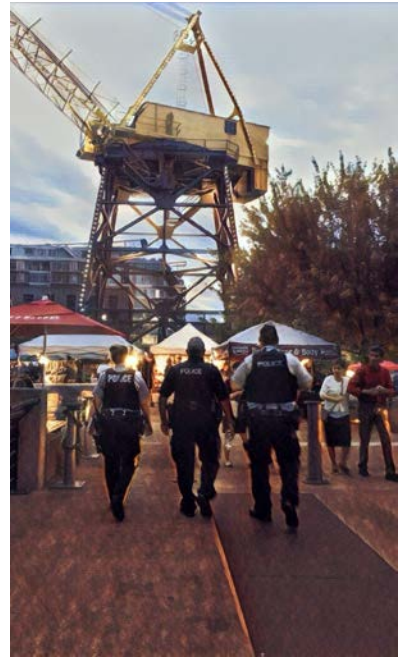
Transit Police Enforcement Team
@TP_Enforcement

[#HappeningNow](#) the MVTP Enforcement Team is at Lonsdale Quay with [@TransitPolice](#) patrol, [@icbc](#) and [@nvanrcmp](#) keeping an eye on traffic around the transit hub, handing out reflectors to pedestrians [#KnowYourPartBC](#)



7:40 AM - Oct 30, 2020 from Lonsdale Quay Bus Loop - Twitter for iPhone

Events



Community Engagement Team



Cst. Julien Ponsioen
Neighbourhood Police Officer
Downtown Vancouver / Lonsdale

Cst. Shiraaz Hanif
Neighbourhood Police Officer
East Vancouver / North Shore

Waterfront CPC

Cst. Julien Ponsioen Retweeted



Waterfront CPC
@WaterfrontCPC

National Volunteer week may be coming to an end but just know we appreciate all volunteers and their hard work 365 days a year! Thank you to everyone! RN
#Volunteering #Waterfront #CPC



10:33 AM · Apr 24, 2021 · Twitter for iPhone



Waterfront CPC
@WaterfrontCPC

Where will you find the @WaterfrontCPC volunteers? Our volunteers patrol the downtown #vancouver area on the street, on transit, even on #seabus to #northvancouver #lonsdalequay If you see our volunteers and have a safety question please ask us. <jp



Cst. Julien Ponsioen and 6 others

6:52 AM · Mar 3, 2021 · Twitter for Android

Indigenous Liaison Officer



'A safe place': Metro transit police reach out to Indigenous youth with cadet program

Metro Vancouver Transit Police, through the Blue Eagle Community Cadet program, hopes to change the perception of cops and build bridges with First Nations youth

Denise Ryan
Feb 26, 2021 · 17 hours ago · 3 minute read



Credit: Vancouver Sun



Looking Ahead – CSO Program

Discussions underway with Ministry of Public Safety and Solicitor General Office / Security & Policing Branch to create a Community Safety Officer Program.

**PATROL SUPPORT
FOR LOWER
PRIORITY TASKS**

**TRANSIT CONDUCT
AND SAFETY
ENFORCEMENT**

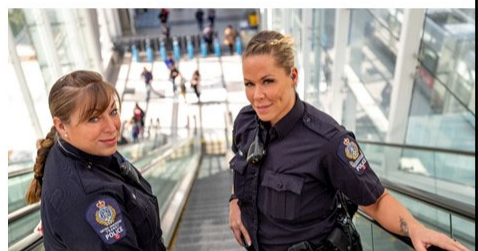
**ATTENDANCE AT
COMMUNITY
EVENTS**

Communities Close to Transit



Strategic Planning: 2021-2026

- 2020 planning process impacted between Mar-Oct
- Existing strategic plan has been extended by one year to allow greater time for completion; account for changes due to pandemic



Office of the Chief Officer

Metro Vancouver Transit Police

Policing the
Moving City



March 5, 2021

Via Email: cbaird@cnv.org

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

Dear Mayor and Council,

Re: Metro Vancouver Transit Police Presentation – April 12, 2021

Metro Vancouver Transit Police is a multi-jurisdictional police agency dedicated to the provision of policing to the transit system, including bus, SeaBus, SkyTrain and West Coast Express.

Our officers work closely with the North Vancouver RCMP to patrol and respond to reported incidents on transit such as at the major transit hubs of Lonsdale Quay and Phibbs Exchange. Most recently, Transit Police have seconded one of our police officers to the North Vancouver RCMP to support these initiatives on a full time basis.

I am writing to you to request an opportunity to present on the activities of the Transit Police in your community. The presentation would cover topics such as statistics on our police files in North Vancouver, special events coverage, Transit Police operational priorities for 2021 and long-term planning for future transit growth.

I look forward to providing a short overview in each of these areas and answering any questions North Vancouver City Council may have about how Transit Police can best support your local community.

Sincerely,

Dave Jones, O.O.M., L.L.M.
Chief Officer
Metro Vancouver Transit Police

Reviewed by:

CAO

Living City Award Recipients 2021

Presented May 2021



David Hancock, David Hancock Foundation

Eagle Conservation and Nest Relocation Project



Paul Berlinguette, North Shore Wetland Partners Society

Wetland Restoration and Enhancement



Annette Kim, Bean on 5th

Path to Zero Waste





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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8823

A bylaw for imposing property value taxes on land and improvements in the City of North Vancouver for the year 2021.

WHEREAS it is provided under Section 197(1) of the *Community Charter* being, that the Council must, each year after adoption of the financial plan but before the 15th day of May, subject to the provisions and restrictions of the *Community Charter* contained, pass a bylaw to impose property value taxes on all land and improvements according to the assessed value thereof, for the purpose enumerated and set forth in Section 197(1) of the *Community Charter*;

WHEREAS the Council of The Corporation of the City of North Vancouver deems it necessary and expedient to pass a bylaw for imposing a property value tax on all taxable land and improvements, according to the assessed value thereof, on the last Revised Assessment roll for The Corporation of the City of North Vancouver, the rates thereafter imposed and levied for purpose hereinafter stated;

WHEREAS for General and Debt purposes, according to the last Revised Assessment Roll of the City, the amount of the assessed value of the taxable land and taxable improvements is \$26,499,379,510;

AND WHEREAS for the Regional Hospital purposes, according to the last Revised Assessment roll of the City, the amount of the assessed value of the taxable land and taxable improvements is \$26,522,102,610;

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

1. This Bylaw shall be known and cited for all purposes as “**Tax Rates Bylaw, 2021, No. 8823**”.
2. The following rates are hereby imposed and levied for the year 2021:
 - A. For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing on Schedule “A” attached hereto and forming a part hereof.
 - B. For the storm drainage purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing on Schedule “B” attached hereto and forming a part hereof.
 - C. For the eco levy purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing on Schedule “C” attached hereto and forming a part hereof.
 - D. For the City’s appropriate share of the monies required for the operating fund of the Metro Vancouver Regional District for the year 2021, on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates appearing on Schedule “D” attached hereto and forming a part hereof.

3. The minimum amount of taxation upon a parcel of real property shall be One Hundred Dollars (\$100.00) for property owners 65 years of age and over and Three Hundred and Fifty Dollars (\$350.00) for property owners under 65 years of age.

READ a first time on the 19th day of April, 2021.

READ a second time on the 19th day of April, 2021.

READ a third time on the 19th day of April, 2021.

ADOPTED on the <> day of <>, 2021.

MAYOR

CORPORATE OFFICER

SCHEDULE "A"

2021 Tax Rates (\$'s of tax per \$1,000 taxable value)

Property Class		Municipal General
1.	Residential	1.76542
2.	Utilities	37.95036
4.	Major Industry	26.09087
4.	Major Industry (With Provincial Cap)	26.09087
4.	Major Industry (With Provincial Cap for new investment)	21.34708
5.	Light Industry	5.22141
6.	Business	5.22141
8.	Recreation/Non Profit	1.73024

SCHEDULE "B"

2021 Tax Rates (\$'s of tax per \$1,000 taxable value)

Property Class		Storm Drainage
1.	Residential	0.06298
2.	Utilities	1.35387
4.	Major Industry	0.93079
4.	Major Industry (With Provincial Cap)	0.93079
4.	Major Industry (With Provincial Cap for new investment)	0.76155
5.	Light Industrial	0.18627
6.	Business	0.18627
8.	Recreation/Non Profit	0.06173

SCHEDULE "C"

2021 Tax Rates (\$'s of tax per \$1,000 taxable value)

Property Class		Eco Levy
1.	Residential	0.03237
2.	Utilities	0.69577
4.	Major Industry	0.47834
4.	Major Industry (With Provincial Cap)	0.47834
4.	Major Industry (With Provincial Cap for new investment)	0.39137
5.	Light Industry	0.09573
6.	Business	0.09573
8.	Recreation/Non Profit	0.03172

SCHEDULE "D"

2021 Tax Rates (\$'s of tax per \$1,000 taxable value)

Property Class	Metro Vancouver Regional District
<hr/>	
1. Residential	0.05677
2. Utilities	0.19868
4. Major Industry	0.19300
5. Light Industry	0.19300
6. Business	0.13907
8. Recreation/Non Profit	0.05677



 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: Emily Macdonald, Planner 2

Subject: ZONING BYLAW TEXT AMENDMENT TO LOT COVERAGE, SITING
AND BICYCLE PARKING, HARRY JEROME COMMUNITY
RECREATION CENTRE, CD-165

Date: March 31, 2021 File No: 08-3400-20-0055/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated March 31, 2021, entitled
"Zoning Bylaw Text Amendment to Lot Coverage, Siting and Bicycle Parking,
Harry Jerome Community Recreation Centre, CD-165":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8829" (City
of North Vancouver, 2300 Lonsdale Avenue and 116 East 23rd Street, CD-165
Text Amendment) be considered and the Public Hearing be waived;

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

AND THAT staff be directed to review the Bicycle Parking and End Destination
Facility requirements in the Zoning Bylaw and report back to Council.

ATTACHMENTS

1. Architectural Drawings, dated March 10, 2021 (CityDocs [#2030418](#))
2. Landscape Drawings, dated February 10, 2021 (CityDocs [#2030420](#))
3. Proposed Bylaw No. 8829 (CityDocs [#2035451](#))

SUMMARY

This report presents proposed zoning variances requested to permit the Harry Jerome
Community Recreation Centre (HJCRC), the latest design of which is being presented

to Council on April 12, 2021. This report is meant to be considered in conjunction with the report of the Deputy Director, Strategic & Corporate Services, titled "Harry Jerome Community Recreation Centre – Project Approval".

Several minor zoning bylaw variances have been requested to facilitate the proposed design, which are discussed and evaluated within this report. The table below lists the variances that have been requested:

	Zoning Requirement	Proposal
Lot Coverage (max.)	40%	55%
Siting (min.)	North: 7.62 metres East: 7.62 metres South: 7.62 metres West: 7.62 metres	North: 1 metre East: 7.62 metres South: 7.62 metres West: 5.6 metres
Secure Bicycle Parking for HJCRC (no variances for Silver Harbour requested)	60 Secure Bicycle Parking spaces	45 Secure Bicycle Parking spaces
End Destination Facilities	Based on required secure bicycle parking: 4 w/c 6 wash basins 6 showers 6 grooming stations 120 lockers	Based on 40 Secure, due to exemption for pool staff: 2 w/c 4 wash basins 4 showers 4 grooming stations 80 lockers
Short Term Bicycle Parking (location)	Must be within 15m of a main entrance	Waived

BACKGROUND

Background information on the history and current status of the Harry Jerome Community Recreation Centre project is provided in the report of the Deputy Director, Strategic & Corporate Services being presented to Council April 12th, 2021.

DISCUSSION

The proposed zoning variances have been reviewed by Planning and Development staff and are outlined below.

Lot Coverage – Lower Lot Coverage, especially on larger sites such as this one, can enable pedestrian travel through the site and visual permeability. The proposed Lot

Coverage of 55 percent exceeds the standard maximum for a civic use, however remains supportable. The proposed Lot Coverage allows for pedestrian permeability of the site and views through the site have been carefully considered. Another element related to Lot Coverage is the site's ability to absorb and retain storm water; however, this is also not a concern as the setbacks remain free of both above ground and underground structures and the project will incorporate retention features to ensure City requirements for storm water management are met.

North Setback - The proposed siting is suitable in that there are no buildings to the north, and necessary blank walls around the pool and arena are sited close to the highway rather than active pedestrian corridors where finer-scale visual details would be preferable. The view of the buildings from north of the site will primarily be from drivers traveling along the highway. Frontages along the south, east and west property lines are much more interesting from an urban design perspective. The 2-metre setback reduction along Lonsdale will have no negative impacts on the public realm or nearby buildings.

Bicycle Parking for Employees A reduction in employee Secure Bicycle Parking is requested. The NVRC projects that no more than 45 staff will be on site at a given time and therefore will not see staff bike parking demand exceeding 45 stalls. Of these, a portion will be pool staff, who will have access to the shower and locker facilities associated with the pool. Based on these numbers, the proposal includes the minimum required End Destination Facilities for the equivalent of 40 Secure Bicycle Parking spaces.

The minimum required Secure Bicycle Parking and End Destination Facilities are the same across all retail, office and industrial uses (except large-scale industrial). The minimum ratio is one Secure Bicycle Parking Space for every 250 square metres of floor area. For most uses, this ratio has proven to be appropriate, with few variances being requested for the total number of Secure Bicycle Parking spaces and the End Destination Facility requirements. For large-scale institutional uses such as a community recreation centre, where much of the floor area is dedicated to visitors' use rather than employee work space, the total number of employees is not reflected by the total floor area. Because the number of employees can be predicted in this case with some certainty, it is reasonable to base the number of Secure Bicycle Parking spaces on the total number of staff expected to be working at a given time. This approach would not be recommended for buildings with multiple businesses, where the total number of employees would be very difficult to predict and where it may change significantly over time.

It is likely that for large scale civic and institutional uses, the need for Secure Bicycle Parking and End Destination Facilities will remain lower than that of commercial uses and that a review and adjustment of the requirements in the Zoning Bylaw for is warranted to better reflect the needs of these uses.

Bicycle Parking for Visitors - Standard Zoning requirements call for Short-Term Bicycle Parking to be located within 15 metres of a main entrance to a principal building. There are some challenges in meeting this requirement due to the high number of short-term

bicycle parking spaces that are required. Siting of Short-Term Bicycle Parking is very important in terms of preventing bicycle theft. Ideally, a parking space should be clearly visible (well-lit with clear sight-lines) from a well-trafficked pedestrian route or activity area. There are several locations available on the subject site where these objectives could be achieved that are not necessarily within 15 metres of a main entry. Waiving this requirement can result in an improved entryway that is not overcrowded with bicycle racks and would also allow for some parking to be sited closer to outdoor facilities such as the basketball court and skate park. Siting of the Short-Term Bicycle parking should be given careful consideration.

The minimum requirements for Short-term bicycle parking is another area that warrants staff review. For projects where a significant amount of employment generating uses are provided, the minimum requirement for short-term bicycle parking can be high and in some cases exceed the capacity of the adjacent street frontages to accommodate the bicycle racks. A review of the requirements should consider how minimum requirements can be appropriately scaled for larger developments.


INTER-DEPARTMENTAL IMPLICATIONS

This report is intended to be considered in conjunction with the report of the Deputy Director, Strategic & Corporate Services, titled "Harry Jerome Community Recreation Centre – Project Approval". Support for the proposed design as presented in that report requires that the Text Amendment outlined in this report, and included as Attachment 3, Bylaw No. 8829, be considered by Council.

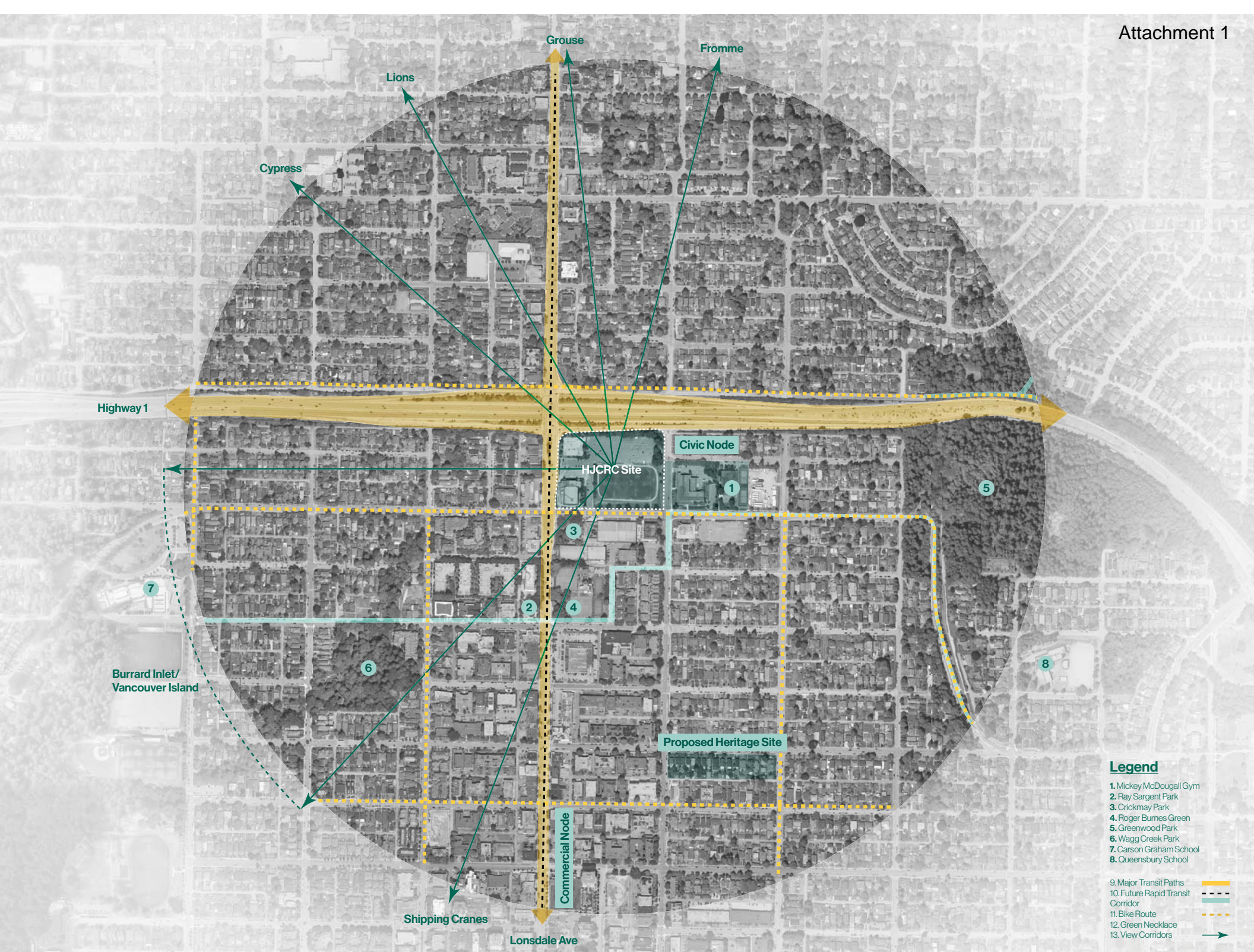
STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

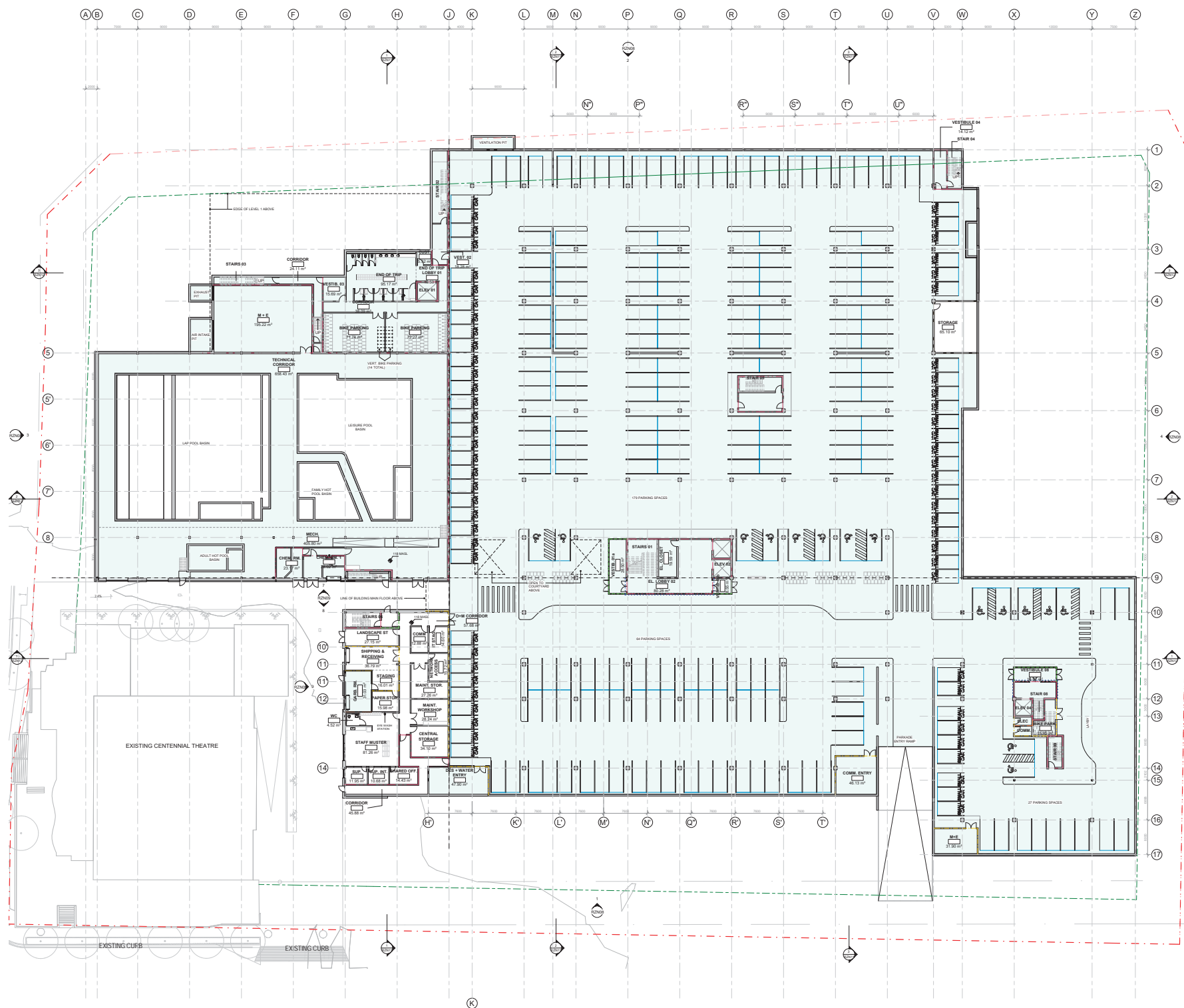
This Zoning Bylaw text amendment is required to support the proposed design for the Harry Jerome Community Recreation Centre.

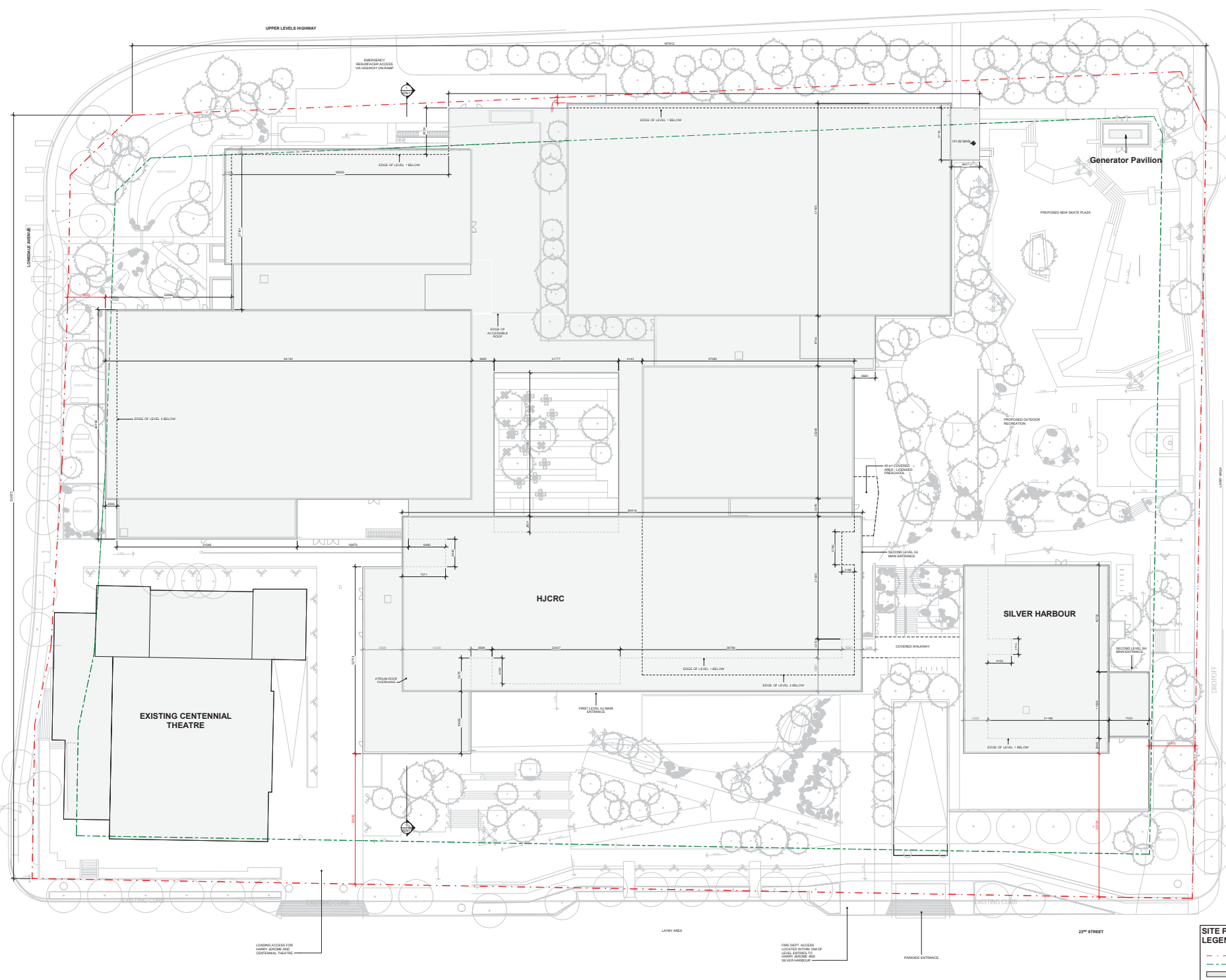
RESPECTFULLY SUBMITTED:



Emily Macdonald
Planner 2

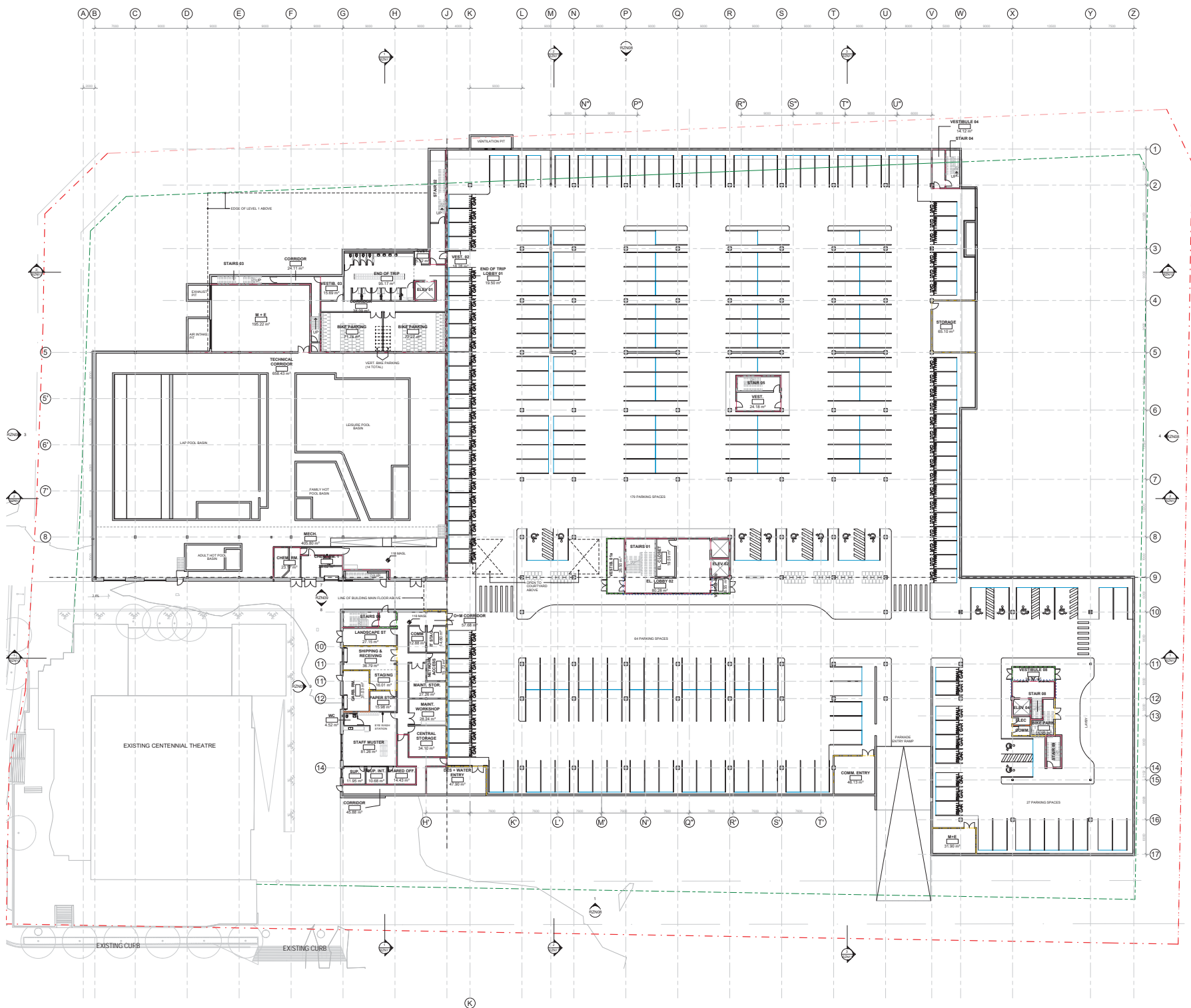


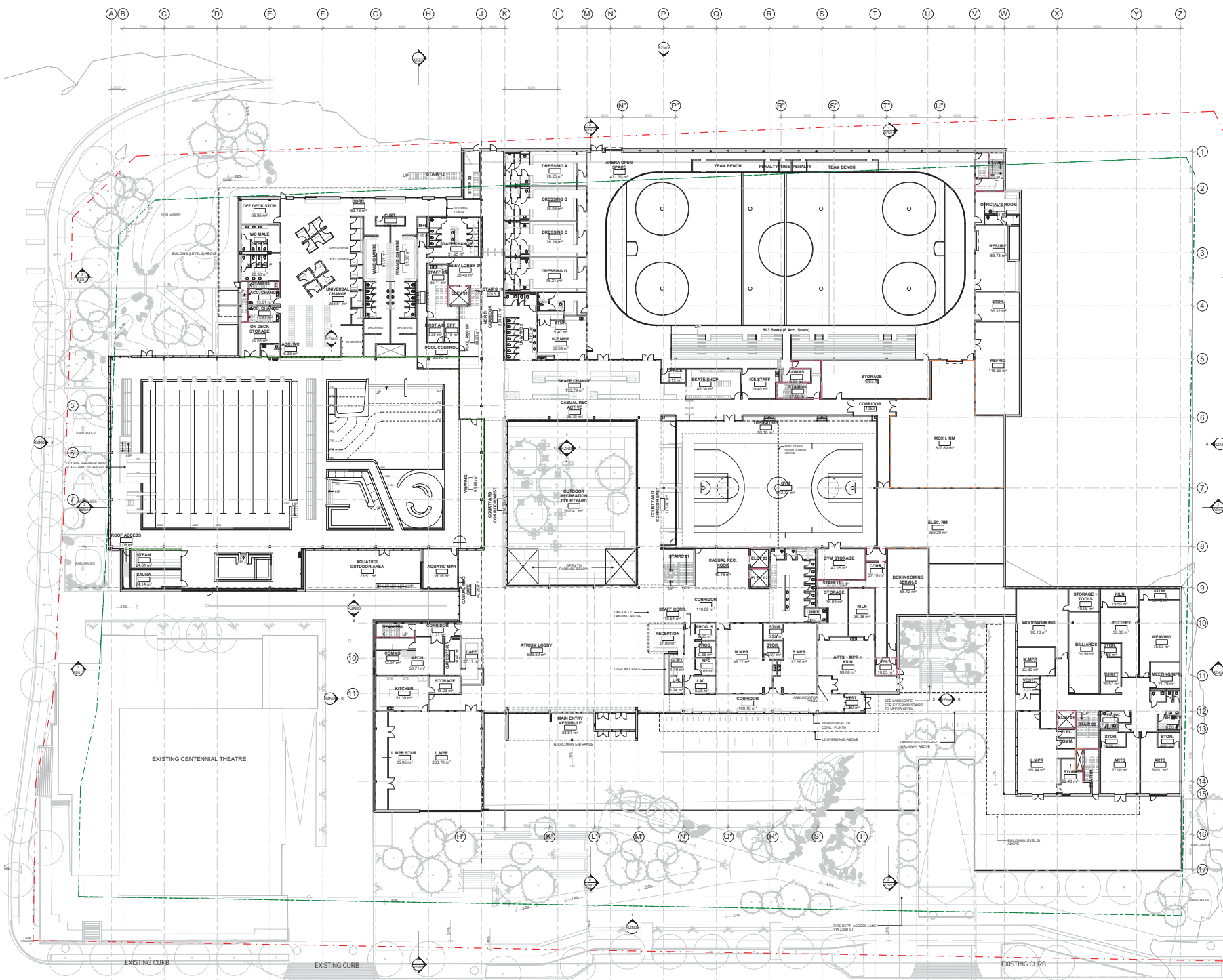


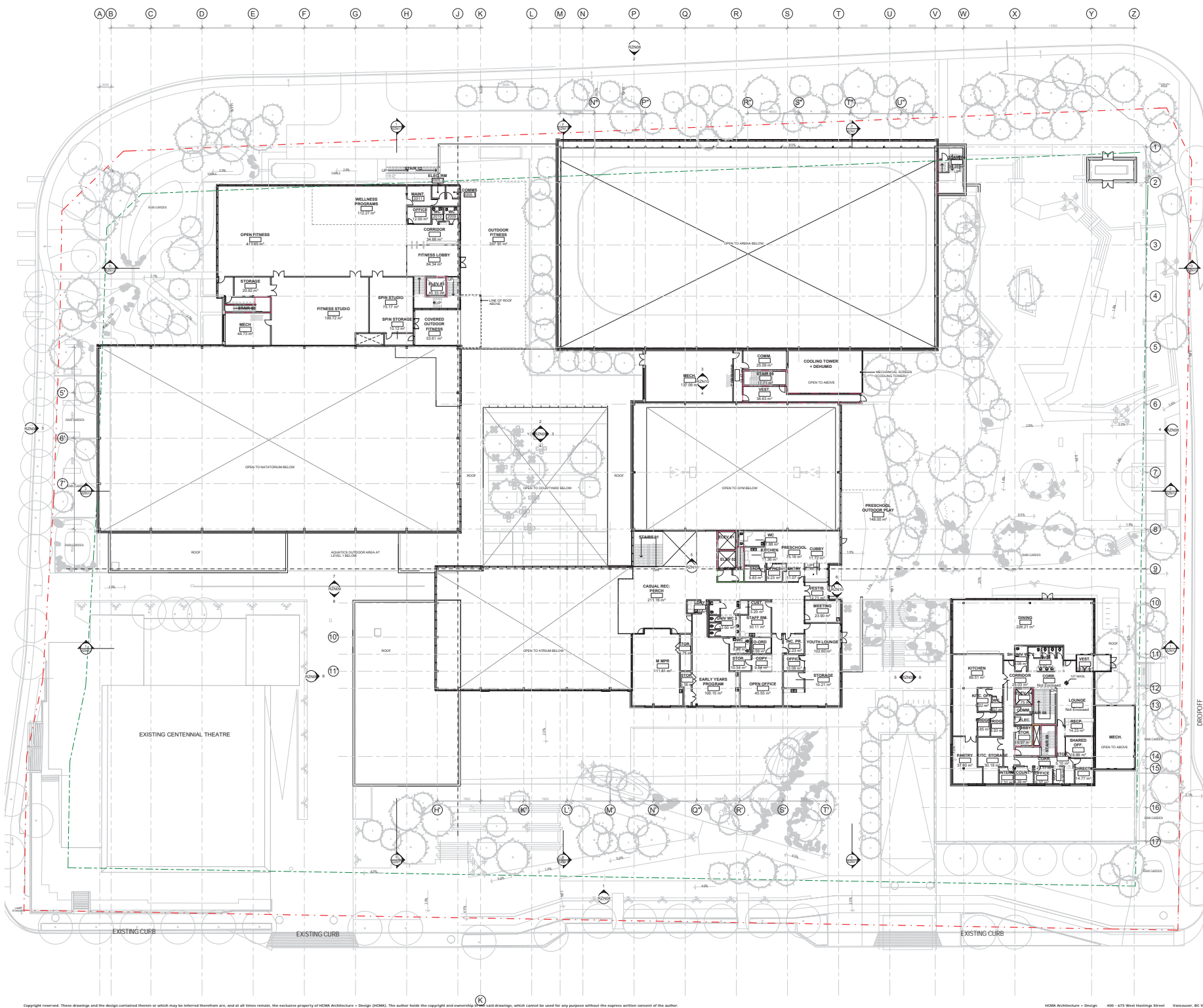


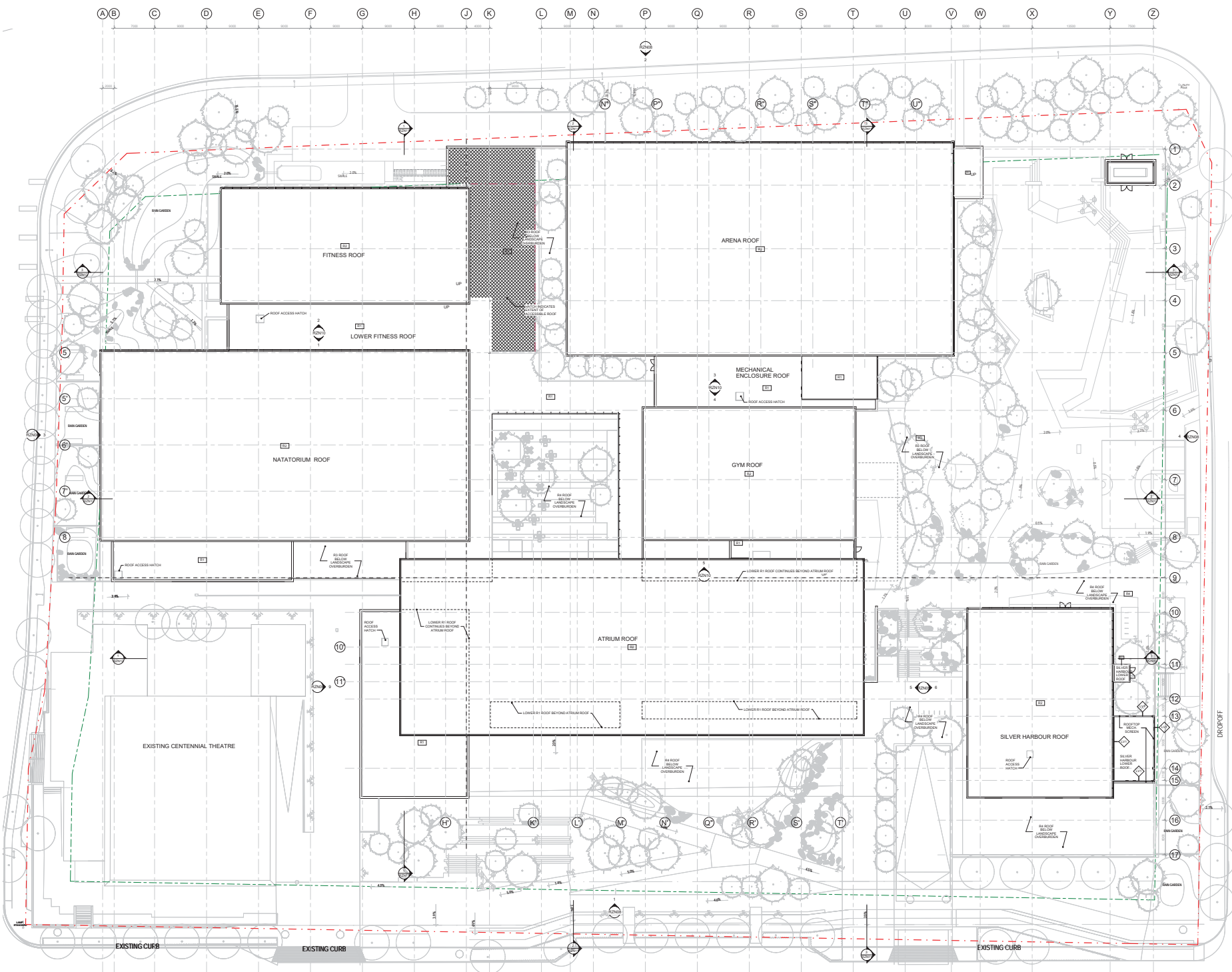
SITE PLAN LEGEND:

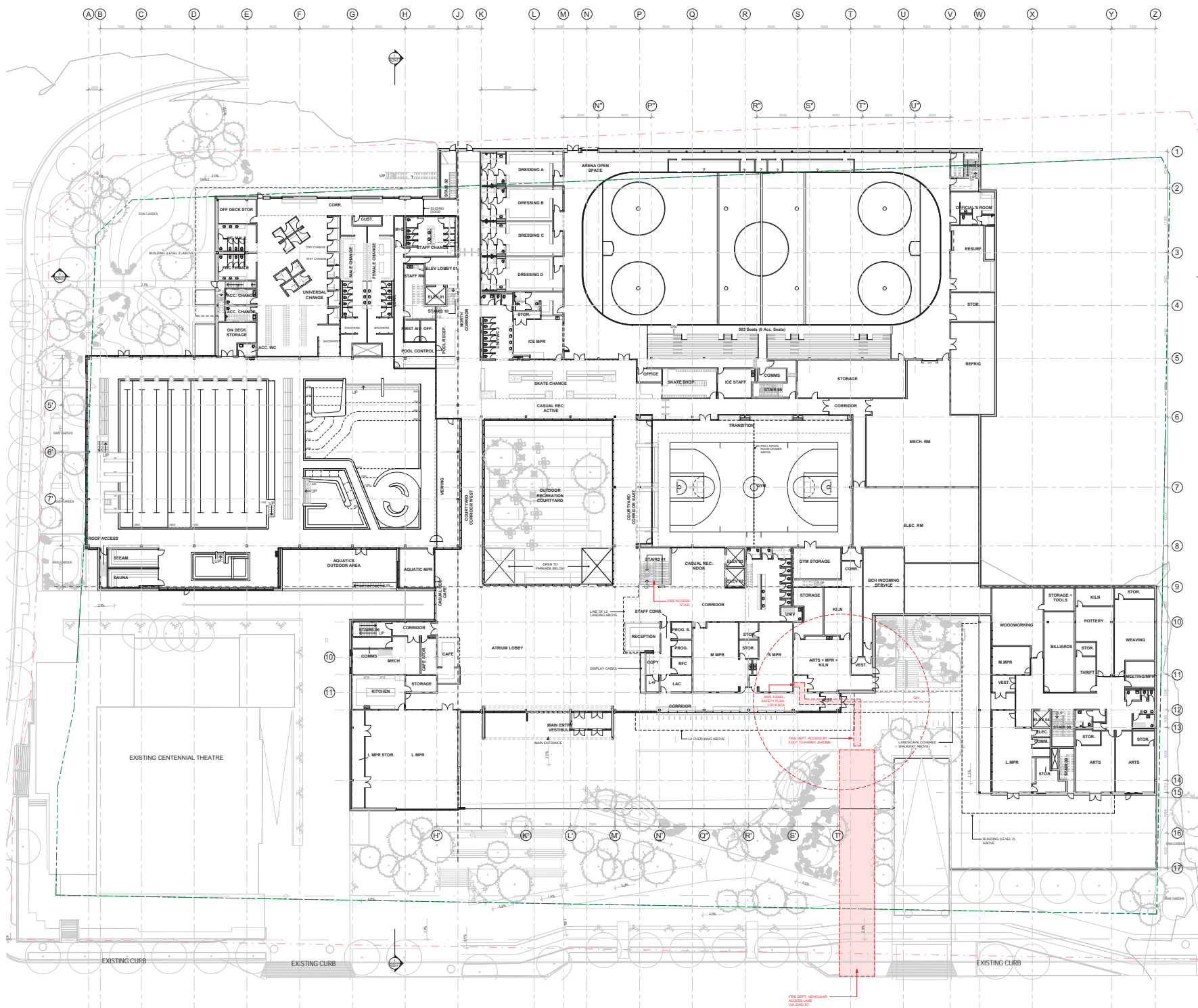
- PROPERTY LINE
- SETBACK LINE
- BUILDING

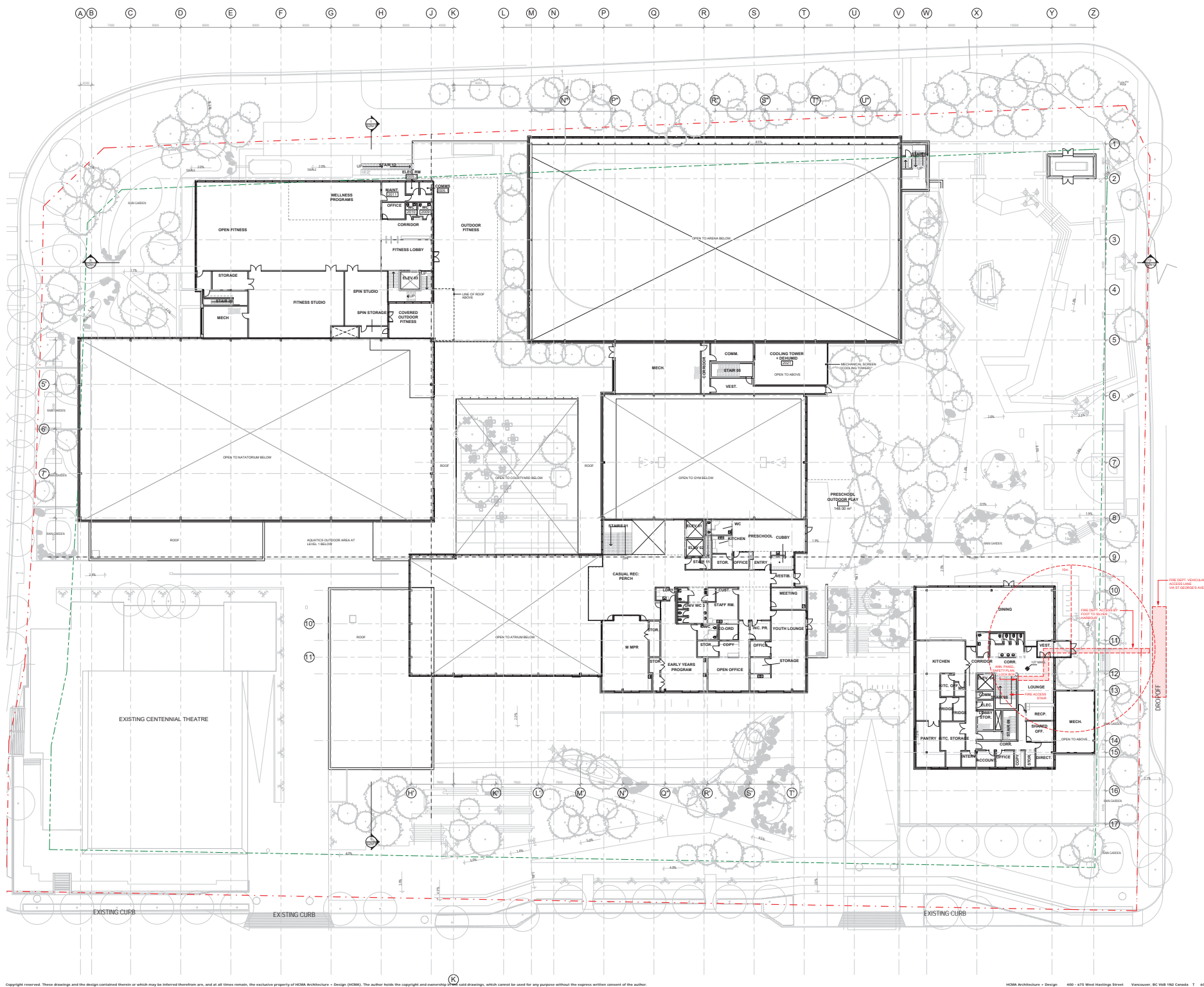






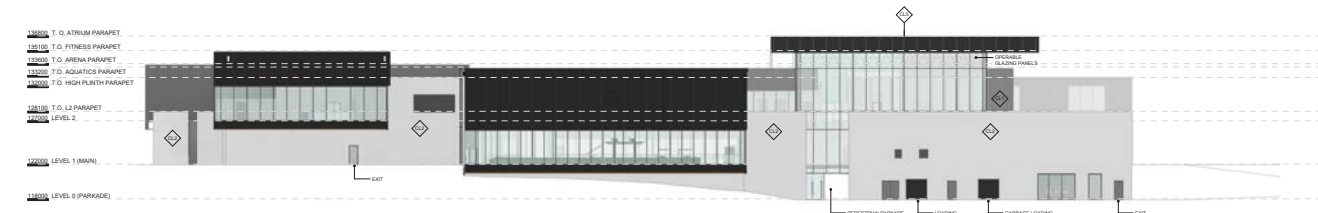




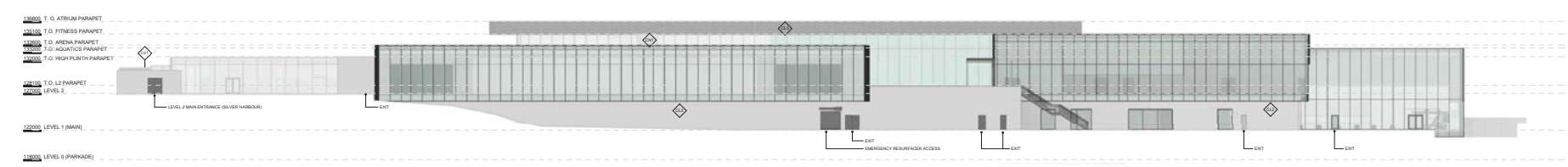




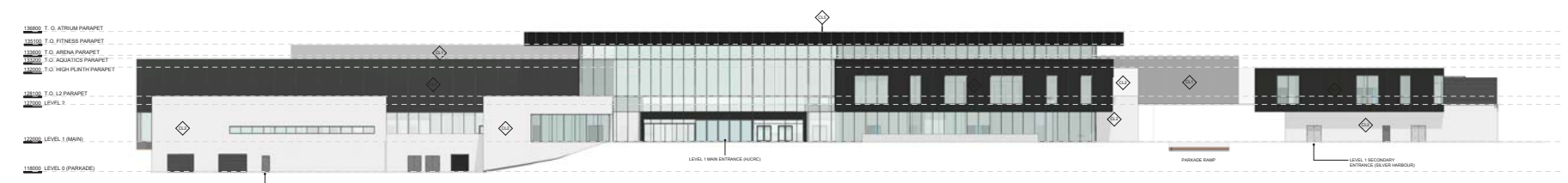
4 BUILDING ELEVATION - E
1 : 200



3 BUILDING ELEVATION - W
1 : 200



2 BUILDING ELEVATION - N
1 : 200



1 BUILDING ELEVATION - S
1 : 200

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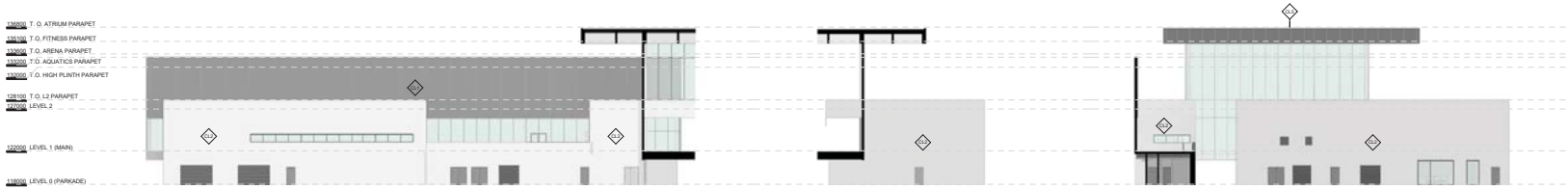
1. REVISION CLAR 18 FEB 2021
2. CORRECTION
DESCRIPTION DATE
PROFESSIONAL SEAL

HARRY JEROME
COMMUNITY
RECREATION
CENTRE
23rd St and Lonsdale
Ave, North Vancouver,
BC
PROJECT # 1766
RE-ZONING -
BUILDING
ELEVATIONS

EXTERIOR CLADDING
WALL FINISH

NO.	DESCRIPTION
01	Concrete Formwork
02	Exterior Insulation and Finish System
03	Brick Veneer
04	Brick Veneer and Siding

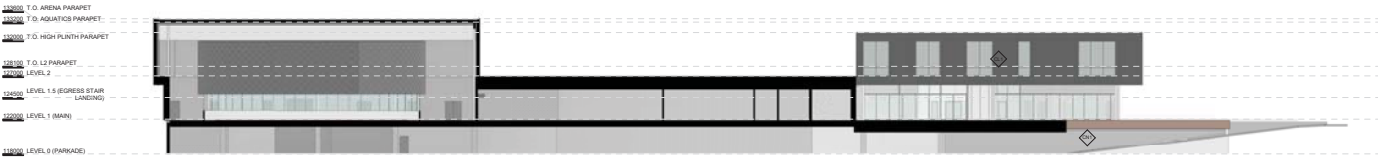
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RZN08



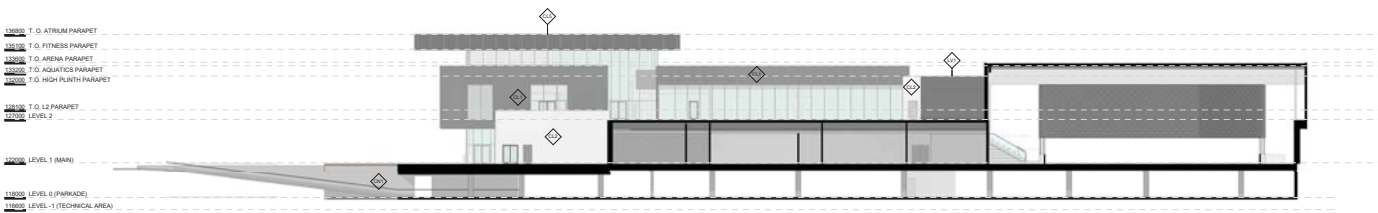
7 ELEVATION - NATATORIUM - S
1:200

8 ELEVATION - OPS + MAINTENANCE - N
1:200

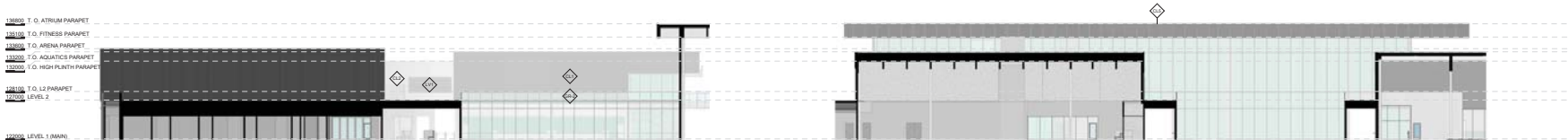
9 ELEVATION - OPS + MAINTENANCE - W
1:200



6 ELEVATION - RAVINE - W
1:200



5 ELEVATION - RAVINE - E
1:200



3 ELEVATION - COURTYARD - W
1:200

4 ELEVATION - COURTYARD - N
1:200



1 ELEVATION - COURTYARD - E
1:200

2 ELEVATION - COURTYARD - S
1:200

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3/10/2021 4:30:57 PM

1: REVISION CLASS 10 FEB 2021
DESCRIPTION DATE
PROFESSIONAL SEAL

HARRY JEROME
COMMUNITY
RECREATION
CENTRE

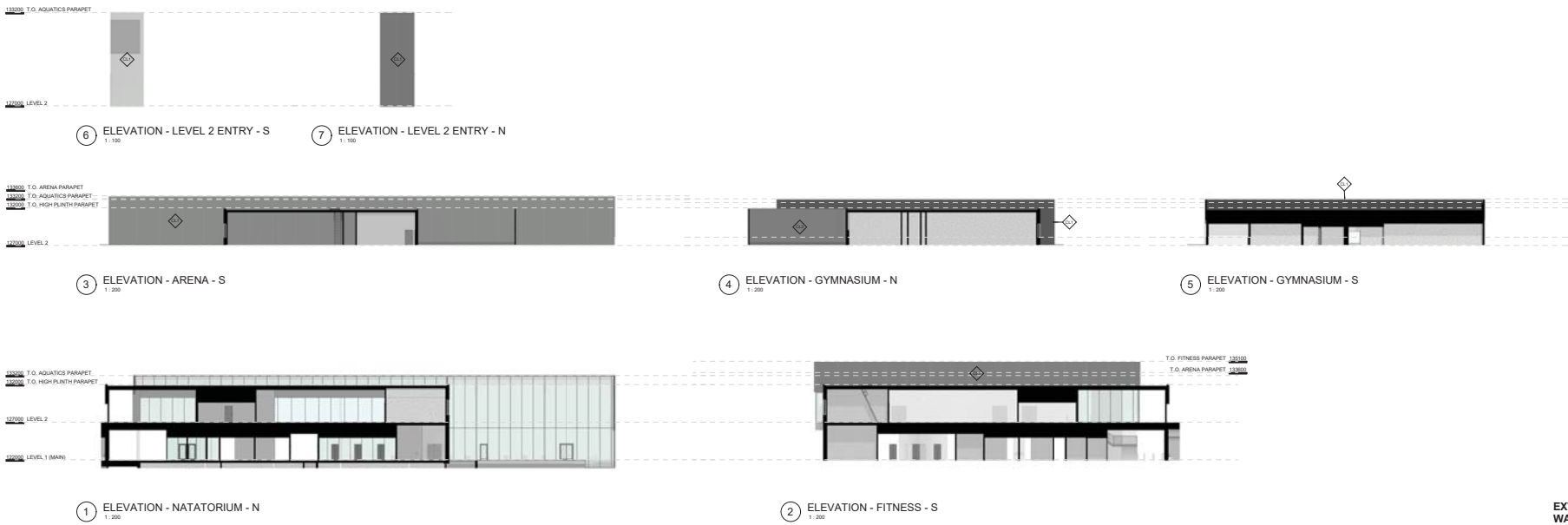
23rd St and Lonsdale
Ave, North Vancouver,
BC

