



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,  
HELD ELECTRONICALLY FROM CITY HALL,  
141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, MAY 17, 2021 AT 5:30 PM**

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

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, May 17, 2021

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, May 10, 2021

**PROCLAMATION**

International Day Against Homophobia, Transphobia and Biphobia – May 17, 2021

**PUBLIC INPUT PERIOD**

**CONSENT AGENDA**

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

**BYLAW – ADOPTION**

- \*3. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8834”  
(2021 Capital Plan Funding)

**CORRESPONDENCE**

- \*4. Board in Brief – Metro Vancouver Regional District, April 30, 2021

**PRESENTATION**

North Vancouver RCMP 2019-2023 Strategic Plan – Superintendent Ghalib  
Bhayani and Inspector Andy LeClair

**BYLAWS – ADOPTION**

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769”  
(Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726)
6. “Housing Agreement Bylaw, 2020, No. 8770” (Nacel Properties Ltd., 250 East  
15<sup>th</sup> Street, CD-726, Rental Housing Commitments)

**REPORTS**

7. Crickmay and Rodger Burnes Park Task Force
8. Waterfront Park Master Plan Scope and Process
9. Request to Increase the Municipal and Regional District Tax

**NOTICE OF MOTION**

10. Increased Financial Assistance and Support for Tenants Displaced by the  
Redevelopment of Older Purpose-Built Rental Buildings

**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 17, 2021

## **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, May 10, 2021

## **PROCLAMATION**

International Day Against Homophobia, Transphobia and Biphobia – May 17, 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](http://cnv.org/PublicInputPeriod). Persons can also pre-register by phoning 604-990-4230 and providing contact information. **All pre-registration must be submitted no later than 12:00 noon on the day of the meeting.**

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

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

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

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

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

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

## **CONSENT AGENDA**

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

### **RECOMMENDATION:**

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

## **START OF CONSENT AGENDA**

### **BYLAW – ADOPTION**

- \*3. “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 adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

## **CORRESPONDENCE**

- \*4. Board in Brief, Metro Vancouver Regional District, April 30, 2021  
– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

### **RECOMMENDATION:**

THAT the correspondence from Metro Vancouver, dated April 30, 2021, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

## **END OF CONSENT AGENDA**



## **PRESENTATION**

North Vancouver RCMP 2019-2023 Strategic Plan – Superintendent Ghalib Bhayani and Inspector Andy LeClair

## **BYLAWS – ADOPTION**

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726)

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

6. “Housing Agreement Bylaw, 2020, No. 8770” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726, Rental Housing Commitments)

### **RECOMMENDATION:**

THAT “Housing Agreement Bylaw, 2020, No. 8770” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

## **REPORTS**

7. Crickmay and Rodger Burnes Park Task Force – File: 12-6120-01-0001/2021

Report: Parks and Greenways Planner, May 5, 2021

### **RECOMMENDATION:**

PURSUANT to the report of the Parks and Greenways Planner, dated May 5, 2021, entitled “Crickmay and Rodger Burnes Park Task Force”:

THAT the Terms of Reference for the Crickmay and Rodger Burnes Park Task Force be endorsed;

AND THAT staff be directed to proceed with the promotion and recruitment process and report back to Council with the results.

**REPORTS – Continued**

8. Waterfront Park Master Plan Scope and Process – File: 12-6240-20-0043/1

Report: Manager, Parks and Environment, May 5, 2021

**RECOMMENDATION:**

PURSUANT to the report of the Manager, Parks and Environment, dated May 5, 2021, entitled “Waterfront Park Master Plan Scope and Process”:

THAT the proposed scope and process for the Waterfront Park Master Plan be endorsed.

9. Request to Increase the Municipal and Regional District Tax  
– File: 13-6900-01-0001/2021

Report: Deputy Director, Community and Partner Engagement, May 12, 2021

**RECOMMENDATION:**

PURSUANT to the report of the Deputy Director, Community and Partner Engagement, dated May 12, 2021, entitled “Request to Increase the Municipal and Regional District Tax”:

THAT the request from the Vancouver North Shore Tourism Association to increase the Municipal and Regional District Tax collected in the Vancouver’s North Shore area to 3%, for the purpose of funding tourism marketing projects and programs, effective February 1, 2022 to January 31, 2027, be approved.

**NOTICE OF MOTION**

10. Increased Financial Assistance and Support for Tenants Displaced by the  
Redevelopment of Older Purpose-Built Rental Buildings  
– File: 10-5040-08-0001/2021

Submitted by Councillor Girard

**RECOMMENDATION:**

WHEREAS the City of North Vancouver (City), through its policies and in alignment with Metro Vancouver’s regional strategies for the delivery of rental housing, is experiencing an increase in investment in the construction of new, purpose-built rental buildings;

WHEREAS renters account for a significant portion of the City’s population and are an important part of the City’s social fabric;

*Continued...*

**NOTICE OF MOTION – Continued**

10. Increased Financial Assistance and Support for Tenants Displaced by the Redevelopment of Older Purpose-Built Rental Buildings  
– File: 10-5040-08-0001/2021 – Continued

WHEREAS the goals and objectives of the Official Community Plan include the City being a compassionate community, which recognizes that all individuals and/or their families will require support at some point in their lives, and the City maintaining and enhancing the well-being and quality of life for all community members;

WHEREAS the City, through its Residential Tenant Displacement Policy adopted in 2015, requires enhanced notice and financial assistance for tenants who are displaced due to the redevelopment of older rental buildings to mitigate the impacts of displacement;

WHEREAS the Residential Tenant Displacement Policy requires the development applicant to provide compensation to a tenant equivalent to the value of three months' rent and an amount towards moving expenses, regardless of the number of years of tenancy, and any additional tenant support measures offered by the applicant are done as a voluntary commitment;

WHEREAS tenants living in older rental buildings being redeveloped are at an increased risk of displacement and have difficulties finding stable and affordable housing within the City at comparable rents, which can lead to financial and emotional distress further exacerbated by the effects of the pandemic;

WHEREAS tenants living on limited incomes or who may be facing additional barriers to finding stable and affordable housing, including (but not limited to) seniors and persons with disabilities, require more assistance in relocation given that there are fewer choices available to them;

AND WHEREAS the average rental rates have increased by approximately 25% in addition to other cost of living increases since the Residential Tenant Displacement Policy was adopted;

THEREFORE BE IT RESOLVED THAT staff be directed to report back on an updated Residential Tenant Displacement Policy that reflects increased financial assistance for tenants based on the length of tenancy, and increased support for low income and marginalized tenants who face additional barriers in securing stable and affordable housing.

**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*, Sections 90(1)(c) [employee relations] and 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 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 10, 2021****

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**PRESENT**

**COUNCIL MEMBERS**

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

**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  
J. Draper, Deputy Director, Planning and Development  
Y. Zeng, Manager, Development Planning  
E. Macdonald, Planner  
B. Ocampo, Planner  
A. Dempster, Planning Technician  
D. Pope, Director, Engineering, Parks and Environment  
R. Skene, Director, Community and Partner Engagement  
G. Schalk, Public Safety Director and Fire Chief  
S. Fraser, Manager, Police Support Services  
D. Hutchison Koep, Chief Librarian, City Library

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

**APPROVAL OF AGENDA**

Moved by Councillor Girard, seconded by Councillor Hu

1. THAT the Regular Agenda of May 10, 2021 be amended by adding Item 18 – Notice of Motion regarding “Enhanced Anti-Renoviction Regulations and Support for Older Rental Stock”;

AND THAT the Agenda, as amended, be approved.

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Moved by Councillor McIlroy, seconded by Councillor Girard

2. Regular Council Meeting Minutes, April 19, 2021

**CARRIED UNANIMOUSLY**

## **RECESS TO CLOSED SESSION**

Moved by Councillor McIlroy, seconded by Councillor Bell

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

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole (Closed Session) at 5:33 pm and reconvened at 5:59 pm.

## **PROCLAMATION**

Mayor Buchanan shared a video regarding Anti-Asian Racism and then declared the following proclamation:

Day of Awareness to End Anti-Asian Racism – May 10, 2021 – read by Councillor Hu

## **PUBLIC INPUT PERIOD**

- Dennis Joseph xwechtaal, 176 Jacobs Crescent, West Vancouver, spoke regarding Item 17 – Naming of HJCRC Arena.
- Raashi Ahluwalia, East 6<sup>th</sup> Street, North Vancouver, spoke regarding Item 16 – City of North Vancouver After School Program Initiative.

## **CONSENT AGENDA**

Moved by Councillor Bell, seconded by Councillor Back

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

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **REPORT**

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

Report: Planner 1, April 28, 2021

Moved by Councillor Bell, seconded by Councillor Back

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:

*Continued...*

## **CONSENT AGENDA – Continued**

### **REPORT – Continued**

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

<b>Name of Applicant</b>	<b>Amount Recommended</b>
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
<b>TOTAL</b>	<b>\$15,000</b>

**(CARRIED UNANIMOUSLY)**

## **END OF CONSENT AGENDA**

### **REPORT**

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

Report: Acting Director, Finance, April 28, 2021

Moved by Councillor Bell, seconded by Councillor Valente

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.

**CARRIED UNANIMOUSLY**

### **DELEGATION**

Metro Vancouver Transit Police Activities – Dave Jones, Chief Officer

Chief Officer Dave Jones, Metro Vancouver Transit Police, presented a PowerPoint presentation regarding the “Metro Vancouver Transit Police Activities” and responded to questions of Council.

## **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

Moved by Councillor Bell, seconded by Councillor Girard

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.

**CARRIED UNANIMOUSLY**

## **PRESENTATION**

Living City Awards 2021 – Mayor Buchanan

Mayor Buchanan presented the 2021 Living City Awards to the David Hancock Foundation, the North Shore Wetland Partners Society and Bean on 5th.

The Living City Awards recognize the efforts of community members committed to environmental sustainability in the City.

## **BYLAW – ADOPTION**

6. “Tax Rates Bylaw, 2021, No. 8823”

Moved by Councillor Girard, seconded by Councillor Back

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

**CARRIED**

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

## **BYLAW – THIRD READING**

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

Moved by Councillor Valente, seconded by Councillor McIlroy

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

**CARRIED UNANIMOUSLY**



## **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

Moved by Councillor Bell, seconded by Councillor Girard

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.

**CARRIED UNANIMOUSLY**

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

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

Moved by Councillor Bell, seconded by Councillor Girard

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

**CARRIED UNANIMOUSLY**

Moved by Councillor Bell, seconded by Councillor Girard

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

**CARRIED UNANIMOUSLY**

## **REPORT**

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

Report: Planning Technician 2, April 28, 2021

Moved by Councillor Valente, seconded by Councillor Back

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

THAT “Heritage Revitalization Agreement Bylaw, 2021, No. 8831” (A. Dean / Y. Perrault, 532 East 10<sup>th</sup> 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 the motion.

**CARRIED UNANIMOUSLY**

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

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

Moved by Councillor Valente, seconded by Councillor Back

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

## **REPORT**

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

Report: Planner 2, April 28, 2021

Moved by Councillor Valente, seconded by Councillor Back

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 13<sup>th</sup> 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 13<sup>th</sup> Street, Permitted Height Change) be considered and referred to a Public Hearing;

*Continued...*

## **REPORT – Continued**

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

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13<sup>th</sup> 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 the motion.

**CARRIED UNANIMOUSLY**

## **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 13<sup>th</sup> Street, Permitted Height Change)

Moved by Councillor Valente, seconded by Councillor Back

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 13<sup>th</sup> Street, Permitted Height Change) be given first and second readings.