PROJECT # 1766

RE-ZONING -
BUILDING
ELEVATIONS

EXTERIOR CLADDING
WALL FINISH

KEY	DESCRIPTION
01	Brick
02	Brick with horizontal banding
03	Brick with vertical banding
04	Brick with horizontal and vertical banding



**EXTERIOR CLADDING
WALL FINISH**

NO.	DESCRIPTION
01	Brick masonry
02	Brick masonry with render
03	Brick masonry with render
04	Brick masonry with render

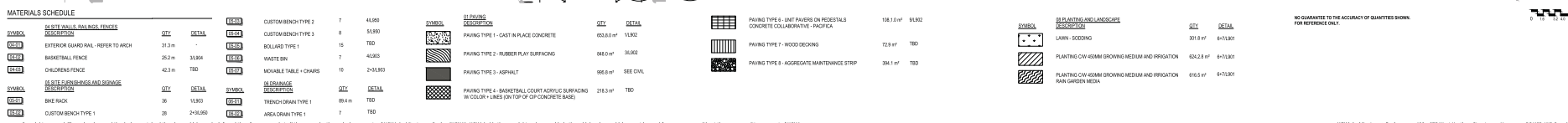


RZN11

SCALE: As indicated



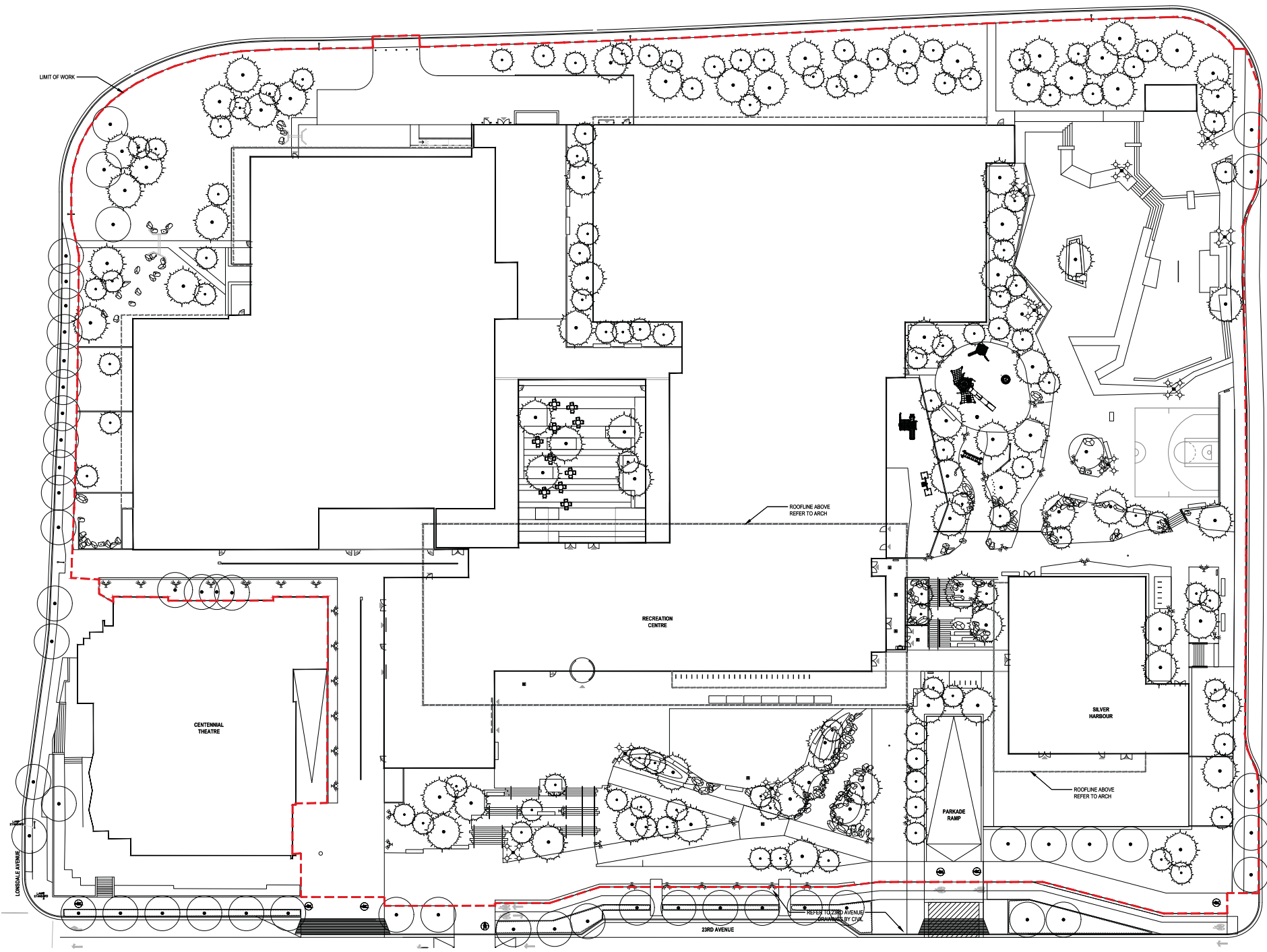
DATE: _____ PAGE: _____





100 Block, East 23d
Street, North

LANDSCAPE



CONCEPT PLANT SCHEDULE

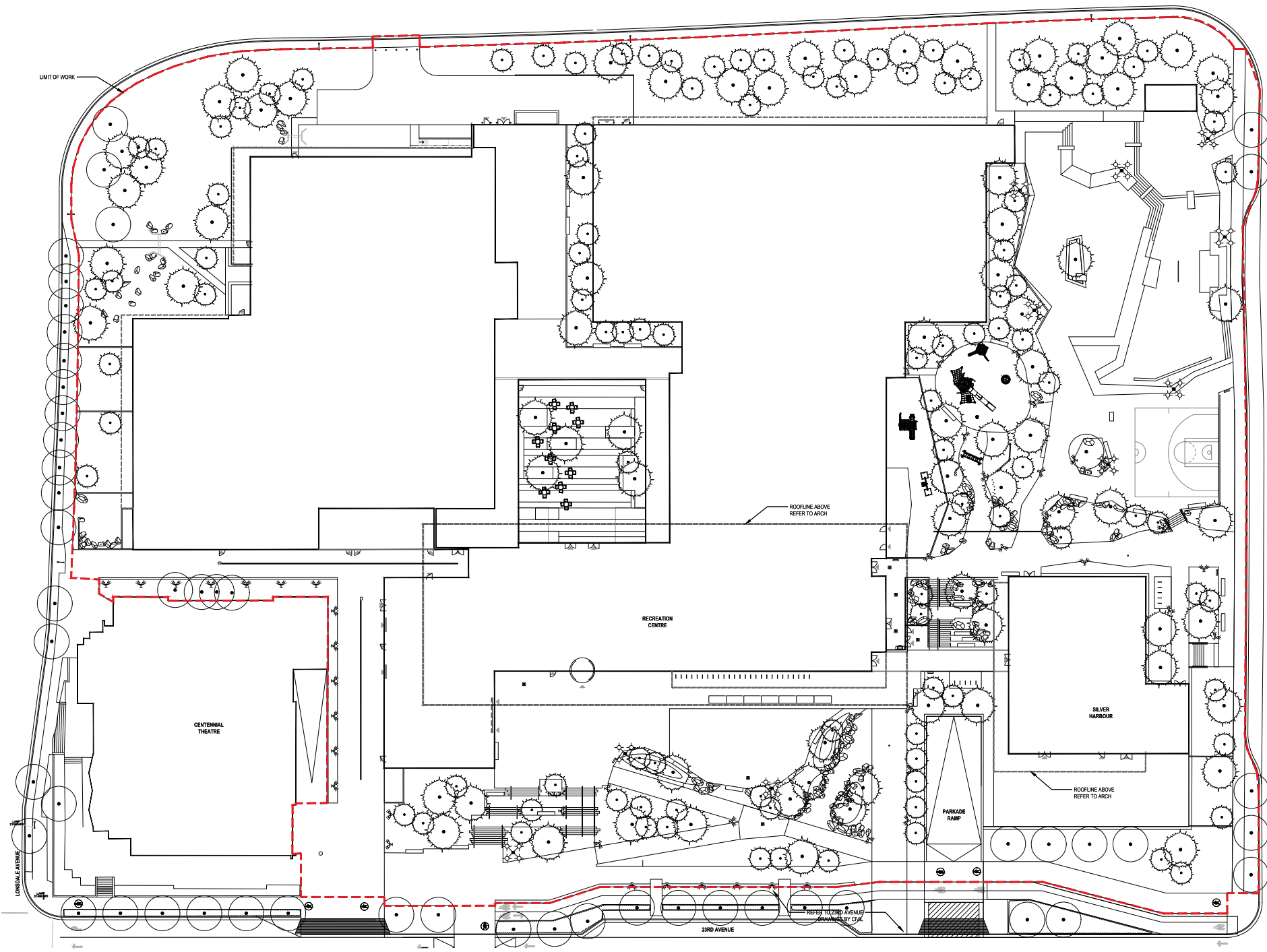
	CONCEPTUAL TYPE 1	123	30m HT		PLANTING AND LANDSCAPE		GRASS	DETAIL
	CONCEPTUAL TYPE 2	124	30m HT		PLANTING AND LANDSCAPE		GRASS	301.8 SF 6-TL/81
	CONCEPTUAL TYPE 3	125	40m HT		PLANTING AND LANDSCAPE		GRASS	824.3 SF 6-TL/81
	CONCEPTUAL TYPE 4	126	40m HT		PLANTING AND LANDSCAPE		GRASS	816.5 SF 6-TL/81
	CONCEPTUAL TYPE 5	127	40m HT		PLANTING AND LANDSCAPE		GRASS	816.5 SF 6-TL/81

PLANTING NOTES
 1. ALL PLANTING TO BE BY POTS MINIMUM
 2. ASSUME 1 SHRUB AND 1 GROUNDCOVER PER SQ M

2. REVISIONS
 1. REVISIONS
 3. REVISIONS
 4. REVISIONS

Harry Jerome Community Recreation Centre
 100 Block, East 23rd Street, North Vancouver, BC

PROJECT # 1100
PLANTING PLAN



LIGHTING SCHEDULE		
ITEM	MANUFACTURER/DESCRIPTION	QTY
1	LIGHT TYPE 1: 10-15M HEIGHT TECHNIUM STRUCTURE K	11
2	LIGHT TYPE 2: 5-10M TECHNIUM STRUCTURE K	56
3	EXISTING LAMP STANDARD	7

PROVIDE ALLOWANCE FOR ADDITIONAL LANDSCAPE LIGHTING
- COURTYARD LIGHTING: TWO
- LED STREET LIGHTING IN PARKADE: TWO
- HANDRAIL LIGHTING: REFER TO DETAILS
QUANTITY AND LAYOUT ARE CONCEPTUAL AND WITHOUT LIGHTING CALCULATIONS. QUANTITY LAYERS CONTINGENT FOR SITE LIGHTING.
ALL ROADWAY LIGHTING OUTSIDE OF LIMIT OF WORKS ADDITIONAL.

2	REVISION/	DATE
1	REVISION/	DATE
1	REVISION/	DATE
1	REVISION/	DATE

PROFESSIONAL SEAL

Harry Jerome
Community
Recreation
Centre
100 Block, East 23d
Street, North
Vancouver, BC

PROJECT #: 1700

LANDSCAPE
LIGHTING
PLAN

From: Emily Macdonald
Sent: May-04-21 2:08 PM
To: ftylor
Subject: RE: Zoning amendment bylaw No. 8829

Hi Forston,

The City certainly has policies to support active commuting. In this case, the expected number of employees who will be working at any given time within the HJCRC is 45 so there would be a 1:1 ratio of employees to secure bike parking. This exceeds the norm for most businesses. The standard Zoning Bylaw requirement is based on floor area and, for institutional uses, where most floor area is dedicated to visitor use and much less to employee use (compared to an office building, for example), the actual need for employee bike parking tends to be much lower. There is more info provided in the Council report, see item no. 21 in this link <https://www.cnv.org/-/media/city-of-north-vancouver/documents/council-meeting-agenda/2021/2021-04-12-regular-agenda-package-for-april-12-2021.ashx>. The report actually recommends that staff review the bicycle parking requirements to address, among other things, the ratio currently required for institutional uses. Any change would be across the board for all institutional uses.

If you have any further questions, or any issues accessing the link, please let me know.

Kind regards,

Emily Macdonald | Planner 2
Planning & Development
T 604 982 3904 / C 604 314 6941

From: Ftylor <>
Sent: May-02-21 4:05 PM
To: Submissions <input@cnv.org>
Subject: Zoning amendment bylaw No. 8829

In regards to this bylaw, why would council be seeking a "reduction in required employee bicycle parking and end-of-trip facilities."

If one of the planning goals of the City of North Vancouver, and Metro Vancouver at large, is to create complete communities why would it limit employee's ability to commute by bike and shower at work? The City encourages developers to reduce available parking spaces in their residential developments and to include bicycle facilities. It appears that another set of rules then applies to the City's own development as it relates to not needing to provide an appropriate number of bike stalls. The amendment is asking for an increase in maximum lot coverage. Is there not room in that increase for the necessary stalls and showers?

Council should be bending over backwards to get their employees to select active transportation over sitting in their car's. Part of that is providing secure bike stalls, showers and other facilities to encourage this.

So, the amendment should read that council seeks "an increase in required employee bicycle parking and end-of-trip facilities."

Sincerely,
Forston Tylor
225 East 19th Street
North Vancouver



NOTICE OF PUBLIC HEARING (Waived)

WHO: City of North Vancouver
WHAT: Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8829 (CD-165 Text Amendment)
WHERE: 2300 Lonsdale Avenue and 116 East 23rd Street
WHEN: Monday, May 10, 2021 at 6:00 pm
HOW: View the meeting online at cnv.org/LiveStreaming

Notice is hereby given that Council will consider:

Zoning Amendment Bylaw No. 8829 to amend the existing Comprehensive Development 165 (CD-165) Zone to support redevelopment of the site for a new Harry Jerome Community Recreation Centre. The text amendment would allow for an increase in maximum Lot Coverage and a reduction in minimum setbacks, as well as a reduction in required employee bicycle parking and end-of-trip facilities.

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

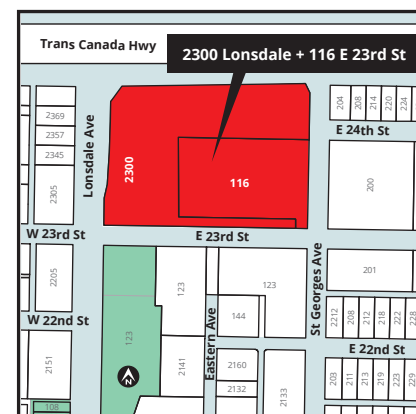
For email submissions (preferred): Include your name and address and send to input@cnv.org **no later than 12:00 noon on Monday, May 10, 2021.**

For written submissions: Include your name and address and mail or deposit into a drop-box at City Hall **no later than 4:00 pm on Friday, May 7, 2021.** Written submissions are subject to a 24-hour quarantine period before being opened due to COVID-19.

No further information or submissions can be considered by Council after third reading of the bylaw.

The proposed Zoning Amendment Bylaw and background material will be available for viewing online at cnv.org/PublicHearings on Friday, April 30, 2021.

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



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8829

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, 2021, No. 8829” (City of North Vancouver, 2300 Lonsdale Avenue and 116 East 23rd Street, CD-165 Text Amendment)**.
2. 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 to Section 1101 in “CD-165 Comprehensive Development 165 Zone” after section (4):
 - (5) Maximum Lot Coverage for Principal Buildings shall be limited to 55 percent;
 - (6) Principal and Accessory Buildings shall be sited as follows:
 - (a) a minimum 1 metre from the north property line;
 - (b) a minimum of 7.62 metres from the east property line;
 - (c) a minimum of 7.62 metres from the south property line;
 - (d) a minimum of 5.6 metres from the west property line;
 - (7) Secure Bicycle Parking
 - (a) The minimum number of Secure Bicycle Parking spaces provided in the Harry Jerome Community Recreation Centre, the largest of the Principal Buildings on site, shall be 45;
 - (b) The 45 required Secure Bicycle Parking Spaces may be provided within one room;
 - (c) End Destination Facilities provided within the Harry Jerome Community Recreation Centre are not required to be separated by gender, and shall include a minimum of 2 water closets, 4 wash basins, 4 showers, 4 grooming stations and 80 lockers;
 - (8) Short-Term Bicycle Parking
 - (a) Section 10A03(1)A (minimum distance from a main entrance) shall be waived, provided that all short-term bicycle parking is located in a highly visible location that is well-trafficked by pedestrians.

- B. Replacing Schedule 141 with the schedule attached to this bylaw.

READ a first time on the 12th day of April, 2021.

READ a second time on the 12th day of April, 2021.

RECEIVED APPROVAL FROM THE
MINISTRY OF TRANSPORTATION ON THE
<> DAY OF <>, 2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

MAYOR

CORPORATE OFFICER

CD-165 Text Amendment		
Amending Bylaw No. 8829	SCHEDULE 141	Page 1 of 1

TITLE: TRANSFERABLE DENSITY RECORD




The following table records the density assignment for 2300 Lonsdale Avenue and 116 East 23rd Street (The “Donor Site”), which is zoned CD-165. As per Section 1 of the CD-165 Zone, the maximum density within the CD-165 Zone is 2.5 times the lot area (27,700 sq. m. / 298,160 sq. ft.). This table maintains a record of any residual density on Donor Site and density (Gross Floor Area) transferred to Recipient Sites through rezoning.

Donor Site	A. Total CD-165 Permitted Gross Floor Area (2.5 FSR)	B. On-site Built Gross Floor Area	C. Residual Site Density (A – B)
2300 Lonsdale Avenue and 116 East 23 rd Street	69,250 sq. m.	- 2,703 sq. m. (Centennial Theatre) - 15,086 sq. m. (Harry Jerome Community Centre) - 1835 sq. m. (Silver Harbour)	49,626 sq. m.

RECORD OF DENSITY TRANSFER			
Recipient Sites Approved Through Density Transfers	Transferred Gross Floor Area	Zoning Amendment Bylaw #	Remaining Residual Density on Site (Donor Site)

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Leslie Garber, Acting Director of Finance

Subject: 2021 FUNDING APPROPRIATIONS 2118 – 2120 AND BYLAW 8834

Date: April 28, 2021 File No: 05-1705-30-0019/2021

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

RECOMMENDATION

PURSUANT to the report of the Acting Director of Finance, dated April 28, 2021, entitled "2021 Funding Appropriations 2118 – 2120 and Bylaw 8834":

THAT (Funding Appropriation #2118) an amount of \$954,098 be appropriated from the Capital General Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2119) an amount of \$400,000 be appropriated from the Tax Sale Land Interest Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2120) an amount of \$189,375 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8834" (2021 Capital Plan Funding) a Bylaw to appropriate an amount of \$185,625 from DCC (Transportation) Reserve Fund to fund 2021 Capital Plan, be considered;

AND THAT should any of the above amounts remain unexpended as at December 31, 2024, the unexpended balances shall be returned to the credit of the respective fund.

ATTACHMENTS

1. 2021 Capital Funding Allocation Detail by Source (CityDocs [2046577](#))
2. 2021 Project Sheets (CityDocs [2046574](#))
3. Supporting information for Engineering, Parks & Environment Appropriation Requests (CityDocs [2046573](#))
4. Proposed Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8834 (CityDocs [2046738](#))

DISCUSSION

This report recommends that funds be appropriated so work can begin on some of the projects included in the 2021 Capital Plan. Appropriation is the final step in the funding of these projects and, if approved, will allow funds to be expended.

The listing of the projects being considered for appropriation at this time, sorted by funding source, is provided in Attachment #1 with the project sheets for each requested appropriation being provided in Attachment #2. Similar to the process adopted in 2020, staff will bring forward monthly appropriations for Council consideration through 2021 and, as such, partial appropriation for some projects is being requested at this time.

FINANCIAL IMPLICATIONS

Funding is included in the 2021-2030 Capital Plan presented to Council and is available for appropriation.

INTER-DEPARTMENTAL IMPLICATIONS

The 2021-2030 Capital Plan was developed in co-operation with all City departments. The appropriations for projects included in the Attachment #1 are at the recommendation of the respective departmental managers.

RESPECTFULLY SUBMITTED:



Leslie Garber
Acting Director of Finance

**2021 Capital Funding Allocation Detail by Source
May 10 2021**

Attachment 1

Appr #	Page	Funding Source	Description	2021 Appropriations	Manager
2118	2-36	General Capital Reserve	Accessibility Upgrade for City Council Chambers	86,000	Roy,Joel
2118	2-54	General Capital Reserve	Shipyards Optimization of Public Realm -Traffic Management	20,000	Skene,Robert
2118	3-49	General Capital Reserve	Marine-Main Corridor Improvements	200,000	Magnusson,Karyn
2118	6-8	General Capital Reserve	RCMP Pool Veh Replacement	26,430	Fraser,Stephanie
2118	6-10	General Capital Reserve	Electric Vehicle Charging Stations - Police	10,000	Fraser,Stephanie
2118	6-11	General Capital Reserve	Bylaw Vehicle Replacement	45,000	Duffy,Paul
2118	7-12	General Capital Reserve	CityPAL Data Entry and Process Transition	68,000	Ryce,Tim
2118	7-13	General Capital Reserve	CityPal and Business Process User Analyst	92,253	Ryce,Tim
2118	7-14	General Capital Reserve	Library Website Renewal	90,000	Koep,Deb
2118	7-16	General Capital Reserve	IT Refresh	4,000	Wenhardt,Wesley
2118	7-18	General Capital Reserve	Mobile Application Development	9,000	Neill,Jeremy
2118	10-10	General Capital Reserve	Block Funding - Shipyards Commons	35,000	Skene,Robert
2118	10-11	General Capital Reserve	Block Funding - Planning & Development	10,000	Ryce,Tim
2118	10-13	General Capital Reserve	Block Funding- Police Equipment	22,415	Fraser,Stephanie
2118	10-14	General Capital Reserve	Block Funding - Library Equipment	20,000	Koep,Deb
2118	10-15	General Capital Reserve	Block Funding - Museum & Archives	10,000	Wenhardt,Wesley
2118	10-23	General Capital Reserve	City Studio CapU Partnership	36,000	Stirling,Lisa
2118	10-34	General Capital Reserve	Streamlining Development Controls	70,000	Friesen,Mike
2118	10-39	General Capital Reserve	NS Transportation improvements-INSTPP	50,000	Draper,Jennifer
2118	10-47	General Capital Reserve	Noise Mitigation Action Plan	50,000	Duffy,Paul
Subtotal Appropriation #2118				\$ 954,098	
2119	3-4	Tax Sale Land Reserve Fund - Interest	Existing Infrastructure Safety Improvements - City wide locations	\$ 400,000	Kuzmanovski,Kliment
Subtotal Appropriation #2119				\$ 400,000	
2120	3-5	Civic Amenity Reserve Fund	New Sidewalks to Complete Pedestrian Network	\$ 189,375	Hall,Justin
Subtotal Appropriation #2120				\$ 189,375	
8834	3-5	DCC Transport.	New Sidewalks to Complete Pedestrian Network	\$ 185,625	Hall,Justin
Subtotal Bylaw# 8834				\$ 185,625	
Grand total				\$ 1,729,098	

2021 PROJECT SHEETS

Project Name:	City Hall - Facility Improvements											2021 - 2030 Project Plan		
Department:	Facilities											Project Type:		Major Renovation/Overall
Project Manager:	Joel Roy											Date:	14-Jul-20	New Initiative
Description:	Funding to address operational pressures and functional requirements for City Hall business and operations. Includes renovations / reconfiguration of Meeting Rooms/CAO/ Clerks area as well as accessibility upgrades for Council Chambers and general upgrades to accomodate growth / operational change.													
Purpose:	Undertake design and construction of improvements to address operational pressures and functional requirements.													
Alignment With Official Community Plan:	Goal 8.2: Employ a proactive approach to infrastructure maintenance and upgrades. Goal 8.3: Use innovative planning and design to ensure infrastructure longevity.													
Strategic Plan :	A City for People	A Livable City	A Vibrant City	A Connected City	A Prosperous City	Total								
Use percentages to allocate the project across the 5 strategic priorities	20%	40%	20%		20%	100%								
Service Levels: Impact on the service levels to the public as a result of the project	<i>Addresses a current service level deficiency so level of service standard is achieved</i>					Notes:								
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	<i>Moderate Impact</i>					Notes:								
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety	<i>Moderate Impact</i>					Notes: Inability to provide the maxium use of the City's asset.								
External Funding: If applicable, specify funding agency/program	<i>N/A</i>					<i>N/A</i>					Specify Funding Agency/Program:			
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Short-term GHG emissions associated with new construction.										Director Approval: Approved by B. Pearce on December 2, 2020			
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL		
Funding Requirements														
City Funding (Fund Appropriation)	\$ 53,219	\$ 216,000	\$ 345,150	\$ 23,400	\$ 38,850	\$ 23,800	\$ 22,200	\$ 38,850	\$ 22,200	\$ 22,200	\$ 38,850	\$ 791,500		
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Project Expenditures	\$ 53,219	\$ 216,000	\$ 345,150	\$ 23,400	\$ 38,850	\$ 23,800	\$ 22,200	\$ 38,850	\$ 22,200	\$ 22,200	\$ 38,850	\$ 791,500		
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		20%	17%	17%	11%	19%	11%	11%	11%	11%	11%			
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)														
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Staffing (FTE)														
Regular	-	-	-	-	-	-	-	-	-	-	-	-		
Temporary	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000			
Total Staffing	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000			

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

City Hall Improvements Detail

Item	Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Totals
	New Storage Millwork	\$ 15,000			\$ 15,000			\$ 15,000			\$ 15,000	\$ 60,000
	Renovations & Reconfiguration to CAO/Clerks Office		\$ 275,000									\$ 275,000
	Accessibility Upgrades Council Chambers	\$ 110,000										\$ 110,000
	Bike Room / Staff Fitness	\$ 15,000										\$ 15,000
	Atrium Lighting	\$ 20,000										\$ 20,000
	Civic Centre Renovations for Growth / Functional Change	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 200,000
	Sub Total Projects	\$ 180,000	\$ 295,000	\$ 20,000	\$ 35,000	\$ 20,000	\$ 20,000	\$ 35,000	\$ 20,000	\$ 20,000	\$ 35,000	\$ 680,000
	Overhead Staffing	\$ 36,000	\$ 50,150	\$ 3,400	\$ 3,850	\$ 3,800	\$ 2,200	\$ 3,850	\$ 2,200	\$ 2,200	\$ 3,850	\$ 111,500
	CITY CIVIC IMPROVEMENTS 2021-2030 PROJECTS	\$ 216,000	\$ 345,150	\$ 23,400	\$ 38,850	\$ 23,800	\$ 22,200	\$ 38,850	\$ 22,200	\$ 22,200	\$ 38,850	\$ 791,500

Project Name:	Shipyards Optimization of Public Realm -Traffic Management											2021 - 2030 Project Plan		
Department:	Community & Partner Engagement											Project Type:	New Capital Asset	
Project Manager:	Magda Kwaterska/Justin Hall											Date:	10-Aug-20	New Initiative
Description:	The intent of this project is to provide infrastructure improvements to enhance the pedestrian nature of the Shipyards public realm including the 00 unit block of Lower Lonsdale. This project will address the functionality of the overall site ensuring there is adequate access for commercial deliveries, drop off, pick up and emergency vehicles. The 2021 funding request will focus on a traffic study to inform the costs and scope of the infrastructure improvements required.													
Purpose:	The purpose of this project is to transform the Shipyards and Lower Lonsdale block into a primarily pedestrian zone. This project is also intended to replace the temporary three year old boardwalk in the unit block on Lonsdale with permanent infrastructure integrated in the overall traffic management plan													
Alignment With Official Community Plan:	5.2.1 Operate, maintain and improve the provision of indoor and outdoor recreational facilities. 3.2.3 Ensure that there is the appropriate infrastructure and equipment to support the ability of public safety agencies to respond to the City's evolving built form and land use pattern. 1.4.3 Consider ecreational, cultural and other community spaces as aspects of informal community living rooms and essential 'social' infrastructure, particularly in high-density neighbourhoods like Central/Lower Lonsdale. 7.2.9 Provide a high level of public services and infrastructure for commercial and industrial lands													
Strategic Plan :	A City for People	A Livable City			A Vibrant City			A Connected City		A Prosperous City		Total		
Use percentages to allocate the project across the 5 strategic priorities	25%	25%			25%			25%		0%		100%		
Service Levels:	<i>Addresses a current service level deficiency so level of service standard is achieved</i>					Notes:								
Impact on the service levels to the public as a result of the project														
COVID-19 Adaptation:	<i>Moderate Impact</i>					Notes:								
How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19														
Risk Assessment:	<i>Moderate Impact</i>					Notes:								
Impact of the project not proceeding to public health and/or occupational health and safety														
External Funding:	<i>N/A</i>			<i>N/A</i>			Specify Funding Agency/Program							
If applicable, specify funding agency/program														
GHG Implications:	Construction of concrete sidewalks generates significant GHGs from the production of portland cement used to make concrete. Encouraging walking reduces vehicle use which will decrease GHG's										Director Approval: (Approved by R Skene February 3, 2021)			
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.														
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL		
Funding Requirements														
City Funding (Fund Appropriation)	\$ -	\$ 20,000	\$ 80,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000		
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Project Expenditures	\$ -	\$ 20,000	\$ 80,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000		
Overhead Staffing (Engineering/Facilities)														
Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%			
Impact on Operations/Maintenance														
(Incremental to 2020 Base Year Operating Budget)														
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-		
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-		
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-		
Staffing (FTE)														
Regular	-	-	-	-	-	-	-	-	-	-	-	-		
Temporary	-	-	-	-	-	-	-	-	-	-	-	-		
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-		

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

Project Name:	Existing Infrastructure Safety Improvements											2021 - 2030 Project Plan	
Department:	Engineering: Traffic											New Capital Asset	
Project Manager:	Kliment Kuzmanovski											Date: July 31/20	
Description:	This funding will be used to address site-specific safety issues in various City neighbourhoods and on designated cycling corridors. Throughout the year, there are often small, local safety issues that are raised, and this funding would be used to address these issues. This funding is also used for installation of new and updated traffic signs and pavement markings as required by changing needs for parking and traffic management, traffic enforcement, updates to meet improved standards (e.g. reflectivity), as well as in response to resident and business concerns and requests which are prioritized through the analysis results prepared by City Staff.												
Purpose:	To make streets safer and preserve and enhance the liveability of neighbourhoods. To promote cycling as a safe and convenient mode of transportation by improving facilities for cyclists. New and updated traffic signage and pavement markings provide for safe and efficient parking and traffic management and enforcement.												
Alignment With Official Community Plan:	2.1.1 Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choice for all ages and abilities with an aim to increase these ways of travelling over single-occupant vehicle use; 2.1.2 Invest in pedestrian and cycling facilities on the routes to and around schools, and work with the North Vancouver School District to promote active transportation, healthy lifestyles, and sustainable travel behaviour among children and youth; 2.1.4. Reduce crossing barriers at locations such as intersections, creeks, highways and rail crossings so that walking and cycling are more convenient and attractive; 2.3 Support a safe, accessible, resilient, and affordable transportation system												
Strategic Plan :	A City for People		A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total		
Use percentages to allocate the project across the 5 strategic priorities	5%		5%		5%		80%		5%		100%		
Service Levels:	Addresses a current service level deficiency so level of service standard is achieved				Notes:								
Impact on the service levels to the public as a result of the project													
COVID-19 Adaptation:	Significant Impact				Notes:								
How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19													
Risk Assessment:	Significant Impact				Notes:								
Impact of the project not proceeding to public health and/or occupational health and safety													
External Funding:	Other Contribution				Other		Specify Funding Agency/Program						
If applicable, specify funding agency/program							Translink, ICBC (Road Improvement Program)						
GHG Implications:	By discouraging/reducing traffic in the neighbourhood, designing streets for travel at speeds optimum for fuel consumption and GHG emissions (40km/h), giving priority to pedestrians and cyclists, some small reductions in GHG emissions are expected. Fuel used and waste generated during construction will result in a minimal increase GHG emissions during construction.											Director Approval:	
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.												Approved by D. Pope on December 2, 2020	
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ 300,000	\$ 515,000	\$ 840,000	\$ 490,000	\$ 490,000	\$ 490,000	\$ 490,000	\$ 490,000	\$ 490,000	\$ 490,000	\$ 490,000	\$ 5,275,000	
External Funding/Contributions	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 500,000	
Total Project Expenditures	\$ 350,000	\$ 565,000	\$ 890,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 5,775,000	
Overhead Staffing (Engineering/Facilities)													
Specify as a percentage of funds appropriated		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%		
Impact on Operations/Maintenance													
(Incremental to 2020 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries(Include staffing)	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	
Total	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-	

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

Project Name:	New Sidewalks to Complete Pedestrian Network											2021 - 2030 Project Plan		
Department:	Engineering: Streets											Project Type:		New Capital Asset
Project Manager:	Justin Hall											Date: July 31/20		New Initiative
Description:	This project will enable the design and construction of new sidewalks that will fill gaps in the existing pedestrian network and provide residents with an active and sustainable way to move within the City. The location of new sidewalk projects is selected through a prioritization process assessing the following conditions: pedestrian safety (traffic volume, truck traffic, missing sidewalks on one or both sides of the street), proximity to schools, proximity to transit, and potential pedestrian use.													
Purpose:	To complete the pedestrian network and encourage walking as a healthy, sustainable form of exercise and transportation and provide a safe and serviceable surface. City-initiated sidewalk projects were previously implemented through the Local Area Service Program; however, in early 2015 Council directed staff to implement new sidewalk projects through the City capital planning process.													
Alignment With Official Community Plan:	2.1.1. Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with an aim to increase these ways of travelling over single-occupant vehicle use; 2.1.2. Invest in pedestrian and cycling facilities on the routes to and around schools, and work with the North Vancouver School District to promote active transportation, healthy lifestyles, and sustainable travel behaviour among children and youth; 2.3.8. Encourage transportation options that reduce fossil fuel use, such as walking, cycling, transit, carpooling, and low-emission vehicles.													
Strategic Plan :	A City for People		A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total			
Use percentages to allocate the project across the 5 strategic priorities							100%				100%			
Service Levels: Impact on the service levels to the public as a result of the project	Addresses a current service level deficiency so level of service standard is achieved				Notes: Improving level of service through increase in sidewalk kilometers.									
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	Moderate Impact				Notes: Sidewalks improve access and expand recreational opportunities for residents									
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety	Significant Impact				Notes: Sidewalks improve safety for vulnerable road users									
External Funding: If applicable, specify funding agency/program	N/A				N/A				Specify Funding Agency/Program					
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Construction of concrete sidewalks generates significant GHGs both from the production of the portland cement used to make concrete. However, encouraging walking may reduce travel by vehicle which will decrease GHGs.								Director Approval: Approved by D. Pope on December 2, 2020					
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL		
Funding Requirements														
City Funding (Fund Appropriation)	\$ 1,200,000	\$ 750,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 5,250,000		
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Project Expenditures	\$ 1,200,000	\$ 750,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 5,250,000		
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		7%	0%	0%	0%	0%	0%	0%	0%	0%	0%			
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)														
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Staffing (FTE)														
Regular	-	-	-	-	-	-	-	-	-	-	-	-		
Temporary	0.1500	-	-	-	-	-	-	-	-	-	-	-		
Total Staffing	0.1500	-	-	-	-	-	-	-	-	-	-	-		

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

Project Name:	Marine-Main Corridor Improvements											2021 - 2030 Project Plan				
Department:	Engineering: Streets											Project Type:		New Capital Asset		
Project Manager:	Karyn Magnusson											Date: July 31/20		New Initiative		
Description:	Augmenting TransLink's capital investments to create bus lane, new signals, bus signal queue jumpers, synchronized signals for bus prioritization, left turn bays and widened bridges all in the interest of creating a reliable and efficient bus service along the route. Also included are improvements to cycling and pedestrian facilities that parallel the route or provide enhanced barrier free access to the B-Line stops.															
Purpose:	This is part of the North Shore INSTPP recommendations to enhance access to transit and support delivery of the new Marine -Main B Line.															
Alignment With Official Community Plan:	2.1.1 Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with an aim to increase these ways of travelling over single-occupant vehicle use; 2.1.5 Work with TransLink to improve accessibility to transit, complete projects identified in the 2040 North Shore Area Transit Plan, 2.1.6 Implement transit priority treatments such as signal coordination, bus bulges, intersection queue jumpers and dedicated bus lanes to reduce transit travel times and improve transit reliability; 2.3.8 Encourage transportation options that reduce fossil fuel use, such as walking, cycling, transit, carpooling, and low-emission vehicles.															
Strategic Plan : Use percentages to allocate the project across the 5 strategic priorities	A City for People			A Livable City			A Vibrant City			A Connected City			A Prosperous City		Total	
							100%						100%			
Service Levels: Impact on the service levels to the public as a result of the project	<i>Increases level of service</i>			Notes:												
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	<i>Low Impact</i>			Notes:												
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety	<i>Moderate Impact</i>			Notes:												
External Funding: If applicable, specify funding agency/program	<i>Other Contribution</i>			<i>Unsecured Contribution</i>			Specify Funding Agency/Program Translink									
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	By adding/improving pedestrian and cycling infrastructure we will encourage active transportation which reduces people reliance on the automobile and produces very low GHG emissions. Additional transit capacity will improve transit reliability and reduce travel times, making it a more viable option and decrease automobile use.										Director Approval: Approved by D. Pope on December 2, 2020					
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL				
Funding Requirements																
City Funding (Fund Appropriation)	\$ 1,525,000	\$ 200,000	\$ 250,000	\$ 2,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,050,000				
External Funding/Contributions	\$ -	\$ -	\$ 250,000	\$ 8,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,850,000				
Total Project Expenditures	\$ 1,525,000	\$ 200,000	\$ 500,000	\$ 11,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,900,000				
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		3%	3%	3%	0%	0%	0%	0%	0%	0%	0%					
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)																
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-				
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-				
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-				
Staffing (FTE)																
Regular	-	-	-	-	-	-	-	-	-	-	-	-				
Temporary	0.2500	0.2500	0.2500	-	-	-	-	-	-	-	-	-				
Total Staffing	0.2500	0.2500	0.2500	-	-	-	-	-	-	-	-	-				

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

Attachment to the Marine-Main B-Line Corridor

Project Location	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Cost of Project
Lynn Creek Bridge - Replacement and Widening for Transit	-	-	1,500,000	-	-	-	-	-	-	-	1,500,000
Lynn Creek Bridge - Replacement and Widening for Transit - Required Outside Funding	-	-	7,500,000	-	-	-	-	-	-	-	7,500,000
Pedestrian Infrastructure to Transit Stops (Marine/Main Corridor)		250,000	-	-	-	-	-	-	-	-	250,000
Pedestrian Infrastructure to Transit Stops (Marine/Main Corridor) - Required Outside Funding		250,000	-	-	-	-	-	-	-	-	250,000
MacKay to Hamiton	-		-	-	-	-	-	-	-	-	-
MacKay to Hamiton - Required Outside Funding	-	-	-	-	-	-	-	-	-	-	-
Hamiton to Hanes	-		-	-	-	-	-	-	-	-	-
Hamiton to Hanes - Required Outside Funding	-		-	-	-	-	-	-	-	-	-
Hanes to Fell	-		-	-	-	-	-	-	-	-	-
Hanes to Fell - Required Outside Funding	-		-	-	-	-	-	-	-	-	-
Fell to Bewicke	-		-	-	-	-	-	-	-	-	-
Fell to Bewicke - Required Outside Funding	-	-	-	-	-	-	-	-	-	-	-
Forbes @ Esplanade to Lonsdale @ 3rd	-	-	-	-	-	-	-	-	-	-	-
Forbes @ Esplanade to Lonsdale @ 3rd - Required Outside Funding	-	-	-	-	-	-	-	-	-	-	-
Lonsdale @ 3rd to St. Patrick's	-	-	-	-	-	-	-	-	-	-	-
Lonsdale @ 3rd to St. Patrick's - Required Outside Funding	-	-	-	-	-	-	-	-	-	-	-
St. Patrick's to Queensbury	-	-	-	-	-	-	-	-	-	-	-
St. Patrick's to Queensbury - Required Outside Funding	-	-	-	-	-	-	-	-	-	-	-
Heywood to Gladstone	200,000	-	1,100,000	-	-	-	-	-	-	-	1,300,000
Heywood to Gladstone - Required Outside Funding	-	-	1,100,000	-	-	-	-	-	-	-	1,100,000
Gladstone to Brooksbank	-	-	-	-	-	-	-	-	-	-	-
Gladstone to Brooksbank - Required Outside Funding	-	-	-	-	-	-	-	-	-	-	-
Off-Marine Bicycle Route	-	-	-	-	-	-	-	-	-	-	-
Off-Marine Bicycle Route - Required Outside Funding	-	-	-	-	-	-	-	-	-	-	-
TOTAL CITY FUNDING	200,000	250,000	2,600,000	-	-	-	-	-	-	-	3,050,000
TOTAL REQUIRED OUTSIDE FUNDING	-	250,000	8,600,000	-	-	-	-	-	-	-	8,850,000

\$ 11,900,000.00

Project Name:	Police Pool Vehicle Replacement											2021 - 2030 Project Plan		
Department:	Police											Project Type: Maintenance & Replacement		
Project Manager:	Stephanie Fraser, David Head											Date:	24-Jun-20	Base Program
Description:	Replace of Pool Vehicles													
Purpose:	Detachment and Community Policing Office personnel transportation for business, events & emergencies, plus cargo transportation, including property recovery & disposal, supplies, equipment, displays, materials, resources, etc.													
Alignment With Official Community Plan:	Pool vehicle purchases are aligned with the Municipality's sustainability & energy-conservation goals with the objective of reducing greenhouse gas emissions. OCP (environment) is especially relevant.													
Strategic Plan : Use percentages to allocate the project across the 5 strategic priorities	A City for People		A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total			
	100%										100%			
Service Levels: Impact on the service levels to the public as a result of the project	<i>Addresses a current service level deficiency so level of service standard is achieved</i>				Notes: Maintain a fleet of safe, efficient, eco-friendly & multi-purpose Pool Vehicles that combine gasoline, electric & hybrid passenger cars & vans.									
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	<i>No Impact</i>				Notes:									
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety	<i>Moderate Impact</i>				Notes: Reliance on older gasoline powered vehicles or early generation hybrid technology. Increasingly higher costs to operate & maintain older vehicles. More use of personal vehicles.									
External Funding: If applicable, specify funding agency/program	<i>Provincial Contribution</i>				<i>Secured Contribution</i>			Specify Funding Agency/Program District of North Vancouver						
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Vehicles are replaced on a standard 10-year operational lifecycle. Older gasoline powered vehicles will be replaced with newer fuel-efficient gasoline, hybrid, or electric multi-purpose vehicles. Newer technologies allow an emissions savings of 2%-5%. Operating lifecycle costs reduced through use of newer fuel-efficient automotive technologies, but may still require some fossil fuel inputs.								Director Approval: Approved by S. Fraser on December 2, 2020					
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL		
Funding Requirements														
City Funding (Fund Appropriation)	\$ 132,150	\$ 26,430	\$ 105,720	\$ 44,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176,200		
External Funding/Contributions	\$ 167,850	\$ 33,570	\$ 134,280	\$ 55,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 223,800		
Total Project Expenditures	\$ 300,000	\$ 60,000	\$ 240,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000		
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%			
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)														
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Staffing (FTE)														
Regular	-	-	-	-	-	-	-	-	-	-	-	-		
Temporary	-	-	-	-	-	-	-	-	-	-	-	-		
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-		

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

Owner	Vehicle	Vehicle	Purchased	Delivered	2020		2021		2022		2023	
					CNV	DNV	CNV	DNV	CNV	DNV	CNV	DNV
DNV	NV3902 (DNV)	2012 Ford Transit Connect	2011	2012	\$11,013	\$13,988			\$26,430	\$33,570		
DNV	NV3903 (DNV)	2012 Ford Transit Connect	2011	2012	\$11,013	\$13,988			\$26,430	\$33,570		
CNV	NV3910 (CNV)	2013 Ford C-Max Hybrid	2012	2013							\$22,025	\$27,975
CNV	NV3911 (CNV)	2013 Chev Express 2500	2012	2013							\$22,025	\$27,975
CNV	NV3912 (CNV)	2012 Ford Escape Hybrid	2011	2011			\$26,430	\$33,570				
CNV	NV3913 (CNV)	2012 Ford Transit Connect	2011	2012					\$26,430	\$33,570		
CNV	NV3914 (CNV)	2012 Ford Transit Connect	2011	2012					\$26,430	\$33,570		
					\$22,025	\$27,975	\$26,430	\$33,570	\$105,720	\$134,280	\$44,050	\$55,950
					\$50,000		\$60,000		\$240,000		\$100,000	
					CANCEL (PANDEMIC)							

Project Name:	Electric Vehicle Charging Stations - Police												2021 - 2030 Project Plan					
Department:	Police												Project Type:		New Capital Asset			
Project Manager:	Stephanie Fraser, David Head												Date:	24-Jun-20	New Initiative			
Description:	Electric "fuel" requirement for PHEV/BEV municipal pool vehicles																	
Purpose:	EV charging stations are required component in the City's efforts to transition its fleet vehicles to low carbon electric vehicles in line with its climate action goals.																	
Alignment With Official Community Plan:	EV Charging Stations are aligned with the Municipality's sustainability & energy-conservation goals with the objective of reducing greenhouse gas emissions. OCP (Environment) is especially relevant.																	
Strategic Plan : Use percentages to allocate the project across the 5 strategic priorities	A City for People		A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total							
	50%		50%								100%							
Service Levels: Impact on the service levels to the public as a result of the project	<i>Addresses a current service level deficiency so level of service standard is achieved</i>				Notes: The City adopted ambitious community-wide GHG reduction targets of an 80% reduction by 2040, and net zero by 2050. To demonstrate leadership, The City will reduce its own corporate emissions and achieve these reduction targets on an accelerated timeline.													
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	<i>No Impact</i>				Notes:													
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety	<i>Significant Impact</i>				Notes: Electric vehicles also help to improve local air quality. Electric Vehicles do not emit air pollutants that gasoline and diesel vehicles emit, including volatile organic compounds (VOCs), nitrogen oxides (NOx), particulate matter (PM), carbon monoxide (CO) and sulphur oxides (SOx). These pollutants are involved in the formation of ground-level ozone, which is a respiratory irritant and one of the major components of smog.													
External Funding: If applicable, specify funding agency/program	<i>Other Contribution</i>				<i>Secured Contribution</i>			Specify Funding Agency/Program District of North Vancouver and RCMP										
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	With the clean electrical supply in BC, EVs represent a significant opportunity for emissions reduction from fleets as EVs produce significantly fewer emissions compared to gasoline or diesel powered vehicles (approximately 99% less 'tail pipe' emissions, and 82% fewer emissions on a life cycle basis including emissions from vehicle manufacturing).										Director Approval: Approved by S. Fraser on December 2, 2020							
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL						
Funding Requirements																		
City Funding (Fund Appropriation)	\$ -	\$ 10,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000						
External Funding/Contributions	\$ -	\$ 30,000	\$ 40,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000						
Total Project Expenditures	\$ -	\$ 40,000	\$ 60,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000						
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%							
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)																		
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Staffing (FTE)																		
Regular	-	-	-	-	-	-	-	-	-	-	-	-						
Temporary	-	-	-	-	-	-	-	-	-	-	-	-						
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-						

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

Project Name:	Bylaw Vehicle Replacement											2021 - 2030 Project Plan			
Department:	Community & Partner Engagement											Maintenance & Replacement			
Project Manager:	Paul Duffy											Date:	10-Aug-20	Project Type:	Base Program
Description:	Replacement of Bylaw Enforcement Vehicle with a newer more fuel efficient or electric model.														
Purpose:	Use by Bylaw Enforcement Officers in a wide variety of enforcement duties.														
Alignment With Official Community Plan:	Supports OCP sections: 6.2-Transportation, Mobility and Access Within Our Community and 6.10-Parking.														
Strategic Plan :	A City for People	A Livable City	A Vibrant City	A Connected City	A Prosperous City	Total									
Use percentages to allocate the project across the 5 strategic priorities		100%				100%									
Service Levels:	<i>Has no impact on service level</i>		Notes:												
Impact on the service levels to the public as a result of the project															
COVID-19 Adaptation:	<i>Moderate Impact</i>		Notes:												
How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19															
Risk Assessment:	<i>Moderate Impact</i>		Notes:												
Impact of the project not proceeding to public health and/or occupational health and safety															
External Funding:	<i>N/A</i>		<i>N/A</i>				Specify Funding Agency/Program:								
If applicable, specify funding agency/program															
GHG Implications:	Newer vehicle models are slightly more efficient than the ones they will replace. Anticipated GHG savings associated with the replacement of the vehicles could be as high as 10 tons of CO2 per vehicle over a vehicle's lifetime based on lowering by 5 mpg fuel consumption. Or a hybrid vehicle as per this sample, annual GHG could be as high as 4.8 tons. (According to the U.S. Environmental Protection Agency (comparable Canadian stats could not be found) a 2009 Ford Escape Hybrid gets double the gas mileage of a 1992 Ford Aerostar Van and emits 4.8 fewer tonnes of annual greenhouse gas emissions.)											Director Approval:			
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.												Approved by R. Skene on December 2, 2020			
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL			
Funding Requirements															
City Funding (Fund Appropriation)	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ 45,000	\$ 270,000			
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total Project Expenditures	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ 45,000	\$ 270,000			
Overhead Staffing (Engineering/Facilities)															
Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%				
Impact on Operations/Maintenance															
(Incremental to 2020 Base Year Operating Budget)															
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Staffing (FTE)															
Regular	-	-	-	-	-	-	-	-	-	-	-	-			
Temporary	-	-	-	-	-	-	-	-	-	-	-	-			
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-			

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

Bylaw Vehicle replacement sche Replacement of Bylaw Enforcement Vehicle with a newer more fuel efficient or electric model.

Description	Year	Vehicle #	Estimated Purchase Price	Current Vehicle Age (Yrs)	Current Mileage	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Ford Escape Hybrid	2011	BL 320 - LPR	\$40,000	9	141,630	45,000										45,000
Suzuki Grand Vitara	2011	BL 321	\$27,000	9	53,258			45,000								45,000
Suzuki Grand Vitara	2012	BL 370	\$27,000	8	98,458				45,000							45,000
Ford Escape SE	2014	BL 322 - LPR	\$35,000	6	103,857		45,000									45,000
Ford C-Max SE Hybrid	2015	BL 1323	\$33,000	5							45,000					45,000
Ford Transit	2020	BL 1361	\$45,000	1	6,473										45,000	45,000
																-
																-
																-
																-
Total						45,000	45,000	45,000	45,000	-	45,000	-	-	-	45,000	270,000

Project Name:	CityPAL Data Entry and Process Transition											2021 - 2030 Project Plan	
Department:	Planning & Development											Project Type: Other	
Project Manager:	Tim Ryce											Date: 25-Jun-19 New Initiative	
Description:	Temporary Dedicated Permits Clerk												
Purpose:	Supports the Permits Clerks team to allow for time to complete data entry related to the Tidemark-IPS migration, as well as allow time for implementation/training for new electronic/online service delivery (CityServe)												
Alignment With Official Community Plan:	The project aligns with the OCP's guiding principle to deliver thoughtful and efficient, responsive services to residents, businesses and stakeholders.												
Strategic Plan : Use percentages to allocate the project across the 5 strategic priorities	A City for People 33%		A Livable City		A Vibrant City		A Connected City 33%		A Prosperous City 34%		Total 100%		
Service Levels: Impact on the service levels to the public as a result of the project	Increases level of service				Notes: Completion of CityPAL-related data migration and transition to online electronic 24/7 service capabilities will significantly increase service levels available to the public.								
COVID-19 Adaptation: How significantly this project assists residents, local businesses and vulnerable populations under COVID-19	Significant Impact				Notes: As City Hall is closed due to COVID-19 pandemic, delivery of essential construction administration and development application review processes must be heavily modified to adapt. The transition to online service delivery is essential to that adaptation.								
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety	Moderate Impact				Notes: Failure to complete CityPAL implementation will result in reduced record-keeping of City approvals, permits, licenses, and inspection results, resulting in potential risk to citizens. A delay in transitioning to online services will result in increased visits to City Hall by the general public, increasing occupational health and safety risks for staff.								
External Funding: If applicable, specify funding agency/program	N/A				N/A		Specify Funding Agency/Program:						
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	No Impact							Director Approval: Approved by M.Epp on December 2, 2020					
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ 65,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,000	
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Expenditures	\$ 65,000	\$ 68,000	\$ 68,000	\$ 68,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,000	
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	1.0000	1.0000	1.0000	1.0000	-	-	-	-	-	-	-	-	
Total Staffing	1.0000	1.0000	1.0000	1.0000	-	-	-	-	-	-	-	-	

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

Project Name:	CityPal and Business Process User Analyst											2021 - 2030 Project Plan	
Department:	Planning & Development											Project Type: Other	
Project Manager:	Tim Ryce											Date: 25-Jun-19 New Initiative	
Description:	TFT												
Purpose:	Supports the continued build-out of the IPS implementation and supports IT Department development/configuration efforts												
Alignment With Official Community Plan:	The project aligns with the OCP's guiding principle to deliver thoughtful and efficient, responsive services to residents, businesses and stakeholders.												
Strategic Plan : Use percentages to allocate the project across the 5 strategic priorities	A City for People 25%		A Livable City 25%		A Vibrant City		A Connected City 25%		A Prosperous City 25%		Total 100%		
Service Levels: Impact on the service levels to the public as a result of the project	Addresses a current service level deficiency so level of service standard is achieved				Notes: Completion of CityPAL-related implementation and expansion into additional service offerings (online, 24/7 capabilities) is required to return to service levels that were previously provided.								
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	Significant Impact				Notes: As City Hall is closed due to COVID-19 pandemic, delivery of essential construction administration and development application review processes must be heavily modified to adapt. The User Analyst is critical to the development, implementation, and continuous improvement of City processes.								
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety	Moderate Impact				Notes: Failure to complete CityPAL implementation and adapt/expand IPS processes will result in reduced record-keeping of City approvals, permits, licenses, and inspection results, resulting in potential risk to citizens.								
External Funding: If applicable, specify funding agency/program	N/A				N/A		Specify Funding Agency/Program:						
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	No impact							Director Approval: Approved by M.Epp on December 2, 2020					
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ -	\$ 92,253	\$ 92,253	\$ 92,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276,759	
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Expenditures	\$ -	\$ 92,253	\$ 92,253	\$ 92,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276,759	
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	1.0000	1.0000	1.0000	1.0000	-	-	-	-	-	-	-	-	
Total Staffing	1.0000	1.0000	1.0000	1.0000	-	-	-	-	-	-	-	-	

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

Project Name:	Library Website Renewal											2021 - 2030 Project Plan	
Department:	Library											Project Type:	
Project Manager:	Deb Hutchison Koep											On-Going Program/Project	
Description:	Renew City Library's end-of-life website information architecture, navigation, design and underlying content management system.												
Purpose:	To ensure the City Library's digital branch reflects current services, provides a responsive, reliable and secure customer experience and seamlessly integrates with digital collections and tools; to migrate to a up-to-date website management platform in order to deliver functionality and manage costs.												
Alignment With Official Community Plan:	8.2 Employ a proactive approach to infrastructure maintenance and upgrades; 8.2.2 Identify and monitor the condition of our infrastructure on a regular basis in order to identify the remaining operation life on individual elements, and to identify and rectify weaknesses before failure, thereby optimizing capital and maintenance program expenditure. (Alignment with City Library Strategic Plan: provide up-to-date technology that meets community expectations and enables efficient service delivery.)												
Strategic Plan :	A City for People		A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total		
Use percentages to allocate the project across the 5 strategic priorities					100%						100%		
Service Levels:	<i>Addresses a current service level deficiency so level of service standard is achieved</i>				Notes: The current website is nearly ten years old, while industry best practices suggest renewal every 3-4 years. The underlying architecture does not fit our needs and the outdated technology limits our ability to keep up with website technology standards and deliver the digital experience that library customers expect. We are beginning to experience significant issues that are increasingly expensive to address.								
COVID-19 Adaptation:	<i>Significant Impact</i>				Notes: The website is City Library's digital branch, providing access to online services, digital collections and web-based programming. Before COVID-19, half of the library's visits (over 500,000) were virtual ones. During COVID-19, with facility closure and ongoing reduced in-person services, the digital branch has become an increasingly important portal to information, learning and connection for residents of the City.								
Risk Assessment:	<i>Low Impact</i>				Notes: Risk is largely financial.								
External Funding:	<i>N/A</i>				<i>N/A</i>				Specify Funding Agency/Program:				
GHG Implications:	Digital provision of service and information may reduce vehicle trips to the physical facility.										Director Approval: Approved by D. Koep on December 2, 2020		
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ 10,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ 180,000	
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Expenditures	\$ 10,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ 180,000	
Overhead Staffing (Engineering/Facilities)													
Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Impact on Operations/Maintenance													
(Incremental to 2020 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ (10,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	0.1500	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	0.1500	-	-	-	-	-	-	-	-	-	-	-	

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

Project Name:	NVMA IT Refresh						2021 - 2030 Project Plan									
Department:	Museum & Archives						Project Type: On-Going Program/Project									
Project Manager:	Wesley Wenhardt						Date: July 24 2020									
Description:	Scheduled replacement and enhancement of IT equipment and supporting hardware for the NVMA is based on a technology refresh program designed by the District of North Vancouver, which provides IT equipment and support for users (staff and public). The new museum location in the City (opening 2020) will also be part of this service from DNV IT department, using available fibre-optic cables and configured through a City and District cabling agreement.															
Purpose:	To ensure that the IT equipment used by NVMA is refreshed and modernized on a regular basis with technology that meets industry standards, works with hardware and software at all facilities and is compatible with that of the District of North Vancouver and City of North Vancouver expectations for service to the community.															
Alignment With Official Community Plan:	6.1.3 Support access for people of all ages, ethnicities, cultural backgrounds, and diverse needs, to a wide range of arts and cultural opportunities and activities that contribute to quality of life and social well-being; 6.4.4 Support programs and services that engage the community and encourage people to understand and appreciate the City's distinctive history; 6.4.6 Support public facilities that connect people from different areas, groups and generations and allow them to learn about each other and explore ideas together; and, 6.4.7 Support access to municipally-owned cultural, archival, and museum collections that facilitate learning about our past, present and future.															
Strategic Plan :	A City for People		A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total					
Use percentages to allocate the project across the 5 strategic priorities	25%		5%		40%		5%		25%		100%					
Service Levels:	Impact on the service levels to the public as a result of the project				Notes: Providing effective digital infrastructure increases community access to the museum and archives services and collections.											
COVID-19 Adaptation:	How significantly this project assists residents, local businesses and vulnerable populations under COVID-19				Notes: Digital and online service requests increased significantly due to Covid-19. Maintaining efficient digital operations and offerings online and in person will assist residents, businesses, and vulnerable populations by delivering educational programs and historical community information at this critical time.											
Risk Assessment:	Impact of the project not proceeding to public health and/or occupational health and safety				Notes: The impact of not funding this base program on health and safety won't be significant but will certainly have an impact on the ability to provide occupational productivity and would hinder the public's access to services and community historical and cultural objects and records.											
External Funding:	If applicable, specify funding agency/program				Other Contribution				Unsecured Contribution				Specify Funding Agency/Program: District of North Vancouver			
GHG Implications:	Replacing IT equipment is essential for reasons of obsolescence, energy efficiency and safety concerns. The NVMA uses recycling facilities and repurposing to mitigate the environmental impact of such replacements and purchases. Effective digitization of archival and museum collections will reduce paper and energy consumption. Items are sourced locally wherever possible and energy-efficient equipment is sought.															
Director Approval:	Approved by W.Wenhardt on December 2, 2020															
Funding Requirements	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL				
City Funding (Fund Appropriation)	\$ 80,639	\$ 4,000	\$ 8,750	\$ 8,500	\$ 9,500	\$ 7,000	\$ 8,000	\$ 11,500	\$ 6,500	\$ 7,000	\$ 8,000	\$ 78,750				
External Funding/Contributions	\$ 80,739	\$ 4,000	\$ 8,750	\$ 8,500	\$ 9,500	\$ 7,000	\$ 8,000	\$ 11,500	\$ 6,500	\$ 7,000	\$ 8,000	\$ 78,750				
Total Project Expenditures	\$ 161,378	\$ 8,000	\$ 17,500	\$ 17,000	\$ 19,000	\$ 14,000	\$ 16,000	\$ 23,000	\$ 13,000	\$ 14,000	\$ 16,000	\$ 157,500				
Overhead Staffing (Engineering/Facilities)	Specify as a percentage of funds appropriated															
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%				
Impact on Operations/Maintenance	(Incremental to 2020 Base Year Operating Budget)															
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Staffing (FTE)																
Regular	-	-	-	-	-	-	-	-	-	-	-	-				
Temporary	-	-	-	-	-	-	-	-	-	-	-	-				
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-				

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

Project Name:	Mobile Application Development											2021 - 2030 Project Plan			
Department:	NVR&CC											Project Type:		New Capital Asset	
Project Manager:	Jeremy Niell											Date:	29-Jul-20	New Initiative	
Description:	North Vancouver Recreation and Culture is currently implementing Perfect Mind to replace the CLASS recreation management system. This system offers enhanced system integration API capabilities to allow NVRC to design and integrate a purpose built mobile application with the Perfect Mind recreation management system. This application would allow our customers to view key information about our programs and memberships as well as transact securely on their mobile devices.														
Purpose:	This capital project will fund the development of a mobile application to allow community members and users to view and register for NVRC program and service offerings on their mobile devices. While it is difficult to tie a direct revenue component to this capital project, more than half of the traffic to nvrc.ca now comes from mobile devices (Jan 1 - Mar 15, 2020: 56%) and offering a native registration experience to mobile users will encourage mobile registration transaction revenue to increase.														
Alignment With Official Community Plan:	Recreation Objective 5.2.2 "Continue to work with the North Vancouver Recreation & Culture Commission to meet the changing indoor and outdoor recreation needs of the community based on shifting demographics, growth patterns and trends"														
Strategic Plan : Use percentages to allocate the project across the 5 strategic priorities	A City for People	A Livable City			A Vibrant City			A Connected City			A Prosperous City		Total		
	45%	10%			45%			0%			0%		100%		
Service Levels: Impact on the service levels to the public as a result of the project	<i>Increases level of service</i>				Notes: Offering a mobile application will provide customers with a more convenient way to find up-to-date information, register for activities and receive notifications.										
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	<i>Moderate Impact</i>				Notes: Improving the efficiency of finding information online and registration processes will reduce face-to-face interactions and improve data capture.										
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety	<i>No Impact</i>				Notes:										
External Funding: If applicable, specify funding agency/program	<i>Other Contribution</i>				<i>Application Pending</i>			Specify Funding Agency/Program: District of North Vancouver							
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	None								Director Approval: Approved by H. Turner on December 2, 2020						
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL			
Funding Requirements															
City Funding (Fund Appropriation)	\$ -	\$ 9,000	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,000			
External Funding/Contributions	\$ -	\$ 18,000	\$ 36,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,000			
Total Project Expenditures	\$ -	\$ 27,000	\$ 54,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,000			
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%				
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)															
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Staffing (FTE)															
Regular	-	-	-	-	-	-	-	-	-	-	-	-			
Temporary	-	-	-	-	-	-	-	-	-	-	-	-			
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-			

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

Project Name:	Block Funding - Shipyards Commons											2021 - 2030 Project Plan	
Department:	Community & Partner Engagement											Project Type:	
Project Manager:	Larry Orr/Robert Skene											Date: 10-Aug-20	
Description:	Block funding to acquire capital items under \$10,000 for the Shipyard Commons (Lot 5). This is capital funding to cover the cost of purchasing new site furnishings such as chairs, benches, planters, plants, tables, umbrellas and waste receptacles.												
Purpose:	Provides staff with the resources to respond immediately to time-sensitive, smaller infrastructure and equipment replacement issues, in order to ensure public safety and maintain levels of service.												
Alignment With Official Community Plan:	5.2.1 Operate, maintain and improve the provision of indoor and outdoor recreational facilities. These small projects help support the goals and objectives of the OCP by protecting and maintaining new and existing public infrastructure and amenities.												
Strategic Plan :	A City for People	A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total			
Use percentages to allocate the project across the 5 strategic priorities				100%						100%			
Service Levels:	<i>Increases level of service</i>		Notes:										
Impact on the service levels to the public as a result of the project													
COVID-19 Adaptation:	<i>Moderate Impact</i>		Notes:										
How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19													
Risk Assessment:	<i>Significant Impact</i>		Notes:										
Impact of the project not proceeding to public health and/or occupational health and safety													
External Funding:	<i>N/A</i>		<i>N/A</i>		Specify Funding Agency/Program:								
If applicable, specify funding agency/program													
GHG Implications:	GHG implications will vary depending on the type of purchase.											Director Approval:	
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.												Approved by R. Skene on December 2, 2020	
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ -	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 350,000	
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Expenditures	\$ -	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 350,000	
Overhead Staffing (Engineering/Facilities)		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Specify as a percentage of funds appropriated													
Impact on Operations/Maintenance													
(Incremental to 2020 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-	

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

Project Name:	Block Funding - Planning & Development											2021 - 2030 Project Plan	
Department:	Planning & Development											Project Type: On-Going Program/Project	
Project Manager:	Tim Ryce											Date: 25-Jun-19 Base Program	
Description:	To support the department with reference materials such as the purchase of new Building Codes, manuals and other items.												
Purpose:	To keep the department and staff up to date so we can perform our functions and remain current with professional and Provincial requirements. This funding is used for acquisition of small capital items under \$10,000.												
Alignment With Official Community Plan:	As the built environment is a core component of the City, the construction of safe, healthy, accessible, and energy efficient buildings forms the base upon which the Official Community Plan can be pursued. Maintaining currency with applicable Codes and Standards will enable the Building Division to support the following guiding principles in the OCP: "Complete and Compact", "Resilient and Adaptable", "Durable and Timeless", "Diverse and Affordable", and "Age-Friendly".												
Strategic Plan :	A City for People	A Livable City	A Vibrant City	A Connected City	A Prosperous City	Total							
Use percentages to allocate the project across the 5 strategic priorities		50%			50%	100%							
Service Levels:	<i>Has no impact on service level</i>		Notes: Constant maintenance of City's Codes and Standards library is required to maintain staff competence and currency in construction regulation. Failure to stay current will result in inability to complete work functions, thereby reducing service levels.										
COVID-19 Adaptation: <small>How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19</small>	<i>No Impact</i>		Notes: COVID-19 has no bearing on this project.										
Risk Assessment: <small>Impact of the project not proceeding to public health and/or occupational health and safety</small>	<i>Significant Impact</i>		Notes: Failure to maintain current knowledge in Codes and Standards could significantly degrade the health and life safety of citizens and first responders										
External Funding: <small>If applicable, specify funding agency/program</small>	<i>N/A</i>		<i>N/A</i>		Specify Funding Agency/Program								
GHG Implications: <small>Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.</small>	No Impact											Director Approval: <small>Approved by M. Epp on December 2, 2020</small>	
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 100,000	
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Expenditures	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 100,000	
Overhead Staffing (Engineering/Facilities) <small>Specify as a percentage of funds appropriated</small>		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Impact on Operations/Maintenance <small>(Incremental to 2020 Base Year Operating Budget)</small>													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-	

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

Project Name:	Block Funding Police Equipment											2021 - 2030 Project Plan	
Department:	Planning & Development: Environmental Sustainability											Project Type: On-Going Program/Project	
Project Manager:	Stephanie Fraser											Date: 24-Jun-20 Base Program	
Description:	These funds are typically used for the replacement of small capital items such as office furnishings and gym equipment.												
Purpose:	To replace aging pieces of small equipment and provide new equipment where changes in operations require it. This funding is used for acquisition of small capital items under \$10,000.												
Alignment With Official Community Plan:	This project is aligned with section 11.7 Infrastructure Management Goals, particular 11.7.2 (operation and maintenance to acceptable standards) and 11.8.1 (to identify and rectify weakness before failure)												
Strategic Plan :	A City for People		A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total		
Use percentages to allocate the project across the 5 strategic priorities	100%										100%		
Service Levels:	Addresses a current service level deficiency so level of service standard is achieved		Notes: The detachment has identified items for inclusion in block funding that will be prioritized based on internal and District budget approval.										
COVID-19 Adaptation:	No Impact												
Risk Assessment:	Significant Impact		Notes: Some equipment will be taken out of service which could result in a shortfall of necessary equipment. Some items will be rescheduled for replacement in subsequent periods when funding becomes available.										
External Funding:	Provincial Contribution		Secured Contribution		Specify Funding Agency/Program District of North Vancouver								
GHG Implications:	N/A											Director Approval: Approved by S. Fraser on December 2, 2020	
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ 220,250	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 22,415	\$ 224,150	
External Funding/Contributions	\$ 279,750	\$ 27,585	\$ 27,585	\$ 27,585	\$ 27,585	\$ 27,585	\$ 27,585	\$ 27,585	\$ 27,585	\$ 27,585	\$ 27,585	\$ 275,850	
Total Project Expenditures	\$ 500,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 500,000	
Overhead Staffing (Engineering/Facilities)		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Specify as a percentage of funds appropriated													
Impact on Operations/Maintenance													
(Incremental to 2020 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-	

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

Project Name:	Block Funding - Library Equipment											2021 - 2030 Project Plan		
Department:	Library											Project Type:		On-Going Program/Project
Project Manager:	Deb Hutchison Koep											Date:	23-Jul-20	Base Program
Description:	Block funding for replacement of equipment and furnishings.													
Purpose:	Maintenance and replacement of equipment and furnishings under \$10,000.													
Alignment With Official Community Plan:	8.2 Employ a proactive approach to infrastructure maintenance and upgrades. (Alignment with City Library Strategic Plan: provide robust, well-maintained facilities and infrastructure that support service delivery.)													
Strategic Plan :	A City for People		A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total			
Use percentages to allocate the project across the 5 strategic priorities					100%						100%			
Service Levels:	<i>Has no impact on service level</i>				Notes: City Library experiences significant wear and tear from daily use. Block funding enables us to maintain a safe, reliable and operational space for the community.									
COVID-19 Adaptation: <small>How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19</small>	<i>Moderate Impact</i>				Notes: As the COVID-19 pandemic response requires us to provide service in new ways, access to this funding source enables us to purchase equipment or make minor renovations to support ongoing service provision.									
Risk Assessment: <small>Impact of the project not proceeding to public health and/or occupational health and safety</small>	<i>Moderate Impact</i>				Notes: Possible risks from damaged or broken furniture and equipment.									
External Funding: <small>If applicable, specify funding agency/program</small>	<i>N/A</i>				<i>N/A</i>		Specify Funding Agency/Program							
GHG Implications: <small>Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.</small>	N/A											Director Approval: <small>Approved by D.Koep on December 2, 2020</small>		
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL		
Funding Requirements														
City Funding (Fund Appropriation)	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 200,000		
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Project Expenditures	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 200,000		
Overhead Staffing (Engineering/Facilities) <small>Specify as a percentage of funds appropriated</small>		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Impact on Operations/Maintenance <small>(Incremental to 2020 Base Year Operating Budget)</small>														
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Staffing (FTE)														
Regular	-	-	-	-	-	-	-	-	-	-	-	-		
Temporary	-	-	-	-	-	-	-	-	-	-	-	-		
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-		

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

Project Name:	Block Funding - NVMA											2021 - 2030 Project Plan				
Department:	Museum & Archives											Project Type:				
Project Manager:	Wesley Wenhardt											On-Going Program/Project				
	Date: July 24 2020											Base Program				
Description:	Annual Block funding is used by the Museum & Archives for purchasing or replacing minor capital assets such as equipment, technology, or specialized storage and display components. These funds are matched by the District so that the purchase of these assets is funded 50/50 by each municipality.															
Purpose:	Block funds are used to buy and replace capital items used in the delivery of community programs, in the management and stewardship of the museum and archival collections, and in the public operations of the Museum & Archives. This capital project will increase revenues by providing equipment and technology for earned revenue streams, including events, programs, rentals, retail, and timed ticketing. This funding is used for acquisition of small capital items under \$10,000.															
Alignment With Official Community Plan:	7.1.4 Increase the economic contributions (e.g. employment, goods, experiences) of the arts and culture, medical services, tourism, and marine facilities sectors through a targeted approach to economic development; 7.1.7 Support the transformation of the Central Waterfront into a dynamic regional tourist attraction through partnerships, City investments in public realm improvements, and leveraged use of City assets and land; 6.4.6 Support public facilities that connect people from different areas, groups and generations and allow them to learn about each other and explore ideas together; and, 6.4.7 Support access to municipally-owned cultural, archival, and museum collections that facilitate learning about our past, present and future.															
Strategic Plan :	A City for People			A Livable City			A Vibrant City			A Connected City			A Prosperous City		Total	
Use percentages to allocate the project across the 5 strategic priorities	25%			5%			30%			0%			40%		100%	
Service Levels:	<i>Increases level of service</i>						Notes: The upcoming years will bring increased service levels by enhancing visitor experiences at both the museum and archives, including events and retail, and offering engaging activities using A/V equipment and technology. This project will enable NVMA to attract and serve new users by increasing online and in-person access to payment options and appealing activities, implement operational, financial and attendance analysis tools.									
COVID-19 Adaptation:	<i>Moderate Impact</i>						Notes: Equipment and technology will accommodate enhanced Covid-19 protocols for A/V and touchscreen technology and adapting programs away from traditional hands-on educational activities to digital delivery and/or safe, hands-on options for engagement.									
Risk Assessment:	<i>Low Impact</i>						Notes: Not funding this project will lead to less user-friendly options, reduced ability to serve a growing number of users, and possible health and safety concerns arising from Covid-19 protocols for in-gallery or community educational experiences.									
External Funding:	<i>Other Contribution</i>						<i>Unsecured Contribution</i>			Specify Funding Agency/Program						
If applicable, specify funding agency/program										District of North Vancouver						
GHG Implications:	As equipment and capital items reach the end of their useful life, it is essential to replace them for reasons of obsolescence, energy efficiency and safety concerns. The NVMA uses recycling facilities and repurposing to mitigate the environmental impact of such replacements and purchases. Effective digitization of archival and museum collections will reduce paper and energy consumption. Items are sourced locally wherever possible and energy-efficient equipment is sought.															
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.																
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL				
Funding Requirements																
City Funding (Fund Appropriation)	\$ 100,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 100,000				
External Funding/Contributions	\$ 100,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 100,000				
Total Project Expenditures	\$ 200,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 200,000				
Overhead Staffing (Engineering/Facilities)		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
Specify as a percentage of funds appropriated																
Impact on Operations/Maintenance																
(Incremental to 2020 Base Year Operating Budget)																
Revenues	\$ 35,000	\$ 40,000	\$ 45,000	\$ 50,000	\$ 50,000	\$ 55,000	\$ 55,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000					
Expenses net of recoveries(Include staffing)	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500					
Total	\$ 32,500	\$ 37,500	\$ 42,500	\$ 47,500	\$ 47,500	\$ 51,500	\$ 51,500	\$ 56,500	\$ 56,500	\$ 56,500	\$ 56,500					
Staffing (FTE)																
Regular	-	-	-	-	-	-	-	-	-	-	-	-				
Temporary	-	-	-	-	-	-	-	-	-	-	-	-				
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-				

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

Project Name:	City Studio CapU Partnership											2021 - 2030 Project Plan	
Department:	Community & Partner Engagement											Project Type: Other Projects	
Project Manager:	L.R. Orr											Date: 10-Aug-20	
Description:	In the spring of 2019 a pilot City Studio Project was initiated between the City and Capilano University. City Studio provides an opportunity for CapU students to work on City issues and opportunities gaining work experience while providing research and student motivation to provide ideas for City projects that staff are working on or would like to undertake but don't have the time. During the Pilot, 15 projects were show cased involving 33 students. This funding will allow City Studio to move from pilot to a three year partnership with CapU to continue this successful program.The project is administered by Cap U and CNV contribution is 50% of the costs												
Purpose:	To provide an opportunity for CapU students to work with City staff on City issues, challenges and opportunities. The project provides students with real work experience and the City with student reasearch time, creativity and motivation to study City issues, challenges and opportunities.												
Alignment With Official Community Plan:	This project could touch on any of the OCP Goals and Objectives												
Strategic Plan :	A City for People		A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total		
Use percentages to allocate the project across the 5 strategic priorities	20%		20%		20%		20%		20%		100%		
Service Levels:	Impact on the service levels to the public as a result of the project				Notes:								
	Has no impact on service level												
COVID-19 Adaptation:	How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19				Notes:Some projects will be COVID related.								
	Moderate Impact												
Risk Assessment:	Impact of the project not proceeding to public health and/or occupational health and safety				Notes:								
	No Impact												
External Funding:	If applicable, specify funding agency/program				N/A		N/A		Specify Funding Agency/Program Cost shared with CapU.				
GHG Implications:	N/A											Director Approval: Approved by R. Skene on December 2, 2020	
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ 73,700	\$ 36,000	\$ 48,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134,000	
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Expenditures	\$ 73,700	\$ 36,000	\$ 48,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134,000	
Overhead Staffing (Engineering/Facilities)													
Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Impact on Operations/Maintenance													
(Incremental to 2020 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-	

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

Project Name:	Streamlining Development Controls											2021 - 2030 Project Plan	
Department:	Planning & Development											Project Type: Other Projects	
Project Manager:	Mike Friesen											Date: July 14 2020	
Description:	Enhancing Zoning Bylaw regulations and creating Development Guidelines to streamline development approvals.												
Purpose:	To create new general zoning regulations to reduce the need for site specific rezonings. Develop design guidelines to ensure design control is achieved. Potential areas include Moodyville, Central Lonsdale, medium and high density residential development. Eliminate older Land Use Contracts as required by provincial legislation.												
Alignment With Official Community Plan:	The 2014 OCP contemplates new Development Permit Areas, introduces greater certainty with respect to density bonusing, and contemplates permitting coach houses and secondary suites. Revising the Zoning Bylaw and developing new guidelines would implement these policies contemplated in the OCP.												
Strategic Plan :	A City for People		A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total		
Use percentages to allocate the project across the 5 strategic priorities	20%		20%		20%		20%		20%		100%		
Service Levels:	<i>Increases level of service</i>		Notes: The project will identify improvements to City processes that could provide a significant improvement to service levels.										
COVID-19 Adaptation: <small>How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19</small>	<i>Low Impact</i>		Notes: The project will consider opportunities to revise processes to account for Covid-19, including alternate forms of public engagement.										
Risk Assessment: <small>Impact of the project not proceeding to public health and/or occupational health and safety</small>	<i>Low Impact</i>		Notes: Should the project not proceed, potential improvements to public safety will not be identified. However but should not have any tangible impact on										
External Funding: <small>If applicable, specify funding agency/program</small>	<i>N/A</i>		<i>N/A</i>		Specify Funding Agency/Program								
GHG Implications: <small>Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.</small>	Streamlining development controls should provide the opportunity to better integrate higher environmental standards as a baseline for development in the City. Our zoning bylaw is a powerful tool in improving energy standards in the City, and finding new ways to enhance its environmental standards and implement new development permit requirements that prioritize reduction of greenhouse gas emissions could support the City in achieving its sustainability and GHG targets.											Director Approval: <small>Approved by M. Epp on December 2, 2020</small>	
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ -	\$ 70,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,000	
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Expenditures	\$ -	\$ 70,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,000	
Overhead Staffing (Engineering/Facilities) <small>Specify as a percentage of funds appropriated</small>		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Impact on Operations/Maintenance <small>(Incremental to 2020 Base Year Operating Budget)</small>													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-	

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

Project Name:	NS Transportation improvements-INSTPP											2021 - 2030 Project Plan	
Department:	Planning & Development: Transportation											Project Type: Other Projects	
Project Manager:	Jennifer Draper											Date: 24-Jun-20	
Description:	In support of the 2018 INSTPP final recommendations, this project provides annual budget for the on-going implementation of in-stream projects as well as staff and consultancy resource for advancing priority actions. In 2021 resource is required to support the implementation of (1) the Steering Committee communications strategy, (2) North Shore Panel survey, (3) rapid transit modelling and (4) contribution to participate in tri-municipal and First Nations governments co-funded studies such as the concept update to the western low level road extension. A portion of TFT staff is funded from this capital project.												
Purpose:	Implementing the approved NXSTPP priority projects and initiatives using staff resources, project management support and consultants.												
Alignment With Official Community Plan:	2.3.5 - Collaborate with neighbouring municipalities and other levels of government to improve the safety, security, accessibility and connectivity of the transportation system within the City and the North Shore; 2.3.10 - Coordinate with neighbouring municipalities and other levels of government on key road network improvements to facilitate pedestrian, cycling, transit, goods, emergency and vehicle movements in the City and the North Shore; 7.2.1 - Seek partnerships...												
Strategic Plan :	A City for People		A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total		
Use percentages to allocate the project across the 5 strategic priorities	10%		30%		10%		40%		10%		100%		
Service Levels:	Increases level of service		Notes: Fulfilling priorities will result in improved mobility across the North Shore										
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	Moderate Impact		Notes: Improving active transportation connections, delivering new mobility options, supporting transportation demand management programs including responding to telecommuting opportunities and the potential for major projects attracting stimulus funding are consequential impacts to our residents and businesses.										
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety	Moderate Impact		Notes: Not proceeding on major mobility improvements, such as business case development for rapid transit connection, will impact air quality and public health as we continue to face chronic congestion issues.										
External Funding: If applicable, specify funding agency/program	Federal Contribution		Unsecured Contribution		Specify Funding Agency/Program NXSTPP Federal representatives are currently seeking opportunities to contribute to the funding of studies and are requesting major projects to be put forward for stimulus consideration. We expect to have further details in the Fall of 2020.								
GHG Implications: Discuss GHG considerations for all projects. Provide funding for GHG reduction measures where applicable.	Implementing a communications strategy, initiating coordinated transportation demand management measures and advancing major projects have the potential to reduce emissions related to transportation.										Director Approval: Approved by M. Epp February 4, 2021		
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ -	\$ 50,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 725,000	
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Expenditures	\$ -	\$ 50,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 725,000	
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-	

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

Project Name:	Noise Mitigation Action Plan											2021 - 2030 Project Plan			
Department:	Community & Partner Engagement											Other Projects			
Project Manager:	Paul Duffy											Date:	14-Sep-20	Project Type:	New Initiative
Description:	To develop a Noise Management Action Plan to identify, limit and where possible reduce the noise exposure to residents of the City. This plan needs to be developed in consultation with those affected by noise which will include consultation with City staff, residents, businesses and community agencies on actions to manage noise.														
Purpose:	To provide a consultative and communication forum for community stakeholders to identify and propose action as agreed and considered appropriate to address noise issues in the City. Processs would include quantifying the current noise levels in various areas of the City, identify noise problems and situations that need to be improved, policy formulation or noise control options and collectively agree on a noise management action plan for the City and review its effectiveness over the period of the plan.														
Alignment With Official Community Plan:	A Noise Management Action Plan would contribute to achieving the OCP Vision for the City to be a vibrant, diverse, and highly livable community that is resilient to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations. This action plan is specifically relevant to the Goals and Objectives of the Community Well-Being and Natural Environment, Energy and Climate Chapters of the OCP.														
Strategic Plan :	A City for People	A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total					
Use percentages to allocate the project across the 5 strategic priorities	25%	50%		25%						100%					
Service Levels: Impact on the service levels to the public as a result of the project	<i>Increases level of service</i>			Notes: Implementation of the Action Plan may result in additional services required from Bylaw staff.											
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	<i>No Impact</i>			Notes:											
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety	<i>Low Impact</i>			Notes: Increasing noise levels in the City impacts community well-being in general and stress to individuals and pets specifically											
External Funding: If applicable, specify funding agency/program	<i>N/A</i>			<i>N/A</i>		Specify Funding Agency/Program:									
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Changes in choices and technologies in transportation can reduce transports major contribution to global emissions and noise and enhanced building practices can reduce emmissions and save energy and reduce interior noise.								Director Approval: Approved by R. Skene on December 2, 2020						
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL			
Funding Requirements															
City Funding (Fund Appropriation)	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000			
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total Project Expenditures	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000			
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%				
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)															
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Staffing (FTE)															
Regular	-	-	-	-	-	-	-	-	-	-	-	-			
Temporary	-	-	-	-	-	-	-	-	-	-	-	-			
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-			

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

Supporting Information for Engineering, Parks & Environment Appropriation Requests

	Project Name	10-May	Comments
3-4	Existing Infrastructure Safety Improvements	400,000	Funds for new signs and pavement markings citywide, resident inquiries, etc.
3-5	New Sidewalks to Complete Pedestrian Network	375,000	Funds for round 2 of sidewalk construction for Fall 2021 plus funds to be used to prepare designs for 2022 sidewalk program.
3-49	Marine-Main Corridor Improvements	200,000	Conceptual planning and design to extend bus lanes and improve cycling and pedestrian facilities along the entire Marine-Main corridor with focus on the 3rd Street hill and across Lynn Creek to CNV border, as well as other measures such as synchronized signals, left turn bays, and queue jumpers for bus prioritization.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8834

**A Bylaw to authorize the expenditure of monies from the
Development Cost Charge (Transportation) Reserve Fund
for the 2021 Capital Plan Appropriations.**

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

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

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

1. This Bylaw shall be known and cited for all purposes as “**Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8834” (2021 Capital Plan Funding)**.”
2. The following amount is hereby appropriated from the Development Cost Charge (Transportation) Reserve Fund for the purpose of funding:
 - A. \$185,625 for the “New Sidewalks to Complete Pedestrian Network” project.

READ a first time on the <> day of <>, 2021.

READ a second time on the <> day of <>, 2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

MAYOR

CORPORATE OFFICER

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Annie Dempster, Planning Technician 2

Subject: HERITAGE REVITALIZATION AGREEMENT: 532 EAST 10th STREET
(A. DEAN / Y. PERRAULT)

Date: April 28, 2021 File No: 08-3400-20-0040/1

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

RECOMMENDATION

PURSUANT to the report of the Planning Technician 2, dated April 28, 2021, entitled "Heritage Revitalization Agreement: 532 East 10th Street (A. Dean / Y. Perrault)":

THAT "Heritage Revitalization Agreement Bylaw, 2020, No. 8831" (A. Dean / Y. Perrault, 532 East 10th Street) be considered and the Public Hearing be waived;

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

AND THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to give effect to this motion.

ATTACHMENTS

1. Context Map (CityDocs [2046099](#))
2. Conservation Plan, dated July 2020 (CityDocs [1941998](#))
3. Heritage Register Excerpt (CityDocs [2046105](#))
4. Architectural and Landscape Plans (CityDocs [2046279](#))
5. Confirmation Guards comply with Conservation Plan (CityDocs [2046301](#))
6. Heritage Advisory Commission Resolution, March 9th, 2021 (CityDocs [2046988](#))
7. "Heritage Revitalization Agreement Bylaw, 2020, No. 8831" (CityDocs [2046259](#), [2047707](#))

SUMMARY

This report presents, for Council's consideration, a bylaw to enter into a Heritage Revitalization Agreement (HRA) to legally protect the heritage building known as the "James Residence", now located at 532 East 10th Street (Attachment 1). Through the HRA, the applicant is also seeking to regularize a 125.4 sq. m. (1,350 sq.ft.) existing house on the same site as an accessory coach house.

BACKGROUND

The James Residence, also known as the Copper Cottage, was built in 1907 on the lot at 334 East 9th Street as a one storey, wood-framed house in the Early Cottage architectural style. In 1924, the house was relocated next door to 336 East 9th Street where it remained until 2020. The Conservation Plan (the "Plan") (Attachment 2) chronicles the story of this heritage building, which is listed as a "B" ranked building in the City's Heritage Register (Attachment 3).

In 2020 the applicant saved the building from demolition, and with the support of Council, moved it onto their own property at 532 East 10th Street. At the time, the applicant also commissioned the Plan and pledged to rehabilitate the house in accordance with the Plan.

Saving the James Residence from demolition was facilitated through Council's issuance of a Temporary Use Permit (TUP) that allowed the dwelling to be moved onto 532 East 10th Street while also allowing the existing legally non-conforming principal dwelling, built adjacent to the lane in 1916, to remain on the property for up to three years (until February 23, 2023). The TUP provided time for the appropriate approvals to be obtained to bring the original dwelling into conformance with the Zoning Bylaw.

To date, two Building Permits have also been issued to facilitate the relocation and restoration of the James Residence. The first enabled the James Residence to be moved onto a temporary foundation at the front of 532 East 10th Street where it now sits as the principal residential dwelling on the lot. The second allowed for the permanent foundation and also restoration, rehabilitation and alteration of the James Residence in accordance with Zoning Bylaw, the BC Building Code (the "Code") as well as the Plan.

DISCUSSION

Zoning and Site Context

The lot at 532 East 10th Street is zoned One-Unit Residential 1 (RS-1), which permits single-family homes and accessory secondary suites and accessory coach houses, and is designated Residential Level 1 (R1) in the Official Community Plan (OCP). R1 allows a maximum density of 0.5 times the lot area. The proposed density, of 0.41 times the lot area, is well under the OCP maximum and is also less than the RS-1 maximum of 0.3 times the lot area plus 92.9 sq. m (1000 sq. ft). The lot is located between Grand Boulevard West and Moody Avenue in the single-family Grand Boulevard neighbourhood (Attachment 1).

Heritage Revitalization Agreement

As a result of the relocation, two buildings sit on the site; the James Residence facing the street, and the original house which was located by the lane. This configuration fits into the RS-1 zoning regulations and the overall density is also within the OCP limit. However, the lane house is slightly over the maximum permitted size for a laneway home under City regulations.

An HRA is an appropriate tool in this case to permit a slight variance to the Zoning Bylaw in the pursuit of heritage conservation. It is a formal, voluntary, written agreement that allows the City to vary zoning regulations and provide non-financial incentives to increase the viability for the owners to conserve a property of heritage merit. An HRA provides long-term legal protection of a heritage asset.

By legally protecting the James Residence through an HRA, staff recommend varying the following Zoning provisions in order to keep the laneway house as is:

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

	Current Regulation	Proposed Regulation
509(2)(c)(ii) Gross Floor Area (GFA)	Maximum size for Accessory Coach House Use shall not exceed 92.9 sq. m (1,000 sq.ft.)	Maximum size for Accessory Coach House Use shall not exceed 125.4 sq. m (1,350 sq.ft.)
Section 509(6)	Accessory Coach House Use should comply with the applicable Accessory Coach House Development Permit Guidelines	Waive the requirement that the Accessory Coach House Building situated on the Lands comply with the applicable Accessory Coach House Development Permit Guidelines
Division V11 C.2.1 Exemptions	Minor exterior renovations to existing coach houses which do not significantly alter the footprint or character of the building may be exempted from Development Permit requirements at the discretion of the Director of Planning and Development	Varied so that in addition to minor exterior renovations, other interior and exterior renovations to the existing Accessory Coach House Building situated on the Lands which do not significantly alter the footprint or character of the building may also be exempted from Development Permit requirements at the discretion of the Director of Planning and Development

Size of the Existing House: As the zoning specifies, the maximum size for Accessory Coach House Use shall not exceed 92.9 sq.m (1,000 sq.ft.), the HRA will vary this maximum size to enable the 125.4 sq.m (1,350 sq.ft.) dwelling be regularized as an Accessory Coach House (Attachment 4). If this variance is approved, there will still be 15.2 sq.m (163.6 sq. ft.) of remaining unbuilt GFA on the lot under the RS-1 zone.

Setback of the Existing House: While the house is conveniently situated primarily within the accessory coach house siting envelope specified in the City's Coach House Guidelines, a slight variance is required to allow the existing building to be sited in the rear 33% of the lot, rather than the rear 25% of the lot in the Guidelines. There are other minor deviations from the Guidelines, which are to be expected for a house that was built 100 years ago. Hence the HRA exempts the house from complying with every

provision of the Guidelines and further exempts reasonable renovations from having to comply with the Guidelines.

Front Porch Railing: As mentioned above, a Building Permit (BP) has been issued for the restoration, rehabilitation and alteration of the James Residence in accordance with the RS-1 Zone requirements, Plan (Attachment 2) and the Code. Prior to BP issuance, the applicant's Heritage Consultant provided assurance that the design, provided by the applicant's engineer to bring the historic front porch railing into compliance with the Code's minimum guard requirements, was "*acceptable from a conservation point of view and aligns with the Conservation Plan* (Attachment 5). The Heritage Advisory Commission (HAC) resolution (Attachment 6) encourages staff to work with the applicant on alternate solutions to meet the guard requirements without compromising the historic appearance of the house.

The HRA powers, provided by Section 610 (2) (b) *Local Government Act*, do not include varying or supplementing the Code. The Code states that new, or newly relocated, buildings are to be evaluated against current Code requirements and brought into, or closer to, minimum compliance on a case by case basis. The Building Department confirms they are able to accept proposals provided by an engineer or architect to consider alternative ways to address non-compliance.

Ongoing Protection of Heritage Building: If approved, the HRA, along with the Plan, will be noted on title and certain provisions will also be registered on title as a Section 219 Covenant. The HRA will specify the land owner(s) "*will not demolish the Heritage Building, in whole or in part, nor alter or change in any manner, any exterior feature of the Heritage Building unless the Owner first obtains a Heritage Alteration Permit from the City*". The HRA will also require the owner to undertake conservation work (defined in the agreement) necessary to conserve the Heritage Building as rehabilitated.

The variances to the Zoning Bylaw proposed in the HRA require a public hearing as they would permit a minor change to the density of use authorized by current zoning for the site. However, the HRA and related bylaw are consistent with the Official Community Plan and, as such, staff recommend that Council waive the holding of a public hearing in respect to the bylaw as permitted by the *Local Government Act*.

ADVISORY BODY INPUT

Heritage Advisory Commission

The application was reviewed by the Heritage Advisory Commission on March 9, 2021 and unanimously supported. See Attachment 6 for resolutions.

COMMUNITY CONSULTATION

There has been generally positive feedback from the public regarding the well-known community-wide effort to relocate the James Residence. As part of the streamlined permitting approach, the applicant has surveyed the neighbourhood on the proposal. There is no neighborhood opposition. In fact, when the TUP was issued, Council received a neighbourhood petition of support, stating that in addition to the relocation of the James Residence, they also support the applicant's intention to retain, restore and

renovate the existing dwelling on site as an accessory coach house. Given the expressed community support staff recommend a Waived Public Hearing.

FINANCIAL IMPLICATIONS

There are no financial implications of this proposal on the City.

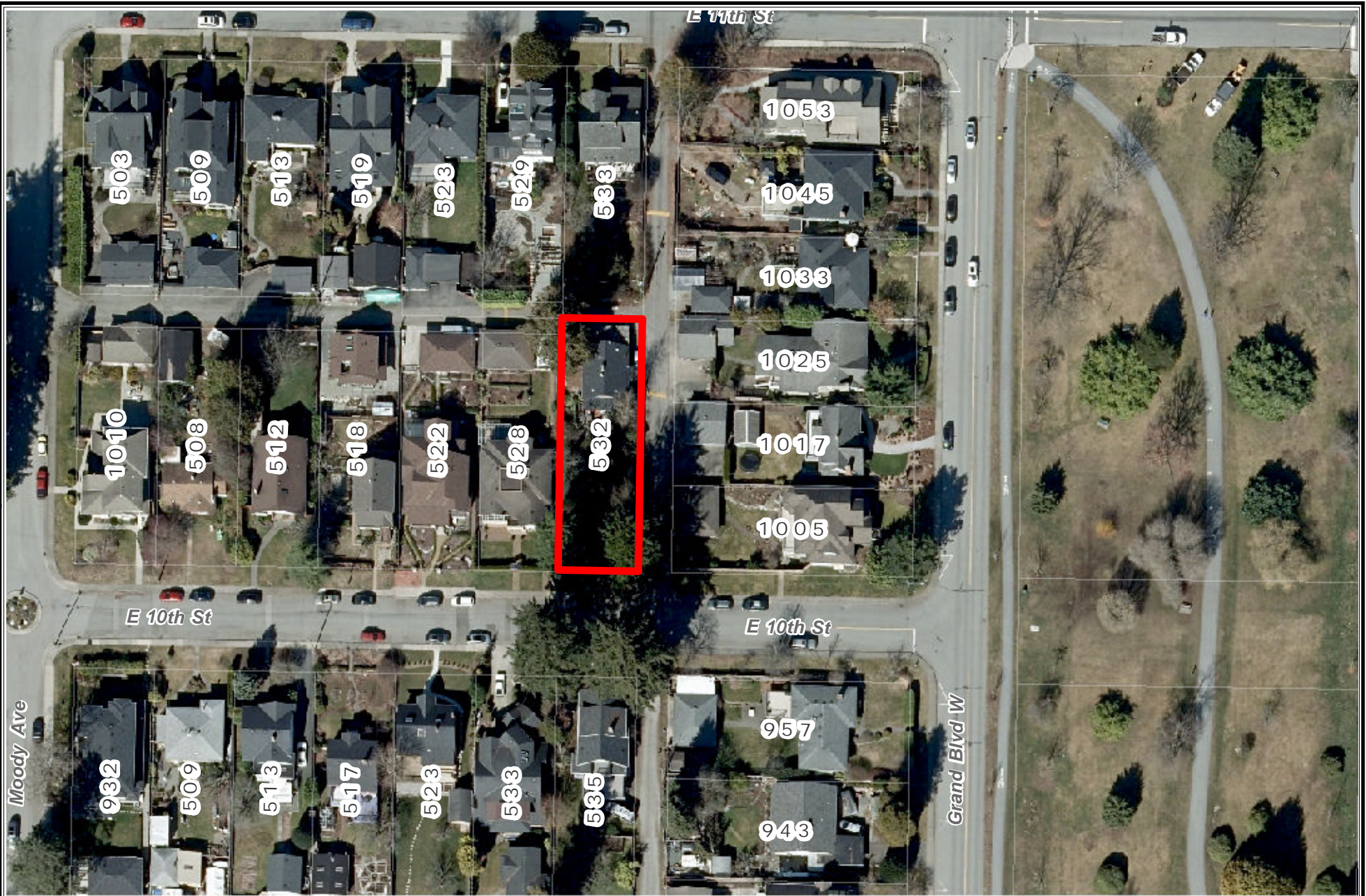
CONCLUSION

The proposed HRA supports the preservation of a heritage resource and provides additional rental housing stock within the City. The proposal is consistent with the policies of the OCP and presents no significant issues in terms of the proposed use, intensity and form.

RESPECTFULLY SUBMITTED:



Annie Dempster
Planning Technician 2



Heritage Conservation Plan

532 East 10th Street*, North Vancouver
James Residence / Copper Cottage ~ 1907



** Originally constructed at 334 E 9th Street (Lot 19, Block 96, DL 550) relocated to 336 E 9th Street (Lot 18, Block 96, DL 550) in 1924, and to its current location at 532 E 10th Street (Lot 14, Block 91, DL 550) in 2020.*

Prepared by Elana Zysblat, CAHP - Ance Building Services :: July 2020

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Statement of Significance



Description of Historic Place

The James Residence, also known as Copper Cottage, is a one storey, wood-framed house in the Early Cottage architectural style. The building is located on East 10th Street between Moody Avenue and Grand Boulevard in the Keith-Lynn neighbourhood of Central Lonsdale in the City of North Vancouver.

Heritage Values

Constructed in 1907, James Residence holds historical value for its association with a distinct, early period of rapid growth in the historic neighbourhood of Central Lonsdale during the Edwardian period. In 1907, the City of North Vancouver was incorporated, power had just arrived to the North Shore via a cable crossing the Burrard Inlet, and a tram line began operating along Lonsdale Avenue. Two blocks to the east, in 1908, Grand Boulevard was cleared of timber and the now-empty lots were reserved for high-end residences worth a minimum of \$4000. The James Residence was built in the middle of this North Shore development boom that existed from roughly the turn of the 20th century until just before the First World War. The house survives as a symbol of the working-class segment of what was an economically diverse neighbourhood.

The James Residence is valued for its continuous residential use as a working-class home since 1907, both as an owner-occupied property as well as a rental house. Butcher, William Percival James & wife Grace built the subject house in 1907 at 334 E 9th Street as their residence until 1911, and a rental property for over a decade. In 1924, the house was purchased by Angus Stewart, who relocated it to the next-door lot at 336 E 9th Street the same year, continuing to rent it out while living in a new house that he built on the original lot. The subject house was home to many working-class tenants over the

years until it was eventually purchased by its most long-term residents, policewoman and plasterer Audrey & Dave Brown, in 1987.

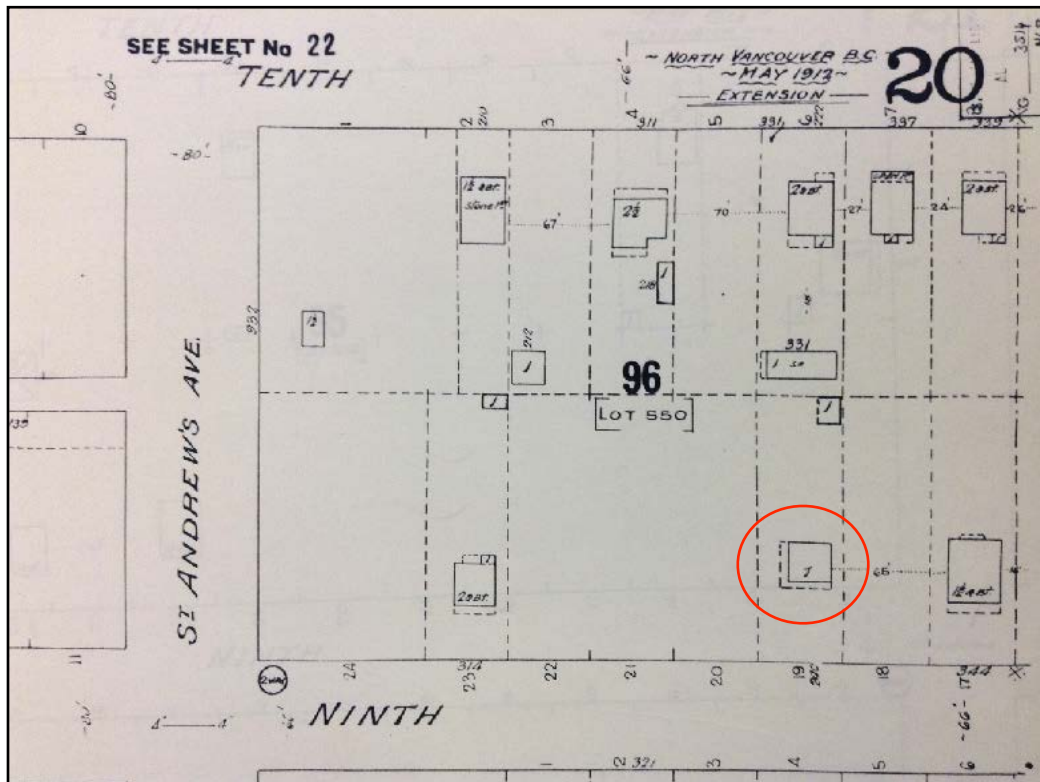
The property holds further associative value as a symbol of community heritage conservation efforts and awareness on the North Shore. Dave and Audrey Brown, who called the subject house their home for 30 years between 1987 and 2017, worked hard to maintain the property's historical integrity, and gave the building its nickname, 'Copper Cottage' for the exterior colour they painted it in. The Browns were granted the 2013 Small Scale Heritage Improvement Award from the North Vancouver Heritage Advisory Committee for their efforts towards restoring the house to its original condition. Subsequently, when the house came at risk of demolition under new owners, an enthusiastic community effort was led by the North Shore Heritage Preservation Society in the fall of 2019, to relocate the cottage in order to save it. A call went out to the public, offering the building for free to anyone willing to pay the relocation costs. Out of 60 applicants, Tony Dean and Yvonne Perrault, two North Vancouver natives whose mothers were both heritage-minded City Councillors and heavily involved in the Heritage Advisory Commission, were granted permission to move the house to their own lot a few blocks away at 532 E 10th Street, and make it their permanent home.

The James Residence holds value as a relatively well-preserved example of the Early Cottage architectural style, as seen in its small-scale rectangular cottage form (typically only one or one and a half storeys high), hipped roof and front porch. This modest house style was a popular choice during the Edwardian period for working-class families like the James' all over BC and for use as rental properties. It is also valued for its history of relocation (first in 1924, and again in 2020) and for its association with the profession of house movers - a common recourse for wood-frame buildings and a much more prevalent profession during the early days of development in British Columbia. Relocation was usually done for economic reasons - demolishing a building was considered an inconceivable and unrecoverable waste of resources and moving it was cheaper than reconstructing it elsewhere.

Character-defining Elements

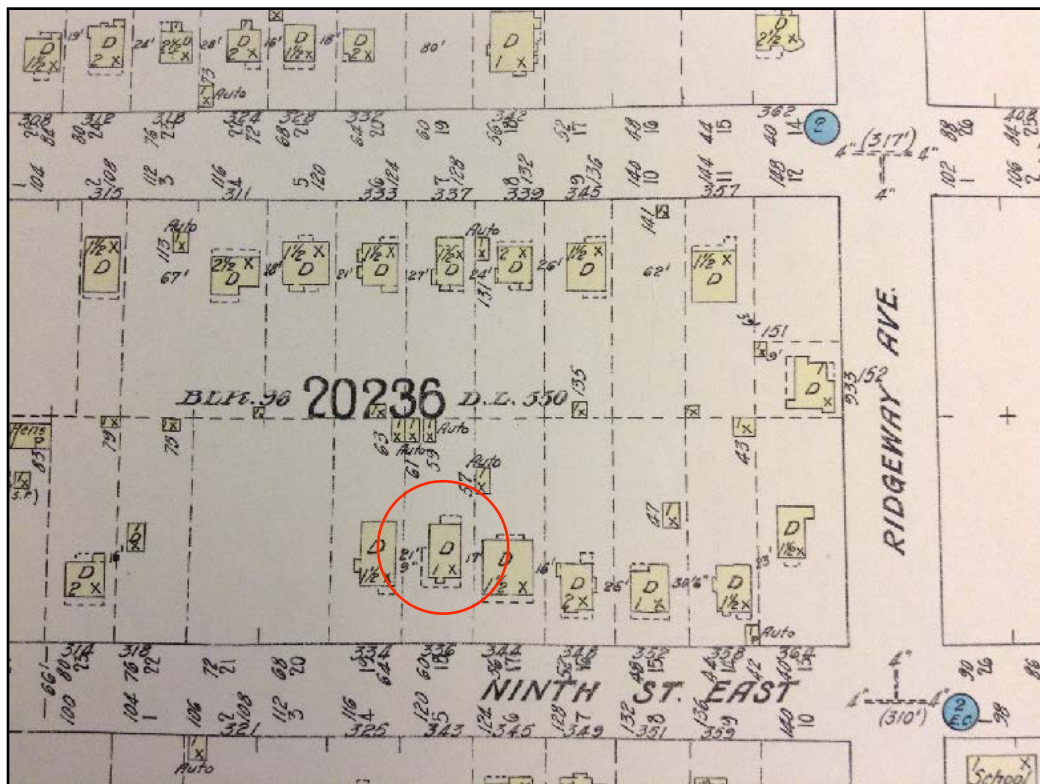
- Residential use since 1907
- Early Cottage design as expressed in its
 - One storey height plus basement
 - Simple, rectangular form and massing
 - hipped-roof
 - Full-width front porch with simple, square columns
 - historic wood rail height
 - bay window
 - Wood front door, located to the side
- Wood clapboard siding
- Evidence of distinct cladding at the basement level, separated from the main level by a trim board.
- Square window and door trim in traditional dimensions
- Original window openings with double-hung windows

Fire Insurance Maps



1912 Fire Insurance Map depicting the subject house on its original lot, and in its original form before the addition was added later in 1912.

Source: NVMA



1930 Fire Insurance Map depicting the subject property in its second location at 336 E 9th Street. Note the longer, rectangular form created by the 1912 addition.

Source: NVMA

Archival Photographs



Although not the subject house, this home was located just two blocks away at E 9th Street and Queensbury and is a close representation of the James Residence in its original form. ca. 1911
Source: North Shore News, November 29, 2000.



Another 'Early Cottage' as photographed in 1907 in New Westminister (426 Ash Street). This house model was prevalent in most BC cities. Source: New Westminister Public Library #30

More about the Early Cottage house design

The early cottage was a popular and enduring house style all over BC from the 1890s into the early 1920s. It was straightforward and fast to build, easy to maintain and had a very practical layout for all ages and family configurations. Like most vernacular buildings in early BC, house plans for the Early Cottage were often copied from catalogues which were available through mail order or to browse through at the lumber yard or shingle mill. Below are a few versions of the Early Cottage plan from two different catalogues. The subject house is most similar to the Idaho plan from the Fenner Manufacturing Company catalogue based in Portland.

More information can be found here:

<https://www.vancouverheritagefoundation.org/house-styles/early-cottage/>



More information about house moving

"If I were to describe the faces of onlookers witnessing a house being moved, I would have to say there is uncertainty, disbelief, and pure amazement". Peter Paravalos, *Moving a House with Preservation in Mind*

The act of lifting a house, placing it on wheels, and rolling it down the street fascinates people to no end. While the notion of building moving seems fantastical, housemoving is a long-established trade that dates back hundreds of years.

The complicated and delicate process of moving buildings has been documented since the 1850s. Moving a house was a common recourse, usually done for economic reasons - i.e. razing a building was an inconceivable and unrecoverable waste of resources and moving it was cheaper than reconstructing it elsewhere.



McCain Bros. moving a house in Vancouver, probably in the West End, 191?. Note the person on the front porch. Source: CVA 473- 12

But there have been other reasons for house lifting and moving. In New Orleans it has been a common response to flooding for over 160 years; in Hibbing, Minnesota, one third of the town's buildings were moved in 1920 when an iron ore deposit was discovered below; and in Newfoundland,

fishing outport buildings were moved so newlyweds could be closer to their families. In the US, house moving surged in the 1950s and 1960s during the freeway building boom. In those decades, moving buildings still made economic sense and homes that stood in the way of construction were for the most part sold and relocated.

The historic technique involved inserting steel rods under the house and lifting it with screw or railroad jacks (today this is done hydraulically). The house would then be lowered onto carriages, which sat on wooden or iron rails. A rope-and-pulley system tied the house to horses that slowly pulled it to the new location. As the building moved forward, the rails would be picked up and relaid ahead of the house.



James R. Fraser moving a house in Vancouver, 191?. Source: CVA 473- 9

Here in BC, it would be hard to find a town or even a neighbourhood that doesn't have a 'moved' house from another location. 'House Movers' was a profession regularly listed in the very earliest city directories in BC, and the prevalent use of 'balloon' framing here made for light-weight, wood buildings that were readily manoeuvred. House moves in BC even involve shipping houses on barges from the mainland to islands and towns up the coast.

Although house moving still happens today, the high cost of labour and temporarily moving utilities means it is no longer done for economic reasons, but usually to save or conserve a heritage resource, as was the case with the saving of the James Residence aka Copper Cottage. The subject house was saved from demolition by relocating it onto a lot in the same neighbourhood where it can coexist with a historic house sited at the lane. About two dozen mature shrubs were also relocated from the lot at 336 E 9th to the current location on East 10th Street.

Research Findings

Dates of Construction: 1907

Source: City Directories

Original Owner: Grace & William Percival James

Source: Tax Collectors' Rolls (NVMA)

Architect: n/a

Source:

Builder: W. Garnett (1912 addition)

Source: Building Permit

Residents:

At 334 E 9th:

- **1907-11:** William Percival James, manager BC Market Co.
- **1921-22:** Harold E. Landman, solicitor & notary
- **1923-24:** James C. McLagen, bookkeeper Govt Liquor Store

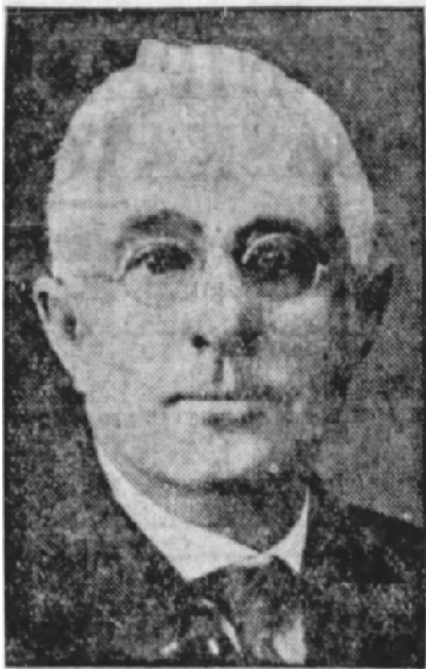
At 336 E 9th :

- **1925-26:** Arthur E & Lilian Amelia Sykes, carpenter Wallace Shipyard
- **1927:** J.A. Reed
- **1928-29:** K.A. Floe
- **1930-31:** N.T. Reed
- **1932-43:** Thomas W. & Alice Reid, driver Swift's
- **1944-45:** J.L. Martin
- **1946:** L. Labelle
- **1947-50:** W.E. Ellis
- **1951-63:** John William & Doris Stephenson, accountant
- **1974:** Joyce W. Webber
- **1986:** Al MacIntosh & Colleen Cuthbert
- **1987-2017:** Dave & Audrey Brown, plasterer & police officer w/ VPD

At 532 East 10th Street:

- **2020:** Tony Dean & Yvonne Perrault

An interesting note is the building's possible connection to Benjamin Chubb, who built a manor in 1913 at 345 E 9th Street, where he lived with his wife, Martha, and their children. Oral history from the neighbourhood suggests that the property housed the Chubb family's private groundskeeper for a period of time between the years 1913 and 1921. Originally from Ontario (born 1856), Benjamin Chubb moved west to Morden, Manitoba in 1879, where he helped grow the Massey-Harris Implement Company. In 1900, Chubb moved his growing family to Saskatoon, where he opened a new branch for the company, and built the city's first brick house. During his time in Saskatoon, he became involved with establishing the new Barr Colony settlement near Lloydminster, served as a city Alderman in 1905, and was appointed the collector of customs in 1907. In 1912, Chubb moved his family a final time to North Vancouver, where he owned a shingle mill at the foot of St. George's and became involved in local politics. After an unsuccessful run for a seat in the 1920 Provincial Legislature, Benjamin Chubb passed away in November, 1921, and the estate was split between his wife and their six children.



Benjamin Chubb - according to local accounts - owned the subject house from 1923-20, where he housed his private gardener.

Source: Vancouver Sun, November 8, 1921. (Accessed through Newspapers.com)

Recent photographs before the move:



front (south)
view



rear (north)
view

Current Photographs



Current view of the subject house at its new location at 532 E 10th Street, temporarily sitting on cribs while a new foundation is excavated and poured.



front (south)
view



rear (north)
view



Side (east)
view



Side (west)
view

Conservation Objectives

The building historically located at 336 East 9th Street was relocated to 532 E 10th Street where a 1916 house already stands, sited at the rear of the property. The two building now coexist on the same lot with the subject house positioned as the 'main' house and the existing house now positioned as the 'lane' house. The relocation was carried out to save the subject house from demolition as the new owners of 336 E 9th Street intended on redeveloping the lot. The subject house will continue with its single, detached residential use. The basement level will be expanded and improved to provide a finished, full-height living and utility space with windows, connected to a new attached garage at the northwest corner of the house. The proposed development will transform the property at 532 E 10th into a comfortably shared lot for two families, each with private outdoor areas and off-street parking spaces. The proposed development, including the relocation of the subject house and extensions to it, do not negatively impact the Heritage Values nor the Character Defining Elements of the historic place.