**CARRIED UNANIMOUSLY**

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

Moved by Councillor Valente, seconded by Councillor Back

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

**CARRIED UNANIMOUSLY**

## **REPORT**

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

Report: Manager, Development Planning, April 28, 2021

Moved by Councillor McIlroy, seconded by Mayor Buchanan

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

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

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

**CARRIED UNANIMOUSLY**

## **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

Moved by Councillor Girard, seconded by Councillor Hu

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;

*Continued...*

## **NOTICES OF MOTION – Continued**

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

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.

**CARRIED UNANIMOUSLY**

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

Submitted by Mayor Buchanan

Moved by Mayor Buchanan, seconded by Councillor Hu

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 Lacrosse Hall of Fame, the BC Sports Hall of Fame and the North Shore Sports Hall of Fame;

*Continued...*

## **NOTICES OF MOTION – Continued**

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

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 Senior Lacrosse 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.

**CARRIED UNANIMOUSLY**

18. Enhanced Anti-Renoviction Regulations and Support for Older Rental Stock  
– File: 10-5040-01-0001/2021

Submitted by Mayor Buchanan

Moved by Mayor Buchanan, seconded by Councillor McIlroy

WHEREAS 47% of households in the City of North Vancouver (City) are renters;

WHEREAS housing affordability challenges in the City have never been as serious as they are today;

WHEREAS the vast majority of purpose-built rental in the City was constructed between 1950-1970 and provides a critical supply of affordable housing;

WHEREAS many vulnerable seniors, families with lower incomes and new immigrants are tenants within these older rental buildings;

WHEREAS the current business model for viably operating and maintaining these buildings is broken, creating increased potential for ‘renovictions’ from property owners not looking at renewal but looking for increased rent;

WHEREAS the City has a Residential Tenant Displacement Policy in place to protect renters who are displaced through the redevelopment of older rental buildings;

WHEREAS residential tenancy requirements and tenant-landlord relations are governed by the province;

AND WHEREAS the City of New Westminster’s ‘Renoviction Bylaw’ was just ruled to be complimentary to the province’s *Residential Tenancy Act*;

*Continued...*

## **NOTICES OF MOTION – Continued**

18. Enhanced Anti-Renoviction Regulations and Support for Older Rental Stock  
– File: 10-5040-01-0001/2021 – Continued

THEREFORE BE IT RESOLVED THAT staff be directed to report back on enhanced regulations to support tenants facing renovictions, including but not limited to:

- Enhanced review and verification of permit issuance for renovations in rental buildings to ensure displacement is minimized;
- Requiring the use of a tenant relocation coordinator and other assistance for tenants facing displacement, for projects seeking permits for building repairs;
- Updating the “Mid-Market Rental Unit” (MMR) program to give priority to displaced tenants through the creation of a centralized registry; and
- Updating the Rental Premises Standards of Maintenance Bylaw and Strata Conversion Policy;

AND BE IT FURTHER RESOLVED THAT the City convene community conversations with renters, rental housing providers and stakeholders to understand their experiences with current tenancy laws and process;

AND BE IT FINALLY RESOLVED THAT the Mayor, on behalf of Council, write to Honourable David Eby, Attorney General and Minister of Housing, advocating for a coordinated approach by all three levels of government to improve tenants’ rights and protection, and creation of viable business models that support landlords to maintain and operate these vital aging buildings.

**CARRIED UNANIMOUSLY**

## **COUNCIL INQUIRIES / REPORTS**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Councillor Girard commented that she intends to bring forward a Notice of Motion on “Increased Financial Assistance and Support for Tenants Displaced by the Redevelopment of Older Purpose-Built Rental Buildings” at the next Regular Council meeting.

## **RECESS TO CLOSED SESSION**

Moved by Councillor Bell, seconded by Councillor Valente

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

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole (Closed Session) at 8:33 pm and reconvened at 8:55 pm.

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

19. Land Matter – File: 02-0800-30-0030/1

Report: Deputy Director, Strategic and Corporate Services, May 4, 2021

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Deputy Director, Strategic and Corporate Services, dated May 4, 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 Deputy Director, Strategic and Corporate Services, dated May 4, 2021, remain in the Closed session.

**CARRIED UNANIMOUSLY**

**ADJOURN**

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 8:56 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER





## Office of the Mayor

CITY OF NORTH VANCOUVER  
BRITISH COLUMBIA

# Proclamation

## INTERNATIONAL DAY AGAINST HOMOPHOBIA, TRANSPHOBIA AND BIPHOBIA

*Whereas*

the City of North Vancouver strives to be a welcoming, diverse, inclusive and safe community for all of its citizens;

*Whereas*

intolerance of members of the LGBTQ2SI community is still pervasive in society;

*And Whereas*

the City of North Vancouver supports opportunities to raise awareness of violence, discrimination and repression, and will raise the Pride Flag, Transgender Flag and Bisexual Flag on May 17, 2021 in celebration of gender and sexual diversities;

*Now Therefore*

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **May 17, 2021** as **International Day Against Homophobia, Transphobia and Biphobia** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, May 17, 2021

*Linda C. Buchanan*

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Mayor Linda Buchanan

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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 10<sup>th</sup> day of May, 2021.

READ a second time on the 10<sup>th</sup> day of May, 2021.

READ a third time on the 10<sup>th</sup> day of May, 2021.

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

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MAYOR

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CORPORATE OFFICER

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**For Metro Vancouver meetings on Friday, April 30, 2021**

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact:

[Greg.Valou@metrovancover.org](mailto:Greg.Valou@metrovancover.org).

**Metro Vancouver Regional District****E1.1 Delta Nature Reserve and Delta South Surrey Greenway – Public Engagement and Management Plan** **APPROVED**

The Delta Nature Reserve, along with lands in the Burns Bog Ecological Conservancy Area east of Highway 91, present opportunities for ecosystem enhancement and expanded visitor facilities.

In 2020, Metro Vancouver received 50% ownership and assumed operational responsibilities of the Delta Nature Reserve from the City of Delta. The envisioned extension of the Delta South Surrey Greenway runs along the eastern boundary of these park lands. Planning for the park lands and greenway together will ensure a cohesive management plan to guide park development, resource management, and decision making.

The Board authorized staff to proceed with the engagement process for the development of a management plan for the Delta Nature Reserve and Delta South Surrey Greenway.

**E2.1 Metro 2050 Draft Policy Language – Goal 3: Protect the Environment and Respond to Climate Change Impacts and the Implementation Section** **RECEIVED**

Metro Vancouver staff, working with the *Metro 2050* Intergovernmental Advisory Committee, have developed draft content for *Metro 2050's* "Goal 3: Protect the Environment and Respond to Climate Change Impacts" and the implementation section. The content was prepared based on the Board-endorsed policy recommendations for the environment, climate change and implementation policy reviews.

The proposed changes to goal 3 include:

- the addition of a sensitive ecosystem inventory map with associated policies;
- a collective vision for ecosystems with aspirational regional targets for land protection (50%) and tree canopy cover (40%);
- new policies and tools to support the protection of important ecosystems, urban forest and invasive species management, and consideration of ecosystem services;
- better connection of local policies to the regional greenhouse gas emissions reduction targets;
- policies that seek to protect existing communities from natural hazard risks, and encourage new growth in lower risk areas; and
- policies to integrate emergency management, utility planning, and climate change adaptation principles when preparing land use and transportation plans.

The proposed changes to the implementation section include:

- replacing the requirement for a regional public hearing for type 2 amendments with alternative forms of public engagement; and
- policies to guide the implementation of new directions identified in the five “goals” sections of *Metro 2050*.

The Board received the report for information.

### **E2.2 Metro 2050 Projections Update**

**RECEIVED**

The region grew from 2.38 million people in 2011 to 2.59 million people in 2016. Metro Vancouver’s modelling shows that this growth trend will continue. The region is anticipated to reach about 3.8 million people by 2050, which means average annual growth of about 35,000 people. Metro Vancouver’s projections are scenario based, with a range built in to address short-term shocks and uncertainties such as the one presented by COVID-19.

In collaboration with member jurisdictions, Metro Vancouver has revised the population, dwelling unit and employment growth projections for *Metro 2050* — the update to the regional growth strategy.

The changes include:

- updated population, dwelling unit and employment projections to 2050 based on improved methodology and significant engagement with member jurisdictions and others;
- projections included at the regional and sub-regional scale, rather than by member jurisdiction (as is done currently), to better align with the work and infrastructure investments being undertaken by Metro Vancouver and TransLink, and to mitigate for the static nature of the regional growth strategy and needed flexibility for member jurisdictions; and
- ensuring that member jurisdiction-level projections continue to be provided as a service via annual reports and as a digital data product.

The Board received the report for information.

### **E2.3 Metro Vancouver 2020 Regional Industrial Lands Inventory**

**RECEIVED**

The *2020 Regional Industrial Lands Inventory* provides a comprehensive and current summary of the quantity and quality of industrial lands in the region as of mid-2020. The data quantifies the limited supply of industrial lands, the amount of land that is developed for industrial and other uses by type of activity and lands that are vacant, supports industrial lands protection and intensification efforts, and provides comprehensive data for further analysis of industrial land matters.

The key findings from the *2020 Regional Industrial Lands Inventory* include:

- an increasing amount of industrial land being used for non-industrial purposes, posing a considerable threat to the industrial land base;
- there are few remaining available large sites for ‘trade-oriented’ logistics uses, which has impacts on businesses locating in the region and being able to stay and grow in the region;



- although there was an increase in the total size of the inventory between 2015 and 2020, many of the lands added are not in locations well served by the transportation/goods movement network and even with these additions, due to the rate of development activity, the amount of vacant industrial land continues to decline; and
- there are continuing competing priorities for the limited industrial lands.

The Board received the report for information and directed staff to distribute it to member jurisdictions, the Province, the Port of Vancouver, TransLink, the Urban Development Institute, NAIOP, Vancouver Airport Authority, Agricultural Land Commission, and Squamish Lillooet and Fraser Valley Regional Districts to support ongoing efforts to protect the region's essential industrial land base for industrial activities.

### **E3.1 Audited 2020 Financial Statements**

**APPROVED**

The 2020 Audited Financial Statements illustrate that Metro Vancouver is in a strong financial position with excellent liquidity and solid reserves. The statements have been prepared in accordance with Canadian Public Sector Accounting Standards (PSAS) and have received an unqualified audit opinion by the external auditors, BDO Canada LLP.

The Board approved the Audited 2020 Consolidated Financial Statements for the Metro Vancouver Regional District.

### **E3.2 2020 Financial Results Year-End**

**RECEIVED**

The final overall operational results for 2020 for Metro Vancouver's functions on a cash flow basis is a net surplus of close to \$33.4 million on an approved budget of \$897.1 million or slightly more than 3.7% of the budget. The results were positive for most functions with surpluses realized, which are available in future years to either avoid debt through additional contributions to capital or to pay for future projects, or to reduce future tax requisitions, levies or fees to the member municipalities.

In addition, capital program expenditures for Metro Vancouver's functions were underspent for the year by \$537.4 million overall, with the majority of the surplus generated in the utilities – Liquid Waste, Water and Solid Waste functions – due to the delay/deferral of expenditures for several major capital projects to future years.

The Board received the report for information.