Rehabilitation is the overall conservation treatment for the subject house and for the property.

The below conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition).

Preservation: *The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.*

Restoration: *The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

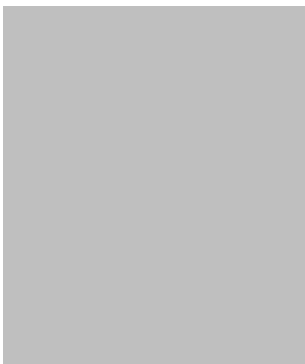
Rehabilitation: *The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Site Plan

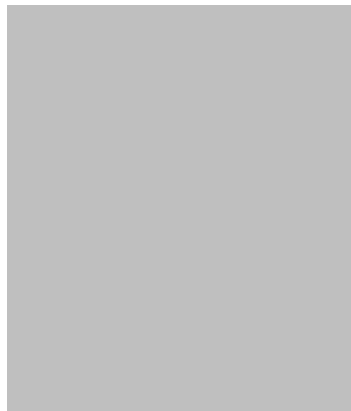
The proposed site plan shows the lot at 532 E 10th in light blue, the existing 1916 'lane' house in medium blue and the proposed extended footprint of the subject house outlined in red, sited at the front of the property, in-line with the neighbouring houses to its west (in grey).

A shared driveway accesses the property from the lane to the east, allowing both resident families to park cars on the site, providing a total of three parking spots.

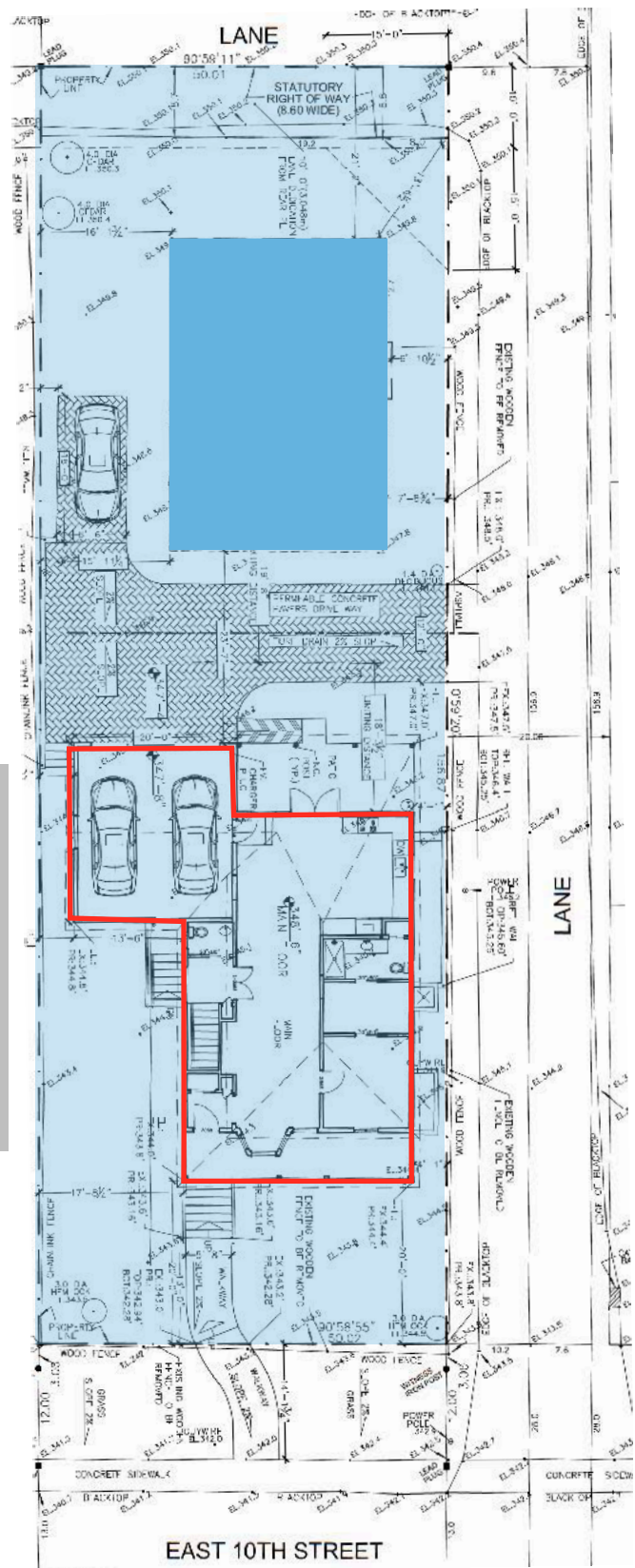
The plan allows for a comfortable distance of 23 feet 7 inches between the garage of the subject house and the existing lane house.



522 E 10th



528 E 10th



Condition Assessment

Overall the building is in **good** condition.

a. Structure

The building lines are true to the eye - there is no visual evidence of structural distortion or obvious failures.

b. Exterior Elements

The building is clad in horizontal wood clapboard siding which is in **good** condition, as are the surviving trim boards, wood soffits and front porch column.

c. Roofing and gutters

The existing duroid shingle roof and associated rainworks are in **fair** condition.

d. Windows and Doors

Windows - the original horned double-hung wood windows were replaced with vinyl windows in the 1990s. The current windows are in **good** condition.

Doors - The two glazed wood front doors and original wood rear door in **good** condition.

e. Finishes

The painted finish is in **fair-good** condition.

Recommended Conservation Procedures

a. Property and Structure - *Rehabilitation*:

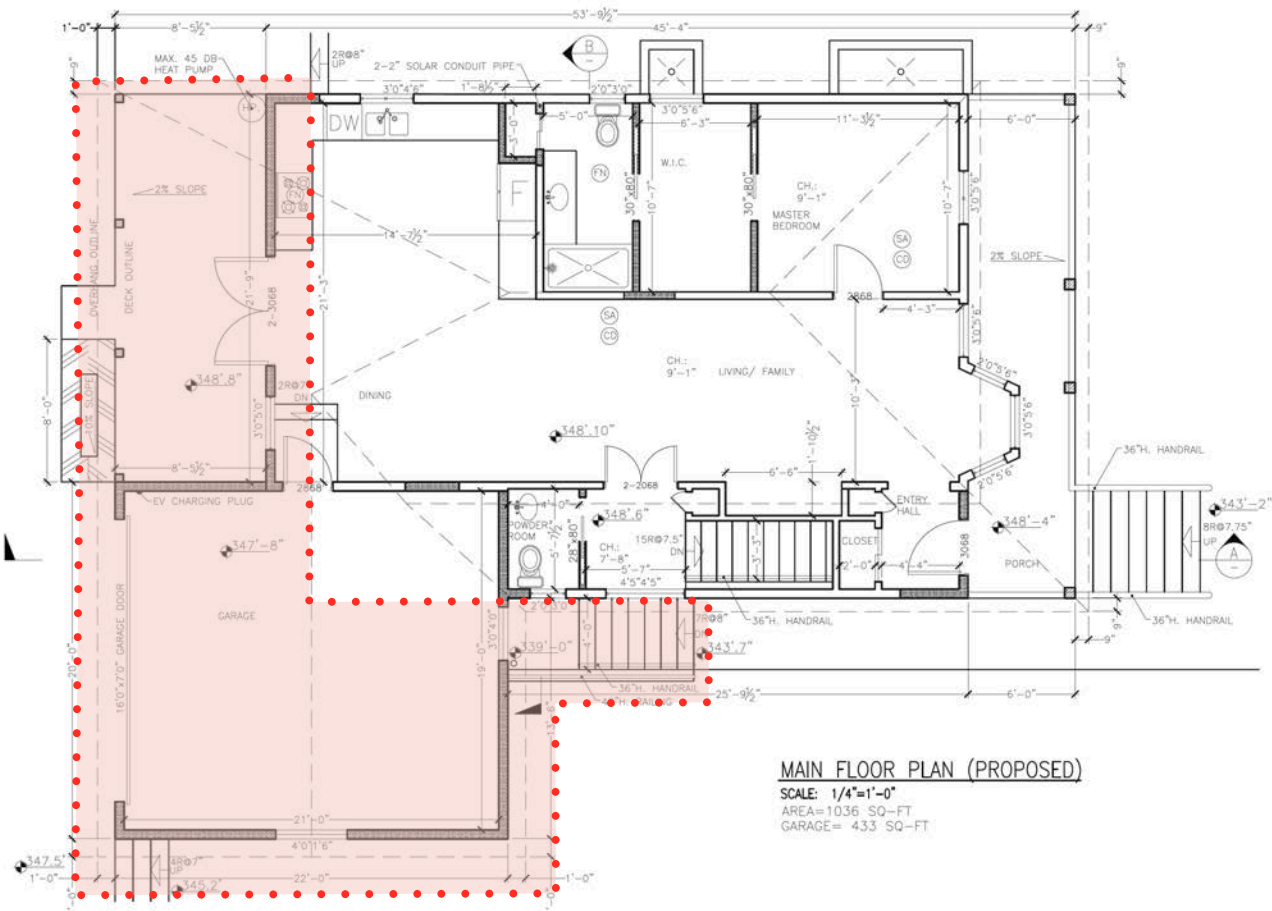
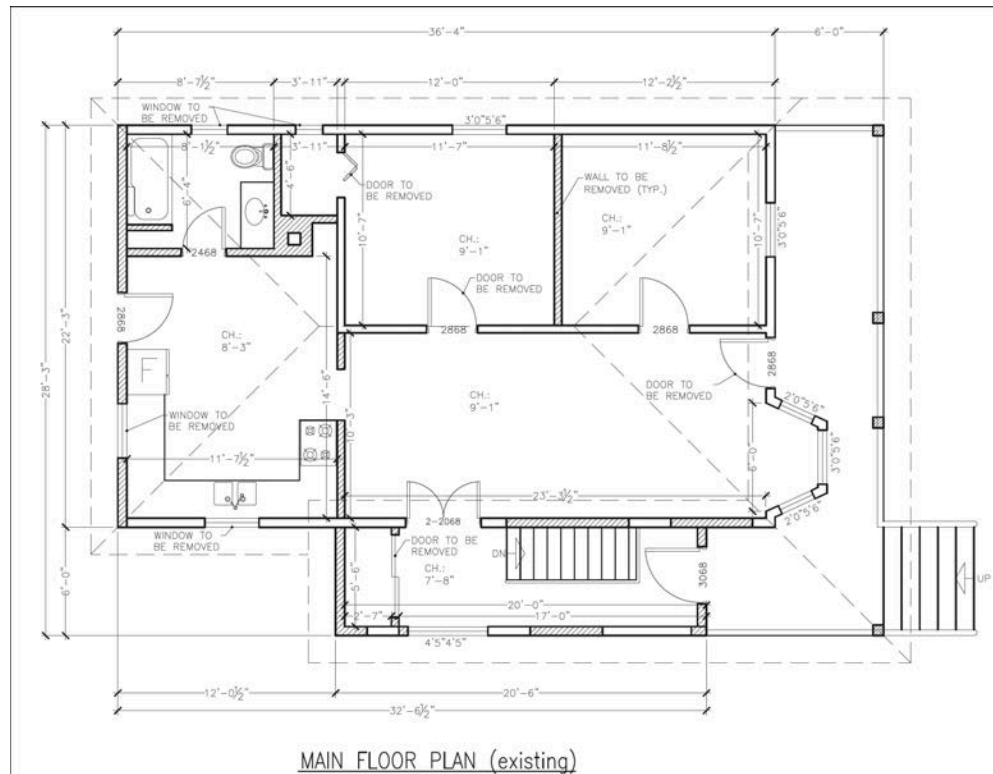
Rehabilitate the property by:

- Relocating the historic house to 532 East 10th, inline with the neighbouring houses to the west;
- Creating a vehicle entrance at the eastern lane
- Relandscaping the property to introduce a driveway and separate outdoor areas for each house

Rehabilitate the historic building structure in its new location with new extended foundation and basement level, attached double garage and extended rear wall. Clad the garage in a distinguishable treatment (shingles with no corner boards) so that it reads as an addition.

The proposed extension at the rear of the house is a 3' extension, from 42'.4" (existing) to 45'.4"

See next page for existing and proposed plans. Proposed changes are all at the rear and deeply setback at the northwest corner, as outlined and shaded in red on the plans, thus having a very low visible impact on the original design of the cottage.



b. Foundation - Rehabilitation:

- As part of the relocation of the historic building, construct a new seismic concrete foundation with exterior access on the west side.

NOTE: Because of the rush to relocate the cottage to its current location in order to save it from demolition, a new ICF concrete foundation was poured prior to this Conservation Plan being commissioned. This new foundation is slightly wider than the footprint of the cottage, requiring some unconventional solutions to marry it to the exterior cottage walls.

Apply the following guidelines when finishing the connection between the basement and the cottage:

1. Water table board to sit proud of the basement cladding by 3/4". As the water table board was an original element of the cottage, the new water table board should be of the exact dimensions of the original water table board, made of wood, and not wider nor thicker.
 2. As the basement is clearly a new element of this historic building, it is recommended to clad it in a discreet, contemporary cladding such as stucco parging or smooth Hardie panels.
 3. Any new elements or materials such as flashing added above the basement level, should be painted in the body or trim colour to hide it as much as possible.
- c. Exterior Elements - Preservation and Restoration:*
- Preserve the main floor wood cladding, wood trim around the doors and windows, the soffits, and wood porch columns.
 - Reinstall replicated wood water table board, in the same material and dimensions as the original (as the existing boards didn't survive the relocation), at new foundation.
 - Remove vinyl porch floor and restore a tongue and groove fir deck, framed by a nosing piece that extends 3/4" or 1" past the water table board below.

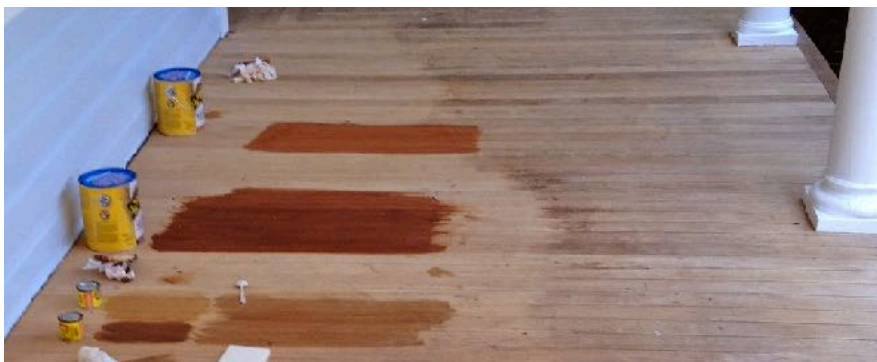
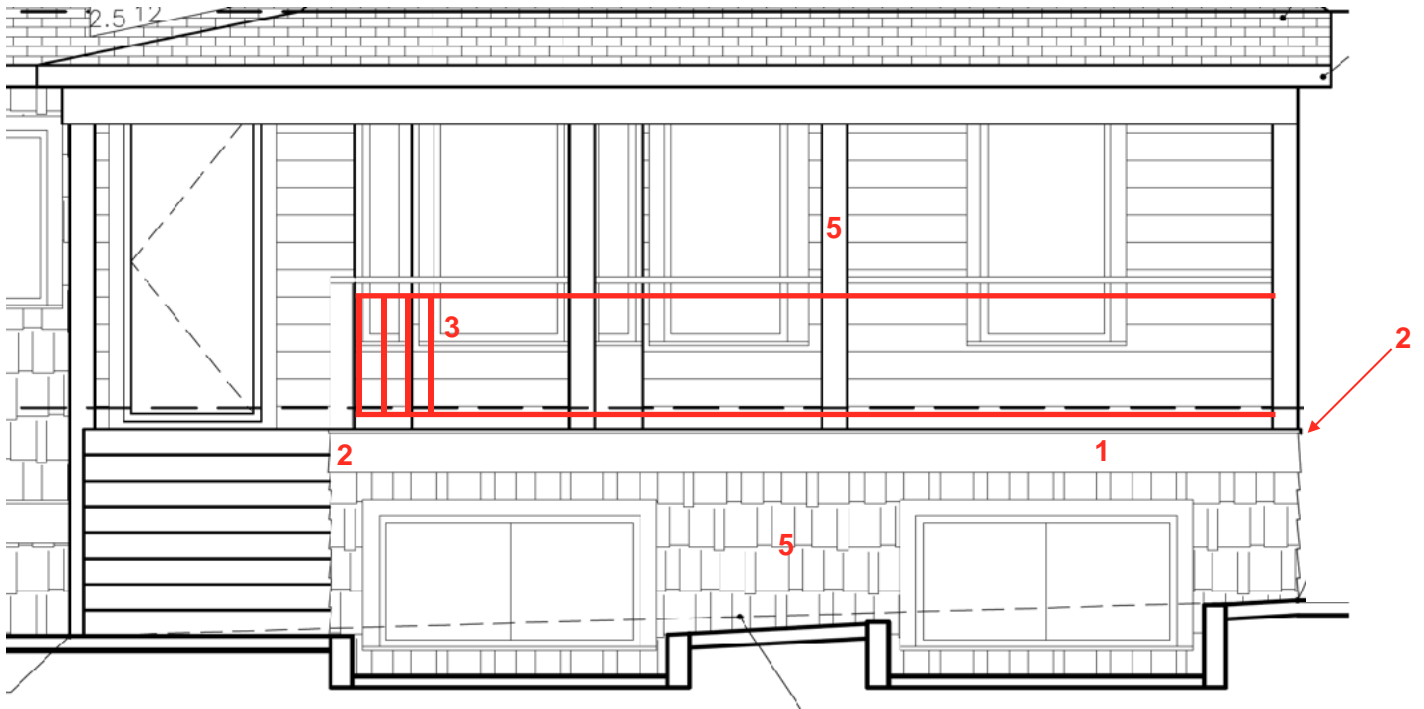


Photo shows a historic tongue and groove porch surface in the process of being refinished and restained. Note the boards are perpendicular to the house while the nosing piece is parallel to it.

Important conservation details on the front porch:



1. Water table board sits proud of the basement cladding by 3/4".
2. Replicated porch flooring: nosing should extend past the water table by 3/4" or 1"
3. Restore wood front porch railing with spindles at historic height (28.25" - just below half post)
4. Salvage original clapboard siding from the rear where an extension to use on the front if and where needed.
5. Retain original front porch columns
6. Clad basement in a discreet, contemporary cladding such as stucco parking or smooth Hardie panels.

d. Roof and gutters - Rehabilitation:

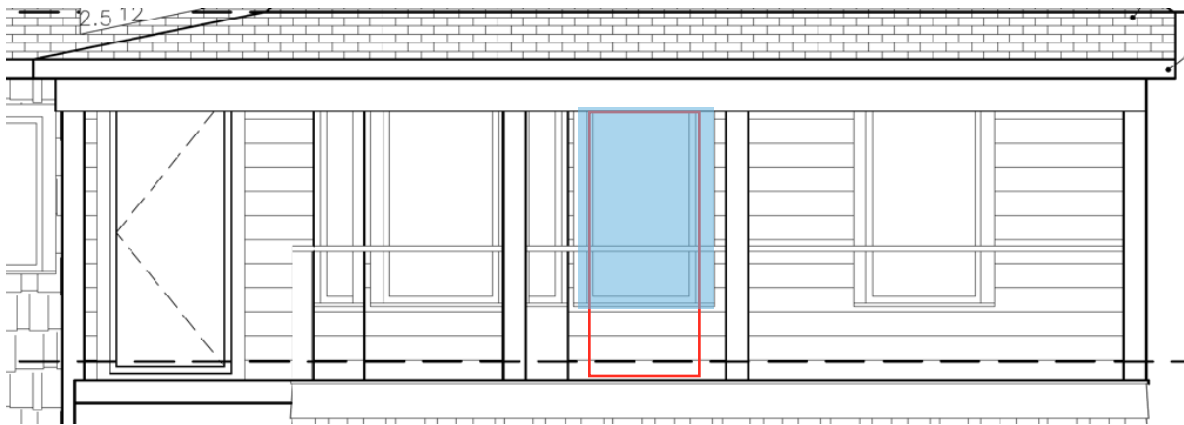
- Install new Enviroshake roof shingles and new rainworks system.

e. Windows and Doors - Restoration and Rehabilitation:

- Replace current vinyl window inserts with wood windows that replicate the original double-hung horned windows, based on archival photos of the house from the 1980s:



- Cancel one of the two front doors on the facade (the central opening survives from before the side porch was enclosed and an additional front door was introduced in the 1930s) to allow for better layout on the interior. Replace the door opening with a window opening.



Remove existing door (outlined in red) and partially enclose the opening to convert it into a window opening (light blue), matching the size and style of the other windows on the facade. Use salvaged siding removed from the rear elevation to patch up the facade wall.

g. Finishes - Restoration:

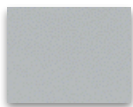
Repaint in historically correct colour scheme, using historically researched colours with colour placement based on archival photos of Early cottages. The below archival photo graphs, taken in 1911 and 1913 show that early cottages could have dark or light body colours, but always featured a contrasting colour scheme where the basement level was typically a different colour than the main floor and the trim tone contrasted with the body tone. Finally, the window sash colour contrasted with the trim colour. Any combination of colours from the Benjamin Moore True Colours palette combining four colours and maintaining this historic contrast between the four main elements - body, trim, sash and basement is acceptable to apply on this historic building.



Work with a painter who has experience painting old buildings to ensure a thorough prep, sanding, caulking and painting process. DO NOT powerwash as part of the prep work.

The initial scheme planned for the 2020 project is as follows:

(Paint colours from Benjamin Moore True Colours Palette for Western Canada):



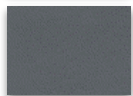
Main floor body, Soffits, porch railing and porch ceiling - Harris Grey VC-25 - **Sheen:** low luster



Window and door trim, window sills, porch columns - Strathcona Red VC-27 - **Sheen:** semi gloss



Window sash and front door - Gloss Black VC-35 - **Sheen:** high gloss



Basement shingles and new garage - Edwardian porch grey VC-26 - **Sheen:** low luster



Roof - Enviroshake 'aged cedar'; **Gutters** - slate or charcoal

Future Changes

Changes to the building configuration, especially additions, should be carefully considered for minimal affect on the **Heritage Values** as embodied in the **Character-Defining Elements** (CDE) listed in the **Statement of Significance** and must be approved through a **Heritage Alteration permit**.

Proposed Alterations

The proposed alterations to the property as part of its Heritage Revitalization Agreement will improve the sustainability of the property without negatively impacting its Heritage Value or Character Defining Elements and are aligned with the Standards and Guidelines for Conservation in Canada. Infill housing is a historic form of development which has existed in BC since cities were first developed. There are records of residential properties that were initially developed with two houses on one property, as well as properties that were densified with the introduction of an infill house years or decades after the lot was first developed. The proposed alterations to this property are in keeping with this historic and precedented approach and represent a sensitive and subtle form of densification which retains the single-family scale of the neighbourhood. This historic form of densification continues to be an excellent method of providing greatly needed housing in already established neighbourhoods while integrating well into the existing infrastructure and character of the area.

Maintenance Plan

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.

- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

c. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
 - o wood in contact with ground or plantings;
 - o excessive cupping, loose knots, cracks or splits;
 - o open wood-to-wood joints or loose/missing fasteners;
 - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
 - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
 - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

d. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.
- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

f. Roofing and Rainwater Works

- Inspect roof condition every 5 years, looking for:
 - o loose, split or missing shingles, especially at edges, ridges and hips;
 - o excessive moss growth and/or accumulation of debris from adjacent trees;
 - o flashings functioning properly to shed water down slope.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.
- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

g. General Cleaning

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.

- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

Research Resources

BC Archives:

- birth, marriage, death index

City of Vancouver Archives (CVA):

- Archival Images
- Greater Vancouver City Directories 1860-1955

North Vancouver Museum & Archives (NVMA):

- Fire Insurance Maps 1912 & 1930
- Tax Collectors' Rolls 1908-1925
- Building Permits 1912-1924

Library and Archives Canada:

- Canada Censuses for 1901, 1906, 1911, and 1921

Newspapers:

- North Shore News,
 - November 29, 2000
 - March 13, 2020

Publications:

- Woodward-Reynolds, Kathleen. 1943. A History of the City and District of North Vancouver. Master Thesis for UBC.

Telephone interview with Audrey Brown, March 20, 2020.

- personal documents and archival research provided by Audrey Brown

Telephone interview with Elizabeth & Wayne Reid, March 23, 2020.

Websites:

- Ancestry.ca - Canada Voters' Lists 1935-80
- Cbc.ca/news - "Want a Free Heritage House?" January 8, 2020
- Newspapers.com - Vancouver Daily World; various articles from 1910-1922

**JAMES RESIDENCE**

336 East 9th Street

1908

REGISTER RANKING: B

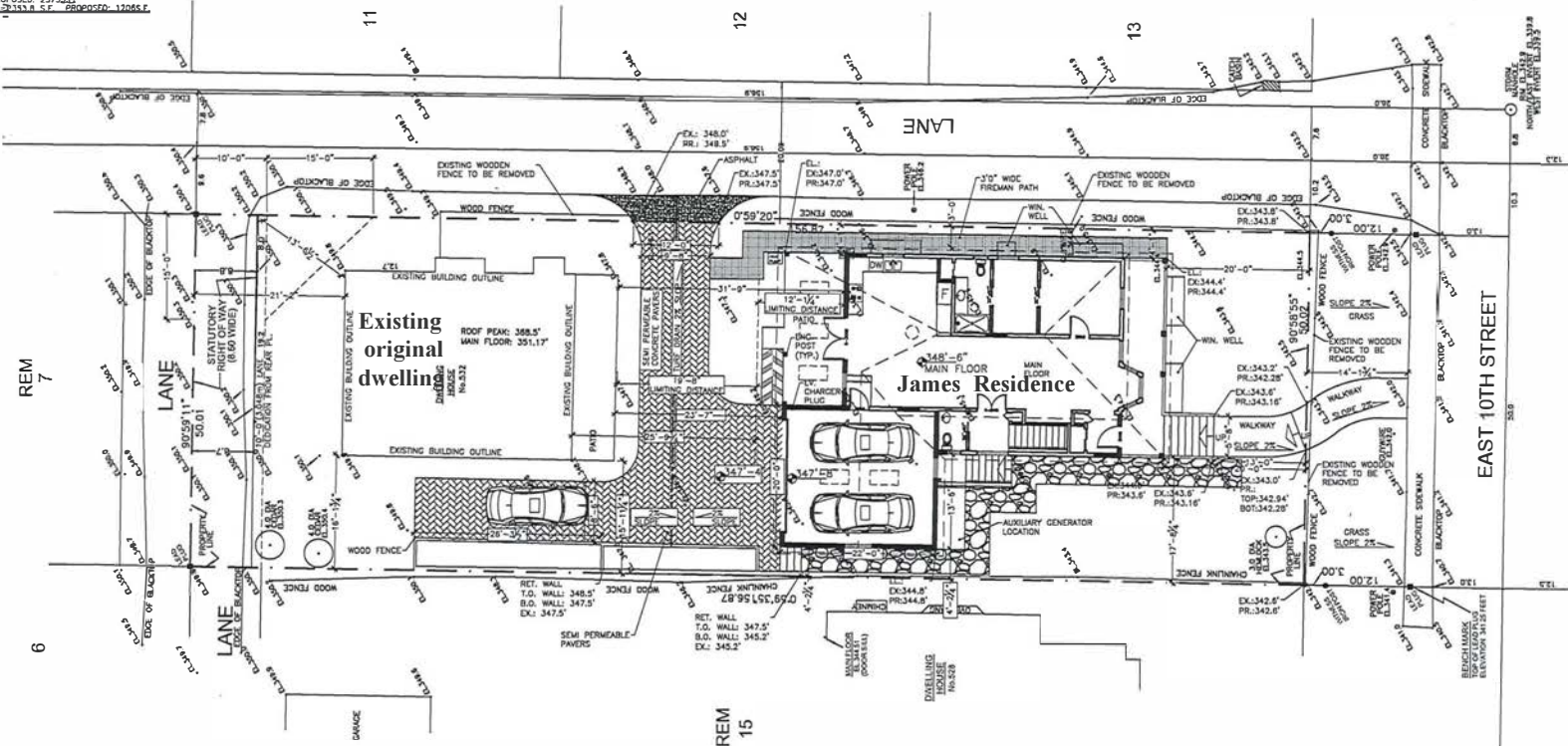
A full-width verandah with square columns and open balustrades distinguish this simple yet charming cottage. The verandah originally wrapped around the west side of the house but has since been enclosed. It was built for Grace James (née Bauer, 1878-1970), of the B.C. Meat Market in West Vancouver, and her husband, William Percival James (1878-1960), a butcher.

C ADDRESS: 532 E10TH ST, NORTH VANCOUVER
 AL ADDRESS: LOT 14 BLOCK 51, DL 500 PLAN 1047,
 ZONING: RS1
 AREA: 784.8 S.F.
 R.L.: 0.5067848+3923.5 F.
 PRINCIPLE BUILDING:
 MAIN FLOOR: 1038 SQ.FT.
 MECH FLOOR: 1208 SQ.FT.
 BASE: 433 SQ.FT.
 C HOUSE:
 MAIN FLOOR: 848.5 SQ.FT.
 MECH FLOOR: 230 SQ.FT.
 AL: 1078.5 SQ.FT.
 ALLOWABLE LOT COVERAGE: 0.40X7848+3138.5 F., PROPOSED: 25755 F.
 ALLOWABLE BUILDING COVERAGE: 0.30X7848+3133.5 F., PROPOSED: 12265 F.

Existing Site Plan 532 East 10th Street

ABBREVIATIONS
 B.F.: BUILDING FACE
 B.O.W.: BOTTOM OF WALL
 C.H.: CLEAR HEIGHT
 C.W.: CONCRETE
 D.L.: DOWN
 E.F.: EXPOSE BUILDING FACE
 E.T.C.: ETC.
 F.L.: FLOOR ORIGIN
 F.N.C.: FINISHED
 F.A.R.: FLOOR AREA RATIO
 F.S.R.: FLOOR SPACE RATIO
 C.W.B.: CHIPS IN WALL BOARD
 H.P.: HEAT PUMP
 L.D.: LIMITED DISTANCE
 M.S.: SQUARE METER
 M.A.K.: MAXIMUM
 M.I.N.: MINIMUM
 M.N. M.N.T.B.E.
 N.E.S.: NOT TO SCALE
 O.T.B.: OPEN TO BELOW
 P.E.R.: PROPOSED EXPOSE RATIO
 P.E.R.F.: PERFORMED
 P.L.: PROPERTY LINE
 P.R.: PROPOSED
 P.T.: PRESSURE TREATED
 S.O.F.T.: SQUARE FOOT
 S.F.: SQUARE FEET
 T.O.W.: TOP OF WALL
 T.Y.P.: TYPICAL
 W.A.L.C.: WALKING IN CLOSET

NOTES:
 ~CONTACT ENGINEERING DEPARTMENT
 PRIOR TO ANY SLAB POUR TO ENSURE
 THAT THE ACCESS WILL WORK AND
 PROVIDE APPROPRIATE DISTANCE TO THE
 LANE.
 ~FLASH ALL DOORS & WINDOWS AT TOP
 & BOTTOM OF TRUSS.
 ~NO ORGANIC MATERIALS UNDER SLAB.

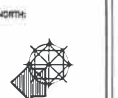


SITE PLAN
 SCALE: 1/8"=1'-0"



MUNICIPALITY OF NORTH VANCOUVER
 778-980-6614

REVISIONS:
 1- ISSUED FOR:
 2- ISSUED FOR:
 3- ISSUED FOR:



PROJECT:
 RESIDENCE OF
 Mr. DEAN

ADDRESS:
 532 E10 ST
 NORTH VANCOUVER

CLIENT:
 Mr. TONY DEAN

DRAWING TITLE:
 SITE PLAN

DESIGNED:

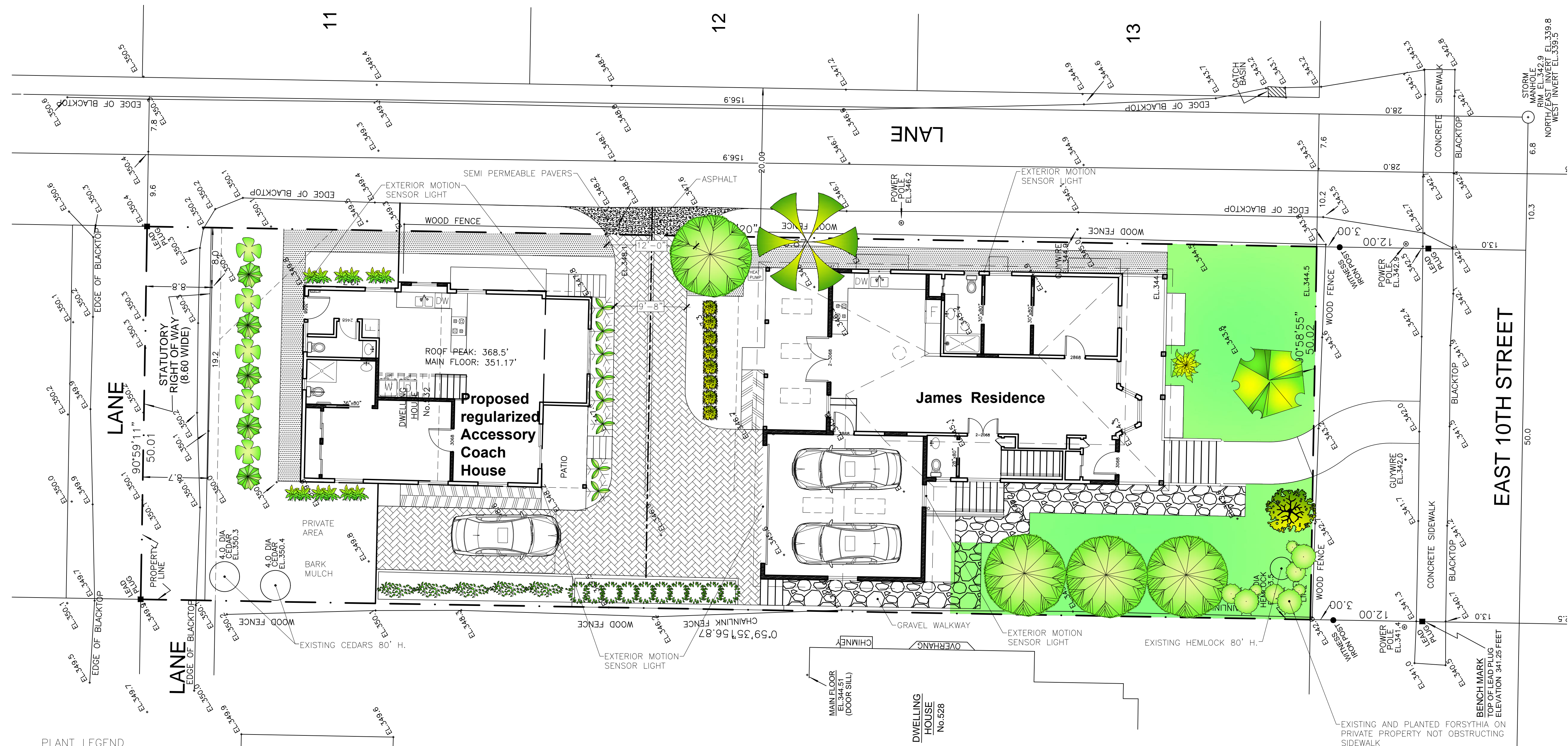
DRAWN: M.M.

CHECKED: M.M.


DATE: SEP30, 2020 SCALE: AS NOTED
 DRC: M.M. REV: 001
 A=101-1

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Proposed Site Plan, with landscaping, 532 East 10th Street



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

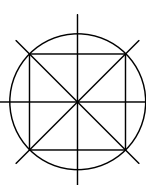
- 
- RESCUED HYDRANGEA (ANOMALA)
- RESCUED RHODODENDRON (MACROPHYLIUM)
- RESCUED EUMYMOUS (JAPONICUS)
- RESCUED DAPHNE SHRUB
- HOLLY TREE (ILEX AQUITOLIUM)
- FORSYTHIA (INTERMEDIA)
- DWARF JAPANESE MAPLE (ACER PALMATUM)
- CEDAR HEDGE (CUPRESSACEAE)
- VEGETABLE PATCH
- HOSTAS FERNS (FUNKIA & POLYSTICHUM MUNIUM)
- ORNAMENTAL ANNUALS
- EXISTING WALNUT TREE WITH CANOPY OVER THE HOUSE ROOF (JAGLANS REGIA)
- BLACK BAMBOO (PHYLLOSTACHYS NIGRA)



MALBOUBI@GMAIL.CO
778-885-4614

REVISIONS:
1-ISSUED FOR: PERMIT APPLICATION
2-ISSUED FOR:
3-ISSUED FOR:

NORTH:



PROJECT:
RESIDENCE OF
Mr. DEAN

ADDRESS:
532 E10 ST
NORTH VANCOUVER

CLIENT: Mr. TONY DEAN

DRAWING TITLE:
LANDSCAPE PLAN

DESIGNED:

DRAWN: _____ M.

CHECKED:
M.M

DATE:	SCALE:
SEP16 2020	AS NOTED

SEP 16, 2020	AS NOT
DWG. No.	REV.:

L-101	00
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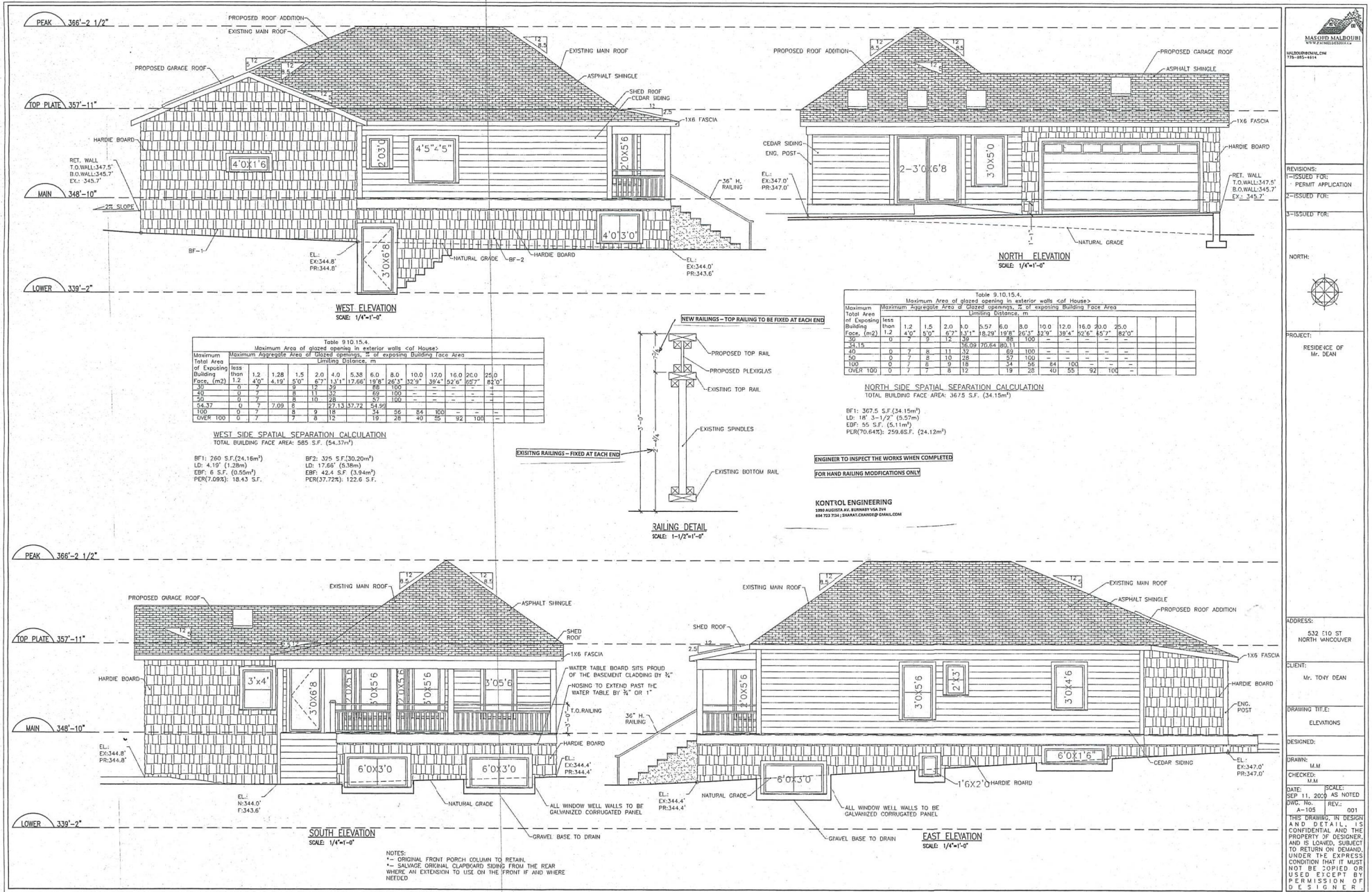
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CONDITION THAT IT MUST
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Elevations - James Residence as situated on 532 East 10th Street



MASOUD MALBOURI
WWW.MASOUDMALBOURI.COM
HULLSDORF@GMAIL.COM
TEL: 905-881-1114

REVISIONS:
1- ISSUED FOR: PERMIT APPLICATION
2- ISSUED FOR: PERMIT APPLICATION
3- ISSUED FOR: PERMIT APPLICATION

PROJECT:
RESIDENCE OF
Mr. DEAN

ADDRESS:
532 110 ST
NORTH VANCOUVER

CLIENT:
Mr. TONY DEAN

DRAWING TITLE:
ELEVATIONS

DESIGNED:
M.M.

DRAWN:
M.M.

CHECKED:
M.M.

DATE:
SEP 11, 2023 AS NOTED


SCALE:
A-105

REV:
001

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Floor Plans - James Residence (original and current)

*-9.10.15.5(10) NO OPENINGS PERMITTED IN SOFFITS WITHIN 4' OF PROPERTY LINE
*-ALL SMOKE ALARMS MUST BE HARDWIRED AND INTERCONNECTED
*-ALL BEDROOM WINDOWS SHALL HAVE UNOBSTRUCTED OPENING WITH MINIMUM AREA OF 0.5m² (3.8 SQ.FT) WITH NO DIMENSION LESS THAN 380mm (15") & MAX 4'-11" HEIGHT FROM SILL TO FINISHED FLOOR
*-CARRY WATER PROOF MEMBRANE OVER SILL ON ALL BATHTUBS AND SHOWER BASES




MASOUD MALBOUH
WWW.PARSELDESIGN.CA
MALBOUH@GMAIL.COM
778-555-1514

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3-ISSUED FOR:	

NORTH:



PROJECT:

RESIDENCE OF
Mr. DEAN

ADDRESS:

532 E10 ST
NORTH VANCOUVER

CLIENT:

Mr. TONY DEAN

DRAWING TITLE:

MAIN FLOOR PLAN

DESIGNED:

DRAWN:

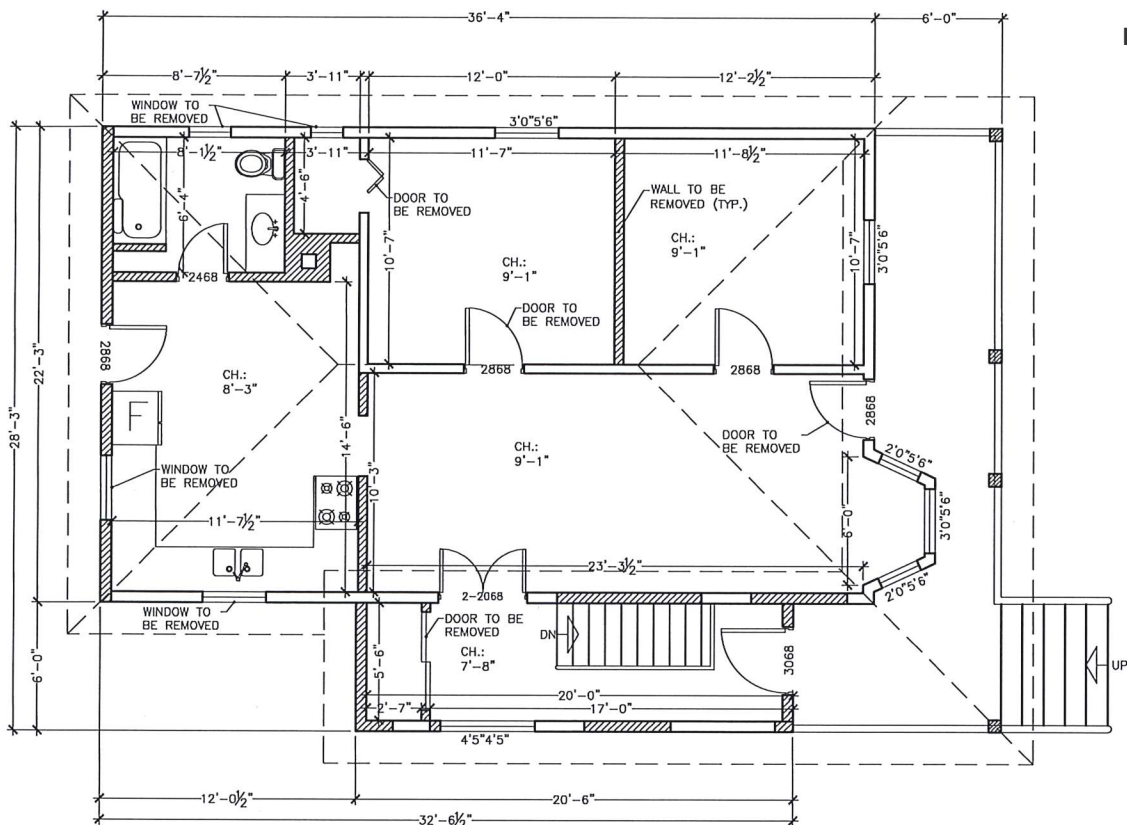
M.M

CHECKED:

M.M

DATE:	SCALE:
SEP16, 2020	AS NOTED
DWG. No.	REV:
A-102	001

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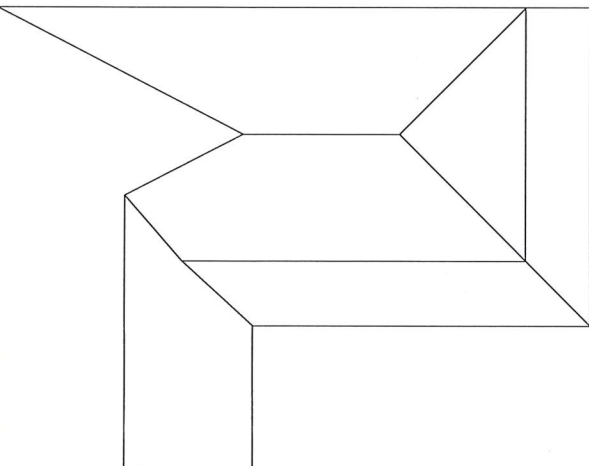
MAIN FLOOR PLAN (existing)
SCALE: 1/4"=1'-0"

James Residence main floor plan when situated on 336 East 9th Street before building was moved to 532 East 10th Street in March 2020

- SA SMOKE ALARM
- CD CO DETECTOR
- FN FAN

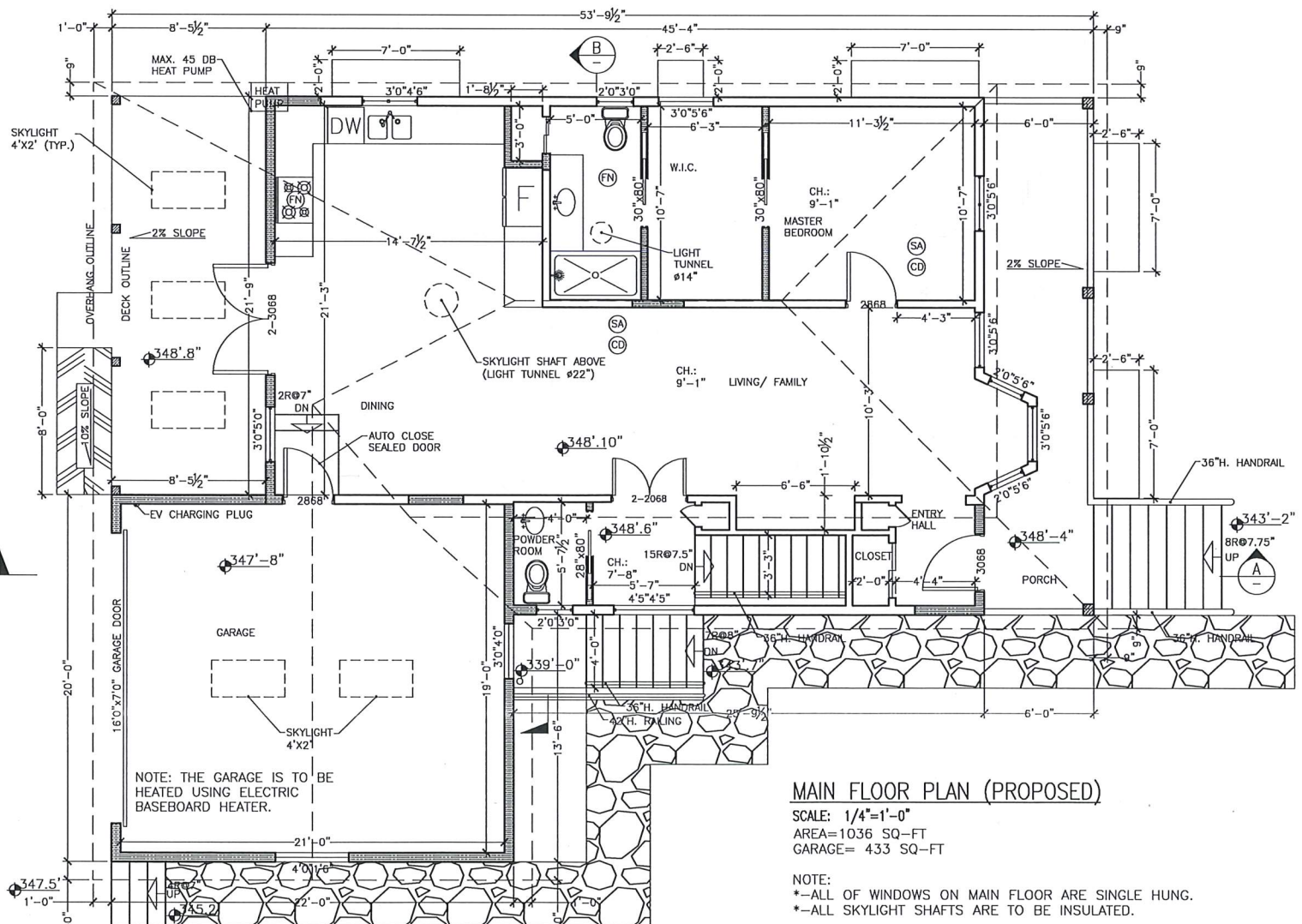
ABBREVIATIONS

BF: BUILDING FACE
B.O.: BOTTOM OF
B.O.W.: BOTTOM OF WALL
CH.: CLEAR HEIGHT
CONC.: CONCRETE
DN.: DOWN
EBF: EXPOSE BUILDING FACE
EXTG.: EXISTING
FD.: FLOOR DRAIN
FIN.: FINISHED
FAR: FLOOR AREA RATIO
FSR: FLOOR SPACE RATIO
G.W.B.: GYPSUM WALL BOARD
HP.: HEAT PUMP
LD.: LIMITED DISTANCE
M²: SQUARE METER
MAX.: MAXIMUM
MIN.: MINIMUM
MIN. MINUTES
N.: NATURAL
N.T.S.: NOT TO SCALE
O.T.B.: OPEN TO BELOW
PER.: PROPOSED EXPOSE RATIO
PERF.: PERFORATED
PL.: PROPERTY LINE
PR.: PROPOSED
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SQ.FT.: SQUARE FEET
S.F.: SQUARE FEET
T.O.: TOP OF
T.O.W.: TOP OF WALL
TYP.: TYPICAL
W.I.C.: WALKING IN CLOSET



ROOF PLAN (PROPOSED)
SCALE: 1/8"=1'-0"

James Residence roof plan as currently situated on 532 East 10th Street

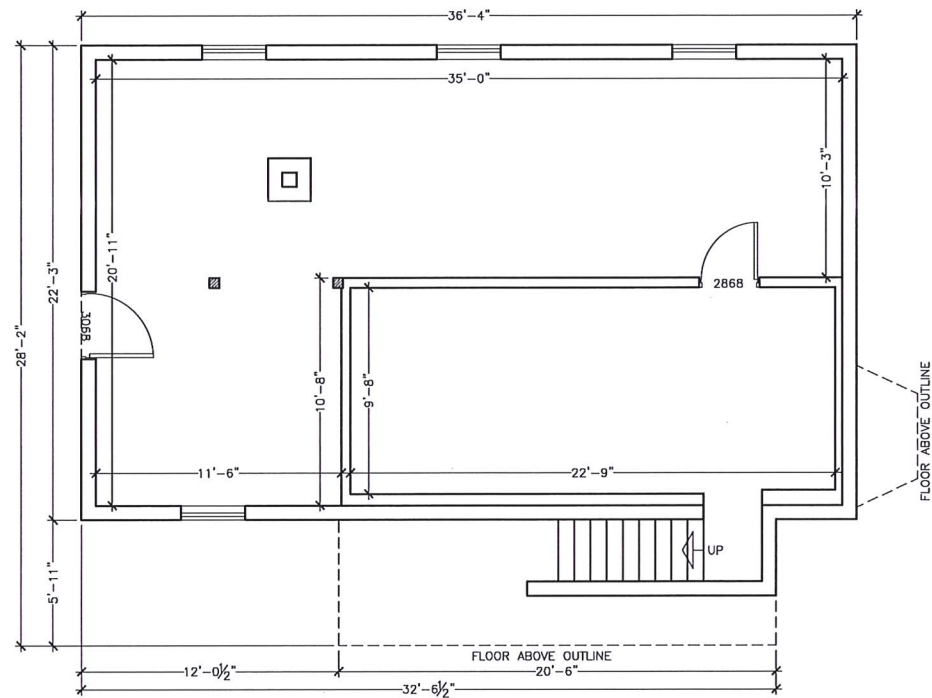


MAIN FLOOR PLAN (PROPOSED)
SCALE: 1/4"=1'-0"
AREA=1036 SQ-FT
GARAGE= 433 SQ-FT

James Residence main floor plan as currently situated on 532 East 10th Street

NOTE:
*-ALL OF WINDOWS ON MAIN FLOOR ARE SINGLE HUNG.
*-ALL SKYLIGHT SHAFTS ARE TO BE INSULATED.

Floor Plans - James Residence (original and current)



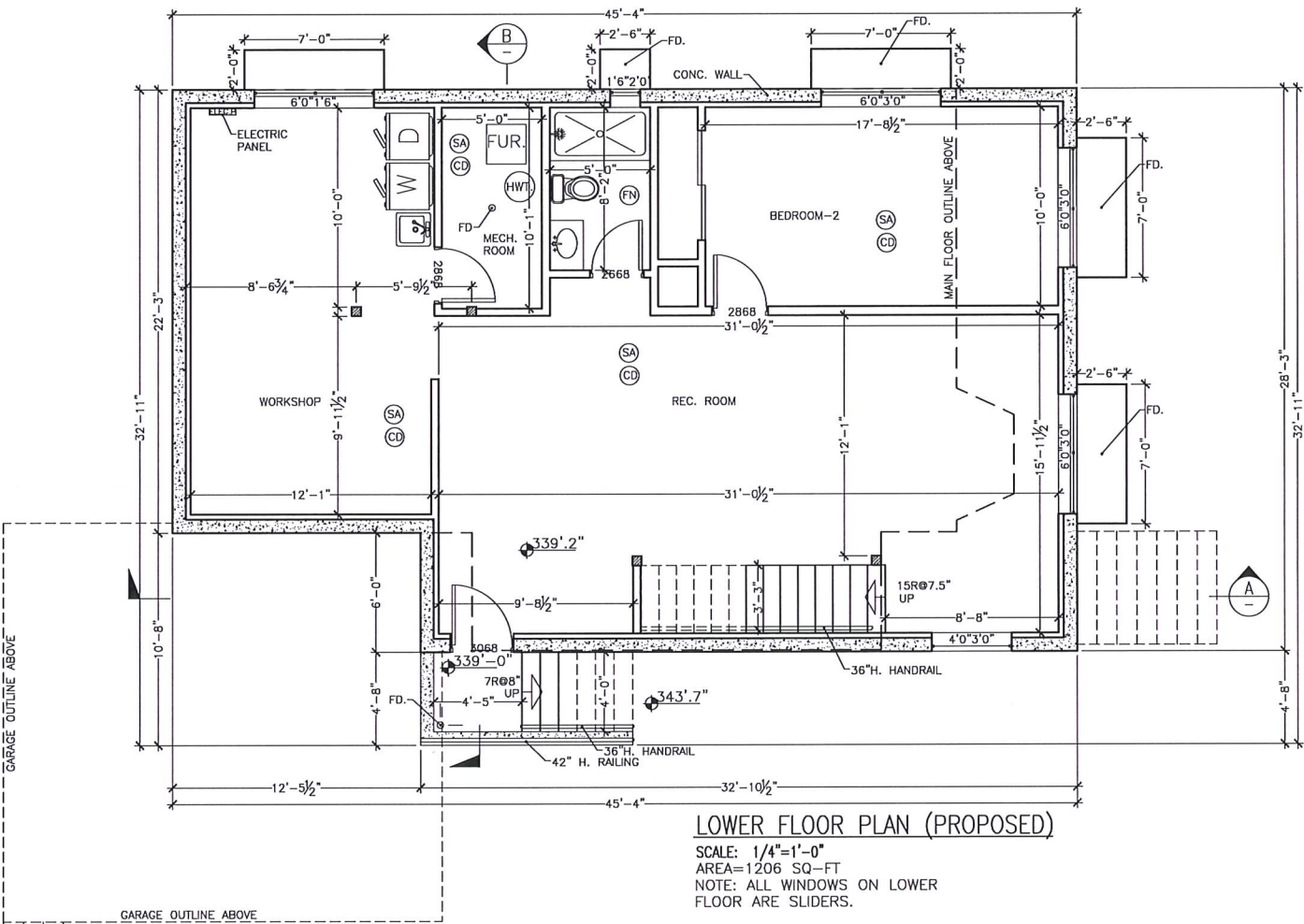
LOWER FLOOR PLAN (existing)
SCALE: 1/4"=1'-0"

James Residence lower floor plan when situated on 336 East 9th Street before building was moved to 532 East 10th Street in March 2020

- SA SMOKE ALARM
- CD CO DETECTOR
- FN FAN

ABBREVIATIONS

BF: BUILDING FACE
B.O.: BOTTOM OF
B.O.W.: BOTTOM OF WALL
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S.F.: SQUARE FEET
T.O.: TOP OF
T.O.W.: TOP OF WALL
TYP.: TYPICAL
W.I.C.: WALKING IN CLOSET



LOWER FLOOR PLAN (PROPOSED)

SCALE: 1/4"=1'-0"
AREA=1206 SQ-FT
NOTE: ALL WINDOWS ON LOWER FLOOR ARE SLIDERS.

James Residence lower floor plan as currently situated on 532 East 10th Street



MASOUD MALBOURI
ARCHITECT
WWW.FAMILYDESIGN.CA
MALBOURI@GMAIL.COM
778-885-4614

REVISIONS:

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2-ISSUED FOR:	
3-ISSUED FOR:	

NORTH:



PROJECT:

RESIDENCE OF
Mr. DEAN

ADDRESS:

532 E10 ST
NORTH VANCOUVER

CLIENT:

Mr. TONY DEAN

DRAWING TITLE:

LOWER FLOOR PLAN

DESIGNED:

DRAWN:

M.M.

CHECKED:

M.M.

DATE:

SEP16, 2020

DWG. No.

A-103

SCALE:

AS NOTED

REV.:

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Elevations - Existing Original Dwelling/Proposed Regularized Accessory Coach House 532 East 10th Street

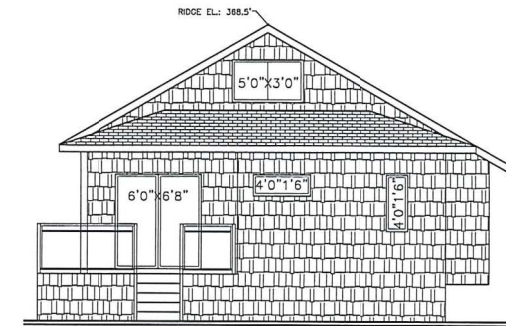
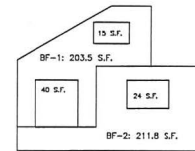
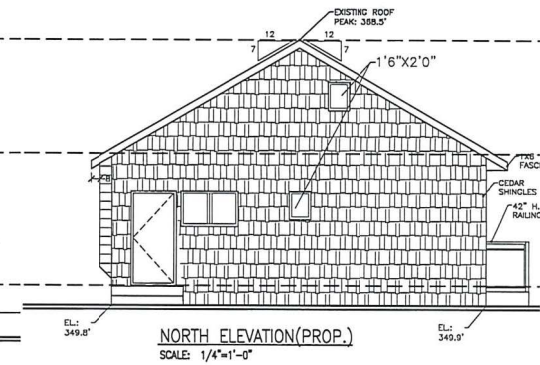
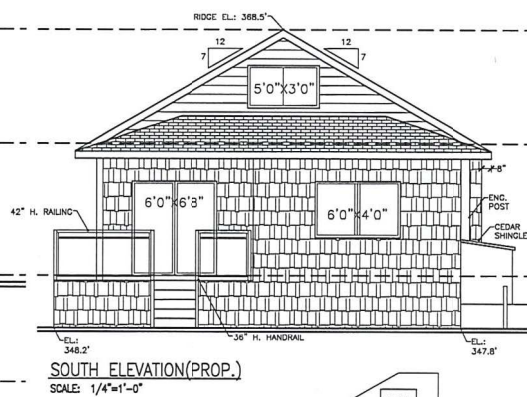
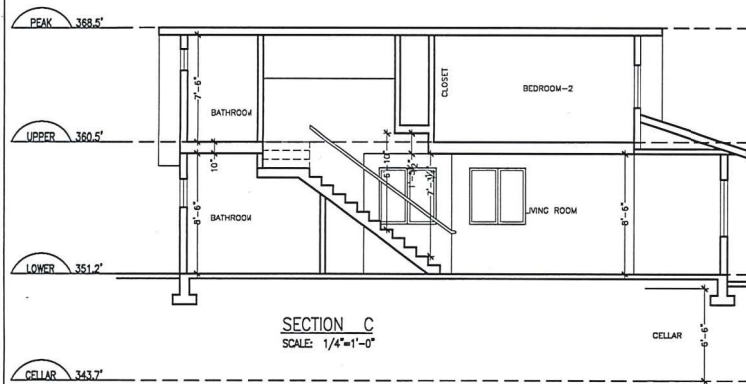


Table 9.10.15.4.
Maximum Area of glazed opening in exterior walls of House

Maximum Total Area of Exposed Building Face, (m ²)	Maximum Aggregate Area of glazed openings, % of exposing Building Face Area	Limiting Distance, m
1.2	1.2	4.0
1.5	1.5	5.0
2.0	2.0	6.7
4.0	4.0	10.0
6.0	6.0	13.1
8.0	8.0	16.8
10.0	10.0	20.3
12.0	12.0	23.9
16.0	16.0	32.9
20.0	20.0	42.0
25.0	25.0	52.0
30.0	30.0	62.0
35.6	35.6	72.0
40.0	40.0	82.0
45.0	45.0	92.0
50.0	50.0	100.0
55.0	55.0	110.0
60.0	60.0	120.0
65.0	65.0	130.0
70.0	70.0	140.0
75.0	75.0	150.0
80.0	80.0	160.0
85.0	85.0	170.0
90.0	90.0	180.0
95.0	95.0	190.0
100.0	100.0	200.0

Table 9.10.15.4.
Maximum Area of glazed opening in exterior walls of House

Maximum Total Area of Exposed Building Face, (m ²)	Maximum Aggregate Area of glazed openings, % of exposing Building Face Area	Limiting Distance, m
1.2	1.2	4.0
1.5	1.5	5.0
2.0	2.0	6.7
4.0	4.0	10.0
6.0	6.0	13.1
8.0	8.0	16.8
10.0	10.0	20.3
12.0	12.0	23.9
16.0	16.0	32.9
20.0	20.0	42.0
25.0	25.0	52.0
30.0	30.0	62.0
35.6	35.6	72.0
40.0	40.0	82.0
45.0	45.0	92.0
50.0	50.0	100.0
55.0	55.0	110.0
60.0	60.0	120.0
65.0	65.0	130.0
70.0	70.0	140.0
75.0	75.0	150.0
80.0	80.0	160.0
85.0	85.0	170.0
90.0	90.0	180.0
95.0	95.0	190.0
100.0	100.0	200.0

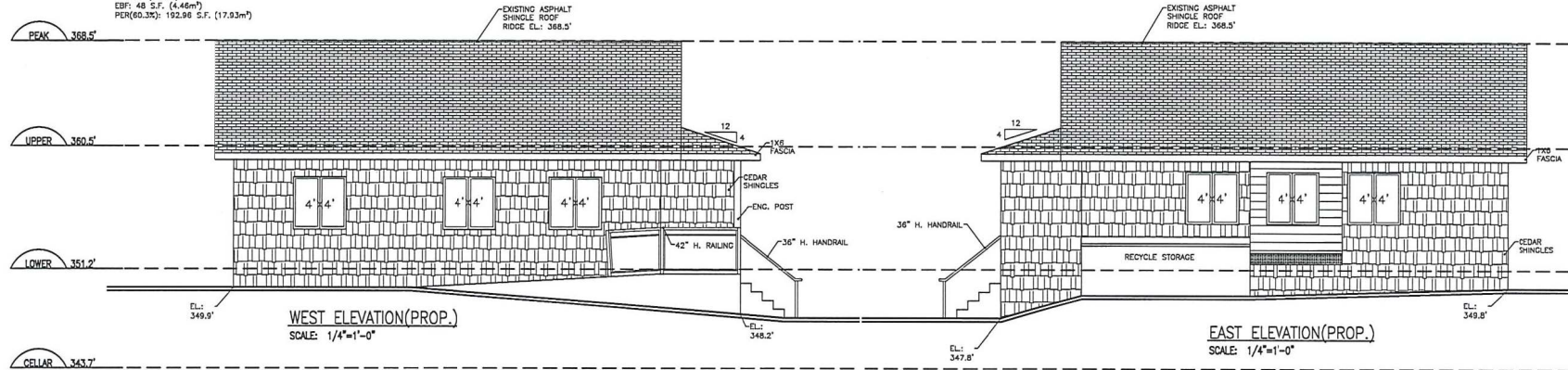
SOUTH SIDE SPATIAL SEPARATION CALCULATION
TOTAL BUILDING FACE AREA: 415.3 S.F. (38.6m²)

BF: 203.5 S.F. (18.9m²)
LD: 25' 0" x 4' (7.86m)
EBF: 55 S.F. (5.11m²)
PER(94.52%): 192.35 S.F. (17.88m²)

BF: 211.8 S.F. (19.6m²)
LD: 19' 0" x 6' (6.0m)
EBF: 136.5 S.F. (12.69m²)
PER(64.48%): 136.5 S.F. (12.69m²)

WEST SIDE SPATIAL SEPARATION CALCULATION
TOTAL BUILDING FACE AREA: 320 S.F. (29.74m²)

BF: 320 S.F. (29.74m²)
LD: 18' (5.49m)
EBF: 48 S.F. (4.46m²)
PER(60.3%): 192.96 S.F. (17.93m²)



MAKINUTALBOOTH
Vancouver, BC
178-880-4814

REVISIONS:
1-ISSUED FOR: PERMIT APPLICATION
2-ISSUED FOR:
3-ISSUED FOR:

NORTH:

PROJECT:
RESIDENCE OF Mr. DEAN

ADDRESS:
532 E10 ST
NORTH VANCOUVER

CLIENT:
Mr. TONY DEAN

DRAWING TITLE:
ELEV & SEC

DESIGNED:

DRAWN: M.M.
CHECKED: M.M.

DATE: OCT 27, 2020
SCALE: AS NOTED
REV: 001

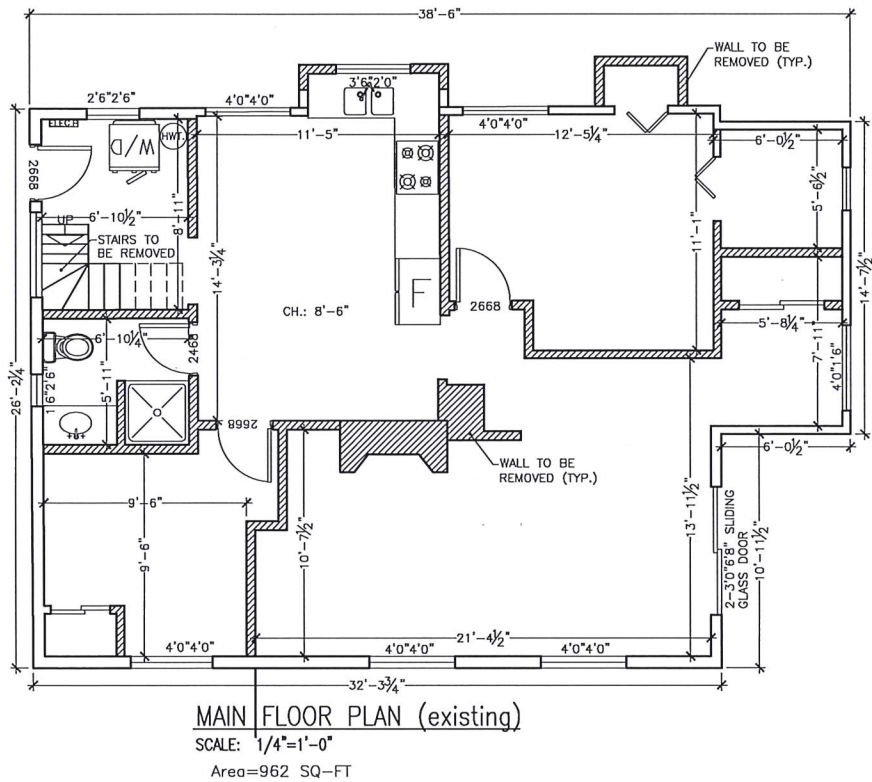
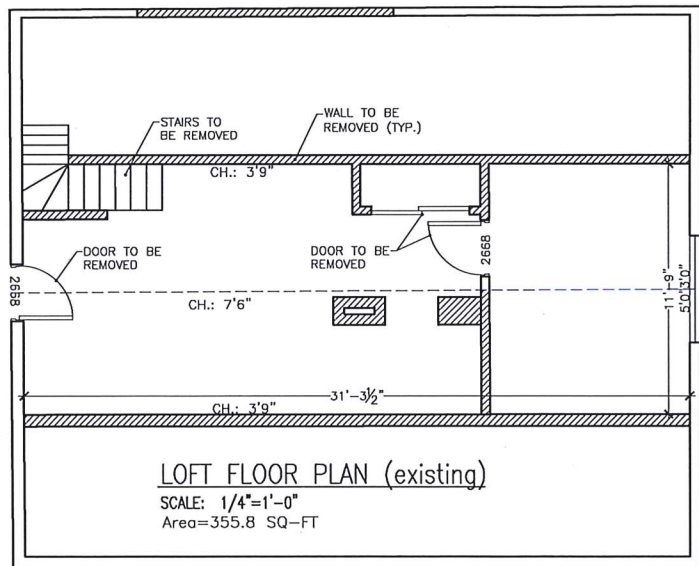
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- SA SMOKE ALARM
CD CO DETECTOR
FN FAN

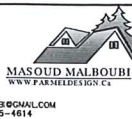
Floor Plans - Existing Original Dwelling situated on 532 East 10 Street adjacent to lane

ABBREVIATIONS

BF: BUILDING FACE
B.O.: BOTTOM OF
B.O.W.: BOTTOM OF WALL
CH.: CLEAR HEIGHT
CONC.: CONCRETE
DN.: DOWN
EBF: EXPOSE BUILDING FACE
EXTG.: EXISTING
FD.: FLOOR DRAIN
FIN.: FINISHED
FAR: FLOOR AREA RATIO
FSR: FLOOR SPACE RATIO
G.W.B.: GYPSUM WALL BOARD
HP.: HEAT PUMP
LD.: LIMITED DISTANCE
M²: SQUARE METER
MAX.: MAXIMUM
Min.: MINIMUM
MIN. MINUTES
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SQ.FT.: SQUARE FEET
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T.O.: TOP OF
T.O.W.: TOP OF WALL
TYP.: TYPICAL
W.I.C.: WALKING IN CLOSET



NOTE: THE HEATING SYSTEM
IS TO BE FORCED AIR.



REVISIONS:
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PERMIT APPLICATION
2-ISSUED FOR:
3-ISSUED FOR:

NORTH:



PROJECT:
RESIDENCE OF
Mr. DEAN

ADDRESS:
532 E10 ST
NORTH VANCOUVER

CLIENT:
Mr. TONY DEAN

DRAWING TITLE:
FLOOR PLANS

DESIGNED:

DRAWN:
M.M

CHECKED:
M.M

DATE: SEP16, 2020 SCALE: AS NOTED
DWG. No. A-106 REV.: 001

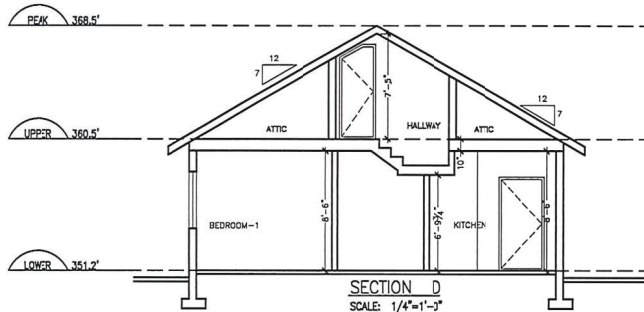
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Floor Plans - Proposed Regularized Accessory Coach House situated on 532 East 10 Street adjacent to lane

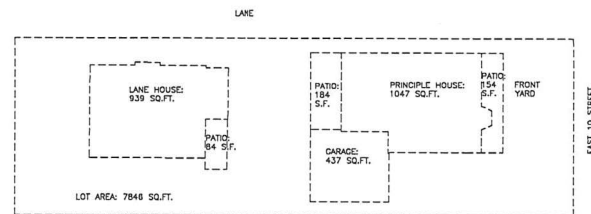
- (SA) SMOKE ALARM
 (CD) CO DETECTOR
 (FN) FAN

ABBREVIATIONS

B.F: BUILDING FACE
B.O.: BOTTOM OF
B.O.W.: BOTTOM OF WALL
C.H: CLEAR HEIGHT
C.O.N.C.: CONCRETE
DN: DOWN
EXP: EXPOSED BUILDING FACE
EXTG: EXISTING
F.D.: FLOOR DRAIN
FIN: FINISHED
FSR: FLOOR AREA RATIO
FSR: FLOOR SPACE RATIO
C.W.B.: CYPRESS WOOD PLUM
L.D.: LIMITED DISTANCE
M.: SQUARE METER
MAX.: MAXIMUM
Min.: MINIMUM
MIN. MINUTES
N.: NATURAL
N.T.S.: NOT TO SCALE
O.T.B.: OPEN TO BELOW
O.T.B.: OPEN TO BELOW EXPOSE RATIO
PERF.: PERFORATED
P.L: PROPERTY LINE
PR: PROPOSED
PT.: PRESSURE TREATED
SQ.F: SQUARE FEET
S.F.: SQUARE FEET
T.O.P.: TOP OF
T.O.W.: TOP OF WALL
TYPICAL
W.C.: WALKING IN CLOSET



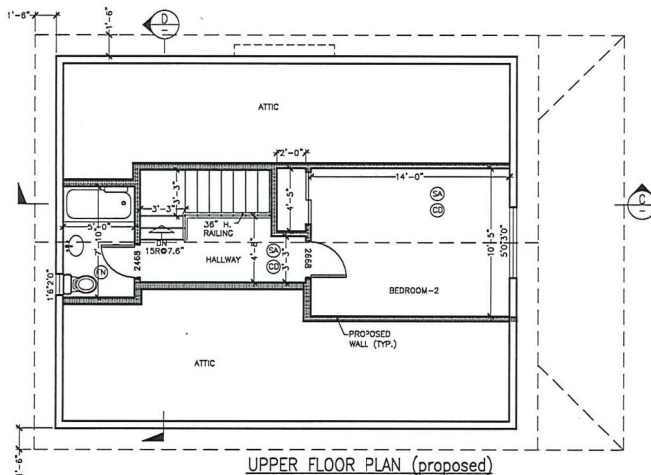
NOTE: ALL LANE WAY HOUSE ROOF IS
TO BE CATHEDRAL (VAULTED CEILING)



GROSS FLOOR AREA OVERLAY PLAN

SCALE: 1/16"=1'-0"

SITE COVERAGE: 2577 SQ.FT. (32.84%)

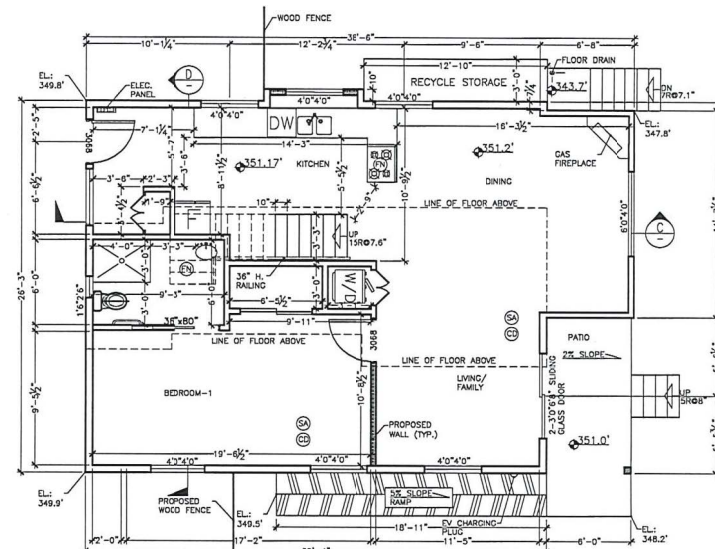


UPPER FLOOR PLAN (proposed)

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

Area=318 SQ-FT

PROPOSED FSR: 1169 SQ.FT.



MAIN FLOOR PLAN (proposed)

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

Area=939 SQ-FT

NOTE: THE HEATING SYSTEM IS TO BE FORCED AIR.

WALBOURN, CO
770-888-4414

100

REVISIONS:

1-ISSUED FOR:
PERMIT APPLICATION

ZEISS JENA OPTIK

||

ISSUED FOR:

NORTH:



PROJECT:

RESIDENCE OF
Mr. DEAN

ADDRESS:
532 E10 ST
NORTH VANCOUVER

CLIENT: Mr. TONY DEAN

DRAWING TITLE:
FLOOR PLANS

DESIGNED

[illegible]

DRAWN:

CHECKED
M

DATE: OCT27, 2020	SCALE: A5 NOTED
DWG. No. A-107	REV.: 001

A-107 001
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Proposed Colour Elevations - 532 East 10 Street



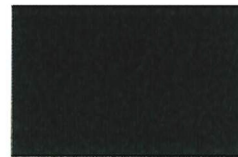
EDWARD PORCH GRAY



HARRIS GRAY



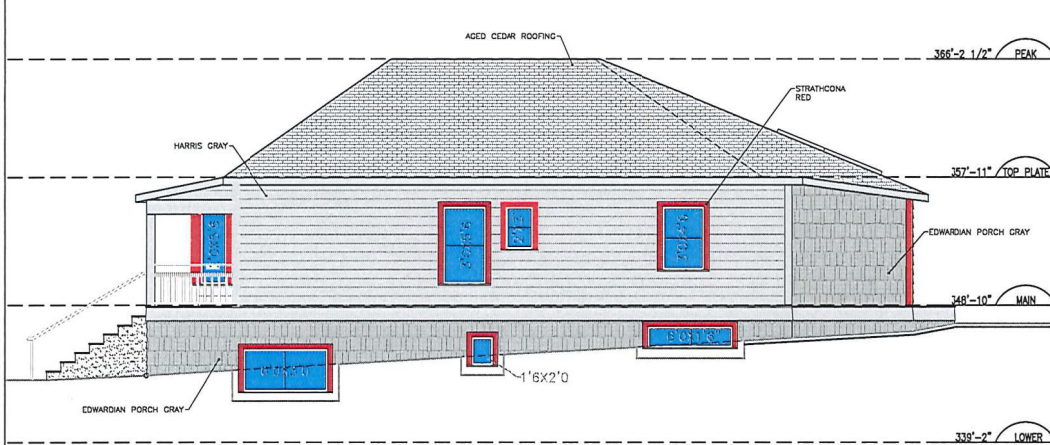
STRATHCONA RED



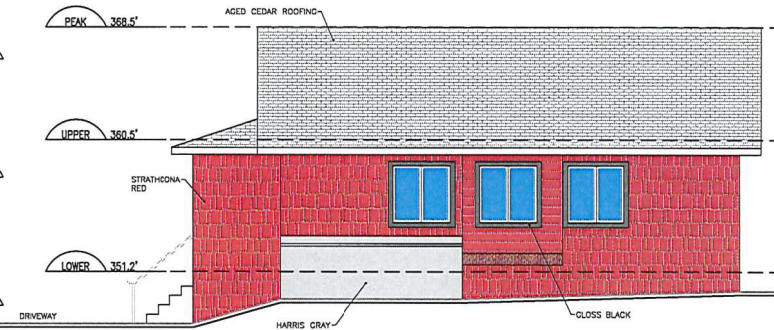
GLOSS BLACK



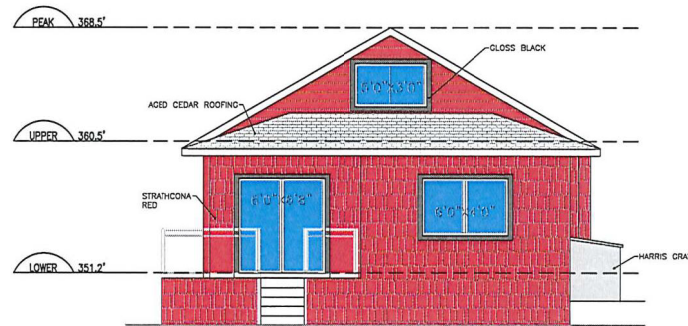
AGED CEDAR ROOFING



East Elevation
James Residence



East Elevation
Proposed Regularized Accessory Coach House



South Elevation

illustration of proposed historically correct colour scheme as per Conservation Plan, dated July 2020 Proposed Regularized Accessory Coach House

REVISIONS: 1-ISSUED FOR: PERMIT APPLICATION 2-ISSUED FOR: 3-ISSUED FOR:	
NORTH: 	
PROJECT: RESIDENCE OF Mr. DEAN	
ADDRESS: 532 E10 ST NORTH VANCOUVER	
CLIENT: Mr. TONY DEAN	
DRAWING TITLE: COMBINED EAST ELEV	
DESIGNED:	
DRAWN: M.M. CHECKED: M.M.	
DATE: OCT28, 2020 SCALE: AS NOTED	
DWG. NO.: A-108 REV.: 001	
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Annie Dempster

From: Elana <elanazysblat@shaw.ca>
Sent: September-30-20 9:27 AM
To: Annie Dempster
Cc: tony
Subject: Re: Guards - James Residence / Copper Cottage - 532 East 10th Street, City of North Vancouver

This proposed design is acceptable from a conservation point of view and aligns with the Conservation Plan.

Elana Zysblat, [BCAHP](#)
heritage consultant
in [Linkedin](#)

Ance Building Services Co. Inc.

E elanazysblat@shaw.ca
W ancebuildingservices.com

On Sep 29, 2020, at 5:47 PM, Annie Dempster <ADempster@cnv.org> wrote:

<Extract of Page 7 1948803-v1-BLD2020-00108_-_532_East_10th_Street_-_Architectural_Drawings_A1-10_-_Revised_Sept_17_2020.pdf>

Annie Dempster

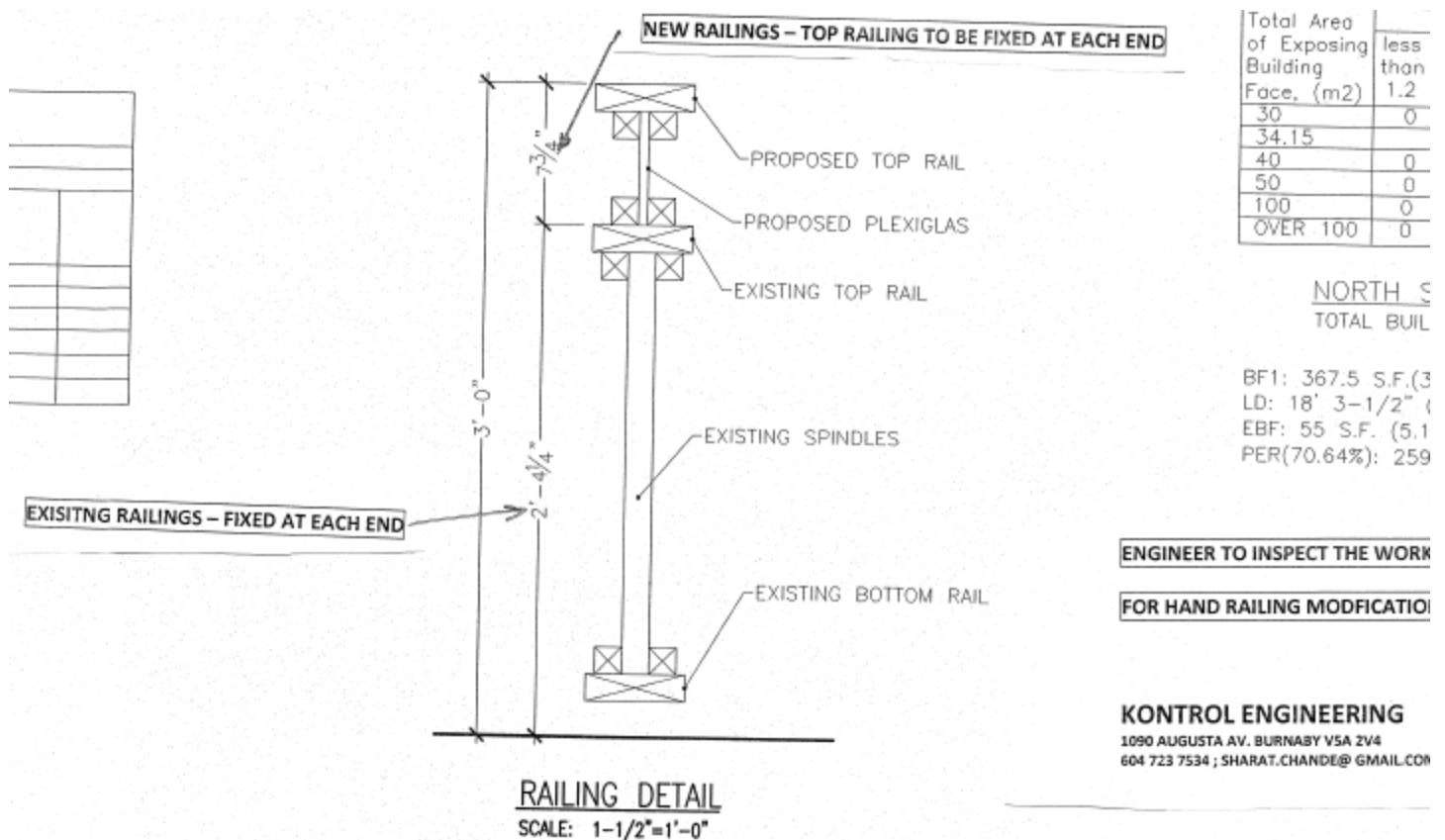
From: Annie Dempster
Sent: September-29-20 5:44 PM
To: 'Elana'
Cc: tony
Subject: RE: Guards - James Residence / Copper Cottage - 532 East 10th Street, City of North Vancouver
Attachments: Re: Revised Heritage Conservation Plan - 532 E 10th St. ; Extract of Page 7 1948803-v1-BLD2020-00108_-_532_East_10th_Street_-_Architectural_Drawings_A1-10
_-_Revised_Sept_17_2020.pdf

Hello Elana,

RE: Guards - James Residence / Copper Cottage - 532 East 10th Street, City of North Vancouver

The issue of the guard rail height has come up. In their review of BLD2020-00108 (for the James Residence / Copper Cottage), the Building Department has stated, "per 9.8.8.3.(3) of the BC Building Code, the height of the guard is required to be a minimum of 36." As you know, requirement is contrary to the requirements of the Heritage Conservation Plan (Received July 20, 2020 – copy attached to this email) which specifies "*Restore wood front porch railing with spindles at historic high (28.25" – just below half post).*" Is there a solution that can be respectful to the historic significance of the front porch railing while still meeting the safety objectives of the current BC Building Code?

The following design has been submitted as a response to the Building Department's requirements.



From a heritage prospective, I was wondering if a solution that blends into the overall railing structure preserving the visual look of the historic railing could be possible to protect the historic significance the cottage's front façade? The following is an extract from the Heritage Conservation Plan for the King residence at 244 East 5th Street – specifying a glass or plexiglas extension to the guardrail (shown circled in red on the bottom drawing) to meet the BC Building Code while minimizing the visual impact to the historic building.

CONSERVATION PLAN: THE KING RESIDENCE, 244 EAST 5TH STREET, NORTH VANCOUVER

5.5 Verandah

The original full-width wraparound verandah features a hipped-roof and is accessed by a flight of steps at its east end. It is one of the most significant character-defining elements. Original elements of the verandah include open balustrade, grouped square columns, wooden piers with recessed panels, and closed soffit ceiling. The original floor was removed and covered with concrete when the house was raised and the ground level suite added (between 1975 and 1988). In addition, the original balustrade of the staircase has been altered from the original. The existing flight of stairs and railing are not original, but are in the original location of the entry steps.



Verandah and balustrade of the staircase



Concrete steps

Conservation Recommendation: Preservation, Restoration & Rehabilitation

The verandah and flight of stairs on the front façade are significant architectural elements.

- The historic elements of the verandah will be preserved including the open balustrades, handrails, columns, piers, tongue-and-groove soffits and fascia boards. The original height of the balustrade will be retained, with an alternative means to reach the 42" code compliant height, if required. This can include a glass/plexiglass extension, or a metal or wood handrail (see example below).



Code compliant balustrade, circled in red; the glass inserts are barely visible. A metal handrail installed on the staircase would also be a reversible and acceptable solution.

THE ARLINGTON GROUP/DONALD LUXTON & ASSOCIATES INC. MAY 2012
FOR: ANNA DEVELOPMENT CO. LTD.

18

I will follow up this email with a phone call to see if you have ideas. If I don't reach you tonight, I'll call you tomorrow.

Thank you for your assistance.

Warm regards,

Annie Dempster | Planning Technician 2
Planning & Development
T 604 982-3942

City of North Vancouver

141 W 14th Street, North Vancouver, BC | V7M 1H9

cnv.org





PLANNING DEPARTMENT
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET
NORTH VANCOUVER
BC / CANADA / V7M 1H9

T 604 983 7357
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PLANNING@CNV.ORG
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Memo

To: Mayor Linda Buchanan and Members of Council
From: Annie Dempster, Planning Technician 2
Date: April 26, 2021
Re: **RESOLUTION OF HERITAGE ADVISORY COMMISSION**

At the regular meeting of the Heritage Advisory Committee on March 9th, 2021; the following resolution was regularly moved and seconded:

“BE IT RESOLVED THAT the Heritage Advisory Commission, having reviewed the presentation from Tony and Yvonne Perrault for a Heritage Revitalization Agreement to protect the James Residence, now located at 532 East 10th Street, and to legalize the existing principal dwelling as an accessory coach house; supports the project proposal and commends the applicant for the significant effort invested in the project;

THAT the Heritage Advisory Commission is in support of the Heritage Revitalization Agreement to legally protect the James Residence at 532 East 10th Street, in accordance with the Heritage Conservation Plan, and to vary “Zoning Bylaw, 1995, No. 6700” regulations to the extent necessary to legalize the approximately 1,300 square foot existing principal dwelling, built adjacent to the lane in approximately 1916, as an accessory coach house;

THAT the Heritage Advisory Commission supports staff working with the applicant to achieve any available relaxations of permits and fees, where applicable;

THAT the Heritage Advisory Commission supports staff investigating the use of any available heritage funds;

AND THAT the Heritage Advisory Commission encourages staff to work with the proponent on identifying and approving an alternate solution to meet the requirements of the handrail that mitigates or eliminates any negative impact on the overall architectural quality of the home, that doesn't compromise the historic appearance of the house, and is consistent with the recommendations and observations of the Heritage Conservation Plan by maintaining a rail height as a character-defining element as referenced in the Heritage Conservation Plan.

CARRIED UNANIMOUSLY”

The Heritage Advisory Commission will consider formally adopting this resolution with the minutes of their March 9th, 2021 meeting when the Commission meets next.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8831

A Bylaw to enter into a Heritage Revitalization Agreement

WHEREAS Council may, by bylaw, pursuant to the *Local Government Act* as amended from time to time, enter into a heritage revitalization agreement with the owner of heritage property;

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

1. This Bylaw shall be known and cited for all purposes as **“Heritage Revitalization Agreement Bylaw, 2021, No. 8831” (A. Dean / Y. Perrault, 532 East 10th Street)**.

- A. Council considers that certain lands and premises, thereon, commonly known as the “James Residence”, described as:

Street Address: 532 East 10th Street

Common Name / Description: James Residence

Legal Description: PID: 006-632-688
LOT 14, BLOCK 91, DL 550, PLAN 1647

(the “Lands”)

has significant heritage value and should be conserved.

- B. The owner of the Lands and The Corporation of the City of North Vancouver have agreed on the nature, character and extent of the heritage value and heritage character of the Lands and on the nature, extent and form of conservation necessary to protect the heritage value and heritage character of the Lands.
2. The Corporation of the City of North Vancouver is hereby authorized to enter into a “Heritage Revitalization Agreement”, attached to this Bylaw, in respect of the Lands.

READ a first time on the <> day of <>, 2021.

READ a second time on the <> day of <>,
2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

MAYOR

CORPORATE OFFICER



1. Application

The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver BC V7M 1H9

2. Description of Land

PID/Plan Number	Legal Description
006-632-688	LOT 14 BLOCK 91 DISTRICT LOT 550 PLAN 1647

3. Nature of Interest

Type	Number	Additional Information
COVENANT		Article 2, pages 5-7

4. Terms

Part 2 of this instrument consists of:

(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

ANTHONY JAMES DEAN

YVONNE MARIE PERRAULT

6. Transferee(s)

THE CORPORATION OF THE CITY OF NORTH VANCOUVER
141 WEST 14TH STREET
NORTH VANCOUVER BC V7M 1H9

7. Additional or Modified Terms

8. Execution(s)

This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor Signature(s)

Roxana Roohani
Notary Public
#115 - 1433 Lonedale Ave
North Vancouver, BC V7M 2H9
E-mail: roxana@roohani-notary.com

YYYY-MM-DD

2021-04-28

ANTHONY JAMES DEAN

ask both signatures




YVONNE MARIE PERRAULT

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Transferor Signature(s)

YYYY-MM-DD

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

By their Authorized Signatory

Print name:

Print name:

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

TERMS OF INSTRUMENT – PART 2

HERITAGE REVITALIZATION AGREEMENT AND SECTION 219 COVENANT 532 EAST 10th STREET – JAMES RESIDENCE

BETWEEN:

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

(the “**City**”)

AND:

ANTHONY JAMES DEAN AND YVONNE MARIE PERRAULT, having a civic address of 532 East 10th Street, North Vancouver, V7L 2E6

(the “**Owner**”)

WHEREAS:

- A. The Owner is the legal and beneficial owner of the parcel of land currently zoned as RS-1 (One-Unit Residential 1), having a civic address of 532 East 10th Street, North Vancouver, British Columbia legally described as:

PID: 006-632-688
LOT 14, BLOCK 91, DL 550, PLAN 1647

(the “**Lands**”); and

- B. There is a building situated on the Lands, known as the “**JAMES RESIDENCE**” (sometimes referred to as the “Copper Cottage”) which is considered to have heritage value and character (the “**Heritage Building**”) and is listed in the City of North Vancouver’s Heritage Register.
- C. The Owner wishes to develop the Lands by providing continuing protection for the rehabilitated Heritage Building, as moved to the Lands from 336 East 9th Street under a Temporary Use Permit in 2020, and to regularize the 1,300 square feet existing principal dwelling built in approximately 1916, as an accessory coach house.
- D. In order to provide continuing protection to the Heritage Building and allow for the development on the Lands, the Owner and the City have agreed to enter into this heritage revitalization agreement and Section 219 Covenant to provide for the long-term maintenance and preservation of the Heritage Building and to vary certain provisions of the City’s bylaws in connection with the Lands pursuant to section 610 of the *Local Government Act*.

THEREFORE, pursuant to Section 610 of the *Local Government Act*, and in consideration of the payment ten dollars (\$10.00) by the City to the Owner, the mutual obligations and benefits given herein and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

ARTICLE 1 DEFINITIONS

1.1 **Definitions.** In this agreement, unless explicitly used differently elsewhere herein, the terms defined in this section have the meanings given to them here:

- (a) **“Accessory Coach House Building”** means the 125.4 square metres (1,350 square feet) existing principal dwelling, built on the Lands adjacent to the lane in approximately 1916, regularized through this Agreement as an Accessory Coach House Use as part of the Development;
- (b) **“City”** means The Corporation of the City of North Vancouver continued under the *Community Charter* and **“City of North Vancouver”** means its geographic location and area;
- (c) **“Conservation Plan”** means the plan of restoration, rehabilitation, alteration, conservation and maintenance of the Heritage Building prepared by Heritage Consultant Elana Zysblat dated July 2020, attached as Schedule A to this Agreement, together with such modifications and additional plans as may be approved by the Director of Planning and Development from time to time at his sole discretion;
- (d) **“Conservation Work”** means the conservation, repair and maintenance of the Heritage Building in accordance with the Conservation Plan to conserve the structure, support and heritage characteristics and features of the Heritage Building so as to extend its life and use as such;
- (e) **“Development”** means the proposed development on the Lands described above in the introductory paragraphs hereto;
- (f) **“Director of Planning and Development”** means the chief administrator of the Department of Planning and Development of the City, from time to time; and
- (g) **“Heritage Alteration Permit”** means a permit to alter or change features of heritage buildings issued by the City pursuant to section 617 of the *Local Government Act*;
- (h) **“Heritage Building”** has the meaning given above in the introductory paragraphs herein;
- (i) **“Heritage Consultant”** means an independent, heritage building rehabilitation and conservation expert, knowledgeable and experienced in and duly qualified for planning and supervising rehabilitation and conservation work for heritage buildings;
- (j) **“Local Government Act”** means the Local Government Act, R.S.B.C 2015, c.1, as may be amended or superseded;
- (k) **“Permits”** means any building permit(s), development permit(s) and Heritage Alteration Permits issued by the City in respect of the Development, as such permit(s) may be modified or amended from time to time, including, without

limitation, all final reports, plans, drawings and specifications relating thereto and any amendments thereof;

- (l) **"Lands"** has the meaning given above in the introductory paragraphs hereto and includes any other parcels of land into which the Lands may at any time in any way be consolidated or subdivided;
- (m) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, c.250;
- (n) **"Owner"** means the registered owner or owners of the Lands and the successors and assigns thereof and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then "Owner" includes the strata corporation thereby created;
- (o) **"Rehabilitation Work"** has the meaning given in Section 2.1(c)(ii);
- (p) **"rehabilitate"** and **"rehabilitation"** mean the planning and carrying out of restoration, rehabilitation, and construction work to restore, upgrade, improve and conserve the structure, support and heritage characteristics and features of a heritage building or real property heritage feature so as to revitalize it;
- (q) **"Strata Property Act"** means the *Strata Property Act*, S.B.C. 1998, c.43;
- (r) **"Zoning Bylaw"** means the City's "Zoning Bylaw, 1995 No. 6700" and any amendments thereto and replacements thereof.

ARTICLE 2

SECTION 219 COVENANT

REHABILITATION AND CONSERVATION OF HERITAGE BUILDING

- 2.1 Pursuant to Section 219 of the *Land Title Act*, the Owner covenants and agrees, as a covenant and agreement running with, charging and binding the Lands, that:
- (a) the Owner will not use the Lands and Heritage Building except in accordance with this Agreement;
 - (b) the Owner will not demolish the Heritage Building, in whole or in part, nor alter or change in any manner, any exterior feature of the Heritage Building unless the Owner first obtains a Heritage Alteration Permit from the City;
 - (c) the Owner, at the Owner's expense, and to the satisfaction of the Director of Planning and Development:
 - (i) apply for and obtain from the City all necessary Permits prior to commencing any part of the Development including any construction or alteration to the Heritage Building;
 - (ii) within twenty-four (24) months after the date upon which the Permits are issued authorizing the Development on the Lands, plus any additional time by which the date of expiry of the Permit may be extended under the provisions of the Zoning Bylaw or other bylaws of the City, shall complete any remaining rehabilitation of the heritage elements of the Heritage

Building and shall do so in accordance with this Agreement, the Permits and the Conservation Plan (the “**Rehabilitation Work**”);

- (iii) shall ensure that a Heritage Consultant supervises the carrying out of any substantial Rehabilitation Work;
 - (iv) shall ensure that, at all times during the carrying out of the Rehabilitation Work, the Heritage Building is secure from vandalism and occupation by squatters; and
 - (v) at the request of the City, on completion of the Rehabilitation Work as required by this agreement, shall cause a Heritage Consultant to submit to the Director of Planning and Development, a signed statement stating explicitly that the Rehabilitation Work has been completed in accordance with the Conservation Plan;
- (d) The Owner acknowledges and agrees that the Rehabilitation Work carried out in accordance with the Conservation Plan describes a minimum enhancement to the heritage appearance of the Heritage Building. Other technical upgrades may be required in accordance with applicable City’s bylaws or Provincial building codes.
 - (e) after completion of the Rehabilitation Work in accordance herewith, and for the life of the Heritage Building, the Owner will, at the Owner’s expense, carry out the Conservation Work necessary to conserve the Heritage Building as rehabilitated, keep it in good condition in all respects at all times and maintain the Heritage Building in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada and in accordance with the City’s Heritage Conservation Procedures Bylaw, 2013, No. 8292, as amended from time to time;
 - (f) at all times after and while this agreement is registered on title to the Lands, the Owner, at the Owner’s expense, shall keep the Heritage Building insured to full replacement value against all perils, including, without limitation, damage or destruction by earthquake;
 - (g) except for maintenance and repair work, the Owner will not and will not suffer or permit anyone else to do anything at any time to renovate, alter, modify or reconfigure or that will result in any alteration, modification or reconfiguration of the Heritage Building in any way except as may be permitted or required by this agreement, the Conservation Plan and/or any development and/or Heritage Alteration Permits issued by the City;
 - (h) if at any time, in default under this agreement, the Owner, in the City’s opinion, fails to perform its obligations as required hereby to rehabilitate and conserve the Heritage Building and fails to rectify any such default within thirty (30) days, or within such other longer time as the City may explicitly permit, after notice from the City to so rectify such default, the City, on the Owner’s behalf and at the Owner’s expense, may, but will be under not be obligated to, enter onto the Lands or into the Heritage Building to rectify the Owner’s default; and
 - (i) the Owner acknowledges and agrees that, notwithstanding that this agreement and this Agreement may result in restrictions with respect to the future use and

development and therefore may affect the value of the Lands, the Owner has received full and fair compensation therefor and the Owner hereby waives and renounces any and all claims for any further or other compensation by reason of this agreement and acknowledges and agrees that the requirements of Section 613(1) of the *Local Government Act* have been fully satisfied, and the Owner hereby releases the City and its officials, officers, employees and agents from any liability for any loss, injury, damage or expense of any kind the Owner may suffer, incur or experience and the Owner will indemnify the City for any loss, injury, damage or expense the City may incur, suffer or experience and for any complaint, demand, claim, action, suit or judgment for any loss, injury, damage or expense anyone else may suffer, incur or experience arising out of or in any way connected with this Agreement. The release and promise of indemnification contained in this paragraph will survive discharge and termination of this Agreement.

ARTICLE 3 DEBTS OWED TO CITY

- 3.1 If the City, pursuant to this agreement, enters upon the Lands or any of them to perform any of the Owner's obligations hereunder to carry out the Rehabilitation Work or Conservation Work or to conserve, repair or maintain the Heritage Building:
- (a) there will be no express or implied warranties as to the quality of any work the City may so carry out or the suitability of the materials for the purposes for which they are put; and
 - (b) the Owner will pay to the City, forthwith on demand, to the extent the City has not taken payment for such costs from any letters of credit provided to the City hereunder, as reimbursement for expenses incurred, the full amount of all costs the City incurs to carry out work to rehabilitate, conserve, or repair the Heritage Building, plus twenty percent (20%) of such costs as fair compensation for the City's overhead, and any such amounts the Owner does not pay or fails to pay to the City forthwith on demand will bear interest, until paid in full, at the prime lending rate at the Bank of Montreal's main branch in the City of North Vancouver, plus three percent (3%), calculated monthly and not in advance.

ARTICLE 4 BYLAW VARIATIONS

- 4.1 Pursuant to the provisions of Section 610(2)(b) of the *Local Government Act*, the following variances to the Zoning Bylaw No. 6700 are granted through this Agreement to enable the proposed Development on the Lands:
- (a) Section 509(2)(c)(ii) is hereby varied to state of the total allowed in Section 509(2), the maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use shall not exceed 125.4 square metres (1,350 square feet); and
 - (b) Section 509(6) is hereby varied to waive the requirement that the Accessory Coach House Building situated on the Lands comply with the applicable Accessory Coach House Development Permit Guidelines; and

- (c) Division V11:C.2.1 Exemptions is hereby varied so that in addition to minor exterior renovations, other interior and exterior renovations to the existing Accessory Coach House Building situated on the Lands which do not significantly alter the footprint or character of the building may also be exempted from Development Permit requirements at the discretion of the Director of Planning and Development.

ARTICLE 5 SUBDIVISION

5.1 **Subdivision.** If the Lands are subdivided at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act* or under other similar legislation enacted from time to time then upon the deposit of a plan of subdivision, strata plan, or similar plan as the case may be:

- (a) subject to Section 7.2 herein, the rights and benefits of this agreement herein granted will be annexed to and run with each of the new parcels, lots, or other subdivided parcels and areas so created; and
- (b) subject to Section 7.3 herein, the burdens, obligations and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided parcels and areas so created.

5.2 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:

- (a) the Section 219 Covenant and obligations therein will be registered against each individual strata lot and noted on the common property sheet;
- (b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this agreement, solely at the expense of the strata lot owners; and
- (c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan,

provided that, if the Lands are first subdivided by air space plan and then one or more of these parcels are further subdivided by strata plan, the easements and covenants registered concurrently with the air space plan may designate the air space parcel or the remainder, and therefore the strata corporation, responsible to perform and observe the Owner's covenants in this agreement.

ARTICLE 6 GENERAL

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

- 6.2 **Adoption of Bylaw.** This Agreement, following execution by the parties, shall become effective only upon the adoption by City Council of the Bylaw authorizing this agreement.
- 6.3 **Amendment.** As required by the *Local Government Act*, this Agreement may only be amended with the consent of both the Owner and the City and by adoption by City Council of an amending bylaw which amends the Bylaw authorizing this Agreement.
- 6.4 **Joint and Several Liability.** If the Owner is more than one party, such parties shall be jointly and severally liable to the City for the performance and observance of the Owner's obligations in this agreement.
- 6.5 **Priority of Registration.** The Owner, at his, her or its expense, after execution of this agreement, shall do or cause to be done all things and acts necessary to ensure that this agreement is registered against title to the Lands with priority over all other encumbrances on title to the Lands as the City may require.
- 6.6 **Perfection of Intention.** The parties hereto will do such things and execute such further and other documents and instruments and do such further and other acts as may be reasonably necessary to implement and carry out the provisions and intent of this agreement and to ensure timely and effective registration in the Land Title Office.
- 6.7 **Waiver.** No failure on the part of the City to exercise and no delay in exercising any right under this agreement will operate as a waiver thereof nor will any single or partial exercise by the City of any right under this agreement preclude any other or future exercise thereof or the exercise of any other right. The remedies herein provided will be cumulative and not exclusive of any other remedies provided by law and all remedies stipulated for the City herein will be deemed to be in addition to and not, except as herein expressly stated, restrictive of the remedies of the City at law or in equity.
- 6.8 **Time of Essence.** Time will be of the essence in respect of this agreement.
- 6.9 **Enurement.** This agreement shall enure to the benefit of and be binding upon the Owner and its successors and trustees, and this agreement shall charge and run with the Lands and with any parcel, lot or part into which the Lands may be subdivided or consolidated and shall enure to the benefit of and be binding upon the Owner's successors in title and trustees and successors and all parties claiming through such owners.
- 6.10 **City's Other Rights and Obligations.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter*, and the *Local Government Act*, or any other Act of the legislature of British Columbia, as amended from time to time.
- 6.11 **Notices.** All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other party by registered mail or by personal service, to the address set out on the first page of this Agreement and service of any such notice,

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

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

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

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

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

6.15 **City Approvals.** In this agreement, where City “approval”, “acceptance”, “consent” or similar authorization or agreement is required, unless provided for otherwise in this agreement, such “approval”, “acceptance”, “consent” or similar City agreement or authority must be provided in writing, by the City departments, employees, officers or designates, as the case may be, that are authorized to provide such “approval”, “acceptance”, “consent” or similar authorization or agreement. Any purported “approval”, “acceptance” “consent” or similar authorization or agreement provided by a City department, employee, officer or designate, as the case may be, that is not authorized to provide the same, shall be of no force or effect.

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

**SCHEDULE A
CONSERVATION PLAN**

See Next Page

Heritage Conservation Plan

532 East 10th Street*, North Vancouver
James Residence / Copper Cottage ~ 1907



** Originally constructed at 334 E 9th Street (Lot 19, Block 96, DL 550) relocated to 336 E 9th Street (Lot 18, Block 96, DL 550) in 1924, and to its current location at 532 E 10th Street (Lot 14, Block 91, DL 550) in 2020.*

Prepared by Elana Zysblat, CAHP - Ance Building Services :: July 2020

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Statement of Significance



Description of Historic Place

The James Residence, also known as Copper Cottage, is a one storey, wood-framed house in the Early Cottage architectural style. The building is located on East 10th Street between Moody Avenue and Grand Boulevard in the Keith-Lynn neighbourhood of Central Lonsdale in the City of North Vancouver.

Heritage Values

Constructed in 1907, James Residence holds historical value for its association with a distinct, early period of rapid growth in the historic neighbourhood of Central Lonsdale during the Edwardian period. In 1907, the City of North Vancouver was incorporated, power had just arrived to the North Shore via a cable crossing the Burrard Inlet, and a tram line began operating along Lonsdale Avenue. Two blocks to the east, in 1908, Grand Boulevard was cleared of timber and the now-empty lots were reserved for high-end residences worth a minimum of \$4000. The James Residence was built in the middle of this North Shore development boom that existed from roughly the turn of the 20th century until just before the First World War. The house survives as a symbol of the working-class segment of what was an economically diverse neighbourhood.

The James Residence is valued for its continuous residential use as a working-class home since 1907, both as an owner-occupied property as well as a rental house. Butcher, William Percival James & wife Grace built the subject house in 1907 at 334 E 9th Street as their residence until 1911, and a rental property for over a decade. In 1924, the house was purchased by Angus Stewart, who relocated it to the next-door lot at 336 E 9th Street the same year, continuing to rent it out while living in a new house that he built on the original lot. The subject house was home to many working-class tenants over the

years until it was eventually purchased by its most long-term residents, policewoman and plasterer Audrey & Dave Brown, in 1987.

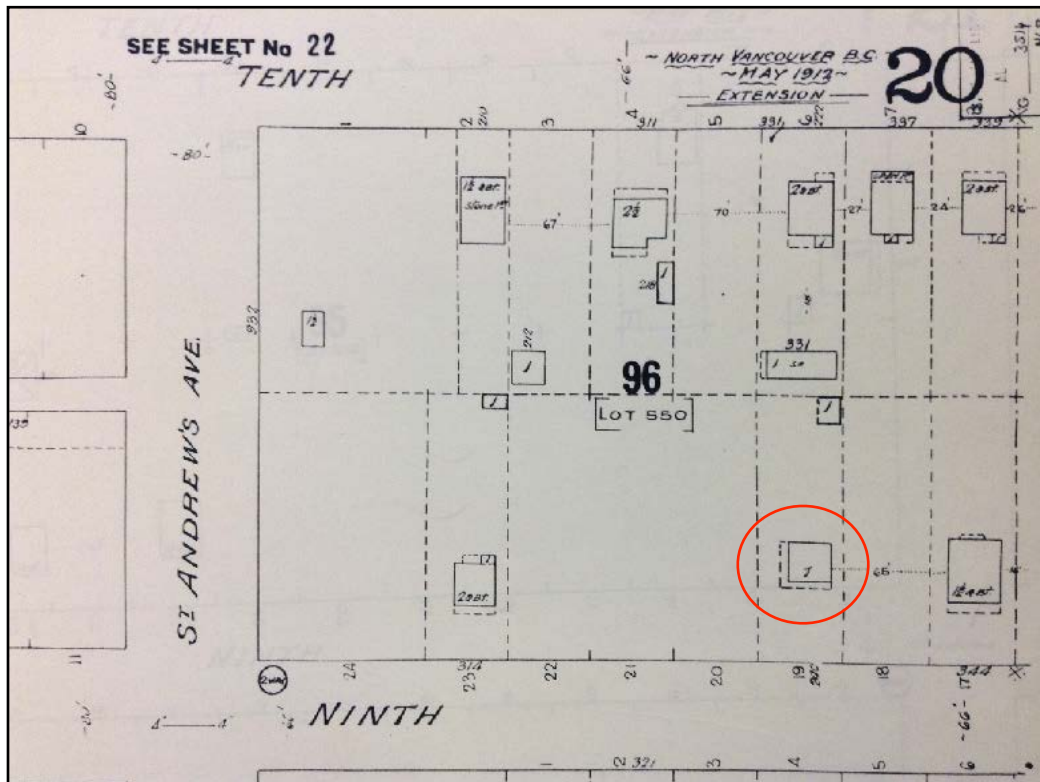
The property holds further associative value as a symbol of community heritage conservation efforts and awareness on the North Shore. Dave and Audrey Brown, who called the subject house their home for 30 years between 1987 and 2017, worked hard to maintain the property's historical integrity, and gave the building its nickname, 'Copper Cottage' for the exterior colour they painted it in. The Browns were granted the 2013 Small Scale Heritage Improvement Award from the North Vancouver Heritage Advisory Committee for their efforts towards restoring the house to its original condition. Subsequently, when the house came at risk of demolition under new owners, an enthusiastic community effort was led by the North Shore Heritage Preservation Society in the fall of 2019, to relocate the cottage in order to save it. A call went out to the public, offering the building for free to anyone willing to pay the relocation costs. Out of 60 applicants, Tony Dean and Yvonne Perrault, two North Vancouver natives whose mothers were both heritage-minded City Councillors and heavily involved in the Heritage Advisory Commission, were granted permission to move the house to their own lot a few blocks away at 532 E 10th Street, and make it their permanent home.

The James Residence holds value as a relatively well-preserved example of the Early Cottage architectural style, as seen in its small-scale rectangular cottage form (typically only one or one and a half storeys high), hipped roof and front porch. This modest house style was a popular choice during the Edwardian period for working-class families like the James' all over BC and for use as rental properties. It is also valued for its history of relocation (first in 1924, and again in 2020) and for its association with the profession of house movers - a common recourse for wood-frame buildings and a much more prevalent profession during the early days of development in British Columbia. Relocation was usually done for economic reasons - demolishing a building was considered an inconceivable and unrecoverable waste of resources and moving it was cheaper than reconstructing it elsewhere.