### **E4.1 National Zero Waste Council Annual Update**

**RECEIVED**

Since 2013, the National Zero Waste Council, founded by Metro Vancouver in collaboration with the Federation of Canadian Municipalities, has played an important role in the realization of Metro Vancouver's zero waste objectives as articulated in *the Integrated Solid Waste and Resource Management Plan*. As a leadership initiative, this has been accomplished through contributing to Canada's transition to a circular economy by bringing together governments, businesses and NGOs to advance a waste prevention agenda that maximizes economic opportunities for the benefit of all Canadians. In 2020 and into 2021, the Council

continues to advance work in preventing food waste in the supply chain and homes, was active in mobilizing the creation of the Canadian Plastics Pact that will be instrumental in creating a circular economy in plastics, and has demonstrated the viability of using recycled asphalt in paving. In addition, the Council released a seminal report that articulates the environmental and economic benefits of waste prevention in Canada — that is, reducing waste at its source.

The Board received the report for information.

#### **E4.2 Union of B.C. Municipalities 2021 Community Excellence Awards Nominations** **APPROVED**

The Union of B.C. Municipalities (UBCM) Community Excellence Awards recognize UBCM members that have implemented projects or programs that demonstrate excellence in meeting the purposes of local government.

The Board supported the following entries for the Union of B.C. Municipalities 2021 Community Excellence Awards:

- Excellence in Governance: Metro Vancouver’s Increased Engagement During a Time of Social Isolation
- Excellence in Sustainability: Lulu Island Renewable Natural Gas Facility

#### **E5.1 Draft Climate 2050 Transportation Roadmap** **APPROVED**

The draft *Climate 2050 Transportation Roadmap* is the second in a series of 10 *Roadmaps* that will guide the region’s policies and collective actions to transition to a carbon neutral, resilient region by 2050. Preliminary modelling results indicate that completing these aggressive but achievable actions will have a significant impact on greenhouse gas emissions, with emissions from all transportation sectors potentially reduced by 30% below 2010 levels by 2030, and by over 85% by 2050. Emissions from light-duty vehicles could achieve a reduction of over 40% by 2030 and can be carbon neutral by 2050. The *Transportation Roadmap* is intended to be dynamic, and over time more work will be done to identify and undertake additional actions in order to reach our 2030 and 2050 climate targets. To assess resiliency of the transportation system, further work is needed to establish methods and key data sources to quantify the impact of the resiliency actions in the *Transportation Roadmap*. The draft will inform further engagement, with the intention to bring an updated *Transportation Roadmap* for endorsement by the Board in the fall of 2021.

The Board authorized staff to proceed with engagement on the draft *Climate 2050 Transportation Roadmap*, as presented.

#### **E5.2 Best Management Practices for Invasive Species: Hedge Bindweed and American Bullfrog** **RECEIVED**

Building on an existing library of technical guidance for 15 priority invasive species, Metro Vancouver has again worked with the Invasive Species Council of Metro Vancouver, member jurisdictions and other local experts to produce a new set of best management practices — this time for hedge bindweed (also known



as morning glory) and the American bullfrog. These documents provide information for practitioners about how to identify, track, report, dispose, prevent further spread, and effectively control these species, as well as regulatory requirements, monitoring and restoration tips, references and additional resources. Each guide also describes how these invasive species may adapt as our climate changes.

In addition, 17 new fact sheets (one for each priority invasive species) have been created in collaboration with staff from the Invasive Species Council of Metro Vancouver, UBC Botanical Garden and member jurisdictions. These public-friendly fact sheets provide general information on each species.

The Board received the report for information and directed staff to forward the best management practices and suite of 17 invasive species fact sheets to member jurisdictions for information.

### **E5.3 Help Cities Lead Campaign**

**APPROVED**

At its April 16, 2021 meeting, the Climate Action Committee reviewed correspondence, presented in the Committee's agenda for information, from the District of North Vancouver, the City of Victoria and the City of Port Moody requesting Metro Vancouver's support for the Help Cities Lead Campaign.

The Help Cities Lead campaign sets out a number of climate action initiatives related to new and existing buildings, which align with Metro Vancouver's work on the *Climate 2050* roadmap for buildings.

The Board resolved to write letters expressing its support for the Help Cities Lead Campaign to the following Provincial ministers:

- Minister of Environment and Climate Change Strategy
- Minister of Municipal Affairs
- Minister of Energy, Mines and Low Carbon Innovation
- Minister of Finance
- Attorney General and Minister Responsible for Housing

### **G1.1 MVRD Regional Parks Regulation Amending Bylaw No. 1321, 2021 – Amends Bylaw 1177, 2012**

**APPROVED**

The Regional Parks Regulation Bylaw sets out prohibitions and a system for permitted use that, taken together, are designed to regulate park visitor behaviour and activities. Included in the bylaw is the schedule of Regional Parks fees and charges.

In anticipation of the introduction of pay parking at Belcarra Regional Park and Lynn Headwaters Regional Park, the Board approved an hourly rate of \$2 per hour in November 2020. Staff have heard from the two park communities that a full-day rate is needed. In order to keep our parks as accessible as possible, this bylaw amendment further addresses parking permits for pay parking at these two parks, to include a full-day rate maximum of \$12 per day.

The Board gave first, second and third readings to *Metro Vancouver Regional District Regional Parks Regulation Amending Bylaw No. 1321, 2021*, then passed and finally adopted said bylaw.

**G1.2 Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021 – Amends Bylaw 1164, 2012** **APPROVED**

Metro Vancouver provides a nuisance mosquito control service to participating member jurisdictions under the authority of the MVRD Mosquito Control Service Bylaw. Since 2012, when the bylaw was last amended, the Metro Vancouver Mosquito Control Program has served five member municipalities: City of Coquitlam, City of Maple Ridge, City of Pitt Meadows, Township of Langley and the City of Surrey. On March 8, 2021, the City of Richmond terminated its service agreement with Vancouver Coastal Health for a number of services, including mosquito control. As a result, the City of Richmond requested that Metro Vancouver provide mosquito control services under the terms of the Metro Vancouver Nuisance Mosquito Control Program. A bylaw amendment is required to add the City of Richmond as a “Participating Area” under the bylaw.

The Board gave first, second and third readings to *Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021* and directed staff to seek consent of at least two-thirds of the participating member municipalities to amend the service by adding the City of Richmond to the Metro Vancouver Nuisance Mosquito Control Program and, following that, to forward the aforementioned bylaw to the Inspector of Municipalities for approval.

**I 1 Committee Information Items and Delegation Summaries****RECEIVED**

The Board received information items and a delegation summary from standing committees.

**Regional Parks Committee – April 7, 2021**

Information Items:

**5.4 Status of Regional Parks Capital Expenditures to December 31, 2020**

The Capital Expenditure reporting process to Standing Committees and Boards provides for regular status updates on capital expenditures. This is the year-end report for 2020, which compares capital spending for the 2020 fiscal year to the annual budget. In 2020, annual capital expenditures for Regional Parks Services were \$7.5 million compared to an amended capital budget of \$19.9 million. All capital funding surplus will remain with Regional Parks and will be returned to its reserves to fund future capital.

**Regional Planning Committee – April 9, 2021**

Delegation Summaries:

**3.1 Blaire Chisholm, Pooni Group**

Information Items:

**5.1 Metro 2050 Q1 2021 Status Update**

This report presents the *Metro 2050* Q1 2021 update. Phase 1 of the development of *Metro 2050* is largely complete, and Phase 2, the development of draft policy language for *Metro 2050*, is well underway. In Q1



and Q2 of 2021, staff are working closely with the members of the Metro 2050 Intergovernmental Advisory Committee to draft the new and amended content for *Metro 2050*.

In accordance with the Board-directed project timeline, a full draft of *Metro 2050* will be presented to the Regional Planning Committee and MVRD Board at their respective meetings in June 2021, with a recommendation to refer the draft out for comment in Q3 and Q4.

## **Performance and Audit Committee – April 14, 2021**

Information Items:

### **5.1 2020 Metro Vancouver Final Audit Findings Report**

Under provincial legislation, an external audit must be undertaken annually for all Metro Vancouver Districts and the Housing Corporation. The attached report, prepared by Metro Vancouver's external auditors, BDO Canada LLP Chartered Accountants, summarizes the results of the annual audit for fiscal year 2020.

### **5.4 Capital Program Expenditure Update as at December 31, 2020**

Updates on the capital program and its expenditures are brought to the Committee to keep members informed on Metro Vancouver's financial performance. This is the third and final report for the 2020 fiscal year. This report provides a summary of the 2020 actual capital spending compared to the Board approved Capital Cash Flow Budget as well as additional information and narrative by department regarding the spending variances.

For 2020, Metro Vancouver's capital cash flow expenditures were approximately 62% of budgeted and were underspent by \$537.4 million. The underspend, primarily timing differences, is due to a variety of factors, including: impacts resulting from COVID-19 and additional planning, design and permitting requirements that delayed planned capital expenditures, as well as delays in awarding of contracts.

### **5.5 Semi-Annual Report on GVS&DD Development Cost Charges**

GVS&DD Development Cost Charges (DCCs) collected in 2020 totalled \$62.9 million, up from \$60.2 million in the prior year. Development in the region continued to be strong despite COVID-19. Affordable housing development DCC waivers were approved in 2020 for a total of 415 units in the two sewer areas of Fraser and Vancouver, representing close to \$1.1 million in forgone DCC collections. Total DCCs held in deferred revenue reserve balances at December 31, 2020 were \$213.1 million (December 31, 2019 - \$227.6 million).

### **5.7 Investment Position and Returns – September 1, 2020 to February 28, 2021**

The annualized return for Metro Vancouver's investment portfolio in 2020 was 1.41% for short term, 2.40% for long term and 2.58% for the Cultural Reserve Fund. Total investment income in 2020 was \$15.4 million on an average portfolio balance of \$835.7 million. Investment performance has met expectations for the current period. Due to the timing of the Committee meeting, results and balance information have been included to the end of February 2021. Interest rates are expected to remain low for the balance of the year. Metro Vancouver's overall rate of return will continue to be pressed lower in the near term as a significant portion of the portfolio will be placed in short-term products and held in cash for liquidity.

### 5.8 Tender/Contract Award Information – December 2020 to February 2021

During the period December 1, 2020 to February 28, 2021, the Purchasing and Risk Management Division issued 22 new contracts, each with a value in excess of \$500,000 (exclusive of taxes). In addition, there were nine existing contracts requiring contract amendments which necessitate further reporting to the Performance and Audit Committee. All awards and amendments were issued in accordance with the *Officers and Delegation Bylaws 1208, 284 and 247 – 2014* and the *Procurement and Real Property Contracting Authority Policy*.

### 5.9 Improving Metro Vancouver Financial Standing

With an aim to enhance strategic value to the organization and its stakeholders, the Financial Services Department is moving to focus on strategic and structural financial issues. While Metro Vancouver continues to maintain a solid financial position with a strong balance sheet and good indicators of financial health, there is opportunity to increase the level of sophistication of its financial policies and processes in order to match the challenging environment in which it operates, and the constantly evolving issues that need to be addressed. This work includes reviewing key policies and enhancing transparency through improved and more frequent reporting. Furthermore, this is an opportunity to increase the confidence that stakeholders have in Metro Vancouver's financial management processes.