Character-defining Elements

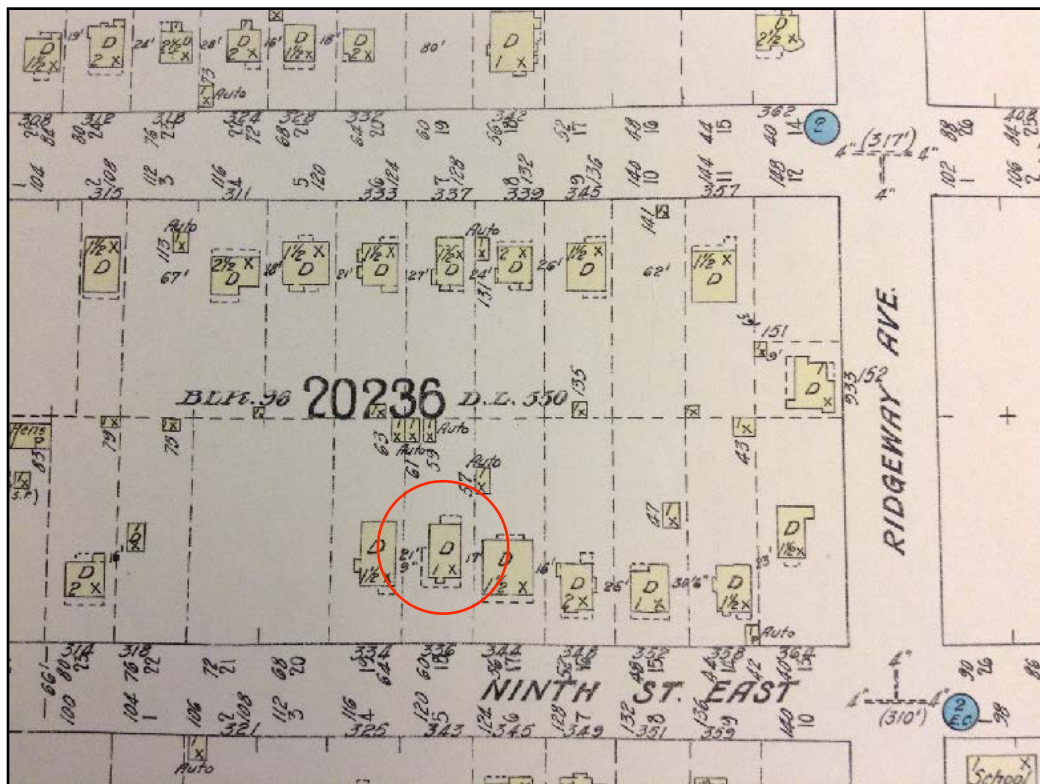
- Residential use since 1907
- Early Cottage design as expressed in its
 - One storey height plus basement
 - Simple, rectangular form and massing
 - hipped-roof
 - Full-width front porch with simple, square columns
 - historic wood rail height
 - bay window
 - Wood front door, located to the side
- Wood clapboard siding
- Evidence of distinct cladding at the basement level, separated from the main level by a trim board.
- Square window and door trim in traditional dimensions
- Original window openings with double-hung windows

Fire Insurance Maps



1912 Fire Insurance Map depicting the subject house on its original lot, and in its original form before the addition was added later in 1912.

Source: NVMA



1930 Fire Insurance Map depicting the subject property in its second location at 336 E 9th Street. Note the longer, rectangular form created by the 1912 addition.

Source: NVMA

Archival Photographs



Although not the subject house, this home was located just two blocks away at E 9th Street and Queensbury and is a close representation of the James Residence in its original form. ca. 1911
Source: North Shore News, November 29, 2000.



Another 'Early Cottage' as photographed in 1907 in New Westminister (426 Ash Street). This house model was prevalent in most BC cities. Source: New Westminister Public Library #30

More about the Early Cottage house design

The early cottage was a popular and enduring house style all over BC from the 1890s into the early 1920s. It was straightforward and fast to build, easy to maintain and had a very practical layout for all ages and family configurations. Like most vernacular buildings in early BC, house plans for the Early Cottage were often copied from catalogues which were available through mail order or to browse through at the lumber yard or shingle mill. Below are a few versions of the Early Cottage plan from two different catalogues. The subject house is most similar to the Idaho plan from the Fenner Manufacturing Company catalogue based in Portland.

More information can be found here:

<https://www.vancouverheritagefoundation.org/house-styles/early-cottage/>



More information about house moving

"If I were to describe the faces of onlookers witnessing a house being moved, I would have to say there is uncertainty, disbelief, and pure amazement". Peter Paravalos, *Moving a House with Preservation in Mind*

The act of lifting a house, placing it on wheels, and rolling it down the street fascinates people to no end. While the notion of building moving seems fantastical, housemoving is a long-established trade that dates back hundreds of years.

The complicated and delicate process of moving buildings has been documented since the 1850s. Moving a house was a common recourse, usually done for economic reasons - i.e. razing a building was an inconceivable and unrecoverable waste of resources and moving it was cheaper than reconstructing it elsewhere.



McCain Bros. moving a house in Vancouver, probably in the West End, 191?. Note the person on the front porch. Source: CVA 473- 12

But there have been other reasons for house lifting and moving. In New Orleans it has been a common response to flooding for over 160 years; in Hibbing, Minnesota, one third of the town's buildings were moved in 1920 when an iron ore deposit was discovered below; and in Newfoundland,

fishing outport buildings were moved so newlyweds could be closer to their families. In the US, house moving surged in the 1950s and 1960s during the freeway building boom. In those decades, moving buildings still made economic sense and homes that stood in the way of construction were for the most part sold and relocated.

The historic technique involved inserting steel rods under the house and lifting it with screw or railroad jacks (today this is done hydraulically). The house would then be lowered onto carriages, which sat on wooden or iron rails. A rope-and-pulley system tied the house to horses that slowly pulled it to the new location. As the building moved forward, the rails would be picked up and relaid ahead of the house.



James R. Fraser moving a house in Vancouver, 191?. Source: CVA 473- 9

Here in BC, it would be hard to find a town or even a neighbourhood that doesn't have a 'moved' house from another location. 'House Movers' was a profession regularly listed in the very earliest city directories in BC, and the prevalent use of 'balloon' framing here made for light-weight, wood buildings that were readily manoeuvred. House moves in BC even involve shipping houses on barges from the mainland to islands and towns up the coast.

Although house moving still happens today, the high cost of labour and temporarily moving utilities means it is no longer done for economic reasons, but usually to save or conserve a heritage resource, as was the case with the saving of the James Residence aka Copper Cottage. The subject house was saved from demolition by relocating it onto a lot in the same neighbourhood where it can coexist with a historic house sited at the lane. About two dozen mature shrubs were also relocated from the lot at 336 E 9th to the current location on East 10th Street.

Research Findings

Dates of Construction: 1907

Source: City Directories

Original Owner: Grace & William Percival James

Source: Tax Collectors' Rolls (NVMA)

Architect: n/a

Source:

Builder: W. Garnett (1912 addition)

Source: Building Permit

Residents:

At 334 E 9th:

- **1907-11:** William Percival James, manager BC Market Co.
- **1921-22:** Harold E. Landman, solicitor & notary
- **1923-24:** James C. McLagen, bookkeeper Govt Liquor Store

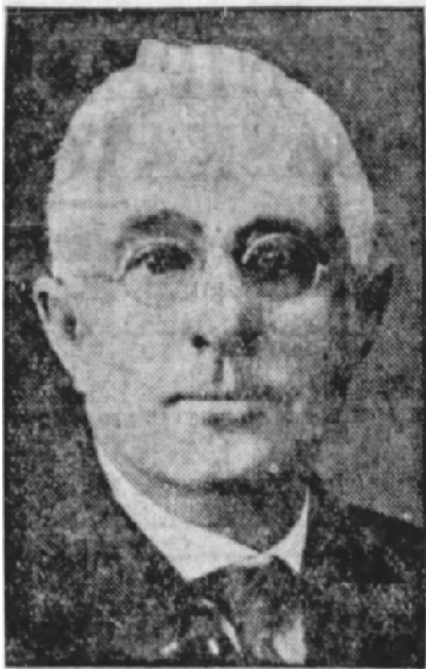
At 336 E 9th :

- **1925-26:** Arthur E & Lilian Amelia Sykes, carpenter Wallace Shipyard
- **1927:** J.A. Reed
- **1928-29:** K.A. Floe
- **1930-31:** N.T. Reed
- **1932-43:** Thomas W. & Alice Reid, driver Swift's
- **1944-45:** J.L. Martin
- **1946:** L. Labelle
- **1947-50:** W.E. Ellis
- **1951-63:** John William & Doris Stephenson, accountant
- **1974:** Joyce W. Webber
- **1986:** Al MacIntosh & Colleen Cuthbert
- **1987-2017:** Dave & Audrey Brown, plasterer & police officer w/ VPD

At 532 East 10th Street:

- **2020:** Tony Dean & Yvonne Perrault

An interesting note is the building's possible connection to Benjamin Chubb, who built a manor in 1913 at 345 E 9th Street, where he lived with his wife, Martha, and their children. Oral history from the neighbourhood suggests that the property housed the Chubb family's private groundskeeper for a period of time between the years 1913 and 1921. Originally from Ontario (born 1856), Benjamin Chubb moved west to Morden, Manitoba in 1879, where he helped grow the Massey-Harris Implement Company. In 1900, Chubb moved his growing family to Saskatoon, where he opened a new branch for the company, and built the city's first brick house. During his time in Saskatoon, he became involved with establishing the new Barr Colony settlement near Lloydminster, served as a city Alderman in 1905, and was appointed the collector of customs in 1907. In 1912, Chubb moved his family a final time to North Vancouver, where he owned a shingle mill at the foot of St. George's and became involved in local politics. After an unsuccessful run for a seat in the 1920 Provincial Legislature, Benjamin Chubb passed away in November, 1921, and the estate was split between his wife and their six children.



Benjamin Chubb - according to local accounts - owned the subject house from 1923-20, where he housed his private gardener.

Source: Vancouver Sun, November 8, 1921. (Accessed through Newspapers.com)

Recent photographs before the move:



front (south)
view



rear (north)
view

Current Photographs



Current view of the subject house at its new location at 532 E 10th Street, temporarily sitting on cribs while a new foundation is excavated and poured.



front (south)
view



rear (north)
view



Side (east)
view



Side (west)
view

Conservation Objectives

The building historically located at 336 East 9th Street was relocated to 532 E 10th Street where a 1916 house already stands, sited at the rear of the property. The two building now coexist on the same lot with the subject house positioned as the 'main' house and the existing house now positioned as the 'lane' house. The relocation was carried out to save the subject house from demolition as the new owners of 336 E 9th Street intended on redeveloping the lot. The subject house will continue with its single, detached residential use. The basement level will be expanded and improved to provide a finished, full-height living and utility space with windows, connected to a new attached garage at the northwest corner of the house. The proposed development will transform the property at 532 E 10th into a comfortably shared lot for two families, each with private outdoor areas and off-street parking spaces. The proposed development, including the relocation of the subject house and extensions to it, do not negatively impact the Heritage Values nor the Character Defining Elements of the historic place.

Rehabilitation is the overall conservation treatment for the subject house and for the property.

The below conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition).

Preservation: *The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.*

Restoration: *The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

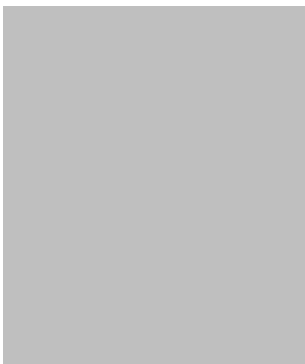
Rehabilitation: *The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Site Plan

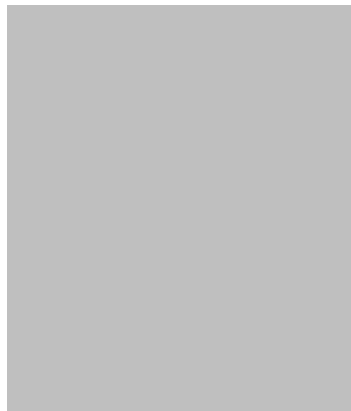
The proposed site plan shows the lot at 532 E 10th in light blue, the existing 1916 'lane' house in medium blue and the proposed extended footprint of the subject house outlined in red, sited at the front of the property, in-line with the neighbouring houses to its west (in grey).

A shared driveway accesses the property from the lane to the east, allowing both resident families to park cars on the site, providing a total of three parking spots.

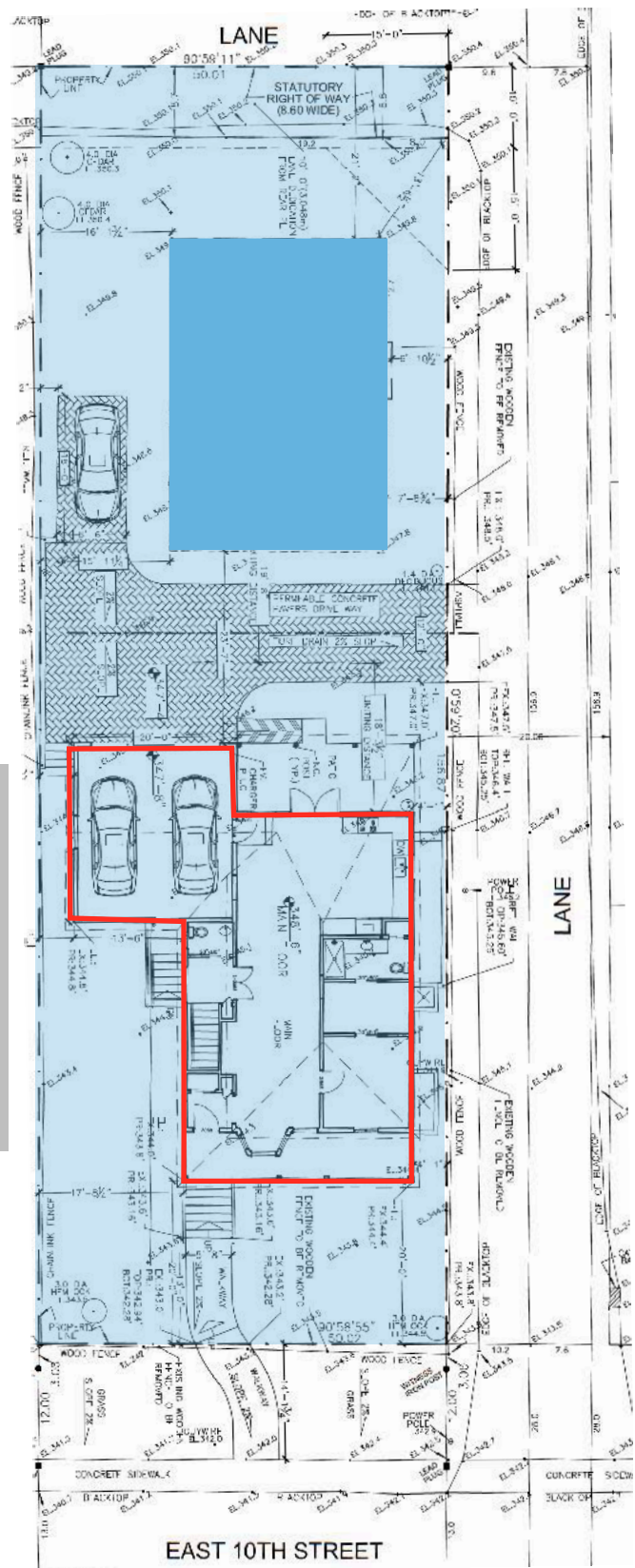
The plan allows for a comfortable distance of 23 feet 7 inches between the garage of the subject house and the existing lane house.



522 E 10th



528 E 10th



Condition Assessment

Overall the building is in **good** condition.

a. Structure

The building lines are true to the eye - there is no visual evidence of structural distortion or obvious failures.

b. Exterior Elements

The building is clad in horizontal wood clapboard siding which is in **good** condition, as are the surviving trim boards, wood soffits and front porch column.

c. Roofing and gutters

The existing duroid shingle roof and associated rainworks are in **fair** condition.

d. Windows and Doors

Windows - the original horned double-hung wood windows were replaced with vinyl windows in the 1990s. The current windows are in **good** condition.

Doors - The two glazed wood front doors and original wood rear door in **good** condition.

e. Finishes

The painted finish is in **fair-good** condition.

Recommended Conservation Procedures

a. Property and Structure - *Rehabilitation*:

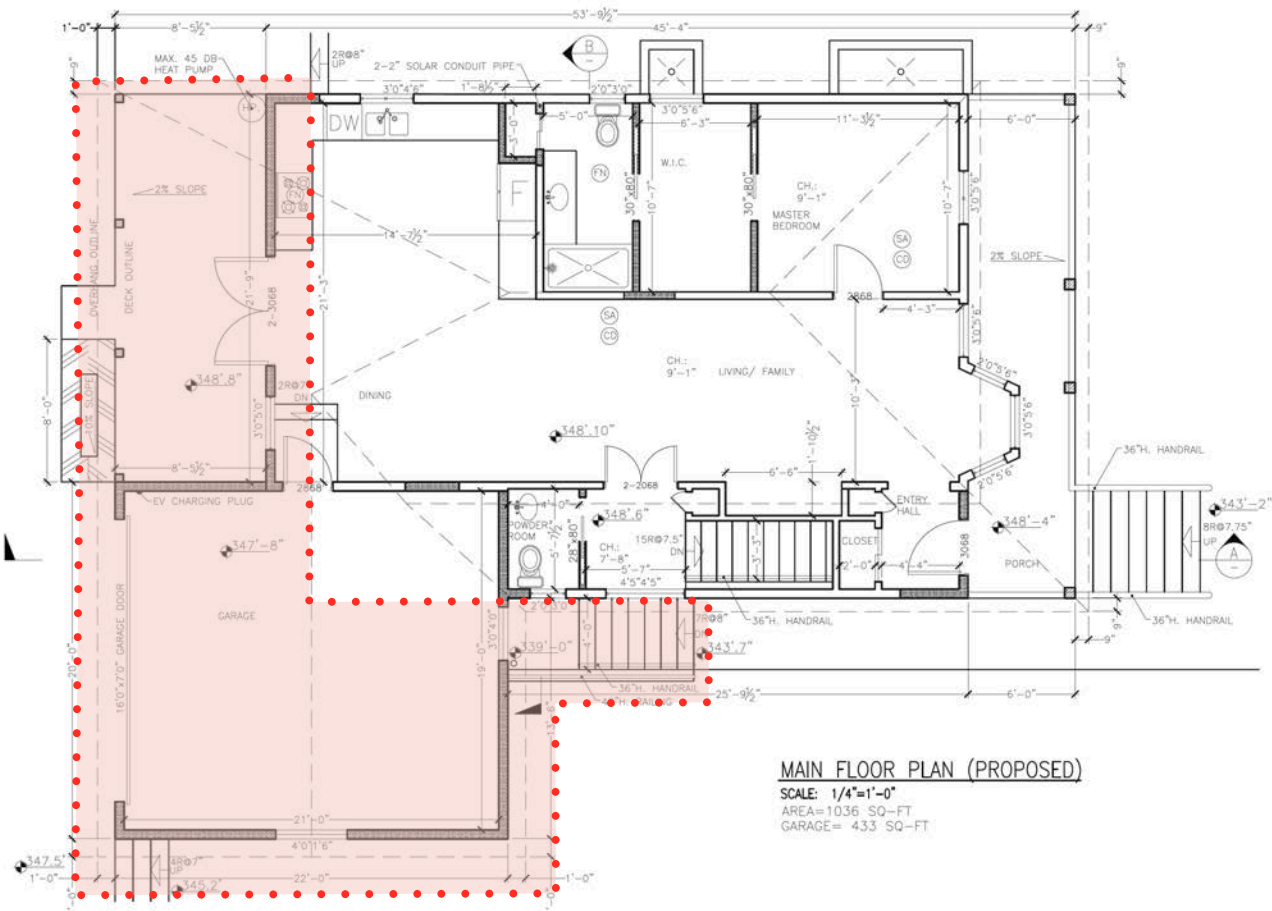
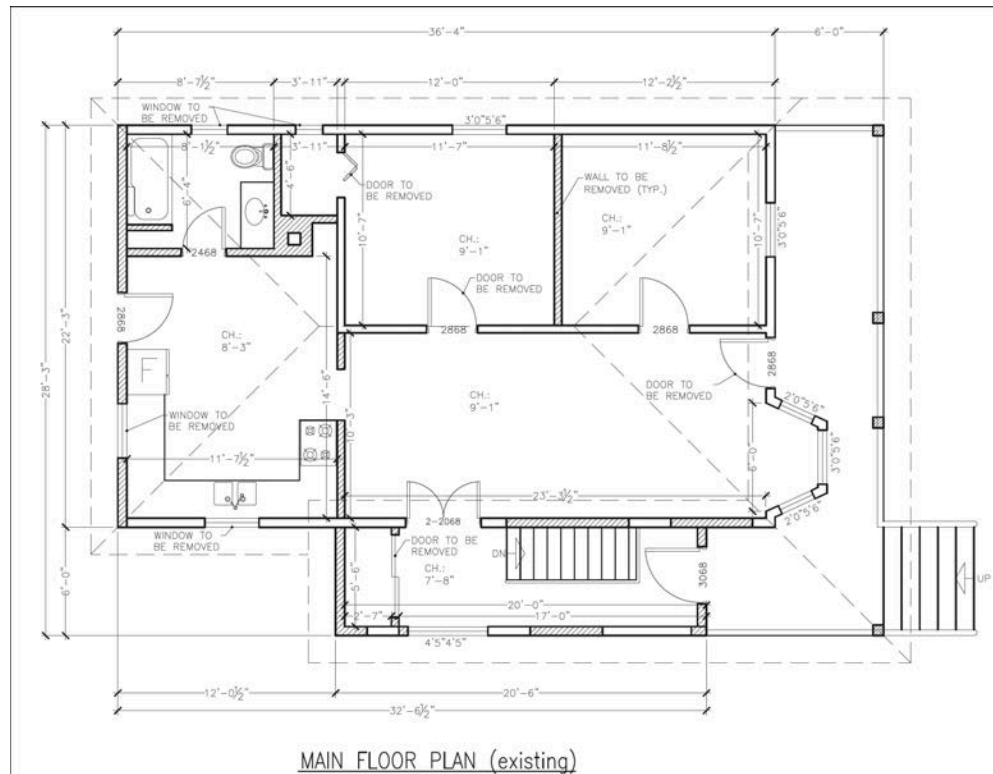
Rehabilitate the property by:

- Relocating the historic house to 532 East 10th, inline with the neighbouring houses to the west;
- Creating a vehicle entrance at the eastern lane
- Relandscaping the property to introduce a driveway and separate outdoor areas for each house

Rehabilitate the historic building structure in its new location with new extended foundation and basement level, attached double garage and extended rear wall. Clad the garage in a distinguishable treatment (shingles with no corner boards) so that it reads as an addition.

The proposed extension at the rear of the house is a 3' extension, from 42'.4" (existing) to 45'.4"

See next page for existing and proposed plans. Proposed changes are all at the rear and deeply setback at the northwest corner, as outlined and shaded in red on the plans, thus having a very low visible impact on the original design of the cottage.



b. Foundation - Rehabilitation:

- As part of the relocation of the historic building, construct a new seismic concrete foundation with exterior access on the west side.

NOTE: Because of the rush to relocate the cottage to its current location in order to save it from demolition, a new ICF concrete foundation was poured prior to this Conservation Plan being commissioned. This new foundation is slightly wider than the footprint of the cottage, requiring some unconventional solutions to marry it to the exterior cottage walls.

Apply the following guidelines when finishing the connection between the basement and the cottage:

1. Water table board to sit proud of the basement cladding by 3/4". As the water table board was an original element of the cottage, the new water table board should be of the exact dimensions of the original water table board, made of wood, and not wider nor thicker.
 2. As the basement is clearly a new element of this historic building, it is recommended to clad it in a discreet, contemporary cladding such as stucco parging or smooth Hardie panels.
 3. Any new elements or materials such as flashing added above the basement level, should be painted in the body or trim colour to hide it as much as possible.
- c. Exterior Elements - Preservation and Restoration:*
- Preserve the main floor wood cladding, wood trim around the doors and windows, the soffits, and wood porch columns.
 - Reinstall replicated wood water table board, in the same material and dimensions as the original (as the existing boards didn't survive the relocation), at new foundation.
 - Remove vinyl porch floor and restore a tongue and groove fir deck, framed by a nosing piece that extends 3/4" or 1" past the water table board below.

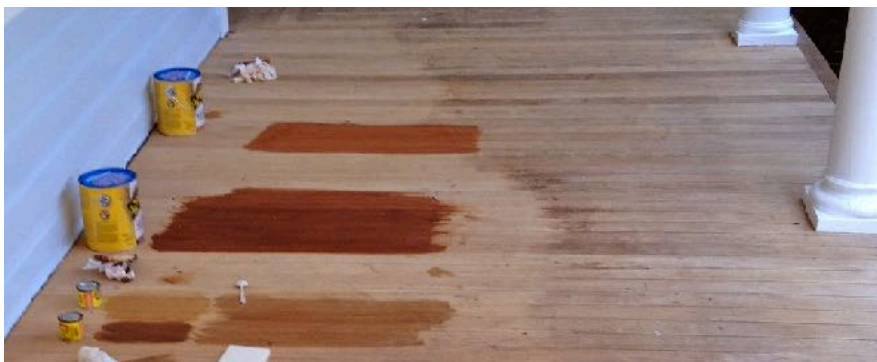
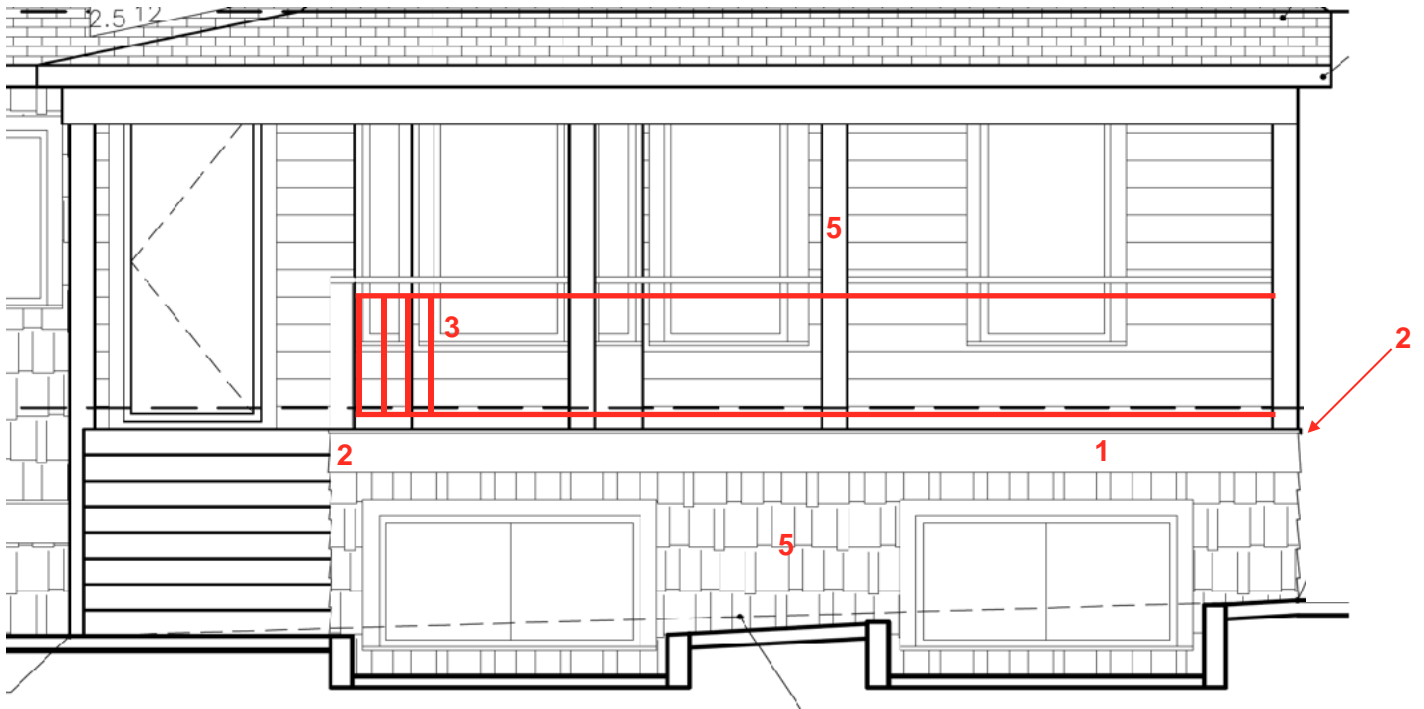


Photo shows a historic tongue and groove porch surface in the process of being refinished and restained. Note the boards are perpendicular to the house while the nosing piece is parallel to it.

Important conservation details on the front porch:



1. Water table board sits proud of the basement cladding by 3/4".
2. Replicated porch flooring: nosing should extend past the water table by 3/4" or 1"
3. Restore wood front porch railing with spindles at historic height (28.25" - just below half post)
4. Salvage original clapboard siding from the rear where an extension to use on the front if and where needed.
5. Retain original front porch columns
6. Clad basement in a discreet, contemporary cladding such as stucco parking or smooth Hardie panels.

d. Roof and gutters - Rehabilitation:

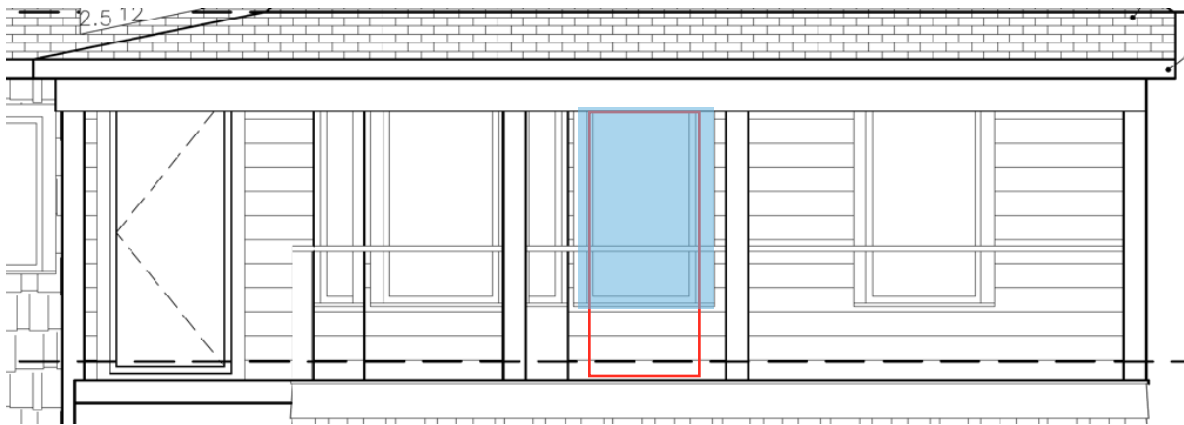
- Install new Enviroshake roof shingles and new rainworks system.

e. Windows and Doors - Restoration and Rehabilitation:

- Replace current vinyl window inserts with wood windows that replicate the original double-hung horned windows, based on archival photos of the house from the 1980s:



- Cancel one of the two front doors on the facade (the central opening survives from before the side porch was enclosed and an additional front door was introduced in the 1930s) to allow for better layout on the interior. Replace the door opening with a window opening.



Remove existing door (outlined in red) and partially enclose the opening to convert it into a window opening (light blue), matching the size and style of the other windows on the facade. Use salvaged siding removed from the rear elevation to patch up the facade wall.

g. Finishes - Restoration:

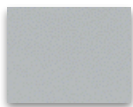
Repaint in historically correct colour scheme, using historically researched colours with colour placement based on archival photos of Early cottages. The below archival photo graphs, taken in 1911 and 1913 show that early cottages could have dark or light body colours, but always featured a contrasting colour scheme where the basement level was typically a different colour than the main floor and the trim tone contrasted with the body tone. Finally, the window sash colour contrasted with the trim colour. Any combination of colours from the Benjamin Moore True Colours palette combining four colours and maintaining this historic contrast between the four main elements - body, trim, sash and basement is acceptable to apply on this historic building.



Work with a painter who has experience painting old buildings to ensure a thorough prep, sanding, caulking and painting process. DO NOT powerwash as part of the prep work.

The initial scheme planned for the 2020 project is as follows:

(Paint colours from Benjamin Moore True Colours Palette for Western Canada):



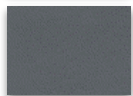
Main floor body, Soffits, porch railing and porch ceiling - Harris Grey VC-25 - **Sheen:** low luster



Window and door trim, window sills, porch columns - Strathcona Red VC-27 - **Sheen:** semi gloss



Window sash and front door - Gloss Black VC-35 - **Sheen:** high gloss



Basement shingles and new garage - Edwardian porch grey VC-26 - **Sheen:** low luster



Roof - Enviroshake 'aged cedar'; **Gutters** - slate or charcoal

Future Changes

Changes to the building configuration, especially additions, should be carefully considered for minimal affect on the **Heritage Values** as embodied in the **Character-Defining Elements** (CDE) listed in the **Statement of Significance** and must be approved through a **Heritage Alteration permit**.

Proposed Alterations

The proposed alterations to the property as part of its Heritage Revitalization Agreement will improve the sustainability of the property without negatively impacting its Heritage Value or Character Defining Elements and are aligned with the Standards and Guidelines for Conservation in Canada. Infill housing is a historic form of development which has existed in BC since cities were first developed. There are records of residential properties that were initially developed with two houses on one property, as well as properties that were densified with the introduction of an infill house years or decades after the lot was first developed. The proposed alterations to this property are in keeping with this historic and precedented approach and represent a sensitive and subtle form of densification which retains the single-family scale of the neighbourhood. This historic form of densification continues to be an excellent method of providing greatly needed housing in already established neighbourhoods while integrating well into the existing infrastructure and character of the area.

Maintenance Plan

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.

- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

c. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
 - o wood in contact with ground or plantings;
 - o excessive cupping, loose knots, cracks or splits;
 - o open wood-to-wood joints or loose/missing fasteners;
 - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
 - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
 - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

d. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.
- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

f. Roofing and Rainwater Works

- Inspect roof condition every 5 years, looking for:
 - o loose, split or missing shingles, especially at edges, ridges and hips;
 - o excessive moss growth and/or accumulation of debris from adjacent trees;
 - o flashings functioning properly to shed water down slope.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.
- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

g. General Cleaning

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.

- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

Research Resources

BC Archives:

- birth, marriage, death index

City of Vancouver Archives (CVA):

- Archival Images
- Greater Vancouver City Directories 1860-1955

North Vancouver Museum & Archives (NVMA):

- Fire Insurance Maps 1912 & 1930
- Tax Collectors' Rolls 1908-1925
- Building Permits 1912-1924

Library and Archives Canada:

- Canada Censuses for 1901, 1906, 1911, and 1921

Newspapers:

- North Shore News,
 - November 29, 2000
 - March 13, 2020

Publications:

- Woodward-Reynolds, Kathleen. 1943. A History of the City and District of North Vancouver. Master Thesis for UBC.

Telephone interview with Audrey Brown, March 20, 2020.

- personal documents and archival research provided by Audrey Brown

Telephone interview with Elizabeth & Wayne Reid, March 23, 2020.

Websites:

- Ancestry.ca - Canada Voters' Lists 1935-80
- Cbc.ca/news - "Want a Free Heritage House?" January 8, 2020
- Newspapers.com - Vancouver Daily World; various articles from 1910-1922

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 2

Subject: OCP AND ZONING BYLAW TEXT AMENDMENTS FOR 123-127 AND
145 EAST 13TH STREET (MILLENNIUM NORTHMOUNT)

Date: April 28, 2021 File No: 08-3400-20-0042/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated April 28, 2021, entitled "OCP and Zoning Bylaw Text Amendments for 123-127 and 145 East 13th Street (Millennium Northmount)":

THAT "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832" (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, Permitted Height Change) be considered and referred to a Public Hearing;

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833" (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, CD-004 Text Amendment) be considered and referred to a Public Hearing;

THAT the statutory requirements for "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8806", as described in the Statutory Review section of this report, be considered;

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

THAT the Mayor and Corporate Officer be authorized to sign the necessary documents to permit weather-protection canopies, which are permanently affixed to the proposed building, as an encroachment over City property;

AND THAT the Mayor and Corporate Officer be further authorized to sign all other necessary documentation to give effect to this motion.

ATTACHMENTS

1. Context Map (CityDocs [2045030](#))
2. Preliminary Report to Council and Minutes from the November 10, 2020 Council Meeting (CityDocs [2045023](#))
3. Architectural Plans, dated April 15, 2021 (CityDocs [2044895](#))
4. Proposed "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832" (CityDocs [2042595](#))
5. Proposed "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833" (CityDocs [2042349](#))

SUMMARY

This report presents, for Council's consideration, a proposed Official Community Plan (OCP) amendment for a minor increase in building height, as well as a Zoning text amendment for height and several additional items, for the subject site in order to permit the development of an 18-storey, mixed-use building.

BACKGROUND

In 2018, Council approved the original rezoning and OCP amendment submitted by Millenium Properties for 123-127 and 145 East 13th Street (also referred to as the Northmount site) to permit an 18-storey, mixed-use development with commercial on the ground floor, offices on second and third floors, and residential use at the lane, upper podium levels, and tower.

In November 2020, the applicant sought Council's consideration for an increase of seven storeys to the proposed tower. The request was not supported and the following motion was carried:

PURSUANT to the report of the Planner 1, dated November 10, 2020, entitled "Preliminary Report: OCP Amendment and Zoning Bylaw Text Amendment for 123-145 East 13th Street (Millennium Northmount)":

THAT the application for Official Community Plan and Zoning Bylaw amendments for a 7-storey height increase and additional 1.4 FSR be rejected;

THAT staff receive an application for a 1.7 metre increase in height (Option B – minor increase in height for improved commercial levels) and other variances ("Additional Amendments");

AND THAT staff undertake a streamlined Official Community Plan and Zoning Bylaw amendment process.

Following that direction, staff have received and processed an application that includes a 1.7-metre height increase and other miscellaneous amendments as described in this report.

A Developer Information Session or Town Hall Meeting were not conducted, following a streamlined processing approach. The minor height increase, however, necessitates an OCP amendment, therefore a Public Hearing must be held to meet public engagement requirements under the Local Government Act.

PROPOSAL AND ANALYSIS

The proposed variances are listed in Table 1.0 below with the current Zoning Bylaw requirements provided for comparison. Analysis of each is provided below the table.

Table 1.0 Proposed Variances

	Current Requirement	Proposed Requirement
Accessory Apartment Use	Permitted above the second storey	Permitted on any storey
Gross Floor Area Exclusion for Amenity Space	Exclusion for residential uses only, up to 5 percent of FSR	No change to residential, up to 72 sq. m. for commercial
Gross Floor Area Exclusion for Open Appendages	Up to 10 percent of FSR	Up to 14 percent of FSR
Maximum Building Height	57 metres	58.7 metres
Height Exclusion for rooftop mechanical equipment	5.48 metres	6.5 metres
Setbacks	North: 1.1 metres West: 2.2 metres	North: 0.9 metres West: 2.0 metres (no change to East or South setbacks)
Setback exemption for canopy projections	1.5 metre setback reduction from a front property line and 0.9 metres from a side or rear property line	Setback exemption for all canopies over public walkways
Maximum Lot Coverage	90 percent, reduced to 35 percent above the second storey	90 percent
Location of Secure Bicycle Parking	Residential and Employee parking must be located on a floor level at grade, or one level below or above grade	Residential Secure Bicycle Parking may be located on any level, with provision of a dedicated elevator
Minimum floor area for Garbage and Recycling rooms	Commercial: 64.1 sq. m. Residential: 78.7 sq. m.	Commercial: 51.3 sq. m. (with compactor) Residential: 63 sq. m. (with compactor)
Regular Parking Space minimum width	2.5 metres	2.59 metres

Required Parking Space Setback from Structures	0.3 metres	(waived)
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Accessory Apartment Use – The CD-004 Zone currently allows an Accessory Apartment Use only above the second storey of the building, in accordance with Section 607(1)(a) of the Zoning Bylaw. Removing this requirement is necessary to allow the townhouse units on the lane, as approved in the original rezoning application.

Amenity Space Gross Floor Area Exclusions – The applicant has requested consideration of an exclusion of floor area for non-leasable amenity space for the use and enjoyment of employees of the commercial units. This is not a standard exclusion in the Zoning Bylaw, however, it has been permitted in several CD Zones for developments with relatively large commercial floor areas, including CD-400, CD-418, CD-430, CD-445. The total excluded area would be 72 sq. m. (775 sq. ft.) for an Office Amenity as shown on levels 2 and 3 in the Architectural Drawings (Attachment #3).

Open Appendages Gross Floor Area Exclusion – The proposed area of Open Appendages (balconies) has not changed since the initial rezoning. The standard maximum Gross Floor Area exclusion for Open Appendages is a total area equivalent to 10 percent of total Gross Floor Area. The area of Open Appendages proposed is 14 percent and is supported by staff.

Height – The current maximum OCP height for this site is 57 metres. An increase is needed to support the current proposal. The CD-004 Zone also specifies the maximum height and will also need to be amended. The proposed height increase of 1.7 metres would be distributed over the office levels (2 and 3), adding an additional 0.6 metres (2 feet) to each floor, for a new floor to floor height of 4.3 metres (14 feet). The remaining 0.5 metres (1.5 feet) would allow for a better interface of the ground floor entryways with the surrounding grades. The height increase is supported as good practice in the design of quality office space that can accommodate the various medical uses that are permitted and encouraged in the CD-004 Zone.

A height exemption for rooftop mechanical housing is included in the current CD-004 zone, however, the measurement of the height of the mechanical housing was underrepresented in labels in the original drawing and must be amended from 5.48 metres (18 feet) to 6.5 metres (21.3 feet). This amendment reflects the correct dimensions of the mechanical housing as it was original presented.

Siting – A slight reduction of the west setback, from 2.2 metres (7.5 feet) to 2 metres (6.5 feet), is proposed to accommodate changes to exterior cladding materials. An amendment to the north setback is also included to reflect the original drawings, at 0.9 metres (3 feet). The current proposal presents no change to the north setback.

Lot Coverage – There is no proposed change to Lot Coverage, however, the original rezoning did not consider the standard zoning requirement for buildings within a C-1B Zone, Section 610(3), that Lot Coverage not exceed 35% above the second storey. To

support the original proposal, waiver of the 35% Lot Coverage requirement is included in the text amendment.

Location of Residential Secure Bicycle Parking – The applicant has proposed that a dedicated elevator be provided for use by residents who are transporting their bicycles to and from parking levels 2 and 3. Standard zoning requires that secure bicycle parking be located either at grade, or one level above or below grade. Given the multiple land use components on site and the challenge of accommodating vehicle parking, loading and bike parking all in P1 level, the proposed dedicated elevator to service bike parking is seen to be a suitable solution to ensure ease of access to and from the secure bicycle parking for residents. Employee secure bicycle parking is located on parking Level 1 and does not require a variance.

Garbage and Recycling Rooms – The proposed floor area dedicated for residential garbage and recycling storage does not meet the standard requirement as determined by ratios in Figure 4-3 in the Zoning Bylaw. A compacting device has been proposed to allow for a 20% reduction in the required floor area and a waste-management company has offered positive support for this proposal. The proposed text amendment would allow for a 20% reduction in required garbage and recycling floor area for a residential or commercial garbage and recycling room, or both, provided that a compacting device is installed.

Vehicle Parking Space Dimensions and Setbacks – The Zoning Bylaw requires a 0.3 metre (1 foot) setback for parking spaces that are adjacent to structures greater than 0.3 metres (1 foot) in height, including walls, columns, fences, etc. The applicant has proposed to provide wider parking spaces, at 2.59 metres, rather than 2.5 metres (8.5 feet rather than 8.2 feet), with no setback from walls or columns. The project architect has confirmed that the proposed parking layout will be functional.

Additional Parking – An increase to vehicle parking for both commercial and residential uses has been included in the current proposal. The 2018 proposal had the minimum required parking for residential (170 vehicle parking spaces) and the minimum for commercial (93 vehicle parking spaces). The current proposal includes 222 spaces for residential, for a ratio of 1.37 spaces per unit, and 111 for commercial. This increase does not require a text amendment. The applicant has stated that the provision of additional parking is based on market demands and that minimal on-street traffic impact would result from the increase. Staff have reviewed the applicant's transportation study and are satisfied with the conclusion that there will be a negligible impact on the surrounding road network. Provision of additional commercial parking in the Central Lonsdale area is supported by staff.

In conclusion, the proposed minor height increase to accommodate adequate commercial ceiling heights and the miscellaneous amendments to correct minor bylaw errors and to incorporate small variances have all been reviewed and supported. These variances are necessary to permit the development of a significant mixed-use development that will contribute to the medical cluster and commercial and residential vitality of central Lonsdale.

INTER-DEPARTMENTAL IMPLICATIONS

A Building Permit application was submitted in 2019 based on the approved 2018 building design. The permit has not been processed, however, due to the ongoing changes and further Zoning and OCP amendment applications. Approval of the proposed bylaws referred to in this report, would allow for the processing of the Building Permit application for the development, upon receipt of revised drawings from the applicant.

STATUTORY REVIEW

When an amendment to the OCP is being considered, Sections 475, 476 and 477 of the Local Government Act require municipalities to consult with persons, organizations and authorities it deems will be affected and to consider whether the change would have any impact on the City's Financial Plan or Waste Management Plan. The proposed change to the OCP does not present any impact on the City's infrastructure; therefore, no impacts to the City's Financial Plan or Waste Management Plan are anticipated. Following introduction of the Bylaws, they will be formally referred to interested agencies (School District, Metro Vancouver) for comment.

RESPECTFULLY SUBMITTED:



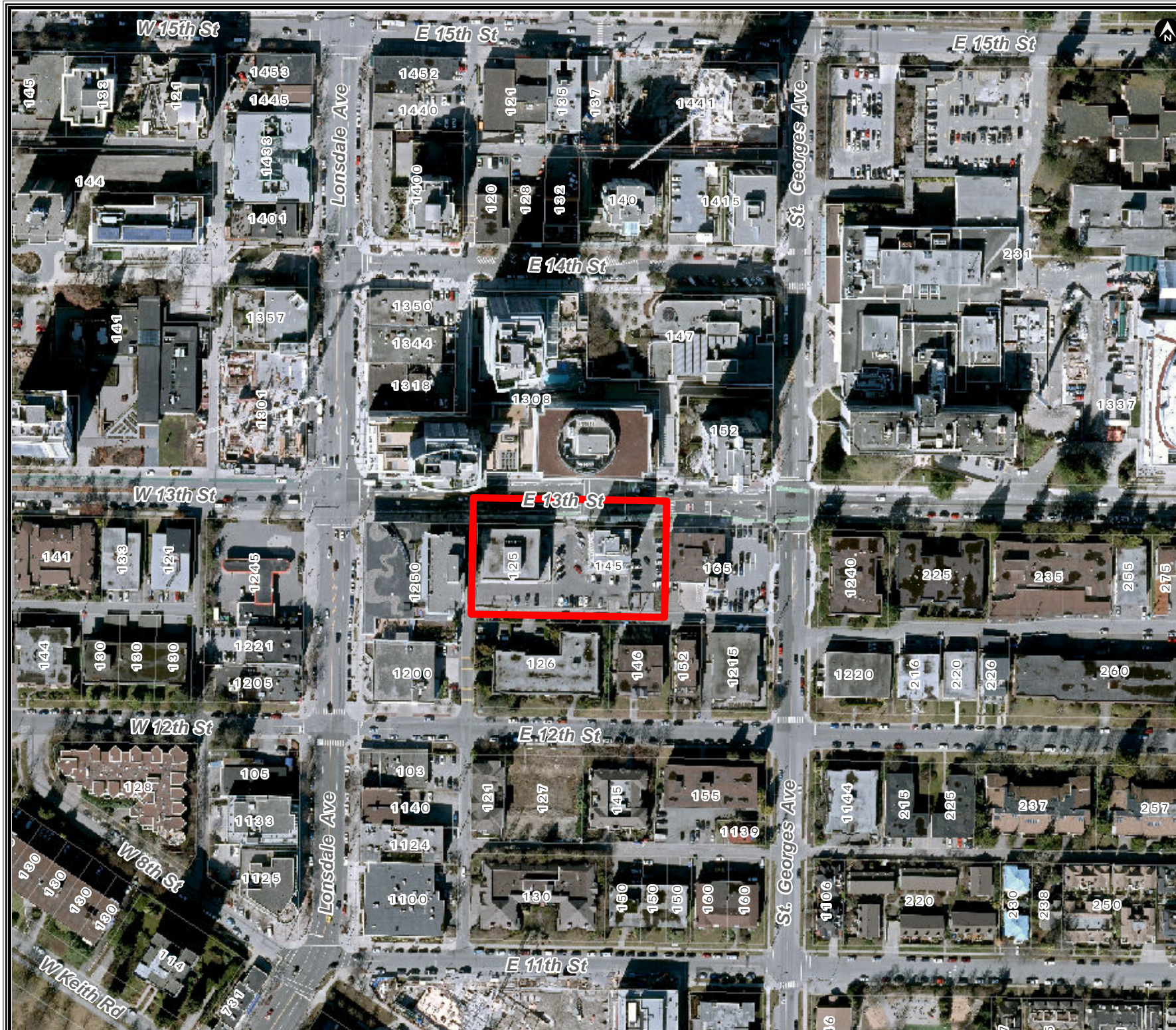
Emily Macdonald
Planner 2

City of North Vancouver

Context Map

Legend

-  Subject Site
-  Legal Parcels



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

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM
CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, NOVEMBER 23, 2020**

REPORT

15. Preliminary Report: OCP Amendment and Zoning Bylaw Text Amendment for 123-145 East 13th Street (Millennium Northmount) – File: 08-3360-20-0405/1

Report: Planner 1, November 10, 2020

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Planner 1, dated November 10, 2020, entitled “Preliminary Report: OCP Amendment and Zoning Bylaw Text Amendment for 123-145 East 13th Street (Millennium Northmount)”:




THAT the application for Official Community Plan and Zoning Bylaw amendments for a 7-storey height increase and additional 1.4 FSR be rejected;

THAT staff receive an application for a 1.7 metre increase in height (Option B - minor increase in height for improved commercial levels) and other variances (“Additional Amendments”);

AND THAT staff undertake a streamlined Official Community Plan and Zoning Bylaw amendment process.

CARRIED UNANIMOUSLY



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 1

Subject: PRELIMINARY REPORT: OCP AMENDMENT AND TEXT AMENDMENT
FOR 123 – 145 EAST 13TH STREET (MILLENNIUM NORTHMOUNT)

Date: November 10, 2020 File No: 08-3360-20-0405/1

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

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated October 28, 2020, entitled
“Preliminary Report: OCP Amendment and Zoning Bylaw Text Amendment for 123-
145 East 13th Street (Millennium Northmount)”:

THAT the application for Official Community Plan and Zoning Bylaw amendments
for a seven-storey height increase and additional 1.4 FSR be rejected;

THAT staff be directed to receive an application, for a 1.7 metre increase in height
(Option B) and other variances as described in this report (“Additional
Amendments”);

AND THAT staff be directed to undertake a streamlined Official Community Plan
and Zoning Bylaw amendment process as described in this report;

ATTACHMENTS:

1. Context Map (Doc# [1990455](#))
2. Letter from Millennium, dated October 16, 2020 (Doc# [1983023](#))
3. Conceptual Drawings, dated August 2020 (Doc# [1941069](#))

SUMMARY

This report presents proposed amendments to a rezoning that was approved in 2018 for the properties at 123-145 East 13th Street (Northmount Medical), see Attachment 1. Prior to processing the application, staff are seeking direction from Council regarding the proposal: three alternatives (Options A, B and C) are discussed in this report. For each option, separate processes are suggested which are described in the Project Description Section. With each of the options, some minor variances have been requested by the applicant, and several other amendments to the zone are recommended. These are described further in the following sections of this report.

The original rezoning application for 123-145 East 13th Street was completed in 2018 and included an Official Community Plan (OCP) amendment to allow a residential (strata) tower with a six-storey podium including three levels of commercial on the front (north) side. The total building height permitted through that application was 18 storeys (57 metres). As part of this project, a density transfer was completed and Community Amenity Contributions were paid for bonus density. In total, over \$17 million has been paid to the City as a result of the initial development application.

Option A includes an increase in height of seven storeys (23 metres), for a total proposed height of 25 storeys (80 metres). The additional floor area would be approximately 60,000 square feet (roughly 1.4 FSR) for a total FSR of 6.35. An increase in commercial ceiling heights would also be included in this option, with floor-to-floor measurements being increased from 12 feet to 14 feet on Levels 2 and 3. Option B does not include additional storeys or floor area, but would result in a minor height increase of 1.7 metres to the overall building height to allow for greater floor-to-floor height on commercial floor levels 2 and 3, from 12 feet to 14 feet. Option C presents an alternative that would not allow a height increase. Additional amendments to the CD-004 Zone are also described in this report and are recommended to be considered in conjunction with either of the two options.

BACKGROUND

After the initial rezoning was approved in 2018, the applicant, Northmount Millenium Properties, notified staff that they wished to pursue changes to the approval and were considering an increase in height of the podium and tower, without any increase in Gross Floor Area, to accommodate a greater range of potential commercial tenants.

A Building Permit application was submitted in December 2019 based on the design approved at rezoning, with the exception of minor variances to parking standards. Staff reviews of the Building Permit application are underway. Demolition permits have been received for the existing buildings though no permits have yet been issued and no other work has been authorized to date, other than hazardous material abatement.

In July of 2020, an OCP amendment and zoning amendment application was submitted, proposing a minor increase in height that would allow for increased ceiling height in the commercial units, and several Zoning variances. The applicant subsequently revised the OCP and rezoning application, still including the extra ceiling height for the commercial units, but adding seven residential storeys to the tower, for a total proposed

tower height of 25 storeys. The proposed additional floor area would be for the provision of rental dwelling units, which would be located within either the tower or podium.

PROPOSAL OPTIONS

This preliminary report is seeking direction regarding the processing of the proposed OCP amendment and rezoning. It is the Planning and Development Department's practice to refer all OCP amendment applications to Council for preliminary direction prior to conducting a full application process. The required process for each of the options is described in this section. The "additional amendments" are recommended to be considered whether Option A, B or C is chosen.

Option A) Rental Density and Seven Storey Height Increase:

Option A includes an additional 7 storeys beyond what was approved in 2018. The additional floor area would be approximately 60,000 square feet (roughly 1.4 FSR). The commercial levels' floor-to-floor height would also be increased from 12 feet to 14 feet. This option would require an Official Community Plan (OCP) amendment for height and density, and a further density transfer would be required, as the project exceeds the OCP maximum densities.

The Applicant has indicated, should this path be pursued, a willingness to explore the potential for child care, prioritization of rental housing for healthcare workers and first responders, and LEED Gold equivalency (See Attachment #2). The estimated number of new rental units is 78. Standard policies would apply to these units and staff would expect the applicant to provide a minimum of 10% of all rental units as Mid-Market units, and 10% to have three or more bedrooms.

This option requires a substantive change to the OCP height map. Should staff be directed to process such an application, a full review would be required, which would entail:

- The application would be considered a new Planning Application. Full reviews would be conducted by all City departments typically engaged in new Planning Applications.
- Standard City practices for OCP amendments would be pursued, including a Town Hall Meeting and consultation with relevant external agencies (e.g. School District);
- The project would be seeking to exceed the OCP maximum density. This is possible through density transfer. A density transfer would be negotiated for the proposed additional rental floor area, with the density coming from a City-owned source. A third-party evaluator would be hired to assess the value of the density. Funds from the sale / transfer of density would be available for use at Council's discretion.
- Staff would return to Council with proposed bylaws after the review process is completed, with an estimated timeframe of 10-14 months.

- During the processing of the application, reviews of all building permits, except for demolition would be suspended.

***Option B) Minor Increase in Height for Improved Commercial Levels
(Recommended):***

This option would allow for an increase in floor-to-floor height for commercial floor levels 2 and 3, from 12 to 14 feet, with no increase in FSR. This option would require an OCP amendment for height, from 57 metres to 58.7 metres, and no density transfer.

For this option, staff recommend a streamlined OCP amendment and rezoning process. This process would differ from a standard OCP amendment and rezoning in the following ways:

- Revised drawings would be reviewed, addressing concerns directly relating to the proposed changes, including height, floor elevations and grades;
- Given the small change in height and no additional density, no Town Hall meeting or Developer's Information Session would be required;
- Notification of some external agencies may be required;
- No Density Transfer or Community Amenity Contributions would be required due to the overall density (Floor Space Ratio, or 'FSR') remaining the same;
- Staff would return to Council with the proposed Bylaws after the expedited review process is completed, with an estimated timeframe of 3 to 6 months.
- A Public Hearing and notifications would still be required as per the Local Government Act.
- During the processing of the application, reviews of all building permits, except for demolition would be suspended, however, the demolition process is expected to continue for a period of 6 months or longer so construction delays due to this option are not anticipated.

Option C) No Height Increase

A third option is to reject the OCP amendment application, not allowing for any additional height. Should this option be chosen, the OCP amendment application would be rejected. Staff recommend that the Additional Amendments below would continue to be processed through an application for Zoning Bylaw amendments.

Additional Amendments

In addition to the height increase, the applicant has requested several variances to the Zoning Bylaw that were not presented with the initial rezoning. Included in these are:

- New guest suite to be considered as residential Amenity;
- Waiving Parking Space setbacks from walls and columns and increasing minimum dimensions from 8.2m to 8.6m width;
- Reducing minimum garbage and recycling storage area requirements with provision of a compacting device;
- Location of End Destination Facilities on Level 2 office level (more than 50m from bicycle parking).

Several other items have been identified since the initial rezoning that were reflected in the approved drawings, but were not accounted for within the approved Bylaws. Changes to the Bylaw are recommended to address this omission and allow for these previously contemplated elements of the project. These include:

- Accessory Apartment Units located below the Second Storey
- Lot Coverage above the Second Storey exceeds 35 percent

Staff are recommending that these variances, both the new ones being requested and ones required to support the initial proposal, be considered in conjunction with Option B, or with Option A or Option C, should Council choose one of those options.