### Climate Action Committee – April 16, 2021

Information Items:

### 5.2 Metro Vancouver Electric Vehicle Program Review and Recommendations

Accelerated electric vehicle (EV) adoption is a key greenhouse gas reduction opportunity in the region's transportation sector, and Metro Vancouver's EV Programs aim to increase EV uptake by educating residents and businesses to support implementation of the *Climate 2050 Transportation Roadmap*. These programs include public outreach campaigns, online resources and workplace info sessions to promote public knowledge and use of EVs. At the end of 2020, staff completed a review of Metro Vancouver's EV programs supported by a consultant evaluation. Short-term recommendations from this evaluation will be integrated in the 2021 work plan, with longer-term recommendations targeted for 2022 and future years. Due to COVID-19, regular programming has been impacted and staff are developing alternative program delivery strategies, as well as enhancements for ongoing program delivery in future years.

### 5.3 Feasibility of Targeted Invasive Plant Grazing in Metro Vancouver

With funding from the Regional District Sustainability Innovation Fund, Metro Vancouver initiated Phase 1 of the "Targeted Invasive Plant Grazing" project by retaining a consultant to conduct a feasibility assessment of grazing as an herbicide-free invasive plant control option. The consultant concluded that targeted grazing could be as effective as hand pulling or mowing, with repeated treatments needed for long-term control. However, grazing would be logistically complex, two to four times costlier than mowing, and two to five times more carbon-intensive in this region, due to the need to transport herds from other areas of B.C. or Alberta.

The original intent of Phase 2 was to conduct a pilot in Aldergrove Regional Park in 2021, but given the results of Phase 1, staff will further assess feasibility by exploring whether:



a) a suitable trained local herd can be found, and b) the complex logistical requirements can be met on-site before initiating a pilot project.

## **Metro Vancouver Housing Corporation**

### **E1.1 Audited 2020 Financial Statements**

**APPROVED**

The 2020 Audited Financial Statements illustrate that Metro Vancouver is in a strong financial position with excellent liquidity and solid reserves. The statements have been prepared in accordance with Canadian Public Sector Accounting Standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP.

The Board approved the Audited 2020 Financial Statements for the Metro Vancouver Housing Corporation.

## **Greater Vancouver Water District**

### **E1.1 Audited 2020 Financial Statements**

**APPROVED**

The 2020 Audited Financial Statements illustrate that Metro Vancouver is in a strong financial position with excellent liquidity and solid reserves. The statements have been prepared in accordance with Canadian Public Sector Accounting Standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP.

The Board approved the Audited 2020 Financial Statements for the Greater Vancouver Water District.

### **E2.1 GVWD 2020 Water Quality Annual Report**

**RECEIVED**

The *2020 Greater Vancouver Water District Water Quality Annual Report* is required, under the provincial Drinking Water Protection Regulation, and is also a requirement of the *Drinking Water Management Plan*. The annual report summarizes water quality analysis conducted on samples collected from the source reservoirs, in-system reservoirs, and transmission system.

The annual report outlines Metro Vancouver's water quality monitoring program and continues to fulfill its role in confirming that the multiple protection barriers for drinking water, including watershed protection, water treatment and the ongoing operation of the water system, continue to deliver excellent water quality to the region. In 2020, the water quality of the treated water was excellent. All water quality parameters analyzed met or exceeded water quality standards and the *Guidelines for Canadian Drinking Water Quality*.

The Board received the report for information.

**E2.2 Seymour Salmonid Society's 2020 Annual Report for Greater Vancouver Water District****RECEIVED**

The Seymour Salmonid Society is a non-profit organization that operates the Seymour River Hatchery on GVWD land at the base of the Seymour Falls Dam. Metro Vancouver and the society have been partners since 1989. The partnership has influenced thousands of people through special events, K-12 programs, and area visitors in the Lower Seymour Conservation Reserve. The society has raised and released millions of salmon into the Seymour River and has worked collaboratively with GVWD on promoting stewardship of the Seymour River system. The GVWD has a current three-year (2021-2023) contribution agreement with the society for \$125,000 annually.

The funding provides for core hatchery and education program operating expenses. The Seymour Salmonid Society's *2020 Annual Report for Greater Vancouver Water District* provides an overview of the program in 2020.

The Board received the report for information.

**I 1 Committee Information Items and Delegation Summaries****RECEIVED**

The Board received information items from standing committees.

**Water Committee – April 15, 2021**

Information Items:

**5.1 Water Services Capital Program Expenditure Update to December 31, 2020**

The capital expenditure reporting process as approved by the Board provides for status reports on capital expenditures three times per year. This is the year-end report for 2020 which includes both the overall capital program for Water Services with a multi-year view of capital projects, and the actual capital spending for the 2020 fiscal year in comparison to the annual budget. In 2020 the annual capital expenditures for Water Services were \$249 million compared to annual capital budget of \$397.5 million. This shortfall is primarily due to project delays related to the timing of tenders, construction delays, and issues relating to COVID-19. Forecasted expenditures for the current Water Services capital program remain within the approved budgets through to completion.

**5.4 Watering Regulations Communications and Regional Water Conservation Campaign for 2021**

Water conservation is a major component of Metro Vancouver's planning to ensure the sustainable use of water resources. To support understanding of and compliance with water conservation policies and programs, as well as encourage personal pride in reduced water use, Metro Vancouver delivers annual region-wide water conservation campaigns. Metro Vancouver will communicate the May 1–October 15 watering regulations starting April 26 via social media and promotional materials distributed to member jurisdictions for public education and enforcement throughout the summer season. The annual We Love Water campaign will emphasize water source and system awareness starting May 17, and will promote outdoor water conservation information July 5–September 5. A targeted media buy will include television, radio, outdoor and digital promotions all leading to the website.



## Greater Vancouver Sewage and Drainage District

### **E1.1 Audited 2020 Financial Statements**

**APPROVED**

The 2020 Audited Financial Statements illustrate that Metro Vancouver is in a strong financial position with excellent liquidity and solid reserves. The statements have been prepared in accordance with Canadian Public Sector Accounting Standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP.

The Board approved the Audited 2020 Financial Statements for the Greater Vancouver Sewerage and Drainage District.

### **E2.1 Contract Amendment to AECOM Canada Ltd. for Owner's Engineer Advisory Services for North Shore Wastewater Treatment Plant**

**APPROVED**

In May 2015, the Board authorized the award of engineering consulting services for the North Shore Wastewater Treatment Plant project to AECOM Canada Ltd for an amount totaling \$20,068,395 (including additional change orders). The project has been extended by 2.5 years and staff recommended amending AECOM's contract in an amount of \$7,118,094.

Including future Phase 4 (for Handover and Warranty Period efforts as previously negotiated but not yet awarded) the contract total is anticipated to be \$28,363,758 (exclusive of taxes). AECOM has proven they provide significant value to the project and are critical to Metro Vancouver's oversight team to ensure compliance with the project agreement and a treatment plant that meets the expectations of Metro Vancouver.

The Board authorized a contract amendment in the amount of \$7,118,094 (exclusive of taxes) to AECOM Canada Ltd. for the provision of owner's engineering consulting services for the North Shore Wastewater Treatment Plant project, subject to final review by the Commissioner.

### **E3.1 2021 Liquid Waste Capital Projects**

**RECEIVED**

The Board received for information a report regarding the location of the different projects that were approved as part of the 2021 capital budget.

### **E3.2 Award of Phase C2, Engineering Construction Services for RFP 14-230 for Installation of Gilbert Trunk Sewer No. 2 South Section**

**APPROVED**

The Board approved the award of Phase C2, Engineering Construction Services, for an amount up to \$2,548,446 (exclusive of taxes) to the Phase A and B consultant, AECOM Canada Ltd, for the Installation of Gilbert Trunk Sewer No. 2 South Section, subject to final review by the Commissioner.

**E4.1 Award of Contract Resulting from Request for Proposal No. 20-016: Organics Management at the North Shore Transfer Station****APPROVED**

The Board approved award of a five-year contract in the amount of up to \$17,428,425 (exclusive of taxes) to Arrow Transportation Systems Inc., resulting from Request for Proposal No. 20-016: Organics Management at the North Shore Transfer Station, subject to final review by the Commissioner.

Furthermore, the Board also recommended a review of Metro Vancouver's procurement process to better incorporate Metro Vancouver's stated values and strategic plan visions (including transitioning towards a circular economy, strengthening relationships with First Nations, food security, supporting local economies, and reducing GHG emissions).

Finally, the Board directed staff to report back with options for the development of a permanent local organics management facility to be in place prior to the end of the contract, on July 1, 2026, resulting from the proposal No. 20-016: Organics Management at the North Shore Transfer Station.

**E4.2 Recycling Depot Funding Strategy****APPROVED**

An updated funding strategy has been proposed for recycling depots at Metro Vancouver's recycling and waste centres, recognizing the contribution of municipally operated depots to the regional system.

The proposed funding strategy would distribute costs across system users by incorporating the costs of operating the recycling depots into the garbage tipping fee. At the same time, municipalities that fund municipal recycling depots would receive an annual garbage tipping fee credit. Staff would work to accommodate any increases in tipping fees within current 2021-2025 Financial Plan projections for tipping fee increases.

The Board directed staff to prepare proposed amendments to be incorporated into the annual update to the *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 306, 2017*.

**G1.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 344, 2021****APPROVED**

The regional sewer development cost charges (DCCs) are governed under the *GVS&DD Act* and were introduced in 1997, pursuant to the philosophy that "growth pays for growth." Funds received through the collection of DCCs are set aside as deferred revenue in reserve accounts on a sewerage area basis for the funding of growth capital projects. This use of DCC revenue funding reduces the reliance on the sewer levy, which is generated directly from the GVS&DD's member jurisdictions.

Under the Act, transfers of any revenues collected out of the DCC reserve funds can only be for the purposes intended and must be authorized by bylaw. The 2020 budget contemplated the transfer of DCC revenues collected to meet actual debt charge and capital funding requirements related to the liquid waste growth capital program.



In total, \$81.7 million of DCCs were applied for the 2020 year over the four defined sewerage areas. Total DCCs held in deferred revenue reserve balances as at December 31, 2019 were \$213.1 million.

The Board gave first, second and third readings to *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 344, 2021*; then passed and finally adopted said bylaw.

## **I 1 Committee Information Items and Delegation Summaries**

**RECEIVED**

The Board received information items and a delegation summary from standing committees.

### **Liquid Waste Committee – April 15, 2021**

Information Items:

#### **5.2 Liquid Waste Services Capital Program Expenditure Update as at December 31, 2020**

The capital expenditure reporting process as approved by the GVS&DD Board provides for status reports on capital expenditures three times per year. This is the year-end report for 2020 which includes both the overall capital program for Liquid Waste Services with a multi-year view of capital projects and the actual capital spending for the 2020 fiscal year in comparison to the annual budget.

In 2020 the annual capital expenditures for Liquid Waste Services were \$575.8 million compared to annual capital budget of \$883.4 million. This shortfall is primarily due to project delays related to the timing of tenders, construction delays, and issues relating to COVID-19.

Forecasted expenditures for the current Liquid Waste Services capital program generally remain within the approved budgets through to completion.

### **Zero Waste Committee – April 16, 2021**

Information Items:

#### **5.3 Solid Waste Services Capital Program Expenditure Update as of December 31, 2020**

The capital expenditure reporting process, as approved by the Board, provides for status reports on capital expenditures three times per year. This is the year-end report for 2020, which includes both the overall capital program for Solid Waste Services with a multi-year view of capital projects and the actual capital spending for the 2020 fiscal year compared to the annual budget. In 2020, annual capital expenditures for Solid Waste Services were \$41.2 million compared to a capital budget of \$88.5 million. The underspend is primarily due to timing of construction expenditures for the United Boulevard Recycling and Waste Centre and Central Surrey Recycling and Waste Centre projects, which are currently in progress. Expenditures originally budgeted in 2020 were re-budgeted for 2021 and are expected to be fully spent.

#### **5.4 Regional Single-Use Item Reduction Campaign Launch**

A regional single-use item reduction behaviour change campaign will launch on May 31, 2021. The objective is to reduce the use and disposal of single-use items in Metro Vancouver through voluntary reduction. The target audience is Metro Vancouver residents aged 18-44. Research showed that reducing single-use items was perceived as important but difficult, and guilt is not a motivator. The Superhabits campaign celebrates the small actions that you take to reduce single use items, which make you an everyday superhero. Research showed that safety during COVID-19 is the priority, but responsible action is still important to the audience.

Flexibility is built into the campaign plan to change course as needed in response to COVID-19. Concurrently, Metro Vancouver is collaborating with members to determine how best to support harmonization of single-use item reduction bylaws across the region and plan to present the recommended approach for Board approval in coming months.

## Strategic Plan Development



**North Vancouver RCMP  
2019 – 2023 Strategic Plan**

## Where We Are Today

Appreciating why organizations across sectors worldwide are moving away from static planning processes towards **agile methods**



2020 highlighted the need for our Detachment to shift away from a triennial planning process to a more **dynamic planning cadence**

COVID-19 pandemic, parallel mental health & substance use pandemic, and Black Lives Matter altered what our citizens need and expect from us

Several Strategic Initiatives in the 2019-2021 Strategic Plan on hold for social distancing



Our 2019-2021 Strategic Plan will be extended with an agile planning cadence that allows us to **hold the focus on our Objectives** and **pivot our Strategic Initiatives with context shifts**



# From Traditional to Agile Planning

## Traditional Strategic Planning

Community-led priorities with measurable goals set every few years

Focus on 'having' a Strategic Plan that is professionally designed

Set & forget - strategic initiatives that do not deliver results or lose relevance



## Agile Strategic Planning

Community-led priorities and measurable goals set every few years

Focus on 'using' a Strategic Plan & building these muscles internally

Shorter action planning cycles (at least quarterly), involving frontline, to drive results and respond to changes in context

3



## Strategic Objective

### 1. Improve Road Safety

- ❖ Decrease road injuries by 5% ↓
- ❖ Increase volunteer participation ↑
- ❖ Increase traffic enforcement ↑
- ❖ Increase youth education ↑

EDUCATE

PREVENT

ENFORCE



## Strategic Objective

### 2. Improve Sense Of Security

- ❖ Increase presence in public spaces ↑
- ❖ Increase crime prevention participation ↑
- ❖ Decrease response times ↓
- ❖ Increase joint enforcement initiatives ↑

EDUCATE

PREVENT

ENFORCE



## Strategic Objective

### 3. Partner for Social Change

- ❖ Improve services to mental health clients ↑
- ❖ Increase diversity and inclusion ↑
- ❖ Reduce greenhouse gas emissions ↓
- ❖ Increase trauma-informed policing ↑

EDUCATE

PREVENT

ENFORCE



## Strategic Objective

### 4. Optimise People Capacity

- ❖ Increase resiliency supports ↑
- ❖ Increase staff wellness ↑
- ❖ Decrease absenteeism ↓
- ❖ Increase crisis debrief supports ↑

EDUCATE

PREVENT

ENFORCE



## Partner for Social Change

### Integrated Outreach Team (IOT)

- ❖ Pilot Project – Cpl. Neil Jones
- ❖ RCMP – VCH Partnership
- ❖ Mental Health Unit & VCH  
Community Psych. Services



### **Mental Health Calls For Service**

- ❖ 1200 MH calls/yr
- ❖ 4 – 5 MH calls/day
- ❖ 600 – 700 LGH admissions/yr
- ❖ ↑ 30% in 2021 (Covid-19?)



### **Integrated Outreach Team (IOT)**

- ❖ Tuesdays 9am – 4pm
- ❖ Community assessments, check-ins, outreach
- ❖ 3 – 5 clients/week
- ❖ Deferral rate of 40% – 50%



## IOT Pilot Project Expected Results & Recommendations

- ❖ 3 days/wk, 9am – 4pm
- ❖ 12 – 15 clients/wk
- ❖ ↓ 30% – 50% RCMP resource use
- ❖ ↓ overall community impact
- ❖ ↓ individual impact/trauma

## Our Agile Planning Cadence





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

**BYLAW NO. 8769**

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

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

1. This Bylaw shall be known and cited for all purposes as **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726)**.
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-726 (Comprehensive Development 726 Zone):

<b>Lots</b>	<b>Block</b>	<b>D.L.</b>	<b>Plan</b>	
4	32	549	11519	from RM-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
  - A. Adding the following section to Section 1100, thereof, after the designation “CD-725 Comprehensive Development 725 Zone”:  
  
“CD-726 Comprehensive Development 726 Zone”
  - B. Adding the following to Section 1101, thereof, after the “CD-725 Comprehensive Development 725 Zone”:  
  
“CD-726 Comprehensive Development 726 Zone”

In the CD-726 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RH-1 Zone, except that:

- (1) In the CD-726 Zone, the subject site shall be comprised of Site A, Site B, and Site C as shown in Schedule 144 – Sites;
- (2) Gross Floor Area
  - (a) On the subject site, the Principal Buildings shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.95 times the lot area through the provision of Adaptable Design, subject to section 423;

- (b) Notwithstanding 2 (a), the maximum Gross Floor Area permitted may be increased as follows:

Base Density			
14,760 square meters (158,870 square feet) or 1.95 FSR			OCP Schedule 'A'
Additional (Bonus) Density			
Additional Density Category	Description	Additional Density (Bonus)	Policy Reference
100% Rental Housing	Secured Rental Apartment Building (all units)	Maximum 7,596 square metres (81,472 square feet) or 1.0 FSR	OCP Section 2.2

Such that the total effective on-site Gross Floor Area shall not exceed 2.95 times the Lot Area;

- (c) Total permitted density for the subject site may be allocated between the Sites in the CD-726 Zone as follows:
- i. Site A: 0 FSR;
  - ii. Sites B and C: Combined and in total, not to exceed 2.95 FSR;

(3) Principal Uses

- (a) On Site A, the Permitted Uses, regulations for Permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the P-1 Zone;
- (b) On Sites B and C, the Permitted Uses shall be limited to:
- i. Apartment Residential Use, limited to Rental Apartment Residential Use;
  - ii. Ground Oriented Apartment Residential Use, limited to Rental Apartment Residential Use;
  - iii. Accessory Non-Commercial Social and Recreational Facilities;
  - iv. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
  - v. Accessory Off-Street Parking Use;
  - vi. Accessory Home Office Use;
  - vii. Childcare Use, subject to Section 507(5) of this Bylaw;
  - viii. Residential Care Facility Use;
  - ix. Guest suite use;

(4) Height

- (a) For Site B, Principal Buildings shall not exceed a Building Height of 12 storeys and 33.5 metres (110 feet) as measured from the average Building Grades at the east property line along St. Andrews Avenue:

- i. Notwithstanding 4 (a), parapet walls, guard rails, railings, formwork for planting beds, and canopy roofs of common areas may project beyond the Building Height by not more than 1.1 metres (3.5 feet);
  - ii. Notwithstanding 4 (a), staircase structures to permit access to the roof may project beyond the Building Height by not more than 2.2 metres (7 feet);
  - iii. Notwithstanding 4 (a), elevator shafts and mechanical equipment, as well as its screening, may project beyond the Building Height by not more than 3 metres (10 feet);
- (b) For Site C, Principal Buildings shall not exceed a Building Height of 6 storeys and 16 metres (52.5 feet) as measured from the average Building Grades at the east property line along St. Andrews Ave;
  - i. Notwithstanding 4 (b), parapet walls, guard rails, railings, and formwork for planting beds, may project beyond the Building Height by not more than 1.1 metres (3.5 feet);
  - ii. Notwithstanding 4 (b), common staircase and elevator structures, and common amenity area structures may project beyond the Building Height by not more than 4.1 metres (13.5 feet);
  - iii. Notwithstanding 4 (b) and 4 (b) ii, elevator shafts and mechanical equipment, as well as its screening, may project beyond the Building Height by not more than 5.5 metres (18 feet);
- (5) The Lot Coverage of the subject site, together with accessory buildings, shall not exceed 50%;
- (6) Setbacks from lot lines for Principal Buildings on Site B and C shall conform to the minimum distances identified in Schedule 144 – Setbacks;
- (7) Minimum Dwelling Unit Size shall have a minimum Gross Floor Area of not less than 32 square metres (345 square feet);
- (8) Section 510 (2) Unit Separation is waived and Building and Unit Separation is required as follows:
  - (a) Principal Buildings shall maintain a minimum separation of at least 7.6 metres (25 feet) between building faces;
  - (b) Notwithstanding Section 9 (a), the minimum separation between building faces shall increase to 22.5 metres (75 feet) between building faces above the sixth storey;
- (9) Section 510 (3) Building Width and Length shall not apply;
- (10) Section 906 (4) (i) Driveway Slope shall not apply;

- (11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

READ a first time on the 25<sup>th</sup> day of May, 2020.

READ a second time on the 25<sup>th</sup> day of May, 2020.

READ a third time on the 22<sup>nd</sup> day of June, 2020.

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

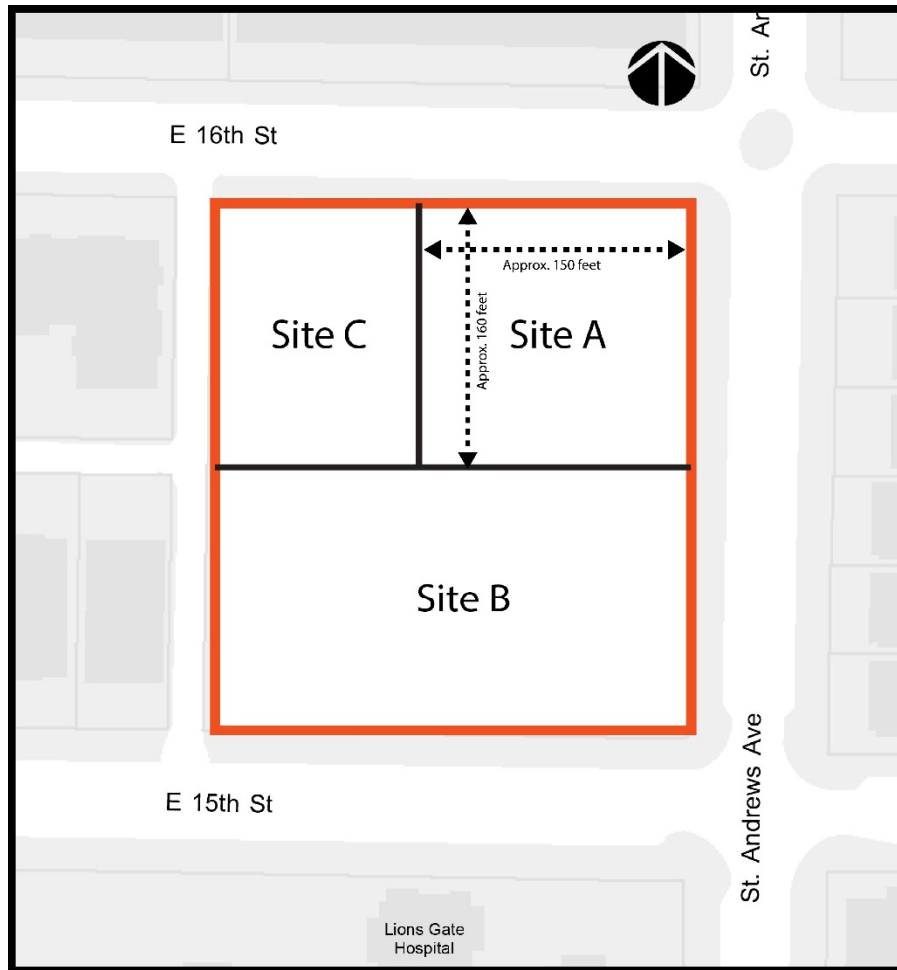
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MAYOR