PLANNING ANALYSIS

The initial OCP amendment in 2018 allowed for an increase in maximum height from 46 metres to 57 metres. The increase was recommended at that time because achieving a density similar to surrounding sites without an increase in maximum height would have required a two-tower form. Compared to a two-tower form, the single tower was seen to result in fewer negative impacts, including preserving development potential on adjacent sites, maintaining views from neighbouring buildings, reducing shadowing on the public realm, and ensuring distancing from existing towers.

Option A) Rental Density and Seven Storey Height Increase (Not Recommended):

There are two components of the proposed height increase. The first is the increased tower height, and the second is the increased podium height. The increase in tower height to 25 storeys would result in this site having the tallest tower in the immediate area. The next tallest building would be the residential tower on the north side of the Centreview site, which is 24 storeys in height. The new tower at 1441 St. Georges will be 23 storeys. Other towers in the area range from 15 to 19 storeys. At 18 storeys, the tower that was originally proposed and approved, is within the range of the heights for towers that are located at or near the perimeter of the OCP areas that allow for tower form developments.

Properties directly to the south of the Northmount site are designated Residential Level 5, which permits mid-rise residential developments up to six storeys in height. Goals of the OCP call for gradual transitions from higher density to lower density areas. In this case, the difference between the proposed density of the Northmount site, at approximately 6.35 FSR, and the Residential Level 5 designation, at up to 2.6 FSR, is

significant. This density would also be much higher than the surrounding tower developments, which are generally at 5 FSR or less.

Through a full review, staff would evaluate shadow and view impacts that would result from the increased height. It is expected that there would be an increase in shadow impacts on buildings to the north as well as on the public realm. It is likely that ocean views from existing buildings would be minimally obscured beyond the already-approved 18-storey development. A 25-storey building on this site may appear to be incongruous with the surrounding properties, particularly with the lower developments to the south.

The second element of the requested additional height is the increase in floor-to-floor height of the commercial floor levels. This portion of the proposal would benefit future tenants of these commercial units in allowing for equipment and facilities associated with medical and paramedical services. This would be especially beneficial on the second storey, where medical labs, offices and clinics are most likely to be located. Option B, below, describes a process that would allow for just this element of the height increase to be considered.

The rental housing that would be provided with this option supports the continuum of housing needs on the north shore, particularly when the mid-market units considered. Based on the number of expected units (78), a total of 8 mid-market units would be expected. While a Community Amenity Contribution would not be warranted with this proposal, the applicant would be required to pay for density transferred to the site. The applicant has advised that they would seek to transfer density from a City-owned site. As part of the application review process, the value of the transfer density would be determined by a third-party and the sale would be negotiated between staff and the applicant, with input from Council, as required.

If directed to proceed with processing this application, through the application process, staff would review whether additional density could be accommodated on site. This includes an updated review of transportation impacts and servicing requirements.

Because the proposed additional height and density represents a development that is substantially different from the initial application, staff recommend a full review process and public consultation. The typical duration of this process is 10-14 months.

Option B) Alternative proposal (Recommended):

With this option, Council would direct staff to request a revised application from the applicant that removes the additional seven storeys. The application would closely resemble the development as it was originally proposed, with a minor height increase of 1.7 metres. The increase in height would be seen in both the podium and tower portions of the building.

As is noted above, this element of the requested height increase would result in a significant improvement to the commercial units. Entrances could also be made more accessible through minor changes to the ground floor elevation and surrounding grades.

The increased height would make the units more attractive to medical and paramedical businesses, contributing to the area as a medical services hub for the broader area.

The additional 1.7 metres in height would have minimal impact on surrounding buildings and the public realm.

The expected timeframe for a streamlined review process, including the Additional Amendments described below, is three to six months.

Option C) No Height Increase

This option would see no change to the permitted height. Commercial floor levels would remain at 12 feet, floor-to-floor, presenting challenges for medical and paramedical businesses. Possible benefits to this option would be the elimination of delays caused by Planning processes on the overall construction of the project, however, this option is not recommended due to the low quality of commercial units that would be constructed as a result.

Additional Amendments

At this point in time, staff are seeking direction on how to process the application and have not completed a review as to the appropriateness of each of the variances requested by the applicant but do believe they are worth considering.

The amendments that have been identified by staff would need to be addressed in order to allow elements of the project that were shown in drawings at the initial rezoning. Without amendments to the Zone, a project could still be constructed that meets the Zoning Bylaw requirements, however, it would differ from the project that was considered by Council, and would lack some of the elements that staff had encouraged such as the laneway townhouse units.

RECOMMENDATION

Based on planning analysis, staff are recommending Option B, which would include a minor height increase of 1.7 metres for improvements to commercial floor levels, consideration of the newly requested variances and clean-up of the CD-004 Zone. Should Council direct staff to process these amendments, an expedited OCP and zoning bylaw amendment process would be conducted as described in this report. The recommendations on page one of this report provide the direction needed for staff to pursue this approach.

Should Council wish staff to proceed with one of the other options, the active clauses on page one of this report should be amended as follows:

Option A: The first active clause should be deleted and replaced with the following:

THAT staff be directed to process Official Community Plan and Zoning Bylaw amendments for increases in height and density (Option A) and other variances as described in this report (Additional Amendments);

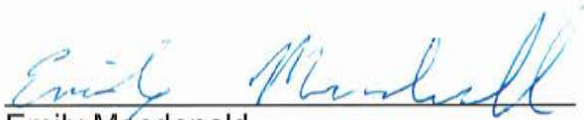
And the second and third active clauses should be deleted and replaced with the following:

AND THAT staff be directed to negotiate a sale of transferrable density from an existing City-owned site with residual density.

Option C: The second and third active clauses should be deleted and replaced with the following:

AND THAT staff be directed to receive an application for amendments to the CD-004 Zone (Additional Amendments);

RESPECTFULLY SUBMITTED:



Emily Macdonald
Planner 1

PROPOSED NORTHMOUNT MIXED-USE DEVELOPMENT

119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

RZ/DP RE-SUBMISSION DRAWINGS
APRIL 2021



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ARCHITECTURAL DESIGN RATIONALE

Introduction

"Central Lonsdale" is a 18 storey mixed-use retail, office and multi-family residential development that is situated on the site of the Northmount medical office building on 13th Avenue between Lonsdale Avenue and St. Georges Street. The City of North Vancouver approved the OCP amendment and Rezoning case for this project in September 2018.

Building Planning

The ground floor of the development consists of two retail and residential components that are split in the middle of the project with a pedestrian passageway linking 13th Street to the Lane on the south boundary of the site. The passageway varies in width from its narrowest point at 18 feet to its widest point 60 feet for the plaza fronting 13th Street. Both the primary residential and office lobbies are accessed from the mid-point of this passageway to the east and wide sides of the passageway respectively. The full remaining frontage along 13th Avenue is occupied by CRUs which may ultimately vary in width and have depths from 38 to 80 feet.

A series of eight townhouses front the lane and are split by the pedestrian passageway. The townhouses are two storeys each and have private patios fronting the lane. Residential and commercial loading bays accessed from the lane are situated immediately to the east of the easternmost townhouse and also the west of the westernmost townhouse. A two-way ramp to the below grade parking is provided on the eastern edge of the project immediately beside the loading bay in this location. A two elevator core and scissor stair provides vertical circulation to the residential tower located above the east side podium for the project as well as the podium residential element that bridges across the passageway and occupies the balance of the podium on the west side of the development.

A two elevator core and monumental stair provide access to the offices on level two with the elevators also serving office space on level three of the podium. The uppermost level of the townhouses continues on the lane side and is roughly equal to the double height volume for the CRUs that front 13th Street.

Level two consists of office use forming both the west and east side podiums with a bridge connection between the two office portions. Residential units begin on the eastside of the tower portion and an amenity space occupies the south side of the east podium. Level three consists of a continuation of residential units on the east side of the tower and office space comprising portions of the west and east side podiums.

Levels 4-6 consist of the tower residential floor plate with the attached residential podium extension to the west. The podium residential bridges over top of the office and passageway below. Residential units consist of a mix of 1 bed, 1 bed and den, 2 bed, and 3 bed units. A portion of the level 6 plan consists of space for the pool drop, mechanical and storage requirements.

Level 7 is the main amenity level for the development and consists of outdoor terraces, pool and hot tub areas and indoor amenity housing fitness change rooms, yoga studio, amenity lounge spaces and change rooms. A covered walkway connects the main residential tower with the amenity space building on the other side of the pool area.

Levels 8 - 15 are the typical tower floor plates consisting of a 9 unit plates with units ranging from 1 bed, 1 bed plus den, 2 bed and 3 bed plus den units. Generous balconies are provided for all units. At level 16 the tower begins to terrace back towards the north with larger scale units on a 6 unit plate with generous balconies and roof terraces to maximize the view. This terracing effect continues on the south side of the building with level 17 of the tower providing 5 larger units and large roof terraces to the south and finally level 18 with two large units on this places plus large roof terraces.

RATIONALE FOR THE PROPOSED EXTRA HEIGHT & LIST OF OTHER VARIATIONS

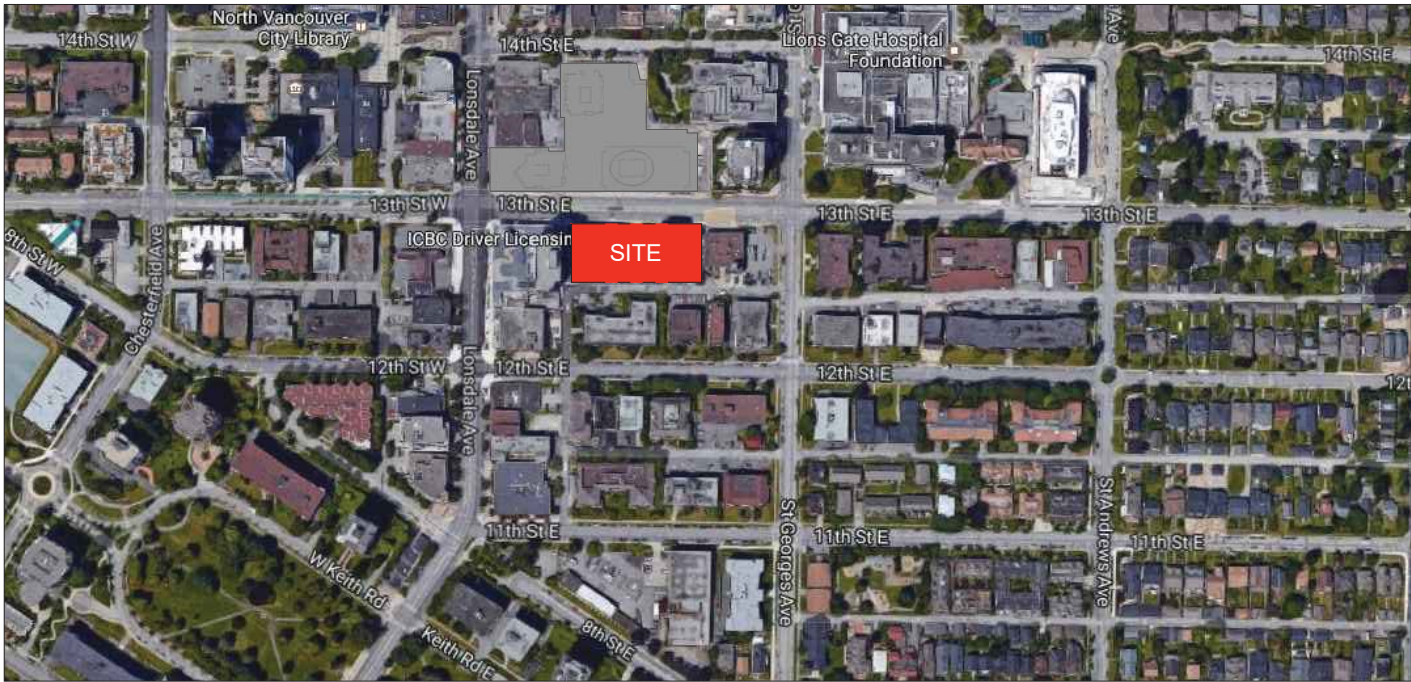
This proposal is to increase the max. building height from Current OCP (approved September 2018) which is 57 meters (187 feet) to 58.7 meters (192 feet 6 inches). The 1.7 meters (5 feet 6 inches) extra height will be distributed between different levels of the project as below:

1. Improved Streetscape
0.5 meters (1 foot 6 inches) to add to the first-floor level (CRUs & Townhomes). Currently a few of the townhomes (adjacent to the west side of the breezeway) are located at a lower level than the lane. With this floor-raise, all the townhomes will be at or above the lane level. Also, the CRUs facing 13th street will benefit with a higher ceiling. e.g. the floor to ceiling height of the CRUs/commercial uses adjacent the breezeway will increase from +/- 4.5 meters (15 feet) to 5 meters (16 feet 6 inches). The advantage would be affording a much better retail/commercial presence at 13th street.
2. Functional Offices
0.6 meters (2 feet) to add to each office level (levels 2 & 3) which would be 1.2 meter (4 feet) in total. This is based on the City request mentioned in the "team review dated July 2018/item A19" to ensure floor to ceiling height for the office levels is minimum 4 meters (13 feet) for ventilation and necessary equipment for health care/ laboratory facilities. Currently floor to floor height for the office levels is 3.6 meters (12 feet) and with this extra height, the minimum clearance would be achieved.

Further than the extra height, there are other arbitrations that this proposal is requesting and the complete list of them is as per below. These items are highlighted on the following drawings too with markup clouds and matching numbering.

Detailed list of changes

- 1 Extra 1.7 M (5'-6") height :
 - Extra 0.5 M (1'-6") height at the TH/retail levels.
 - Extra 1.2 M (4'-0") height at the office levels
- 2 6.5M (21'-4") Mechanical room height and 10.2M (33'-4") Fin height above Max. building height
- 3 New residential bike elevator from L1 to P3 and separate bike Storage on P2&P3. Bike elevator area is exempted from FSR.
- 4 Variation from the City parking standards: Wider regular parking stalls (8'-6") but No setback from side/back columns and back walls.
- 5 Increase residential parking stalls to 222 and commercial parking stalls to 111
- 6 20% deduction in Garbage storage area for all occupancies due to utilizing the compactor device.
- 7 Location of bicycle end of trip facilities allowed on L2 office level.
- 8 Lot Coverage above the 2nd floor allowed to be more than 35%.
- 9 Accessory apartments on the ground floor allowed.
- 10 Office Lobby and office amenity areas are excluded from FSR.
- 11 Penetration of the architectural elements are allowed in the setbacks.
- 12 New commercial bike storage on P1
- 13 Open appendages are allowed to be more than 10% of GFA.



SITE MAP



LONSDALE ST & E. 13TH ST BLVD LOOK NORTHEAST



E. 13TH ST BLVD LOOK SOUTHWEST



LONSDALE ST & E. 13TH ST BLVD LOOK SOUTHEAST



LONSDALE ST & E. 13TH ST BLVD LOOK EAST

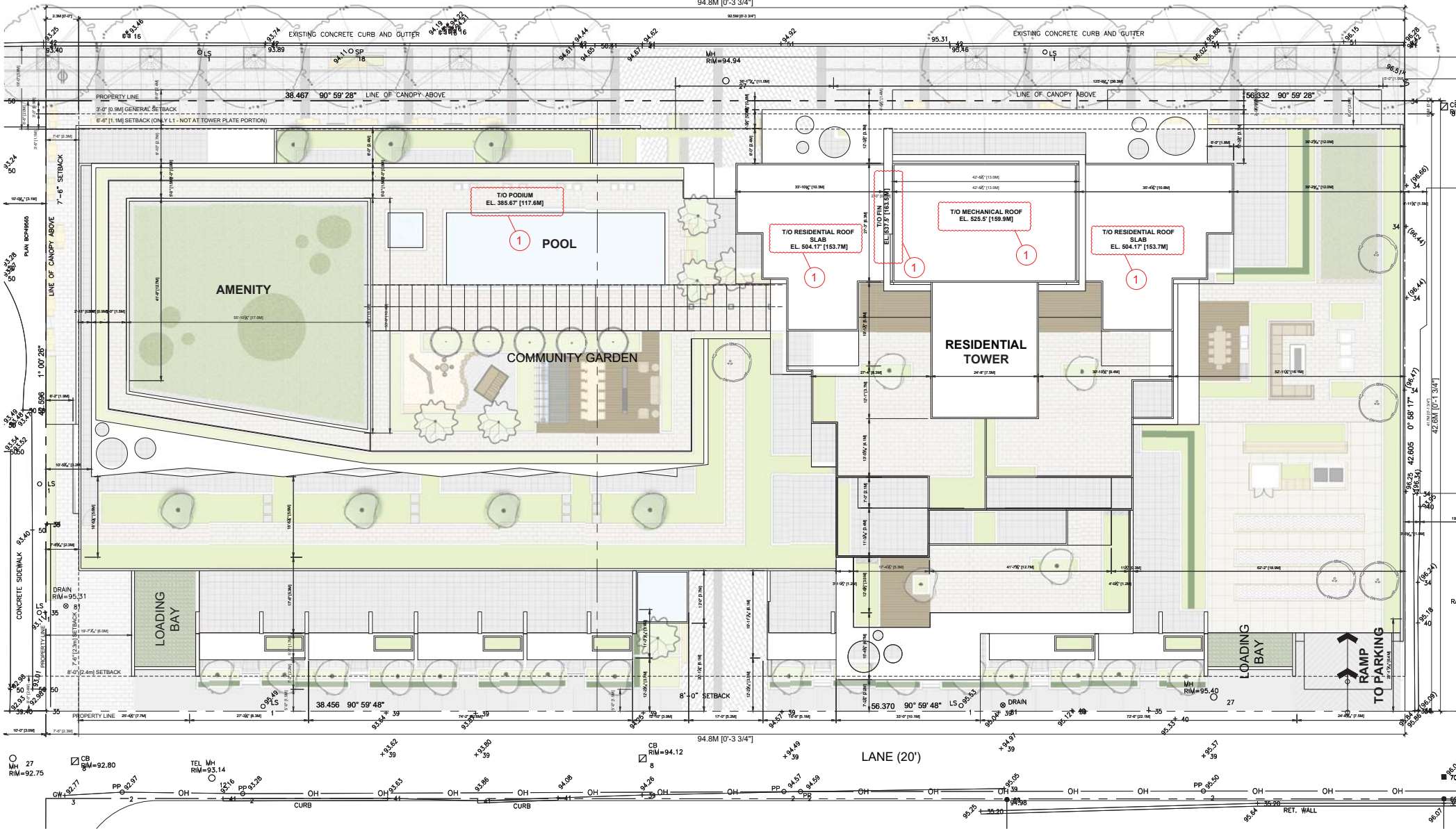


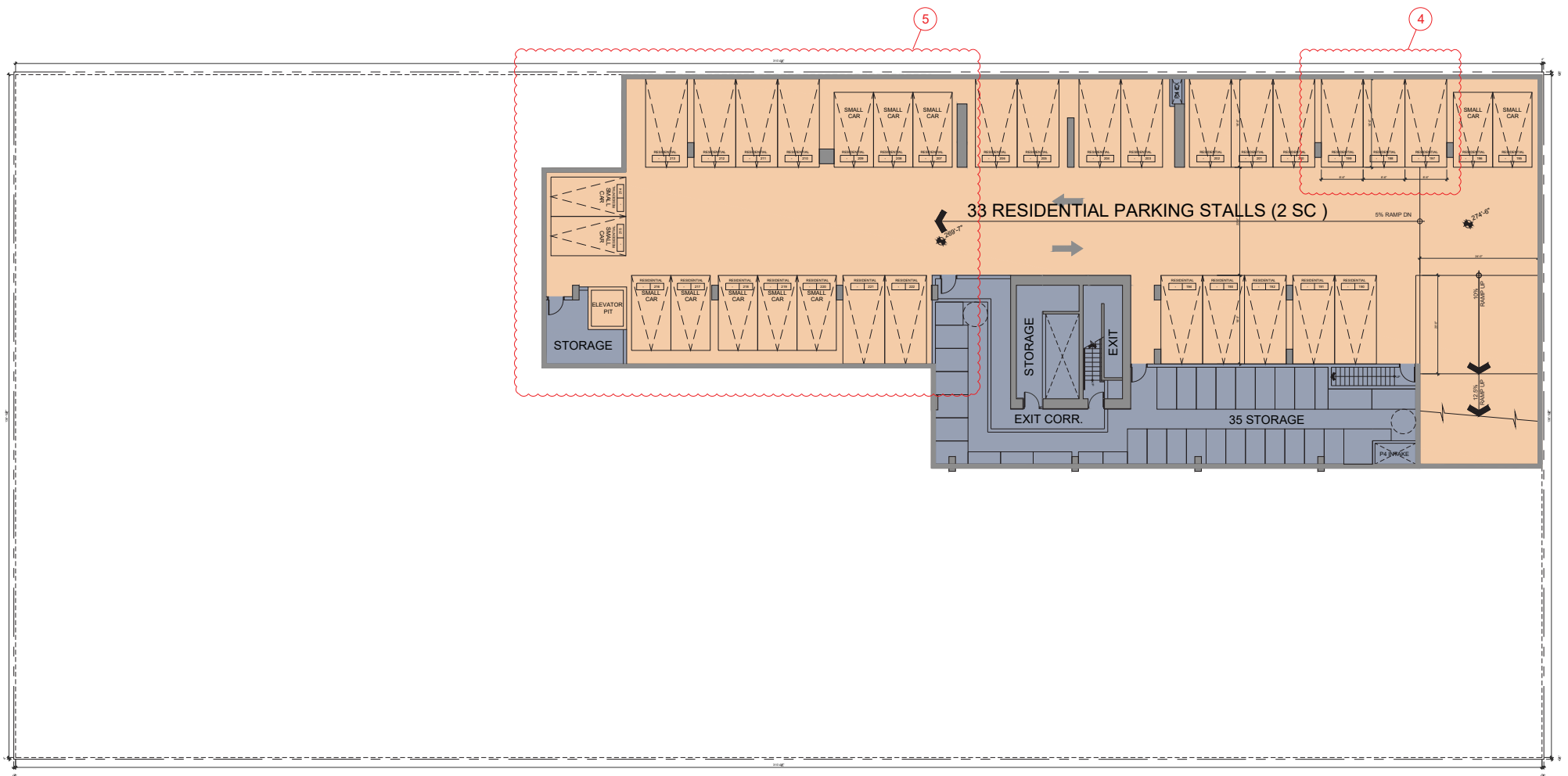
E. 13TH ST BLVD LOOK WEST

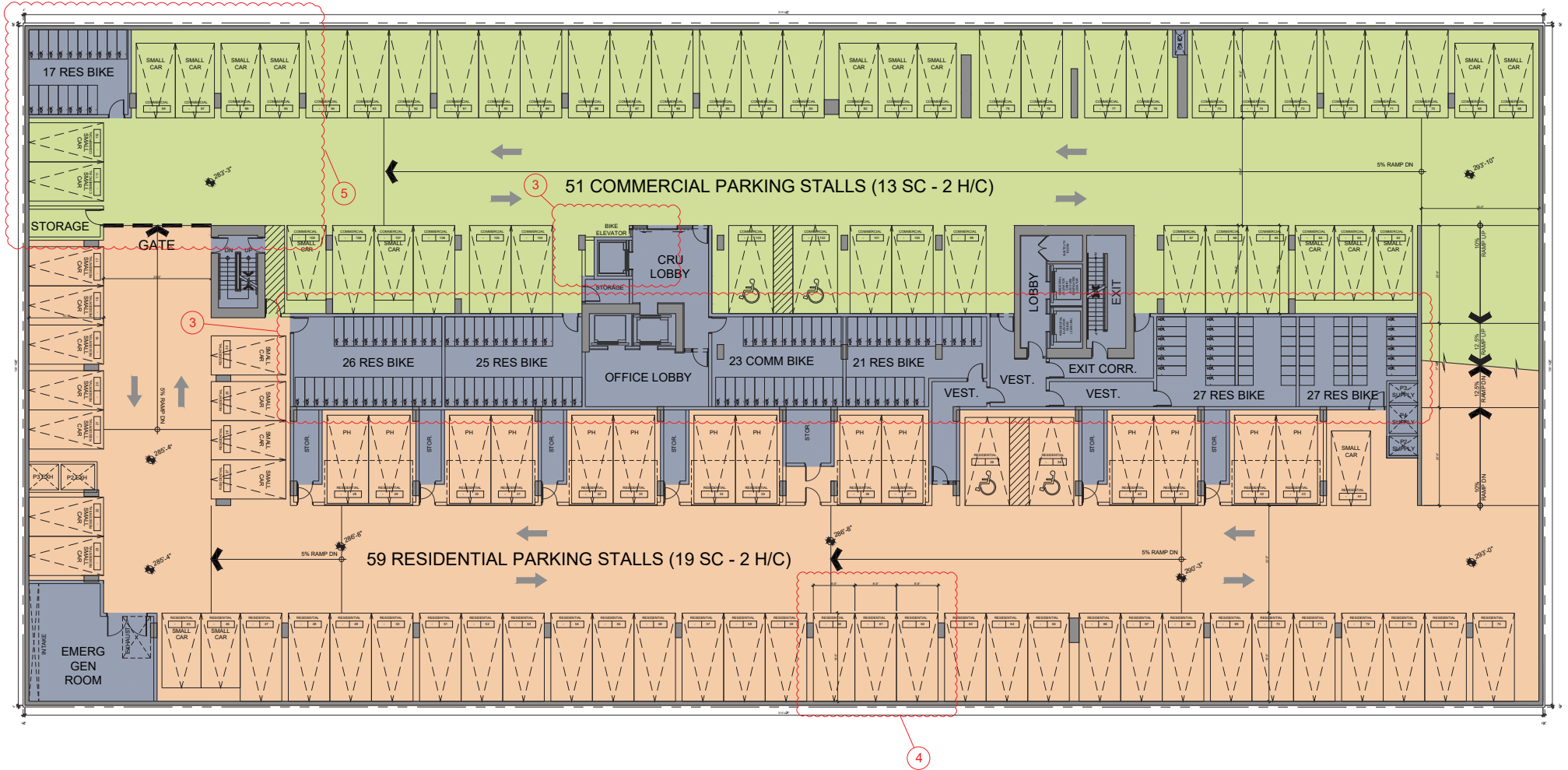
The image is a detailed architectural site plan for a property located at 145 E. 13th Street. The plan shows a 4-story concrete building with underground parking, an asphalt parking lot, and various utility features like drains, manholes, and planters. Key areas are labeled with lot numbers (38.467, 38.456, 56.332, 56.370) and plan numbers (PLAN 14652, PLAN 5006). The plan also indicates the location of the building relative to the street and the presence of a fire wall and stairs to underground parking.

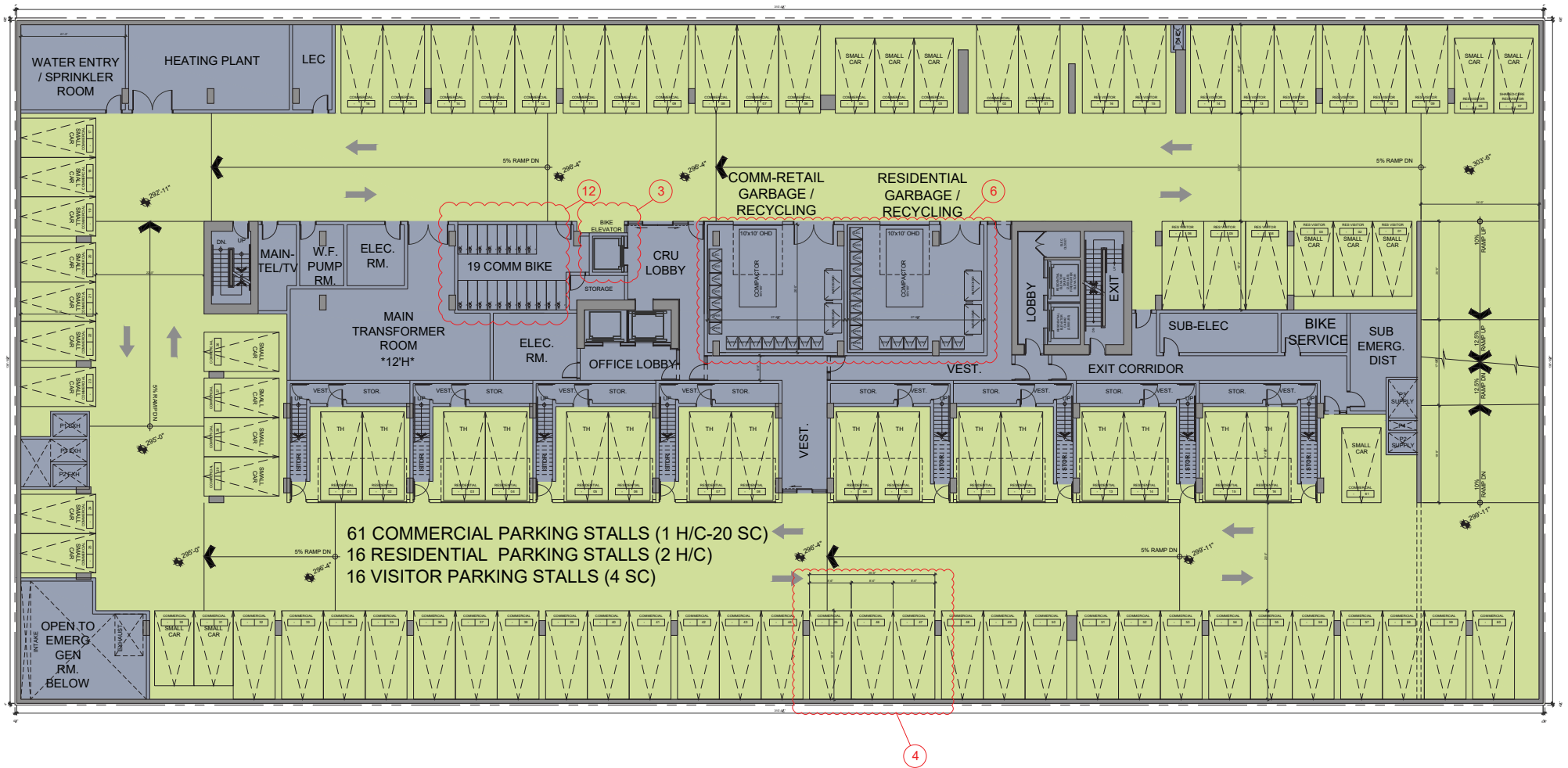
E. 13TH STREET (65')

94.8M [0'-3 3/4"]







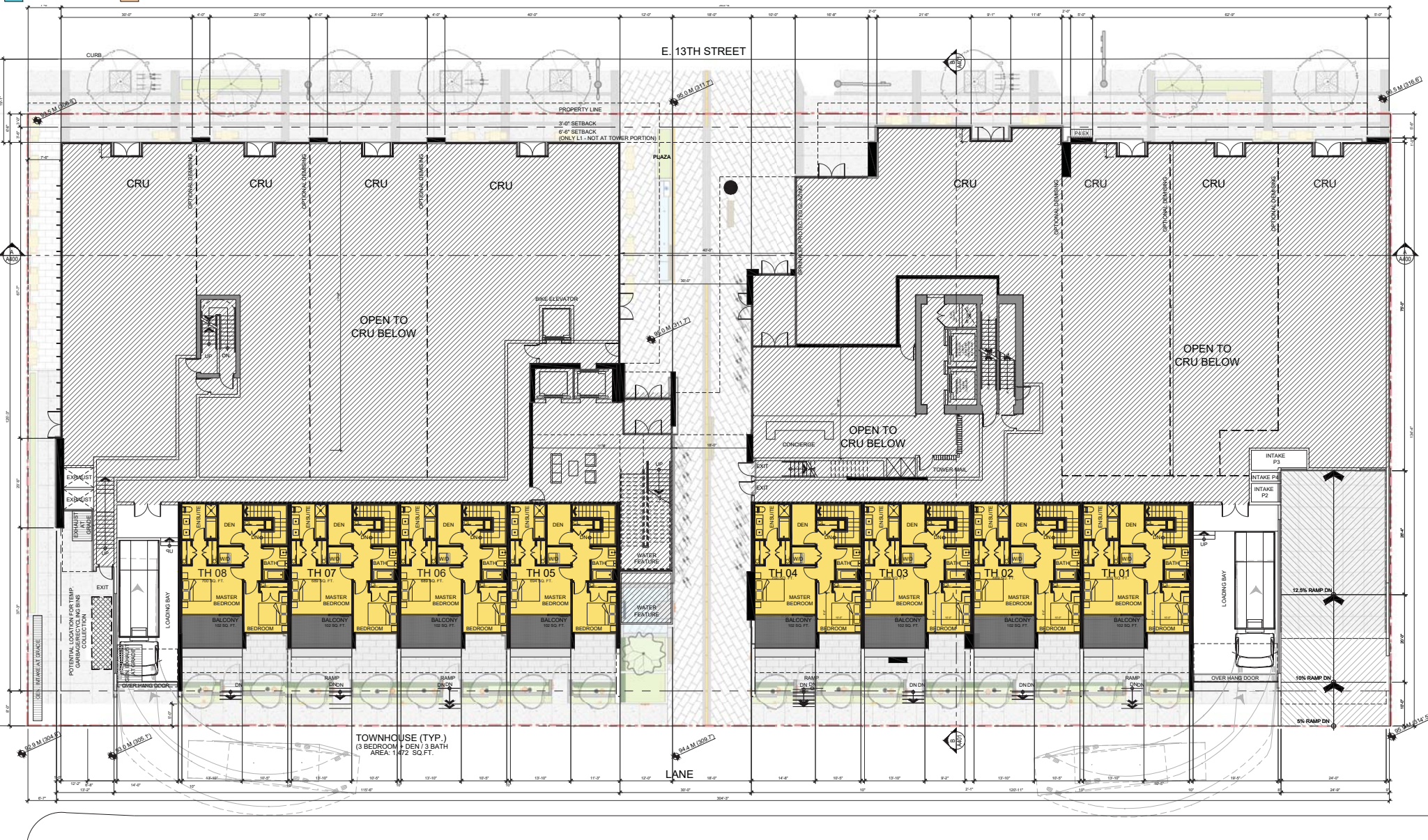


RESIDENTIAL	OFFICE/CRU COMMON	PARKING - COMMERCIAL
 RESIDENTIAL COMMON	 OFFICE LOBBY	 SERVICE/STORAGE
 RESIDENTIAL LOBBY	 AMENITY	 BALCONY
 OFFICE/CRU	 PARKING - RESIDENTIAL	



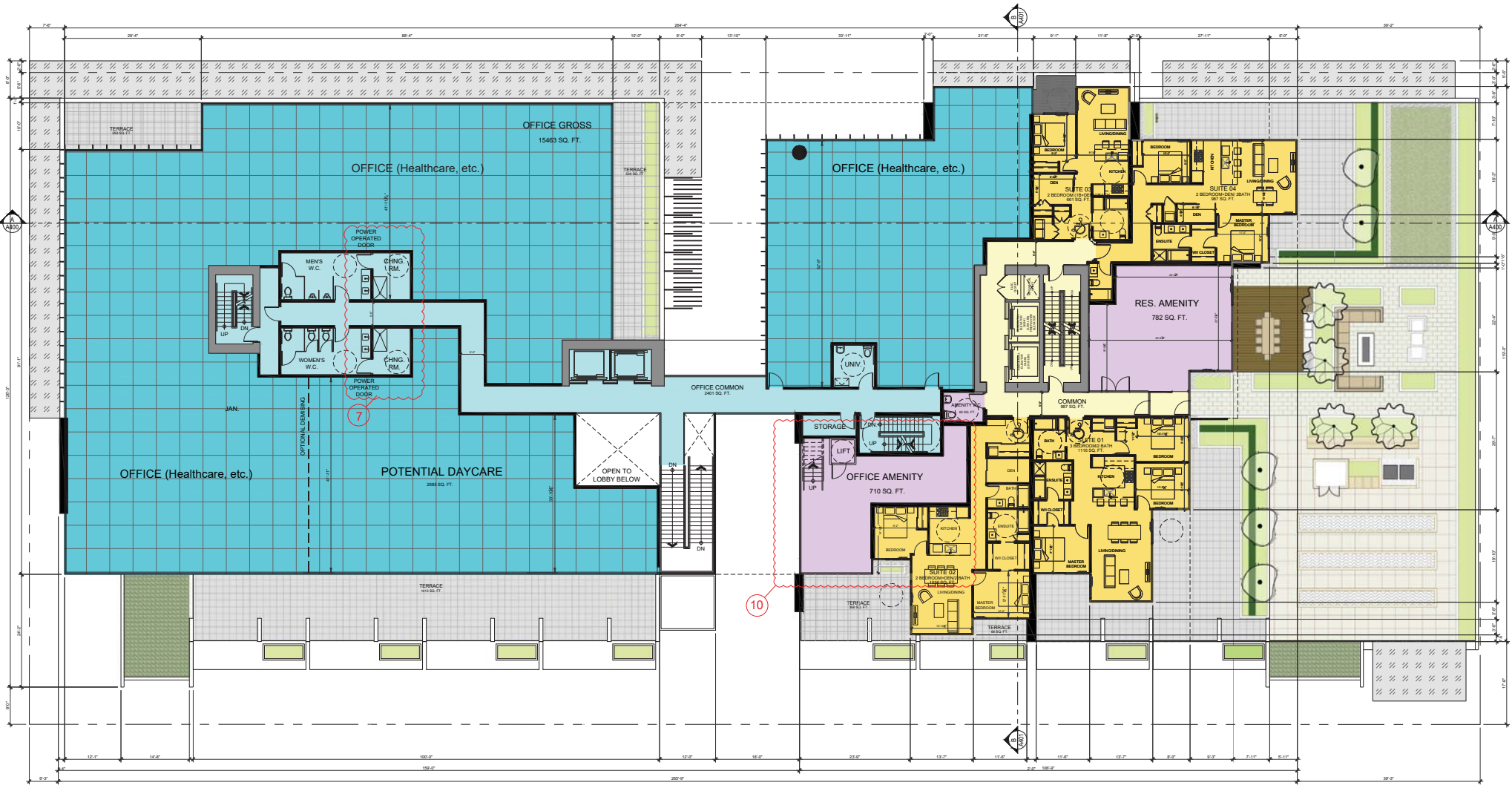
LEGEND

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RESIDENTIAL COMMON	OFFICE LOBBY	SERVICE/STORAGE
RESIDENTIAL LOBBY	AMENITY	BALCONY
OFFICE/CRU	PARKING - RESIDENTIAL	



LEGEND

RESIDENTIAL	OFFICE/CRU COMMON	PARKING - COMMERCIAL
RESIDENTIAL COMMON	OFFICE LOBBY	SERVICE/STORAGE
RESIDENTIAL LOBBY	AMENITY	BALCONY
OFFICE/CRU	PARKING - RESIDENTIAL	



NOTE: SUITES 01,02,03 ON THIS LEVEL REFLECT REQUIRED LEVEL 2 ADAPTABLE DESIGN ELEMENTS.



MIXED-USE DEVELOPMENT
119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

LEVEL 2 FLOOR PLAN

Scale 1/8"=1'-0"

RZ/DP RE-SUBMISSION DRAWINGS

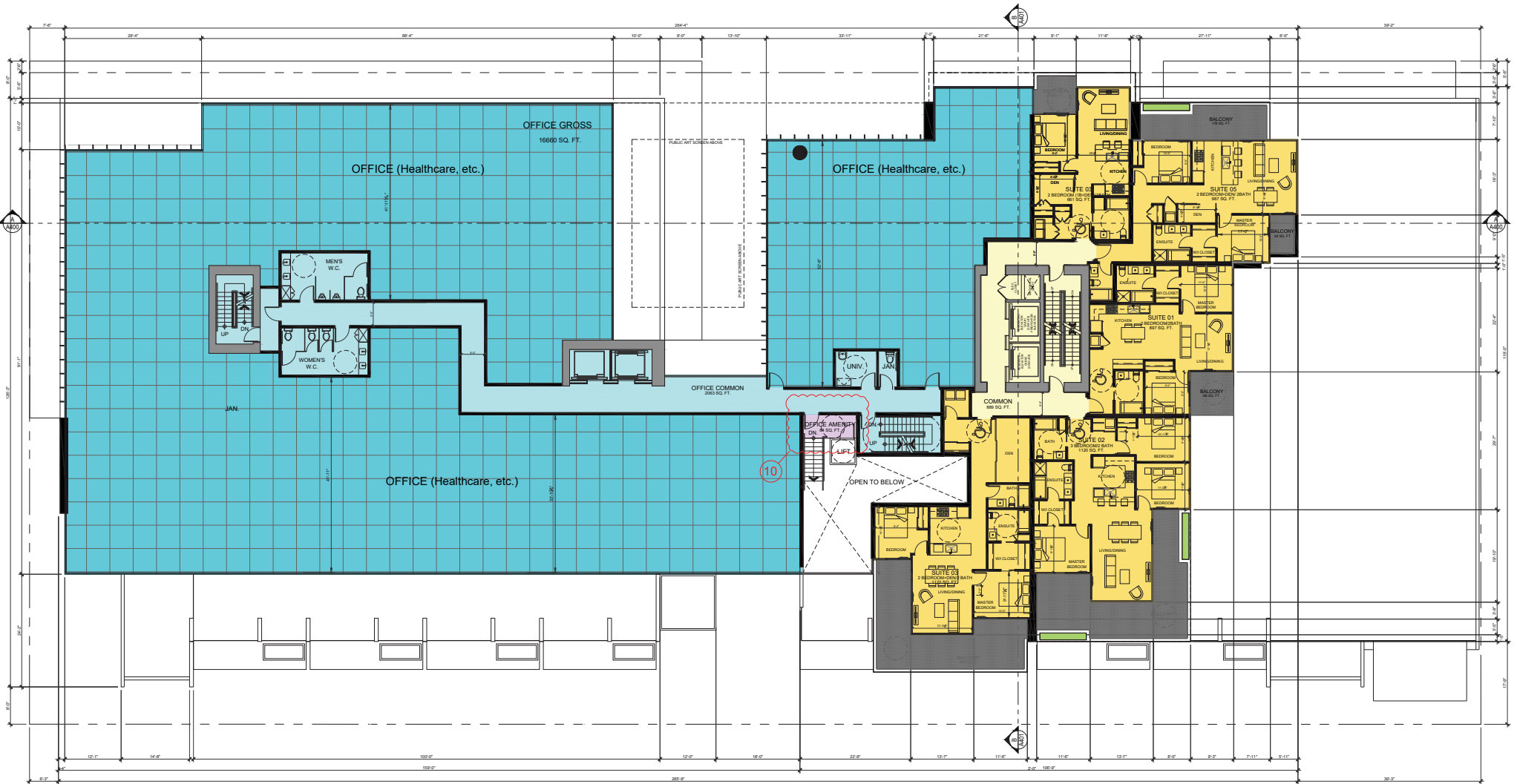
April 2021



A205

LEGEND

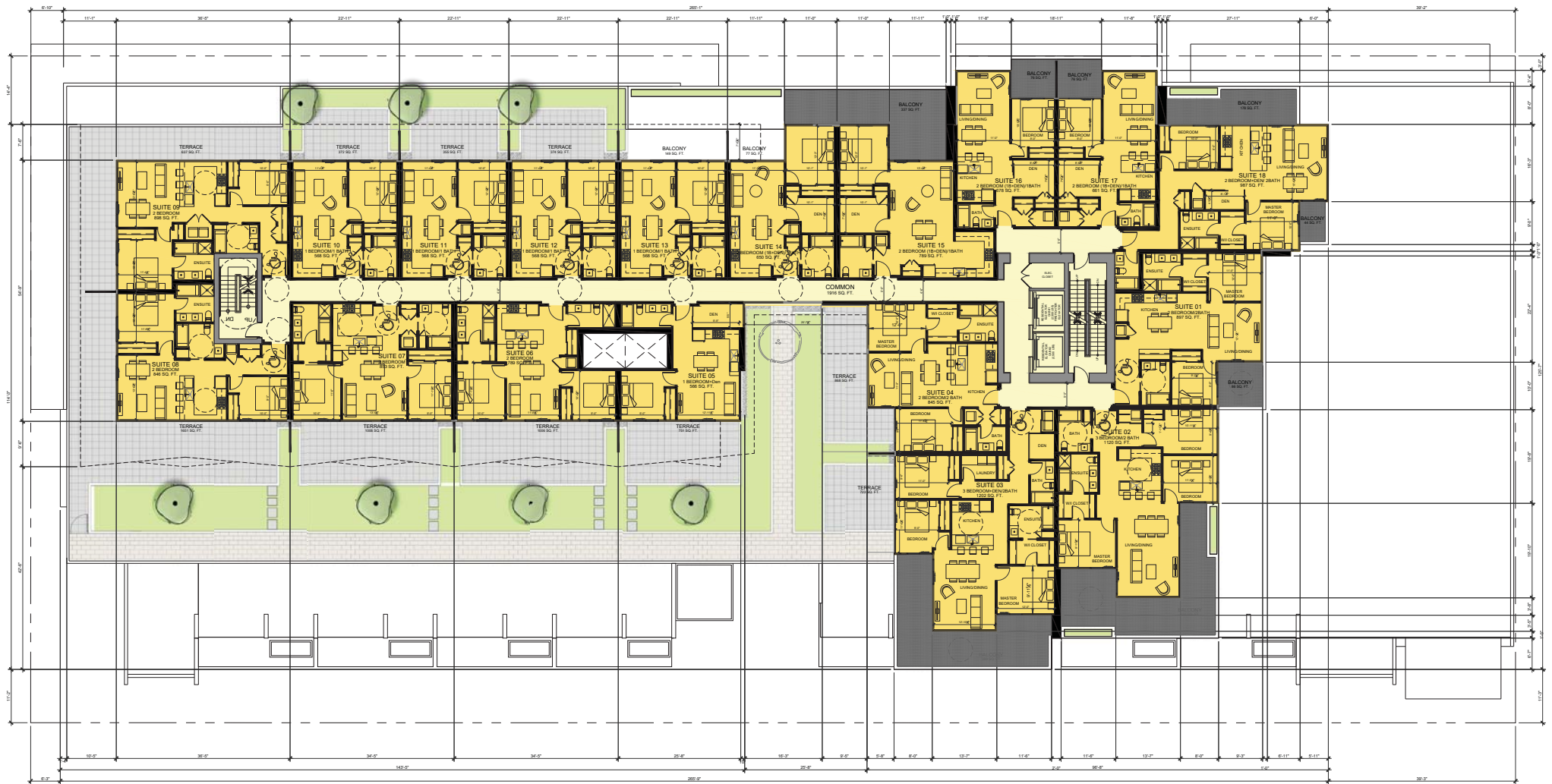
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OFFICE/CRU	PARKING - RESIDENTIAL	



NOTE: SUITES 01,02,03,05 ON THIS LEVEL REFLECT REQUIRED LEVEL 2 ADAPTABLE DESIGN ELEMENTS.

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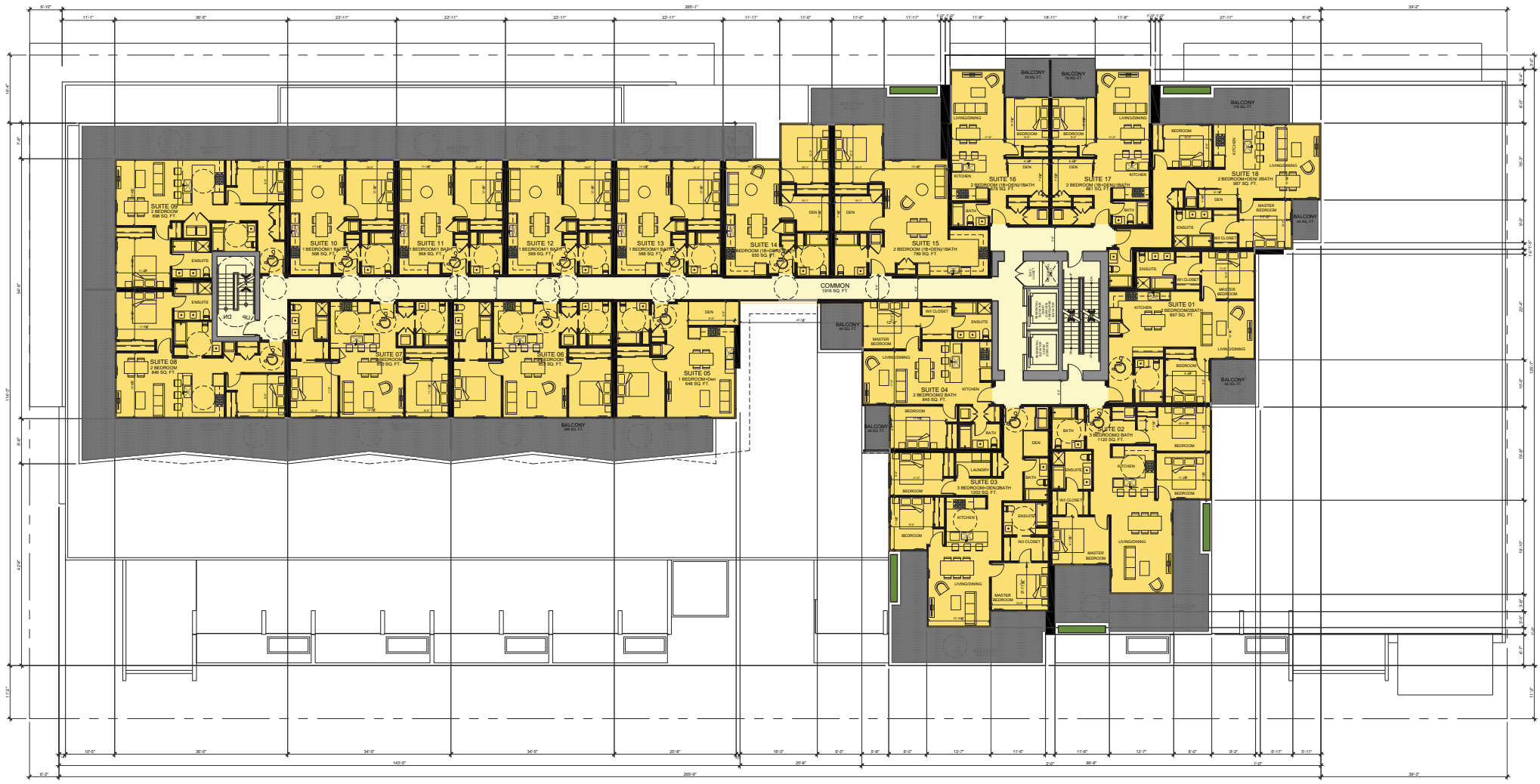
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RESIDENTIAL COMMON	OFFICE LOBBY	SERVICE/STORAGE
RESIDENTIAL LOBBY	AMENITY	BALCONY
OFFICE/CRU	PARKING - RESIDENTIAL	



NOTE: SUITES 01,02,03,07,08,09,10,11,12,13,14 ON THIS LEVEL REFLECT REQUIRED LEVEL 2 ADAPTABLE DESIGN ELEMENTS.

LEGEND

RESIDENTIAL	OFFICE/CRU COMMON	PARKING - COMMERCIAL
RESIDENTIAL COMMON	OFFICE LOBBY	SERVICE/STORAGE
RESIDENTIAL LOBBY	AMENITY	BALCONY
OFFICE/CRU	PARKING - RESIDENTIAL	



NOTE: SUITES 01,02,03,05,06,07,08,09,10,11,12,13,14 ON THIS LEVEL REFLECT REQUIRED LEVEL 2 ADAPTABLE DESIGN ELEMENTS.



MIXED-USE DEVELOPMENT
119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

LEVEL 5 FLOOR PLAN
Scale 1/8"=1'-0"

RZ/DP RE-SUBMISSION DRAWINGS
April 2021



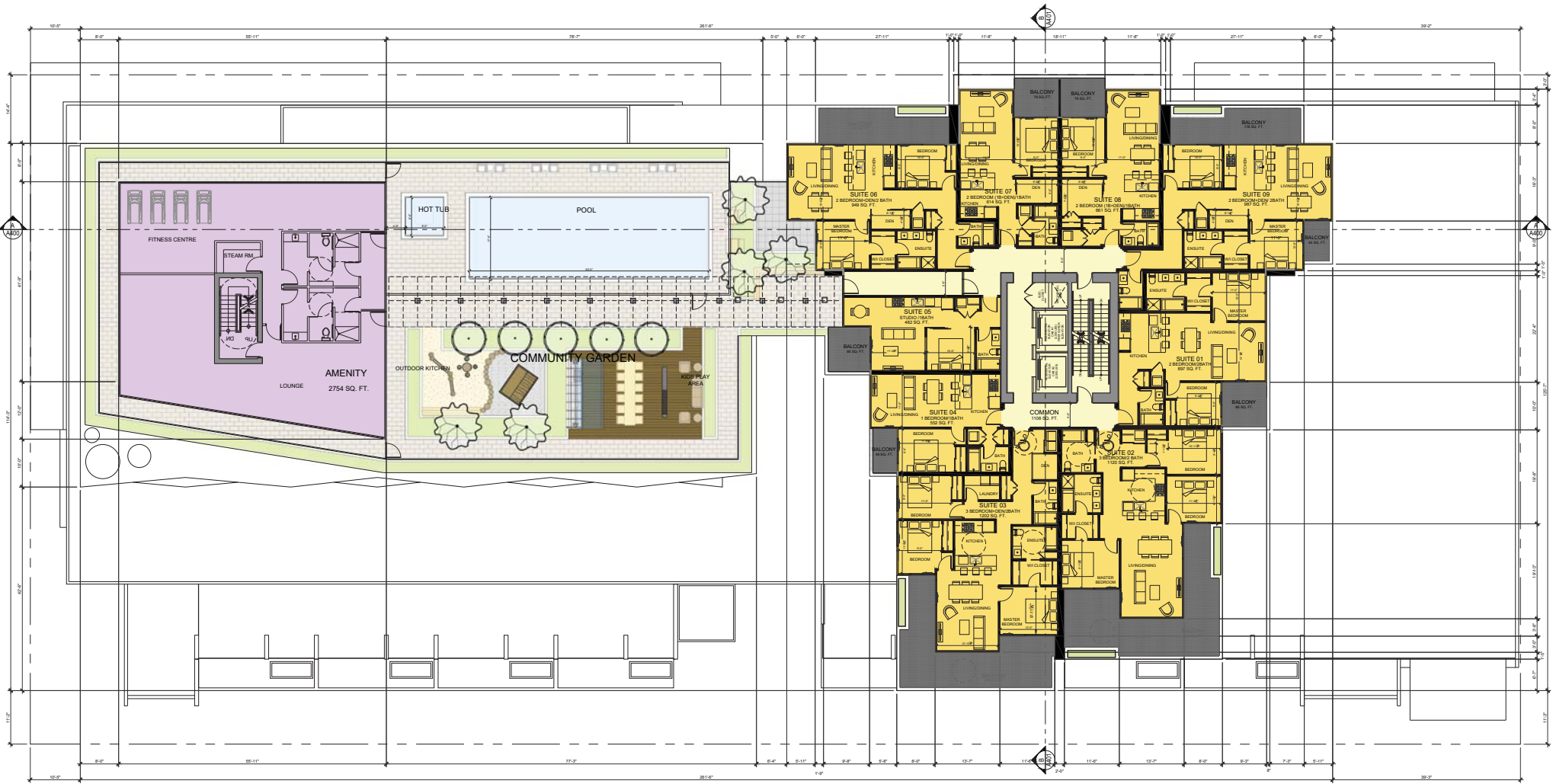
A208

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RESIDENTIAL COMMON	OFFICE LOBBY	SERVICE/STORAGE
 RESIDENTIAL LOBBY	 AMENITY	 BALCONY
 OFFICE/CRU	 PARKING - RESIDENTIAL	



LEGEND

RESIDENTIAL	OFFICE/CRU COMMON	PARKING - COMMERCIAL
RESIDENTIAL COMMON	OFFICE LOBBY	SERVICE/STORAGE
RESIDENTIAL LOBBY	AMENITY	BALCONY
OFFICE/CRU	PARKING - RESIDENTIAL	



NOTE: SUITES 02,03 ON THIS LEVEL REFLECT REQUIRED LEVEL 2 ADAPTABLE DESIGN ELEMENTS.