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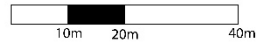
CORPORATE OFFICER

SITES

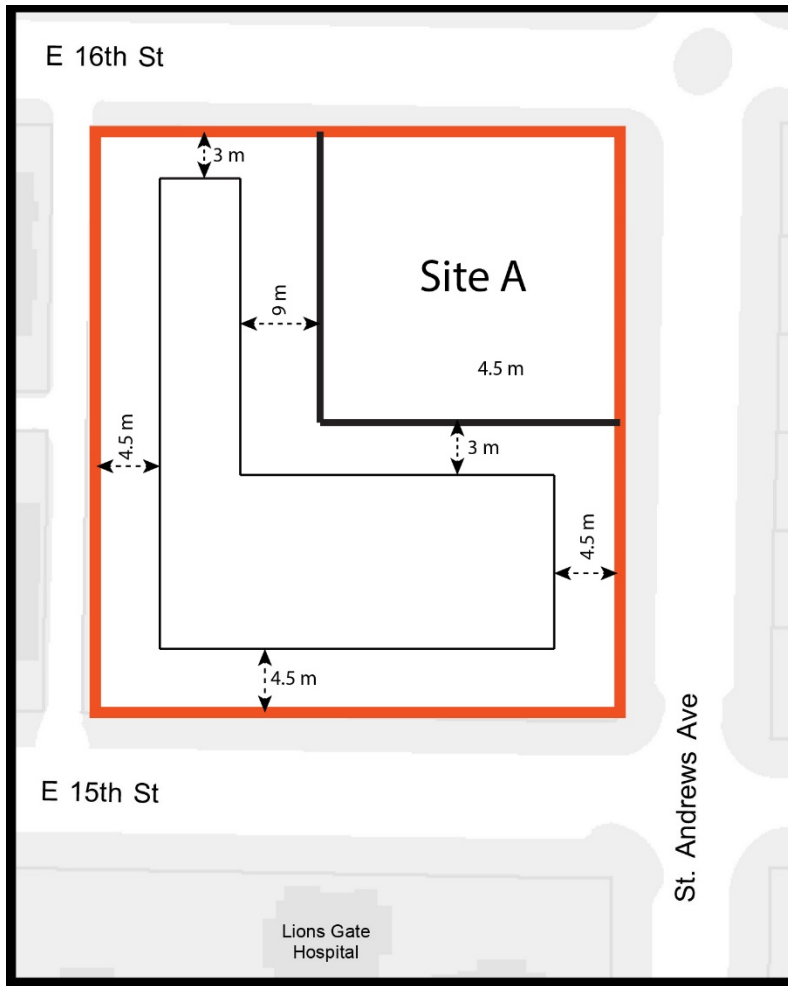


Legend

 Subject Site



SETBACKS



Legend

 Subject Site

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

**BYLAW NO. 8770**

**A Bylaw to enter into a Housing Agreement (250 East 15<sup>th</sup> Street)**

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

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

1. This Bylaw will be known and cited for all purposes as “**Housing Agreement Bylaw, 2020, No. 8770**” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726, Rental Housing Commitments).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Nacel Properties Ltd. with respect to the lands referenced as 250 East 15<sup>th</sup> Street, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726).
3. The Mayor and City Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the 25<sup>th</sup> day of May, 2020.

READ a second time on the 25<sup>th</sup> day of May, 2020.

READ a third time on the 22<sup>nd</sup> day of June, 2020.

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

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MAYOR

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CORPORATE OFFICER

## RENTAL HOUSING AGREEMENT

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

### BETWEEN:

**NACEL PROPERTIES LTD., INC. NO. 113691**  
Suite 200 – 555 West 8<sup>th</sup> Avenue, Vancouver, BC V5Z 1C6  
  
(the “Owner”)

### AND:

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

### WHEREAS:

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

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

### 1. DEFINITIONS

- (a) “**Act**” means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) “**Affordable Rent**” means with respect to each Mid-Market Rental Unit:
  - (i) a rent payment amount equal to the “Private Apartment Average Rents” for the corresponding bedroom type in the City of North Vancouver as established by CMHC’s Housing Market Information Portal for the year the tenancy is entered into;
  - (ii) if such amount has not yet been set for the year, a rent payment amount equal to the “Private Apartment Average Rents” for the corresponding



bedroom type in the City of North Vancouver as established by CMHC's Housing Market Information Portal for the year previous to the year the tenancy is entered into plus an annual rent increase then permitted under the RT Act; or

- (iii) if such amount is no longer set out in CMHC's Housing Market Information Portal, then such amount determined by a survey conducted by an independent consultant acceptable to the City, acting reasonably;
- (c) **"Agreement"** means this agreement as amended from time to time;
- (d) **"Commencement Date"** has the meaning set out in section 2.1 herein;
- (e) **"Council"** means the municipal council for the Corporation of the City of North Vancouver;
- (f) **"CMHC"** means Canada Mortgage and Housing Corporation;
- (g) **"Director of Planning"** means the chief administrator of the Department of Planning of the City and his or her successors in function and their respective nominees;
- (h) **"Dwelling Unit"** means a dwelling unit as defined in the City of North Vancouver's Zoning Bylaw 1995, No. 6700 as amended from time to time;
- (i) **"Guest Suites"** means the two Dwelling Units within one or more Residential Building(s) of the Owner's choosing that are utilized for short-term guests of the tenants of the Residential Buildings but is not used for Rental Purposes and is not a Rental Unit;
- (j) **"Lands"** means those lands and premises legally described as  
  
Parcel Identifier: 009-054-073  
Lot 4 block 32  
District Lot 549 Plan 11519;
- (k) **"Market Rental Term"** has the meaning set out in section 2.1;
- (l) **"Mid-Market Rental Term"** has the meaning set out in section 2.1;
- (m) **"Mid-Market Rental Units"** means Dwelling Units that are rented to tenants for Affordable Rent;
- (n) **"Market Rental Units"** means Dwelling Units that are rented to tenants for market rental rates as set by the Owner;
- (o) **"Rental Purposes"** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time;
- (p) **"Rental Units"** means the Market Rental Units and the Mid-Market Rental Units, and **"Rental Unit"** is a singular thereof;

- (q) **“Residential Buildings”** means, collectively, the following buildings to be constructed on the Lands pursuant to the Rezoning Bylaw:
- (i) 12-storey building adjacent to East 15<sup>th</sup> Street;
  - (ii) 12-storey building adjacent to East 15<sup>th</sup> Street; and
  - (iii) 6-storey building adjacent to East 16<sup>th</sup> Street,
- containing collectively 283 Dwelling Units, of which 253 Dwelling Units will be Market Rental Units, 28 Dwelling Units will be Mid-Market Rental Units and two Dwelling Unit will be the Guest Suites;
- (r) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78 and regulations thereunder, as amended or replaced from time to time; and
- (s) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8769”, as amended or replaced from time to time.

## 2. TERM

2.1 This Agreement will commence upon the issuance of the final occupancy permit for the last of the Mid-Market Rental Units constructed or to be constructed on the Lands, (the **“Commencement Date”**) and will continue as follows:

(a) in respect to the Owner’s obligation to deliver and operate 28 Mid-Market Rental Units, until the earlier of:

(1) the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c); and

(2) the 10<sup>th</sup> anniversary of the Commencement Date

(the **“Mid-Market Rental Term”**); and

(b) in respect to other obligations under this Agreement, until the date this Agreement is terminated in accordance with section 2.2 or 8.3(c) (the **“Market Rental Term”**).

2.2 In respect to each Residential Building, this Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired following the destruction thereof.

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

## 3. USE OF LANDS

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

- (a) during the Mid-Market Rental Term and the Market Rental Term, whichever is the longest:
  - (i) the Lands will not be subdivided or stratified, without the prior written consent of the City;
  - (ii) the Residential Buildings will be used for Rental Purposes only;
  - (iii) no Rental Unit in any of the Residential Buildings will be occupied for any purpose except for Rental Purposes;
  - (iv) the Guest Suites will be used only for the following purposes:
    - a. to accommodate short-term guests of the tenants of the Residential Buildings; or
    - b. if the Owner, acting reasonably, determines that it is not financially viable to operate one or more of the Guest Suites in the Residential Buildings, for Rental Purposes as a Market Rental Unit. For greater certainty, the Guest Suites will not be used for short-term rentals (rentals for a term less than 30 consecutive days) except as provided in section 3.1(a)(iv)a above;
- (b) during the Mid-Market Rental Term, at least 28 Dwelling Units in the Residential Buildings will be Mid-Market Rental Units, in accordance with this Agreement.

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

#### **4. TENANCY RESTRICTIONS**

4.1 The unit mix for Rental Units and the Guest Suites in the Residential Buildings will be as follows:

- (a) Studio: 32 Rental Units and two Guest Suites;
- (b) 1-Bedroom: 148 Rental Units;
- (c) 2-Bedroom: 44 Rental Units;
- (d) 3-Bedroom: 57 Rental Units,

or as otherwise approved in writing by the Director of Planning in his or her discretion.

4.2 The unit mix for the 28 Mid-Market Rental Units will be as follows:

- (a) Studio: 3 Mid-Market Rental Units;
- (b) 1-Bedroom: 14 Mid-Market Rental Units;

- (c) 2-Bedroom: 5 Mid-Market Rental Units;
- (d) 3-Bedroom: 6 Mid-Market Rental Units.

or as otherwise approved in writing by the Director of Planning in his or her discretion.

The locations of the 28 Mid-Market Rental Units within the Residential Buildings will be in the Owner's sole discretion. Notwithstanding the foregoing, no more than 18 Mid-Market Rental Units will be clustered in one Residential Building.

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

## 5. OWNER'S OBLIGATIONS

- 5.1 The Owner will operate and maintain the Rental Units in accordance with the following requirements:
  - (a) **Management and administration:** The Owner will be fully responsible for the management and administration of the Rental Units, and all associated costs;
  - (b) **Advertisement:** The Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units;
  - (c) **Tenant Selection:** The Owner will determine the selection of the tenants of the Mid-Market Rental Units, applying the suggested CMHC income qualification of a maximum household income determined by multiplying the low-end of market rents by 12 to yield the households' annual housing costs, and divided by 30% to meet the standard definition of affordability. Tenants from the existing rental building on the Lands will be provided first right of refusal in the Mid-Market Rental Units, regardless of income. In determining financial eligibility, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
  - (d) **Rent Amount and Permitted Increases:** Affordable Rent for Mid-Market Rental Units is to be determined at the time of entering into a tenancy agreement. Rent amounts may be subsequently increased by the permitted annual rent increase then set under the RT Act.

- (e) **Parking:** All tenants and occupants of the Residential Buildings, including tenants and occupants of Mid-Market Rental Units, will have equal access, at equal rates, to parking stalls assignable for exclusive use in the Residential Buildings, acknowledging that due to the ratio of parking stalls per Dwelling Units in the Residential Buildings, there may be instances when no parking stalls are available for exclusive use of a Dwelling Unit.
- (f) **Common Amenities:** All tenants and occupants of the Residential Buildings, including tenants and occupants of Mid-Market Rental Units, will have equal access, at equal rates, to all indoor and outdoor amenities on the Lands from time to time, including visitor parking stalls, storage units, fitness facilities, Guest Suites, recreation facilities and the like.
- (g) **Short Term Rentals:** Mid-Market Rental Units will only be used as a principal residence of a tenant. The Owner will not permit a Mid-Market Rental Unit to be used for short term rental purposes (being rentals for periods shorter than 30 consecutive days).
- (h) **Compliance with applicable laws:** The Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies.
- (i) **Performance:** The Owner will perform its obligations under this Agreement diligently and in good faith.
- (j) **Evidence of compliance:** Provided that the same can be done without breaching the *Personal Information Protection Act* (British Columbia) and *Personal Information Protection and Electronic Documents Act* (S.C. 2000, c. 5) (each as amended from time to time) the Owner will, at business license renewal or upon request by the City, from time to time, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

## 6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice or such longer period as may reasonably be required to cure such default provided the Owner is diligently pursuing same. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.
- 6.2 If the Owner fails to correct a default as contemplated in section 6.1, the Owner will pay to the City, within 30 days of receiving a written request by the City:
  - (a) \$2,000.00 for each default under this Agreement that has not been remedied as provided under section 6.1; and
  - (b) \$200.00 each day the default remains un-remedied beyond the date for correcting the default as provided under section 6.1;

This section is without prejudice to any other remedies available to the City under this Agreement and at law or in equity.

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

## **7. LIABILITY**

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

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

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

## **8. GENERAL PROVISIONS**

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

- 8.2 Nothing in this Agreement:

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

- 8.3 The Owner and the City agree that:

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

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

- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the Act.

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

City: The Corporation of the City of North Vancouver  
141 West 14<sup>th</sup> Street  
North Vancouver, British Columbia  
V7M 1H9  
**Attention: Director, Planning and Development**  
Facsimile: 604.985.0576

Owner: At the address set out on the registered title to the Lands, from time to time.

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

- 8.11 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.
- 8.12 This Agreement will ensure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.



## **9. INTERPRETATION**

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement and except for any covenants and statutory rights of way that may be registered on title to the Lands from time to time. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by Council of an amending bylaw to Bylaw 8770.
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

9.8 This Agreement can be signed in counterpart and delivered electronically.

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

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER,**  
by its authorized signatories:

\_\_\_\_\_  
MAYOR

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

**NACEL PROPERTIES LTD.,** by its authorized signatories:

\_\_\_\_\_  
  
\_\_\_\_\_



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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council  
From: Adam Vasilevich, Parks and Greenways Planner  
Subject: CRICKMAY AND RODGER BURNES PARK TASK FORCE  
Date: May 5, 2021 File No: 12-6120-01-0001/2021

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

**RECOMMENDATION**

PURSUANT to the report of the Parks and Greenways Planner, dated May 5, 2021, entitled "Crickmay and Rodger Burnes Park Task Force":

THAT the attached Terms of Reference for the Crickmay and Rodger Burnes Park Task Force be endorsed;

AND THAT staff be directed to proceed with the promotion and recruitment process and report back to Council with the results.

**ATTACHMENTS**

1. Site photo location ([CD#2047115](#))
2. Draft Terms of Reference ([CD#2047100](#))

**SUMMARY**

This report seeks Council's support for the establishment of a community task force to work with City staff and consultants to create a new master plan for the expanded park. By applying a lens of inclusivity and diversity, the planning and design of this new public space will complement the new Harry Jerome Community Recreation Centre and the adjacent mixed-use development. The draft Terms of Reference for the proposed task force is also provided for consideration.

## BACKGROUND

In 2018, City Council approved an application from Darwin Properties to rezone City lands at 123 East 23<sup>rd</sup> Street and 144 East 22<sup>nd</sup> Street to create a new, mixed-use neighbourhood in the Upper Lonsdale area of the City. Upon completion, the development is expected to create new residential and office space, housing approximately 1,000 people.

As part of Phase 2 of the Harry Jerome Neighbourhood Lands (HJNL) development, the City is working with Darwin Properties to deliver a number of significant community amenities, including implementing a new master plan for the expanded Crickmay and Rodger Burnes Park that will retain significant trees and provide new park amenities for the community (Attachment 1). This new public park will be approximately 1 hectare in size, extending along the east side of Lonsdale Avenue, from East 21<sup>st</sup> to East 23<sup>rd</sup> Streets. The proposed green space will be significantly more functional and accessible than the current park configuration, providing an ideal alignment for the Green Necklace and providing the potential for new programming opportunities that compliment the future recreation centre to the north.

The Jerome Family have been recognized for their significant contribution to North Vancouver and their leadership in advocating for stronger representation for minorities in our community and our country. The ongoing influence of Harry Jerome on Canadian society will be acknowledged through the park master plan process as it seeks to meet the needs of a growing and increasingly diverse community. Inclusion and equity and the consideration of the needs of a diverse user group of all ages and abilities will be at the foundation of the park planning process.

The Parks Master Plan identified the need for additional parkland to support the growing population in the Central Lonsdale neighbourhood. New parks will be created in the 1600 Block of Eastern Avenue and at 16<sup>th</sup> and St. Andrews Avenue (pending final approval of the development at 250 East 15<sup>th</sup> Street). The larger park being planned for the HJNL will compliment these smaller spaces, and provide the opportunity for more public open space for the community.

## DISCUSSION

A total budget of \$6.5 million has been included in the City's 2021-2030 Capital Plan for the planning, design and construction of the new park. An initial \$300,000 was recently appropriated by Council to fund development of the new master plan and consultation process. Staff are recommending that a Council appointed community task force be established to help develop the new plan.

Parks and North Vancouver Recreation and Culture (NVRC) staff have successfully worked with a community task force in the past to create the master plan for Moodyville Park. Currently, there is also a task force engaged in the development of a master plan for the redevelopment of Kings Mill Walk Park and is on schedule to present a draft to Council this summer. With the support of City staff and consultants, this approach has the advantage of attracting volunteers with specific technical skills and interests that may not



otherwise be engaged in a more broad public consultation process. The defined scope also means that volunteers are committing to achieve a specific project during a specific period of time.

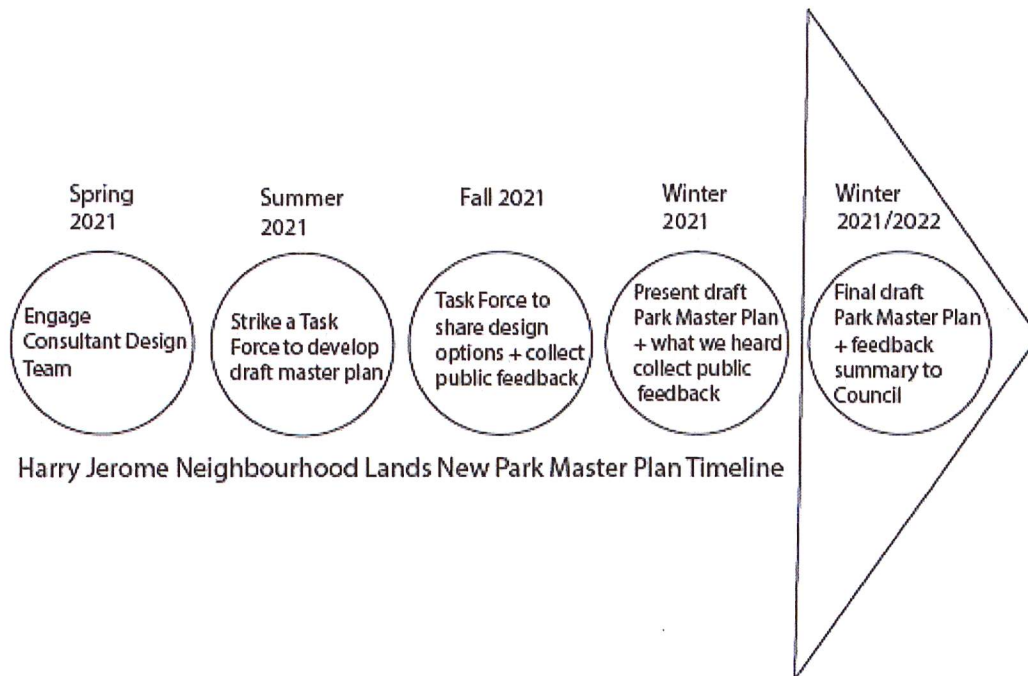
A draft Terms of Reference for the proposed Task Force has been prepared (Attachment 2), based on the model used for Moodyville Park and Kings Mill Walk Park, but with additional emphasis on diversity and inclusion in recognition of the legacy of Harry Jerome and in celebration of the City's multi-cultural community. The Task Force will participate in the identification and prioritization of new programming opportunities and associated park and greenway infrastructure, and assist in the development of conceptual plans for Council's consideration. This will provide a forum for sharing information between various community stakeholders and encourage positive community engagement in the planning and design of the new park.

In addition to a team of City and NVRC staff and consultants, the task force would include seven community representatives appointed by Council, ideally with the following experience:

- One (1) representative with professional experience developing public spaces that support diversity and inclusivity;
- One (1) representative with park planning or landscape architecture experience;
- One (1) representative for the City's senior population;
- One (1) representative for young children (under 12);
- One (1) representative for youth (12-18);
- One (1) representative from the community at large; and,
- One (1) representative from the Squamish Nation.

As with Kings Mill Walk Park, the terms of reference do not specify the appointment of a Council representative, and instead all of City Council would be ex-officio members of the task force and able to attend any of the meetings. Given the current COVID-19 safety precautions, use and access to a home computer and the WebEx online meeting application would be a requirement to ensure task force meetings can be conducted online.

With Council's support, staff will proceed with advertising for volunteer members and will report back with options on potential appointments for Council's consideration. Once the task force has been appointed, meetings are anticipated to be scheduled every three weeks, with the goal of having design concepts and a draft plan to present to Council in winter 2021. A suggested timeline showing key milestones and the public consultation process is provided on the next page.



## FINANCIAL IMPLICATIONS

A total budget of \$6.5 million has been included in the City's 2021-2030 Capital Plan for the planning, design and construction of the new park. An initial \$300,000 was recently appropriated to fund the master plan, and the remaining \$6.2 million is tentatively scheduled for 2022. As construction will be coordinated with Darwin's Phase 2 development, it is expected that it will be at least two years before all of the City funds are required. However, staff anticipate including a portion of that remaining budget in 2022 to fund the detailed design process and preparation of construction drawings.

## INTER-DEPARTMENTAL IMPLICATIONS

The development of the new master plan will include coordination with the Planning and Development Department, Strategic & Corporate Services and NVRC.

## STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The proposed formation of the Crickmay and Rodger Burnes Park Master Plan Task Force supports Council's Strategic Plan goals of being "A Vibrant City" and "A City for People."

The development of a new master plan for Crickmay and Rodger Burnes Park supports the City's Official Community Plan, goal 5.3: Provide a variety of public spaces for community engagement and stewardship; and 5.1.4: Undertake maintenance and improvements to parks and outdoor recreation facilities to reflect the community's needs and expectations.