MIXED-USE DEVELOPMENT
119-149 EAST 13TH STREET, NORTH VANCOUVER, BC












LEVEL 7 FLOOR PLAN
Scale 1/8"=1'-0"

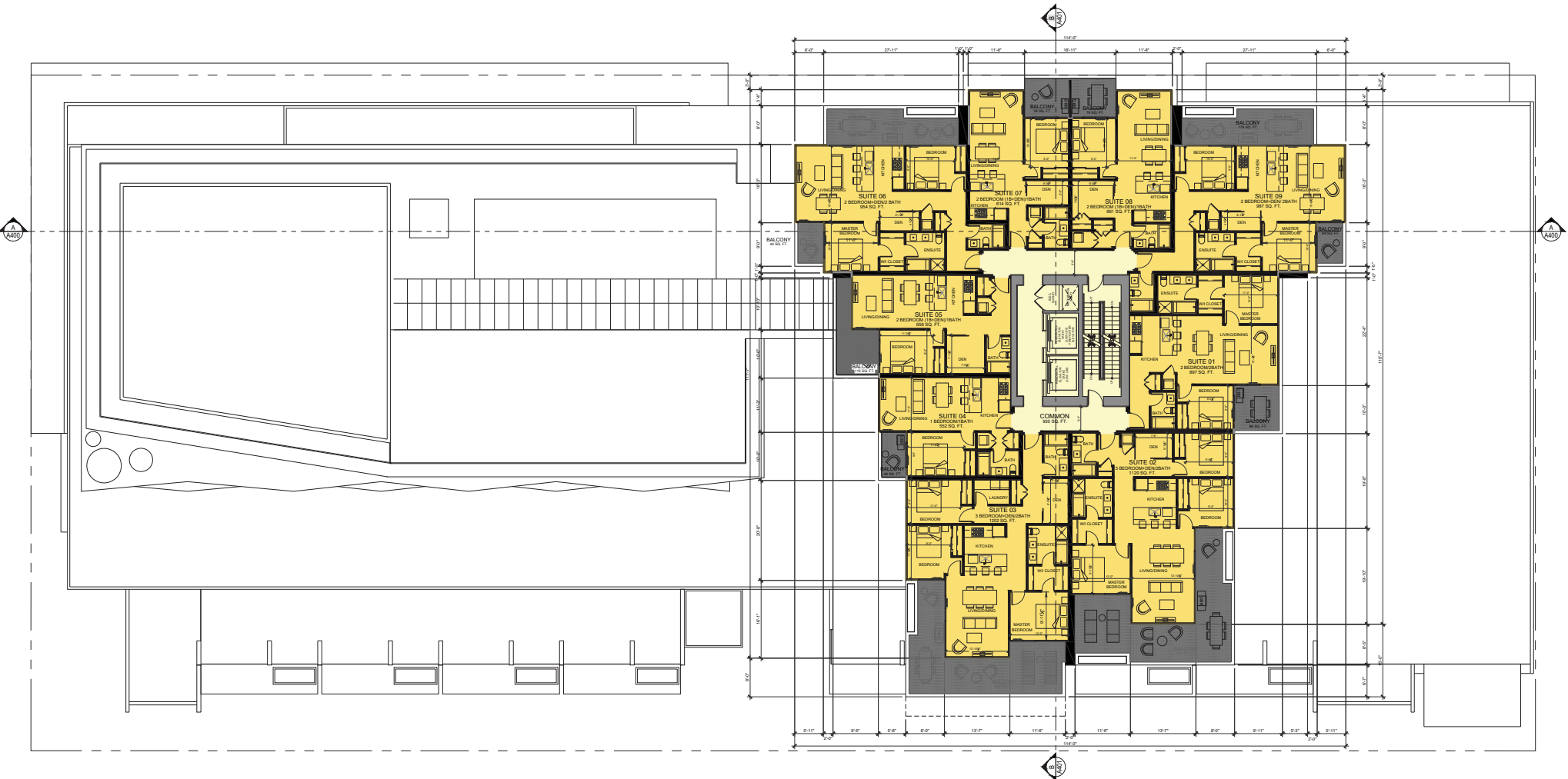
RZ/DP RE-SUBMISSION DRAWINGS
April 2021














A210

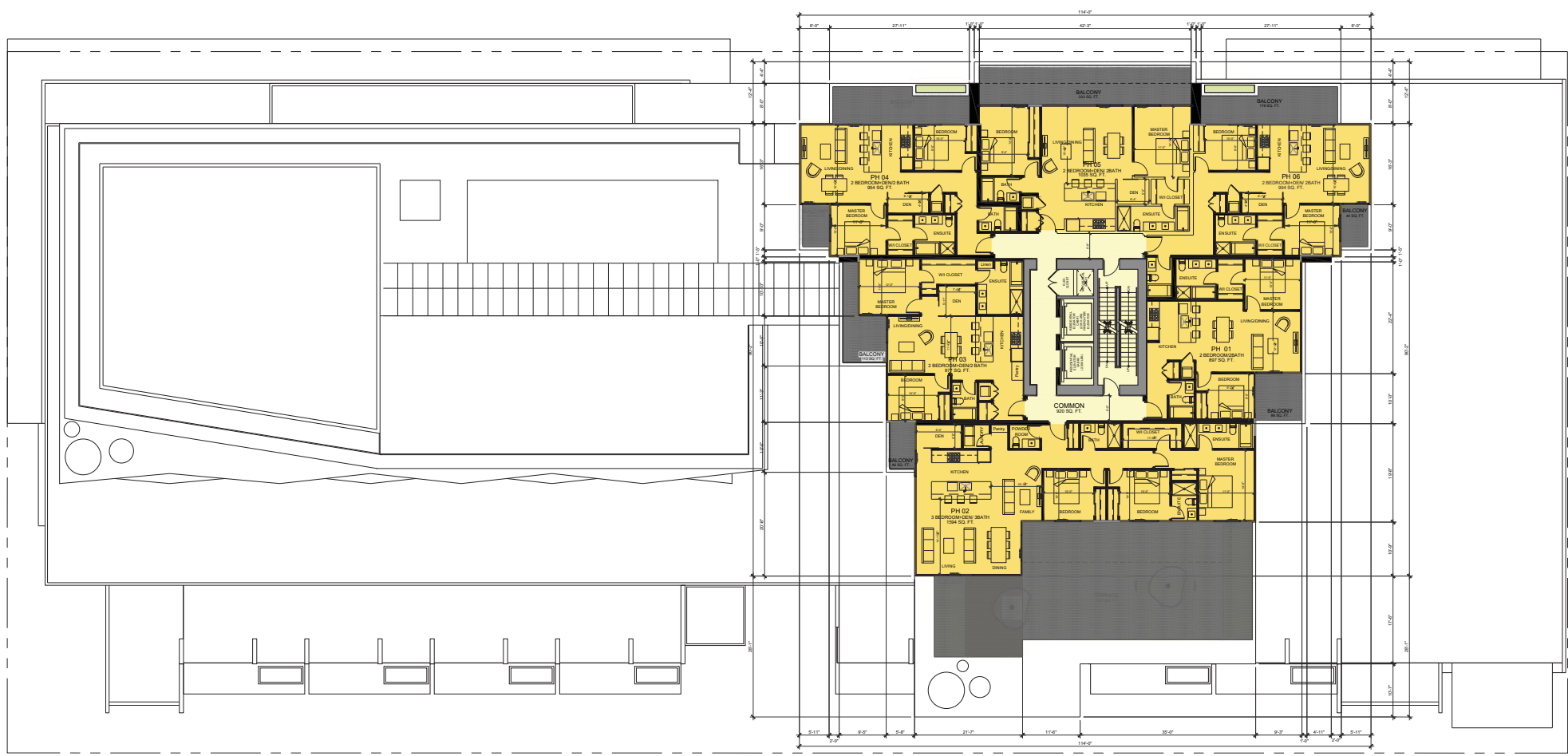
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- | | | |
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|  OFFICE/CRU |  PARKING - RESIDENTIAL | |














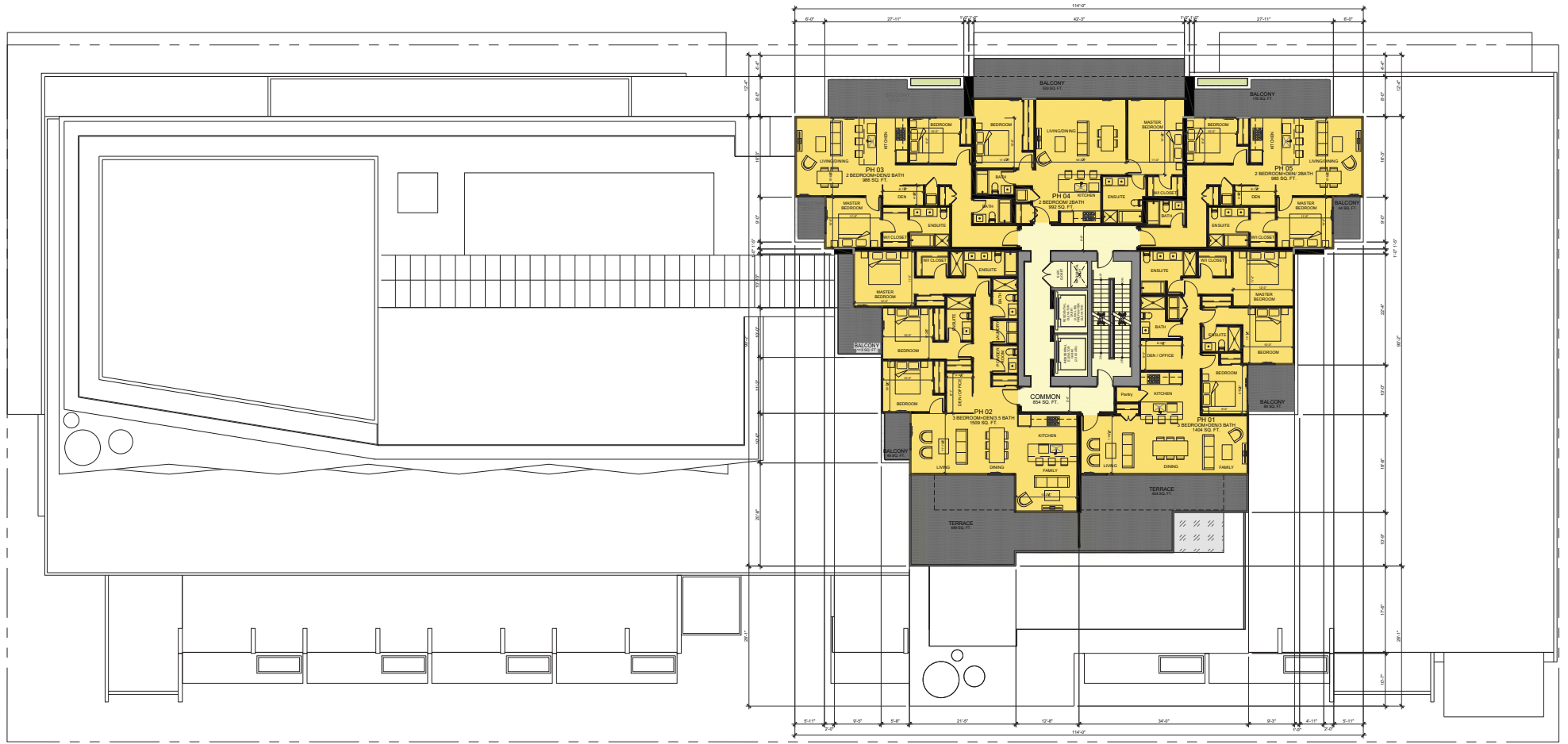
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|  OFFICE/CRU |  PARKING - RESIDENTIAL | |



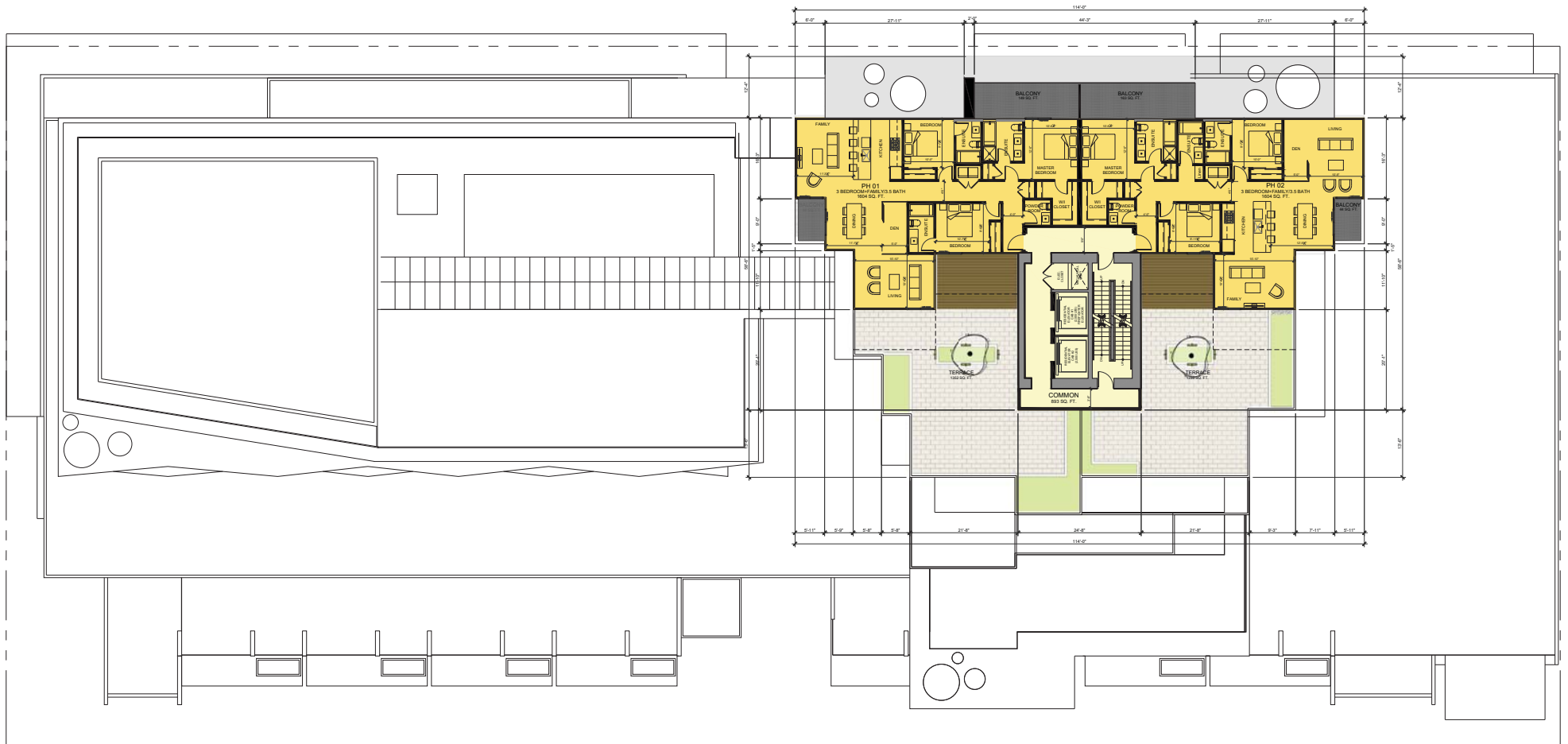
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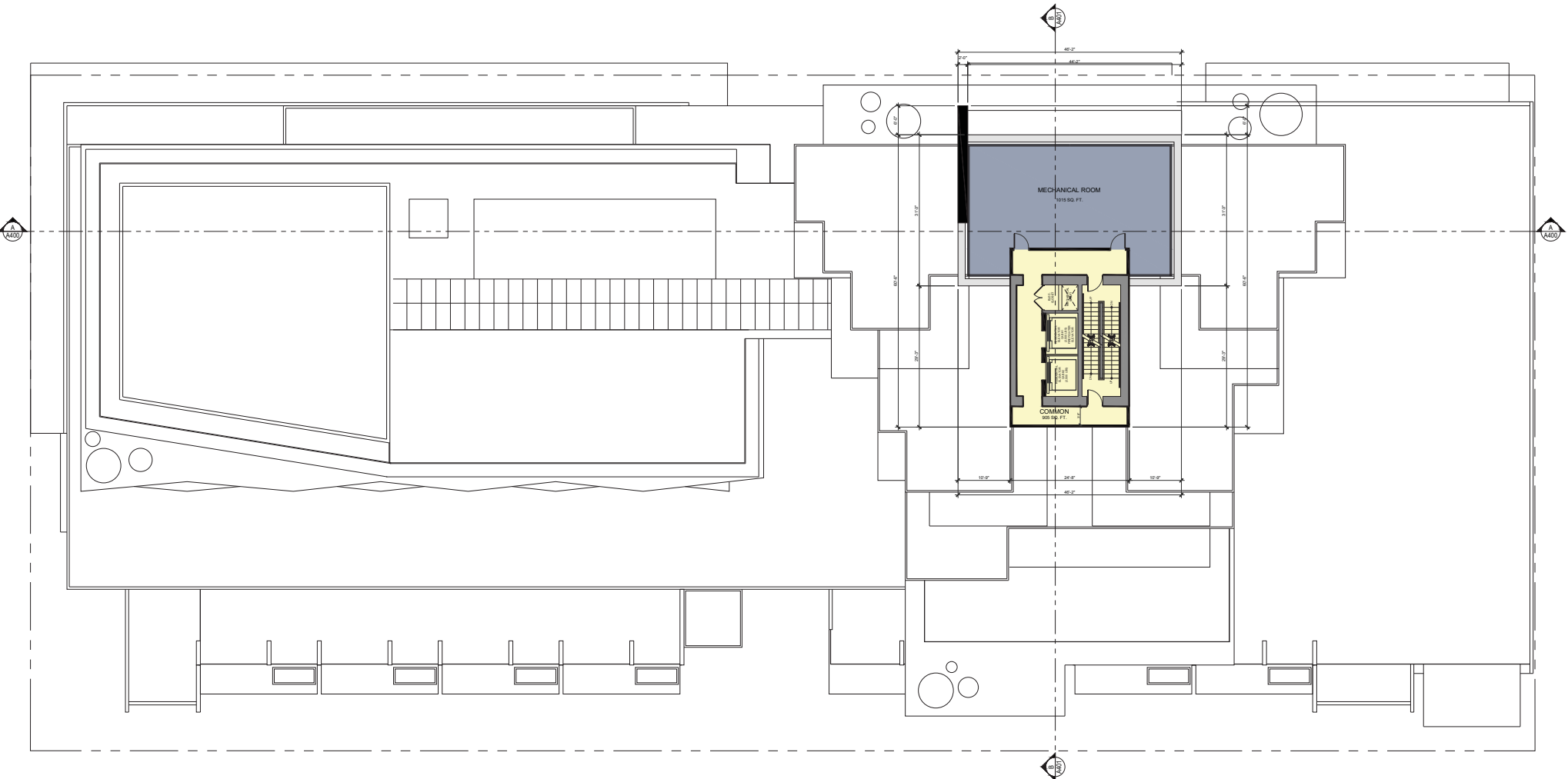
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OFFICE/CRU	PARKING - RESIDENTIAL	



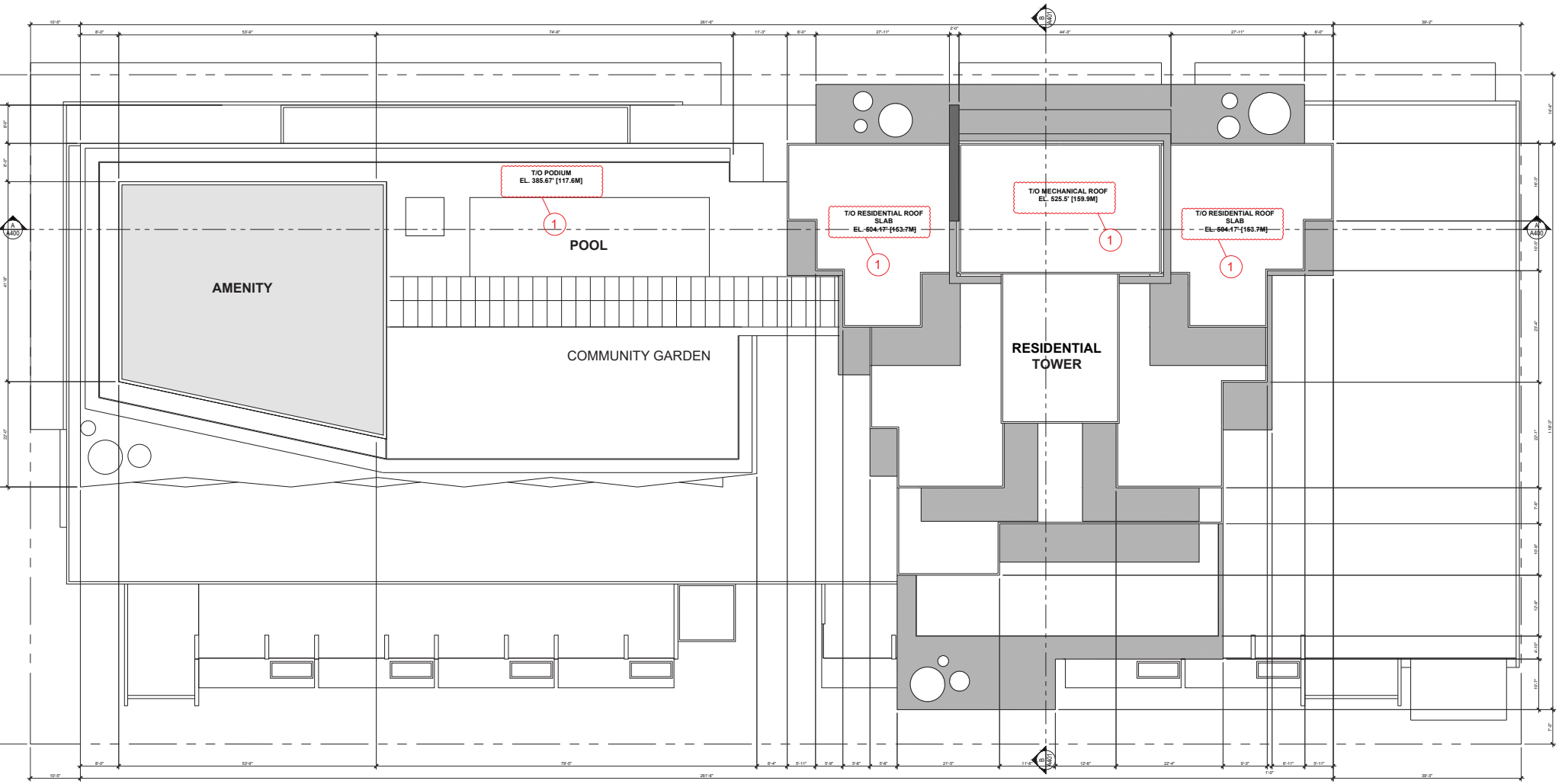
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- | | | |
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| RESIDENTIAL LOBBY | AMENITY | BALCONY |
| OFFICE/CRU | PARKING - RESIDENTIAL | |



LEGEND

RESIDENTIAL	OFFICE/CRU COMMON	PARKING - COMMERCIAL
RESIDENTIAL COMMON	OFFICE LOBBY	SERVICE/STORAGE
RESIDENTIAL LOBBY	AMENITY	BALCONY
OFFICE/CRU	PARKING - RESIDENTIAL	



LEGEND

RESIDENTIAL	OFFICE/CRU COMMON	PARKING - COMMERCIAL
RESIDENTIAL COMMON	OFFICE LOBBY	SERVICE/STORAGE
RESIDENTIAL LOBBY	AMENITY	BALCONY
OFFICE/CRU	PARKING - RESIDENTIAL	



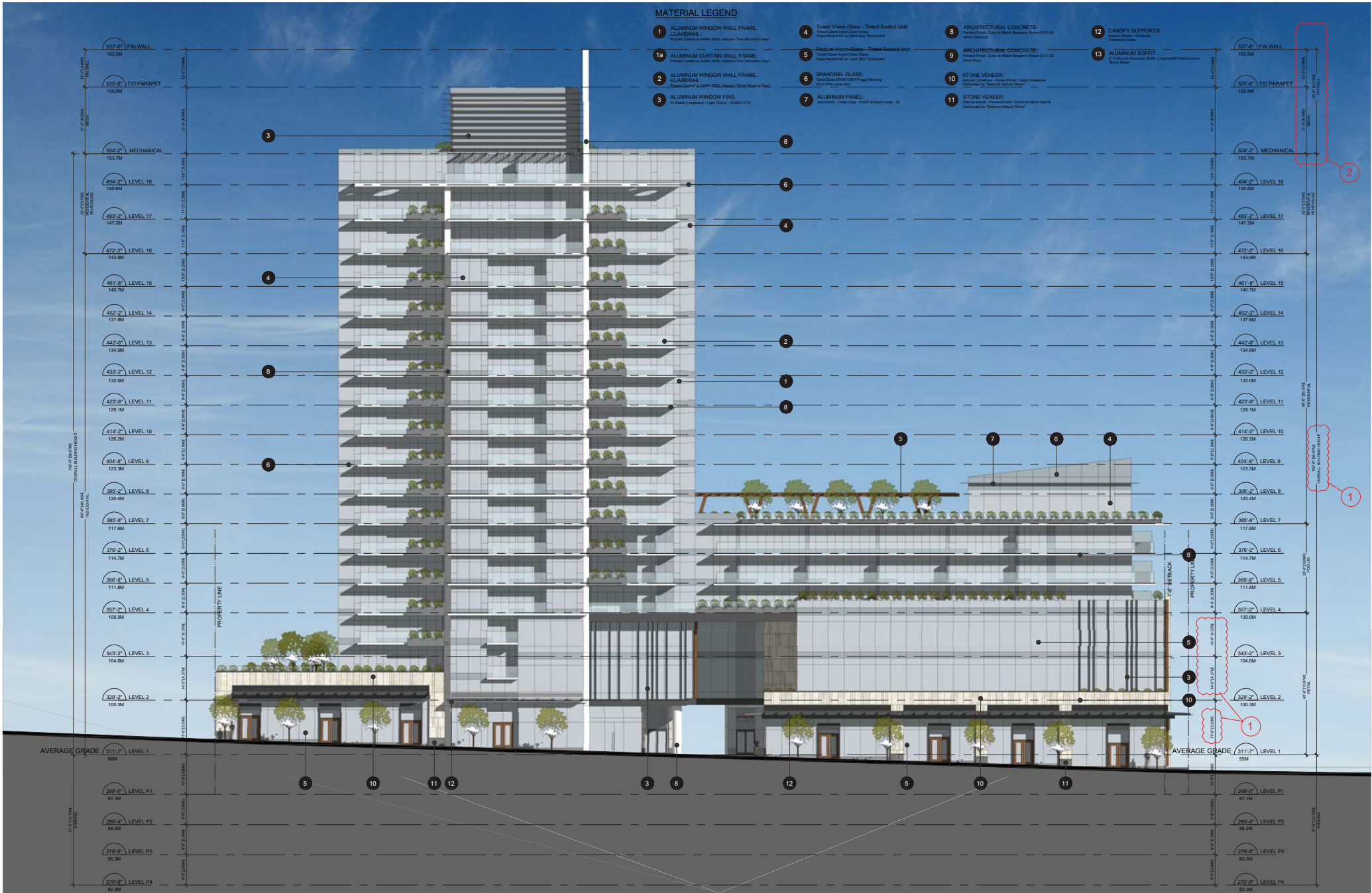
MATERIAL LEGEND

- 1 ALUMINUM WINDOW WALL FRAME, GUARDRAIL
Powder Coated to AAMA 2605, Intergrip "Tenn Mountain Gray"
- 1a ALUMINUM CURTAIN WALL FRAME,
Powder Coated to AAMA 2605, Intergrip "Tenn Mountain Gray"
- 2 ALUMINUM WINDOW WALL FRAME, GUARDRAIL
Powder Coated to AAMA 2605, Intergrip "Tenn Mountain Gray"
- 3 ALUMINUM WINDOW FINIS
To Match Longboard - Light Cherry - 100001-710

- 4 Tower Vision Glass - Tinted Sealed Unit
Tinted Glass Argon Core Glass
Superheated Oil on Case (HC) "SunControl"
- 5 Picture Vision Glass - Tinted Sealed Unit
Tinted Glass Argon Core Glass
Superheated Oil on Case (HC) "SunControl"
- 6 SPANDREL GLASS
60-40 Clear Glass to Match Project Building -
60% PPG Clear (PG)
- 7 ALUMINUM PANEL
Aluminum - Cash Gold - PVDF 2000 Series - 30

- 8 ARCHITECTURAL CONCRETE
Formed Concrete, Color to Match Intergrip Mounts 2101-00
White Diamond
- 9 ARCHITECTURAL CONCRETE
Formed Concrete, Color to Match Intergrip Mounts 2101-00
Steel White
- 10 STONE VENEER
Natural Limestone - Natural Finish, Mounts Limestone
Weathered by "Tennbrook Natural Stone"
- 11 STONE VENEER
Natural Board - Natural Finish, Mounts Black Board
Weathered by "Tennbrook Natural Stone"

- 12 CANOPY SUPPORTS
Aluminum Mounts, Clearcoat
Tempered Glass
- 13 ALUMINUM SOFFIT
To Match Aluminum Soffit, Longboard Steel Color
Steel White



MATERIAL LEGEND

- 1 ALUMINUM WINDOW WALL FRAME, GUARDRAIL:
Powder Coated to AAMA 2605, Interpolon "Iron Mountain Gray"
- 1a ALUMINUM CURTAIN WALL FRAME:
Powder Coated to AAMA 2605, Interpolon "Iron Mountain Gray"
- 2 ALUMINUM WINDOW WALL FRAME, GUARDRAIL:
Powder Coated to AAMA 2605, Interpolon "Iron Mountain Gray"
- 3 ALUMINUM WINDOW FINIS:
To Match Longwood - Light Cherry - 1400001-715

- 4 Tower Vision Glass - Tinted Sealed Unit:
Tinted Glass, Argon Gas Core, Superinsulated 60 in UltraClear "StarGuard"
- 5 Podium Vision Glass - Tinted Sealed Unit:
Tinted Glass, Argon Gas Core, Superinsulated 60 in UltraClear "StarGuard"
- 6 SPANDREL GLASS:
Clear Glass, 304-304 Stainless Steel Foggy Morning - 304-304 Clear, 304
- 7 ALUMINUM PANEL:
Aluminum - Color Gray - PDP-30 Glass Level - 30

- 8 ARCHITECTURAL CONCRETE:
Painted Finish - Color to Match Benjamin Moore 2121-10 White Diamond
- 9 ARCHITECTURAL CONCRETE:
Painted Finish - Color to Match Benjamin Moore 2121-20 Steel Wood
- 10 STONE VENEER:
Natural Limestone - Harvest Finish - Vista Limestone (24" x 12" x 8") - Harvest Medium Stone
- 11 STONE VENEER:
Natural Limestone - Harvest Finish - Carthage Black Stone (24" x 12" x 8") - Harvest Medium Stone

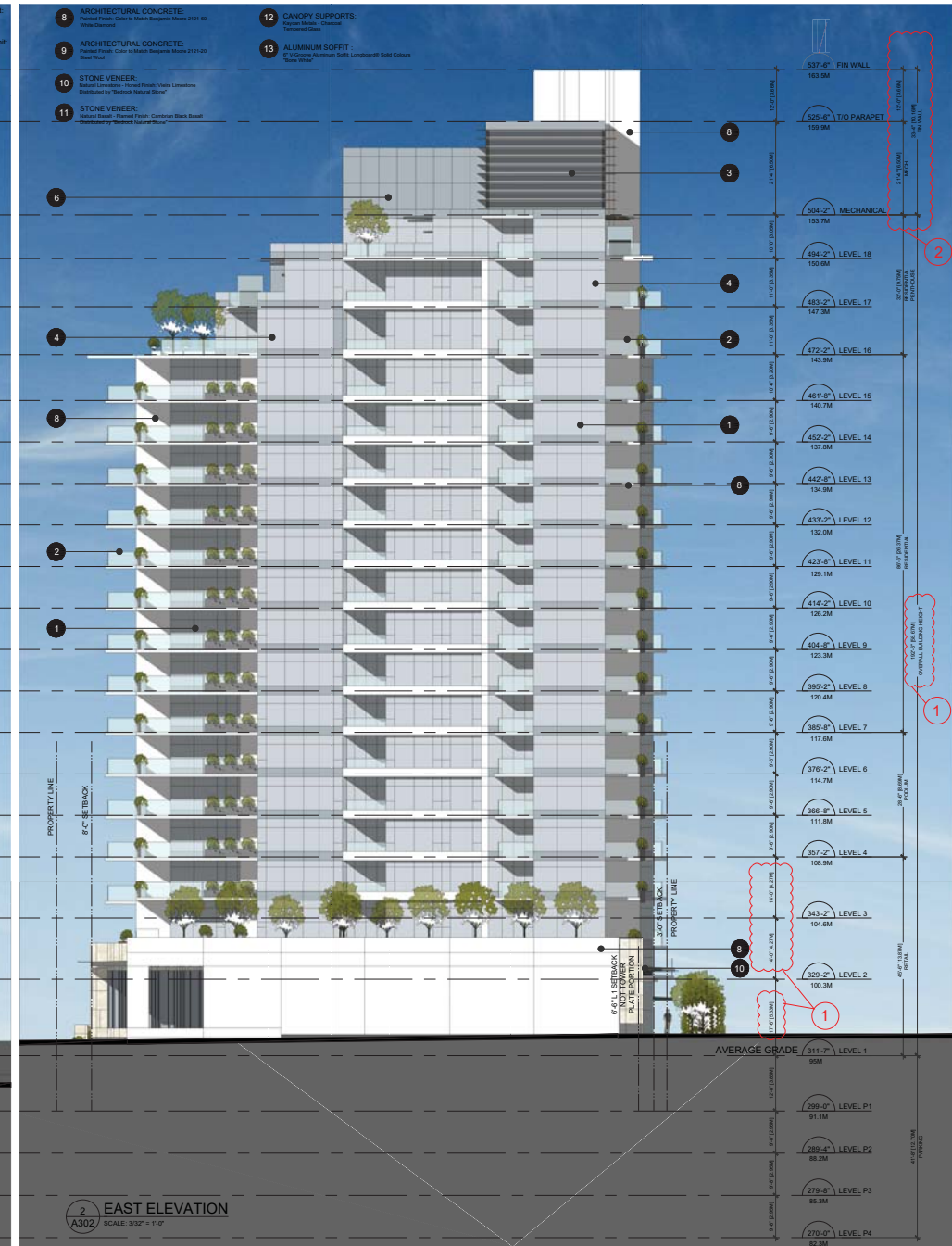
- 12 CANOPY SUPPORTS:
Ingrain Metal - Charcoal Treated Steel
- 13 ALUMINUM SOFFIT:
6" x 6" Extruded Aluminum Soffit - Longwood Solid Column - Tinted Glass



MATERIAL LEGEND

- 1 ALUMINUM WINDOW WALL FRAME, GUARDRAIL:
Powder Coated to AAMA 2605, Integrip "True Shadow Grey"
- 2 ALUMINUM CURTAIN WALL FRAME, GUARDRAIL:
Powder Coated to AAMA 2605, Integrip "True Shadow Grey"
- 3 ALUMINUM WINDOW FINIS:
To Match Longwood - Light Cherry - 160001-116
- 4 Tower Vision Glass - Tinted Sealed Unit:
Tinted Glass, Argon Gas, Clear Glass, Reprobed 55 in Clear "SunGuard"
- 5 Podium Vision Glass - Tinted Sealed Unit:
Tinted Glass, Argon Gas, Clear Glass, Reprobed 55 in Clear "SunGuard"
- 6 SPANDREL GLASS:
Clear Coat 55 in 2004 Froge Mating - 160001-116
- 7 ALUMINUM PANEL:
Anodized - Candy Grey - P100-20000 Level - 30

- 8 ARCHITECTURAL CONCRETE:
Poured Finish - Candy Grey - Integrip "True Shadow Grey" - 160001-116
- 9 ARCHITECTURAL CONCRETE:
Poured Finish - Candy Grey - Integrip "True Shadow Grey" - 160001-116
- 10 STONE VENEER:
Natural Limestone - Honeycomb, Vista Limestone, Distributed by "Frederick Natural Stone"
- 11 STONE VENEER:
Natural Limestone - Honeycomb, Vista Limestone, Distributed by "Frederick Natural Stone"
- 12 CANOPY SUPPORTS:
Kaiser Metal - Cherry - Integrip "True Shadow Grey"
- 13 ALUMINUM SOFFIT:
Powder Coated to AAMA 2605, Integrip "True Shadow Grey"





NORTH CONTEXT STREETSCAPE ELEVATION



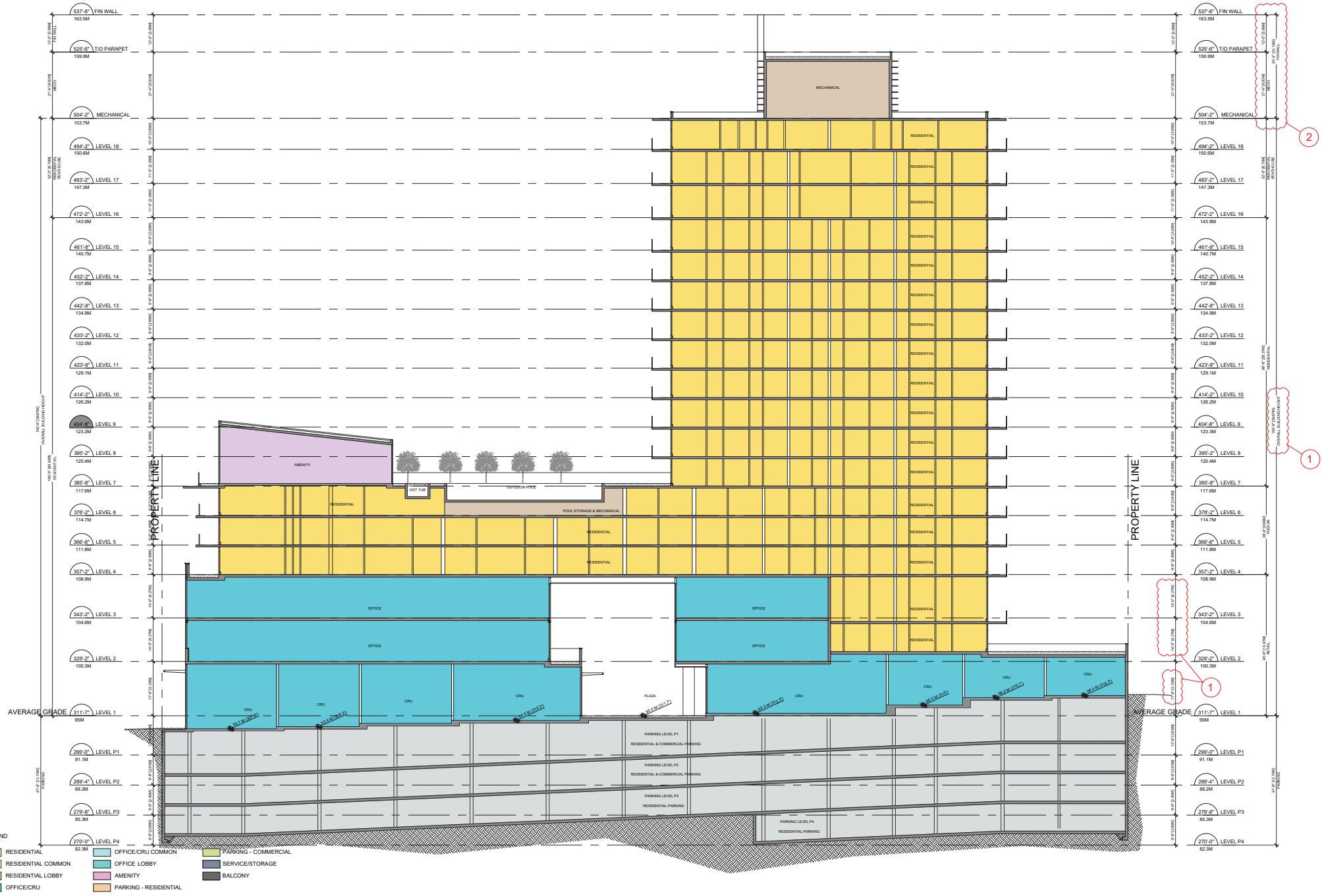
SOUTH CONTEXT STREETSCAPE ELEVATION

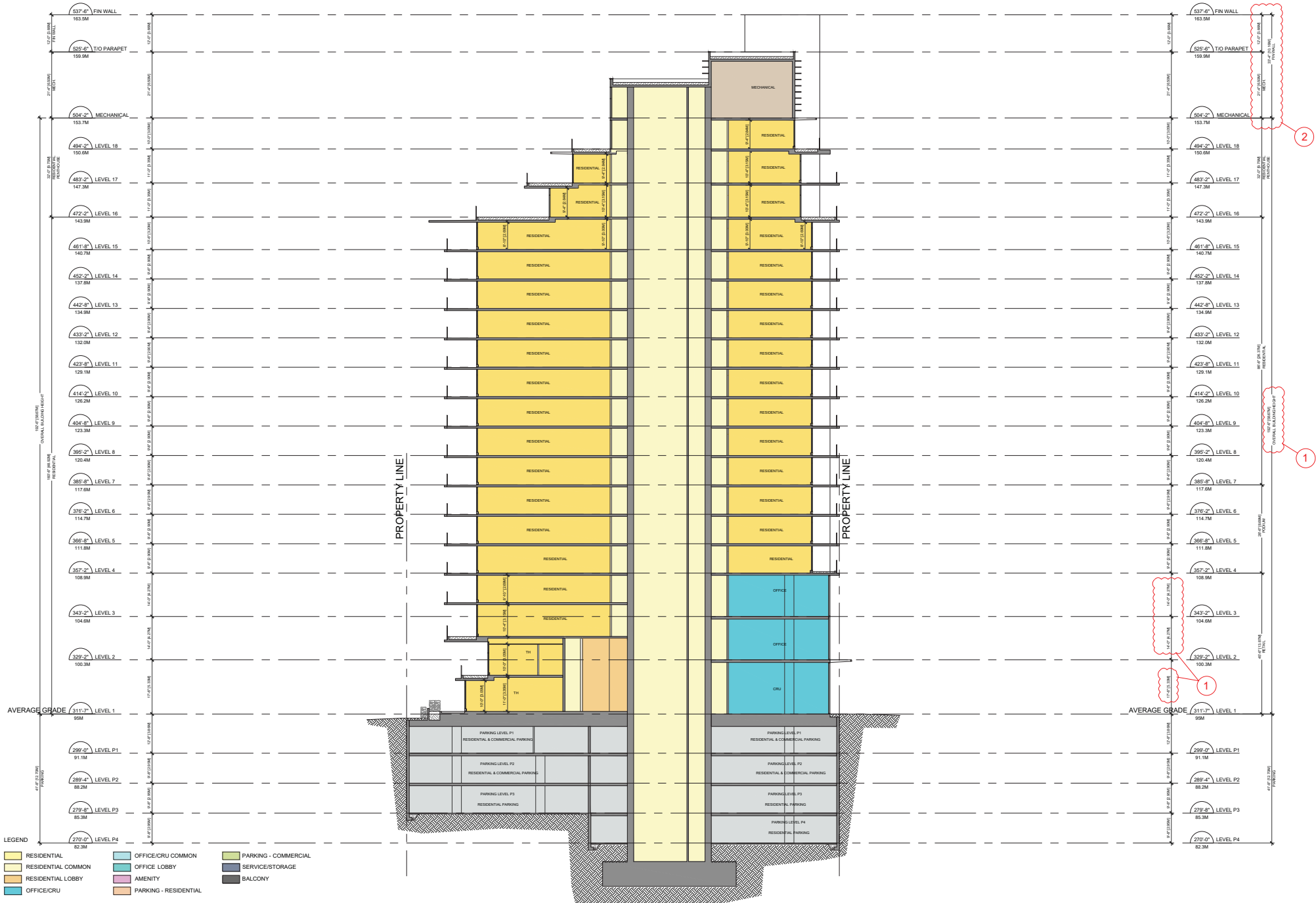


WEST CONTEXT STREETSCAPE ELEVATION



EAST CONTEXT STREETSCAPE ELEVATION







LOOKING SOUTH EAST FROM 13TH STREET



LOOKING NORTH EAST FROM LANE



LOOKING SOUTH EAST FROM 13TH STREET



LOOKING SOUTH THROUGH BREEZEWAY FROM 13TH STREET



LOOKING SOUTHEAST FROM 13TH STREET



LOOKING SOUTHWEST FROM 13TH STREET



LOOKING NORTHWEST FROM LANE



LOOKING NORTHEAST FROM LANE



BIRD'S EYE VIEW LOOKING FROM SOUTHWEST



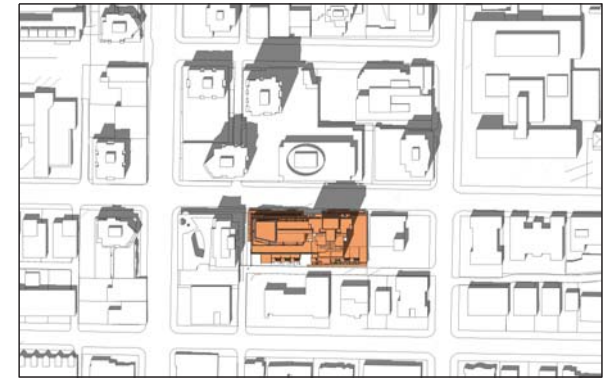
BIRD'S EYE VIEW LOOKING FROM NORTHEAST



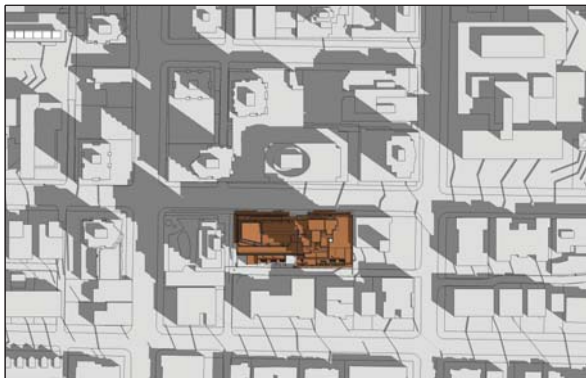
JUNE 21, 10:00am



JUNE 21, 12:00pm



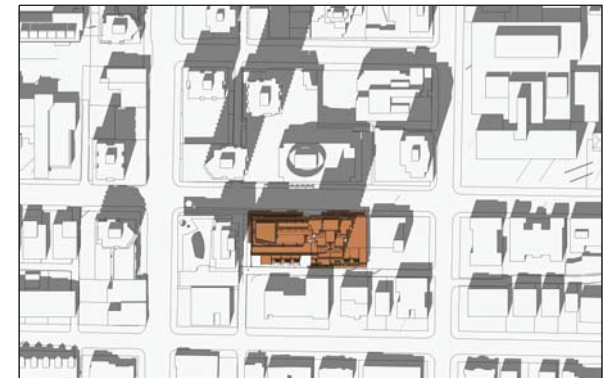
JUNE 21, 2:00pm



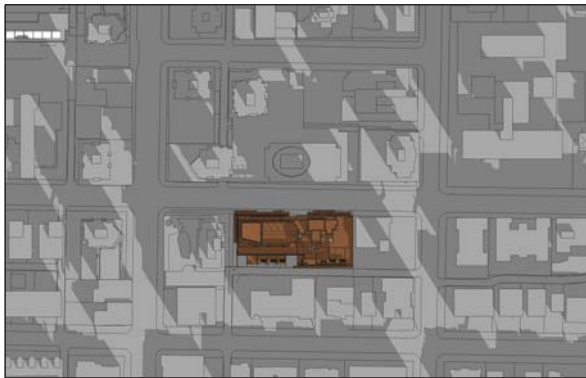
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SEPTEMBER 21, 12:00pm



SEPTEMBER 21, 2:00pm



DECEMBER 21, 10:00am



DECEMBER 21, 12:00pm



DECEMBER 21, 2:00pm

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8832

A Bylaw to amend “Official Community Plan Bylaw, 2014, No. 8400”

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 **“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, Permitted Height Change)**.
2. “Schedule A Land Use” of the “Official Community Plan Bylaw, 2014, No. 8400” is amended by revising the maximum building height applicable for the following properties:

Lots	Block	D.L.	Plan
A	74	549	14652
R, EXCEPT PART IN PLAN 14652	74	549	5006

From 57 metres to 59 metres as indicated in “Schedule A” attached to this bylaw.

READ a first time on the <> day of <>, 2021.

READ a second time on the <> day of <>, 2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

MAYOR

CORPORATE OFFICER

Schedule A Maximum Building Height



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8833

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, 2021, No. 8833**” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, CD-004 Text Amendment).
2. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Within the CD-004 Comprehensive Development 004 Zone, removing subsection (1) and replacing it with the following:
 - (1) The permitted Principal Use on the Lot shall be limited to:
 - (a) Retail Service Group 1 Use;
 - (b) Laboratories used for scientific, research and development, medical and/or dental testing, experimentation and/or research;
 - (c) Accessory Apartment Use subject to Section 607(1)(b, c and d)
 - (d) Accessory Home Occupation Use, subject to Section 507(5);
 - (e) Accessory Home Office Use, subject to Section 507(5);
 - (f) Child Care Use, subject to Section 607(9);
 - (g) Accessory Off-Street Loading Use;
 - (h) Accessory Off-Site Parking Use;
 - (i) Off-Site Parking Use;
 - B. Within the CD-004 Comprehensive Development 004 Zone section (2) after section (2)(c), adding the following:
 - (d) For the purposes of the CD-004 Zone, Gross Floor Area shall excluded accessory non-commercial social and recreational facilities up to a maximum of 72 square metres (775 square feet) provided that the area is held in common ownership and is used only for non-commercial purposes.
 - (e) For the purposes of the CD-004 Zone, Open Appendages may be excluded from Gross Floor Area provided that the total area does not exceed 14 percent of total Gross Floor Area.
 - C. Within the CD-004 Comprehensive Development 004 Zone, removing subsection (3) and replacing it with the following:
 - (3) Building Height:
 - (a) The Principal Building shall not exceed a Building Height of 58.7 metres (192.6 feet) as measured from the average Building Grades at the north property line along East 13th Street;

- (b) Elevator and mechanical penthouses may project beyond the defined height in (a) by a maximum of 6.5 metres (21.3 feet) including elevator shafts and mechanical rooms;
- D. Within the CD-004 Comprehensive Development 004 Zone, removing subsection (4) and replacing it with the following:
 - (4) Section 610(5) Siting shall be waived and replaced with the following siting requirements:
 - (a) The Principal Building shall be sited not less than:
 - i. 0.9 metres (3.0 feet) from East 13th Street;
 - ii. 0.0 metres (0 feet) from eastern property boundary;
 - iii. 2.0 metres (6.5 feet) from the western property boundary; and
 - iv. 2.4 metres (8 feet) from the lane;
 - (b) Weather protection canopies that project over public sidewalks and pathways shall be exempt from Setback requirements.
- E. Within the CD-004 Comprehensive Development 004 Zone, therein after subsection (5), adding the following subsections, and renumbering subsequent sections:
 - (6) Maximum Lot Coverage shall be 90 percent.
 - (7) Secure Bicycle Parking for a residential use may be located on any level, provided that a dedicated elevator, accessible to residents at all times, allows for access from the ground floor to all levels with residential Secure Bicycle Parking.
 - (8) Where a compacting device is installed in residential or commercial garbage and recycling areas, the required minimum floor area for storage of garbage and recycling for that use may be reduced to 80 percent.

- (9) Minimum Parking Space dimensions for Regular spaces shall be 5.486 metres (18 feet) by 2.59 metres (8.5 feet) and Section 906(3)(c)(ii), minimum setback from structures, shall be waived.

READ a first time on the <> day of <>, 2021.

READ a second time on the <> day of <>, 2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

MAYOR

CORPORATE OFFICER

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Yan Zeng, Manager, Development Planning

Subject: DISCHARGE OF DEVELOPMENT VARIANCE PERMIT NO. 148 FOR
424 EAST 3rd STREET

Date: April 28, 2021 File No: 08-3090-20-0052/1

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

RECOMMENDATION

PURSUANT to the report of the Manager, Development Planning, dated April 28, 2021, entitled "Discharge of Development Variance Permit No. 148 for 424 East 3rd Street":

THAT Council discharge Development Variance Permit No. 148 for the property located at 424 East 3rd Street, North Vancouver;

AND THAT the Mayor and Corporate Officer be authorized to sign the necessary documents to give effect to this motion.

ATTACHMENTS

1. Development Variance Permit No. 148 (CityDocs [#2046962](#))
2. Owner Application to Discharge Development Variance Permit No. 148 (CityDocs [#2046964](#))

DISCUSSION

On April 19, 2021, Council approved final adoption of "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8806" and "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8807" regarding the development project located at 402-438 East 3rd Street and 341-343 St. Davids Avenue, enabling a new three-building, mixed-use development on this consolidated site.

Before the new development can begin, one of the remaining matters to be dealt with is the discharge of a Development Variance Permit (DVP) for one of the lots in the assembly, located at 424 East 3rd Street. The DVP (Attachment #1) was issued in 2001 to vary storm water and utility requirements on that particular lot. The DVP is no longer required and should be discharged. A DVP is a binding agreement between the City and a property owner, and the property owner of 424 East 3rd Street has formally requested the DVP be terminated and discharged (Attachment #2).

Staff support the proposed discharge of DVP No. 148 in order to facilitate the new development that is to occur on the site.

FINANCIAL IMPLICATIONS

None.

INTER-DEPARTMENTAL IMPLICATIONS

None.

RESPECTFULLY SUBMITTED:



Yan Zeng
Manager, Development Planning



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CITY CLERK'S DEPARTMENT

File: 3345-02 03 E 424

LOCAL GOVERNMENT ACT (Section 922) NOTICE OF PERMIT

TO: Registrar of Titles
Land Title Office
88 - 6th Street
New Westminster B.C.
V3M 5B5

TAKE NOTICE that the land described below is subject to a permit issued by the Council for The Corporation of the City of North Vancouver.

PARTICULARS OF PERMIT

Permit Description

- (a) Type of Permit: DEVELOPMENT VARIANCE PERMIT # 148
- (b) Statutory Authority: Section 922 of the Local Government Act authorizes permit.

P.I.D: 025-641-590

Legal Description of Land subject to Permit

Lot 2, Block 129, D.L. 274, Group 1, Plan CP 3286.

Issued Date: November 26, 2001

Expiry Date (if any):
(for Temporary Commercial or Industrial Permit only)

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or Industrial Permit you are hereby authorized to cancel the notation of the filing of this notice against the title of the land affected by it on or after the expiry date specified above without further application for us and we consent to cancellation of the notation on the basis of effluxion of time.

Dated: October 26, 2007

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

by Sandra E. Dowey
Sandra E. Dowey, City Clerk

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

"Development Procedures Bylaw, 1998, No. 7000"

DEVELOPMENT VARIANCE PERMIT

No. 148

Respecting the lands located at **424 East 3rd Street**, North Vancouver, B.C.

P.I.D. 025-641-590

Legal Description: Lot 2, Block 129, D.L. 274, Group 1, Plan CP 3286

Dated 26 day of November, 2001

and issued to (owners): **Andre C. Van Gaalen and Dale K. Roach c/o Wedgewood Ventures Ltd.**

TERMS and CONDITIONS

- I This Development Variance Permit is issued by the City of North Vancouver subject to compliance with all the applicable bylaws of the City except as specifically varied by this Permit. A Development Variance Permit is considered where specific site characteristics or unique circumstances exist which render strict compliance with regulations impractical or undesirable.
- II The provisions of:
 1. "City of North Vancouver Subdivision and Development Control Bylaw, No. 6200", is varied as follows:
 - (a) Schedule "A", item 3, Storm Drainage,
 - (b) Schedule "A", item 6, Hydro, Telephone and Cablevision;
- III All plans attached to this permit and specifications referred to above are subject to any changes required by the City Engineer 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.

- IV The permit holder acknowledges that a building permit or other City permit may be required.

Execution Date: year/month/day

2007/10/15

Signatures:



Darrell R. Mussatto, Mayor



Sandra E. Dowey, City Clerk

1190462 B.C. LTD.
106 – 252 West Esplanade
North Vancouver, BC

April 1, 2021

The Corporation of the City of North Vancouver
c/o Lidstone & Company
Barristers & Solicitors
Suite 1300 – 128 Pender Street West
Vancouver, BC V6B 1R8

Attention: Olga Rivkin

Dear Sirs/Mesdames:

Re: Development Variance Permit No. 148 (the "Permit") filed under no. BB567222 in respect of the lands and premises located at 424 East 3rd Street, North Vancouver, BC, legally described as PID: 025-641-590, Lot 2 Block 129 District Lot 274 Group 1 New Westminster District Plan BCP3286 (the "Property")

We are the registered owner of the Property. Lolo on 3rd Phase 2 Limited Partnership is the beneficial owner of the Property (the "**Beneficial Owner**"). Together with the Beneficial Owner, we hereby request that the City terminate and discharge the Permit from title to the Property.

Please do not hesitate to contact Farzad Mazarei at 604-260-1056 should you have any questions or require any further information.

Yours truly,

1190462 B.C. LTD.

Per: 

Authorized signatory

and

LOLO ON 3RD PHASE 2 LIMITED PARTNERSHIP,
by its general partner, **1185100 B.C. LTD.**

Per: 

Authorized signatory

NOTICE OF MOTION

16. City of North Vancouver After School Program Initiative – File: 10-4750-15-0001/1

Submitted by Councillor Hu and Councillor Girard

RECOMMENDATION:

WHEREAS the City of North Vancouver, through its policies, has retained and attracted families with school aged children;

WHEREAS Council unanimously approved the “Childcare Action Plan 2021-2031” which reflects that there are currently only 9 available spaces per 100 school aged children;

WHEREAS before and after school programming provides an excellent opportunity for children to expand upon their school day learning and continues to support social and emotional learning;

WHEREAS the “CNV4Me – Child, Youth + Family Friendly Strategy” stated goals are to support the development and delivery of a range of high quality programs and initiatives that can be easily accessed by children and families, and to continue to foster a highly collaborative environment in which partners work together to achieve positive outcomes for children and families;

WHEREAS the City of North Vancouver and the North Vancouver School District have a positive history of cooperative effort and planning to create the best potential for success for school aged children, and the City of North Vancouver Council and the North Vancouver Board of Education entered into a Memorandum of Understanding to confirm their commitments in this regard;

WHEREAS the Provincial Government recently passed legislation that recognizes school boards can directly operate before and after school care programming on school board property;

WHEREAS the North Vancouver Recreation and Culture Commission is embarking upon the creation of a new strategic plan;

WHEREAS the North Vancouver City Library currently offers school aged programming;

WHEREAS the “Childcare Action Plan 2021-2031” suggests that the City of North Vancouver build partnerships with key partners including (but not limited to) North Vancouver School District, North Vancouver Recreation and Culture Commission, and North Vancouver City Library and non-profit organizations;

THEREFORE BE IT RESOLVED THAT staff be directed to create a coordinated City of North Vancouver after-school program initiative with key partners.

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NOTICE OF MOTION

17. Naming of the Harry Jerome Community Recreation Centre Arena
– File: 01-0360-20-0017/2021

Submitted by Mayor Buchanan

RECOMMENDATION:

WHEREAS the City of North Vancouver is in the traditional territories of the Squamish Nation;

WHEREAS the City of North Vancouver strives to be a welcoming, inclusive and just City that embraces diversity, reconciliation and acknowledges and celebrates history and culture;

WHEREAS the City of North Vancouver and the Squamish Nation have a collaborative working relationship on a number of initiatives;

WHEREAS the City of North Vancouver is redeveloping the Harry Jerome Community Recreation Centre (HJCRC);

WHEREAS the Squamish Nation has a rich and proud history of sport, including lacrosse;

WHEREAS the Squamish Nation has several members inducted into the Canadian Sports Hall of Fame, the BC Sports Hall of Fame and the North Shore Sports Hall of Fame;

WHEREAS lacrosse is Canada's National Summer Sport;

AND WHEREAS the HJCRC Arena has long been the proud home for North Shore Lacrosse and has a record of winning many championships including 3 National Championship Titles;

THEREFORE BE IT RESOLVED THAT staff work with the Squamish Nation for the Naming and Recognition of the HJCRC Arena to honour the rich and proud history of the sport of lacrosse of the Squamish Nation.