RESPECTFULLY SUBMITTED:

  
Adam Vasilevich  
Parks and Greenways Planner





## **CRICKMAY AND RODGER BURNES PARK TASK FORCE**

### **TERMS OF REFERENCE**

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#### **PURPOSE**

The Crickmay and Rodger Burnes Park Task Force is established to work with City staff, consultants, and other stakeholders on the development of a master plan for the new park to be created as part of the Harry Jerome Neighbourhood Lands. The goal is to create a vision for this significant new public space that supports an inclusive and diverse community and compliments the new Harry Jerome Community Recreation Centre and the surrounding neighbourhood. Based on the recommendations of the Parks Master Plan, CNV4ME and other key City strategies, the Task Force will participate in the identification and prioritization of new programming opportunities and associated park and greenway infrastructure, and assist in the development of conceptual plans for Council's consideration.

#### **OBJECTIVES**

- Develop a Master Plan for the expanded park, including the following key components: site assessment; programming; conceptual design options; refined conceptual design including connections, play spaces, active recreation spaces, stormwater management, potential public art, materials; temporary features and phasing.
- Provide a forum for sharing information between various community stakeholders and encourage positive community engagement in the planning and design of a new park.
- Ensure that the master plan considers and represents the needs of a diverse user group of all ages and abilities with the goal of inclusion and equity.
- Report to City Council where considered necessary or appropriate in response to issues that may arise during the park planning process.

#### **TIME FRAME OF TASK FORCE**

The Crickmay and Rodger Burnes Park Task Force is established by Council and will remain active through to the conclusion of the Master Plan process, anticipated to be no later than December 30, 2022.

#### **MEMBERSHIP COMPOSITION**

The Task Force comprises representatives from the community, consultant's supporting the park master plan process, City and North Vancouver Recreation and Culture



Commission staff, as well as City Council members.

- Seven (7) community representatives appointed by Council, ideally with the following experience:
  - One (1) representative with professional experience developing public spaces that support diversity and inclusivity;
  - One (1) representative with park planning or landscape architecture experience;
  - One (1) representative for the City's senior population;
  - One (1) representative for young children (under 12) with parent;
  - One (1) representative for youth (12-18);
  - One (1) representative from the community at large.
  - One (1) representative from the Squamish Nation.
- Staff representative(s) from the City of North Vancouver and North Vancouver Recreation and Culture Commission, as appointed by the CAO.
- Representative(s) from the consultants' team contributing to the Crickmay and Rodger Burnes Park Master Plan
- All members of City Council shall be ex-officio members of the Task Force.

A City staff clerk will provide support to the Task Force, including preparing and distributing agendas, attending the meetings, and preparing minutes of the meetings.

## **TERM OF MEMBERSHIP**

The community representatives will serve on the Task Force from their appointment by Council through to one year from the first meeting.

However, should any member no longer wish to serve on the Task Force, they may be replaced by City Council as applicable.

## **MEETINGS**

Meetings will be held every three weeks, or as required at the call of the Chair. The agenda will be distributed the week prior to the meeting.

## **MEETING MINUTES**

A record of the meetings will be prepared by the Clerk to the Task Force. The record will include key discussions and an action log. City Council will be provided with a copy of the minutes.

## **BUDGET**

The Task Force will be funded from the Crickmay and Rodger Burnes Park Planning project.

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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Michael Hunter, Manager, Parks and Environment

Subject: WATERFRONT PARK MASTER PLAN SCOPE AND PROCESS

Date: May 5, 2021 File No: 12-6240-20-0043/1

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

**RECOMMENDATION**

PURSUANT to the report of the Manager, Parks and Environment, dated May 5, 2021, entitled "Waterfront Park Master Plan Scope and Process":

THAT Council endorse the proposed scope and process for the Waterfront Park Master Plan.

**ATTACHMENTS**

1. Western Waterfront Study Area ([CD#2031738](#))

**PURPOSE**

The report provides a proposed methodology and scope of work for the development of a Waterfront Park Master Plan, and seeks Council's support to proceed with securing qualified consultants to lead the work.

**BACKGROUND**

For most of the 1900s, the waterfront shoreline in the City of North Vancouver was primarily devoted to industrial uses. Shingle mills, ship construction and dry docks were some of the primary industries in the Lower Lonsdale area. With the closure of the harbour ferry in 1958 and decline in shipbuilding, the neighbourhood went through a few decades of decline. In the 1970s plans were developed to transform the industrial waterfront into a regional destination.

Initiated by Provincial Government's BC Development Corporation, transformation of the waterfront to the west of Lonsdale was completed in the mid-1980s. It included Lonsdale

Quay, the new Pacific Marine Training Institute (now BCIT), ICBC's corporate headquarters, condominium units, and a transit hub with the SeaBus. As part of the resulting development, the Province also granted a 2.5-hectare property to the City to create what is now Waterfront Park. The neighbourhood includes a variety of privately owned, but publically accessible plazas and landscaped areas, connected by a network of right-of-ways that provide linkages between the buildings, the park, and the SeaBus terminal.

Waterfront Park includes two parcels, with a northern lot that fronts West Esplanade Avenue and a southern parcel that fronts Burrard Inlet, separated by the CN Rail corridor. Prior to the City acquiring 15 Chesterfield Place, the City did not own any direct access into the southern parcel of Waterfront Park. Over the years, the passive open space has become a popular outdoor venue for large community events and with the recent completion of the Spirit Trail, Waterfront Park is now well connected to other nearby destinations, including The Shipyards, Brewery District and Moodyville to the east, and the Squamish Nation's Eslhá7an community, Mosquito Creek Marina, Kings Mill Walk Park and Concert's future Harbourside development to the west.

The Lower Lonsdale neighbourhood has changed dramatically since the 1980s developments and is now the most densely populated area of the City. After 36 years, much of Waterfront Park's aging infrastructure requires renewal and the site's limited programming no longer meets the community's demand for quality park space. Some of the other properties that were part of the Province's original Lower Lonsdale development plans could also potentially redevelop in the coming years, providing the opportunity for this important part of the City to continue to evolve as a regional destination and economic driver for the community.

## **DISCUSSION**

Given the size, significance and complexity of Waterfront Park, staff are proposing a comprehensive master plan process to create a spectacular new public space for the community with the potential for some unique signature components that will help reinforce Lower Lonsdale as a regional destination for residents and visitors alike. To achieve this goal, staff propose a multi-stage, consultant led project that will engage Council, major stakeholders, and the public. While initiated by the Engineering, Parks and Environment Department, project oversight will be provided by a Project Steering Committee, with senior staff representatives from Planning and Development, Community and Partner Engagement, Strategic and Corporate Services, Finance, and the North Vancouver Recreation Commission. This proposed process is described below and would be further refined should Council direct staff to proceed.

Upon completion, the Waterfront Park Master Plan will provide a framework for guiding the future expansion, enhancement and management decisions for the park. It will provide a conceptual level design that focuses on the context of the park within the City and the immediate community, and identifies activity programming, park facilities, and habitat enhancement. Detailed designs of specific park elements would occur in a future stage once the master plan has been completed and endorsed by Council.



The redevelopment of the foot of Lonsdale and new public open space at The Shipyards provides the opportunity to shift the large community events that have traditionally utilized Waterfront Park, thereby freeing up park space for other programming and amenities. The process will explore opportunities to create stronger connections between the north and south sections of the park, refine the Spirit Trail alignment, improve the shoreline and enhance the connection to the water. The plan will integrate the City acquired property at 15 Chesterfield Place, consider the relocation of Chiba Garden and consider potential inclusion of the Pacific Great Eastern (PGE) building, currently stored on the Alder Street lands.

### *Proposed Process*

The development of a Waterfront Park Masterplan is proposed to proceed in two distinct stages, described below.

### **Stage 1 – Strategic Area Wide Opportunities, Urban Design and Technical Background**

The Provincial Government's control of the waterfront lands in the 1970s led to Waterfront Park being established as part of a broader area planning process. While the City does not have direct control over surrounding properties, the long term success of a revitalized Waterfront Park is dependent on re-considering its relationship to these parcels and the broader revitalization of the waterfront. Currently, the southern portion of Waterfront Park is not fronted by a street (bounded instead by private development and the rail corridor) which limits its visibility and integration into the broader area.

Access across the rail corridor is currently provided by two pedestrian overpasses that are integrated into the adjacent developments with public access secured by right-of-ways. Neither connection provide an intuitive or welcoming environment, and sight lines and stairs limit their effectiveness as modern pedestrian-friendly access points to a major destination.

An initial opportunities assessment, looking beyond the boundaries of the park, is proposed to help ensure a coordinated approach to the redevelopment of adjoining parcels over time and to evaluate the potential for significant strategic investments or partnerships which could fundamentally change the considerations for the park. With the majority of the adjacent buildings having been constructed near 1980, many are potential candidates for redevelopment in the coming years, which would alter the area context.

This initial stage is proposed to examine opportunities to strengthen the park's position and relationship to the neighbourhood and key opportunities for enhancing the park's prominence, accessibility, visibility and vitality. This examination would focus on the "Western Waterfront Area" with Forbes Avenue at the western extent, Rogers Avenue at the eastern extent, and to the south of West Esplanade (Attachment 1).

The stage 1 study is proposed to include the following activities:

- Key informant interviews with significant land holders and stakeholders within the study area to review opportunities and future considerations;
- Convening key stakeholders and land holders for a strategic opportunities session;
- Discussing constraints and opportunities for enhanced waterfront access with TransLink and The Port of Vancouver;
- Discussing constraints and opportunities for enhanced connections across the railway with CN;
- Assessing the feasibility of changes to the park boundaries, including land acquisition or exchange, demolition and integration of 15 Chesterfield Place;
- Establishing general urban design objectives and principles for the Western Waterfront sub-area, with a focus on enhanced circulation and increasing park prominence and waterfront activity;
- A review of constraints including existing legal agreements, covenants, etc. affecting the area.

This first phase would be led by the Planning and Development Department and would include an initial Council workshop to provide an opportunity for Council to provide direct feedback to staff and the consultants and would include a presentation of findings and recommendations for actions. The Stage 1 work would inform the subsequent development of a new conceptual plan for the park.

In tandem with this area opportunities review, a number of technical assessments of key park infrastructure will need to be completed, including the condition of the existing shared BCIT pedestrian overpass, condition of the existing seawall and shoreline protection and impacts of sea-level rise, marine and upland environmental conditions, condition of Goldsworthy Pier, washroom facility, lighting, and site servicing.

## **Stage 2 –Park Concept Plan Development**

With this initial work completed, including consideration of any recommended strategic actions, the second stage of the project would be the development of the park plan which will look at re-imagining Waterfront Park and its role as a key part of the western central waterfront. This second stage of the project would be a consultant led project managed by Parks and Environment staff and is proposed to include the following components:

- Establishing a vision and guiding principles for the park;
- Data collection and community consultation to understand existing community uses, identify gaps in supply and demand for new amenities, and seek initial feedback on potential new park programming opportunities;
- Preparing draft recommendations and conceptual plans for discussion;
- Preparing costs estimates and options for phasing;
- Presentation of the master plan to Council for approval.

With the completed master plan in place, Council would then have the opportunity to consider the timeline for implementation. Depending on the scope of the final park



enhancements, other significant City projects that are in process, funding limitations, and other external factors, detailed design and construction could occur in stages over a number of years.

### **Next Steps**

Parks staff have a number of significant projects already underway, including the Kings Mill Walk Park Master Plan, Hamersley Park construction, Greenwood Park construction, planning and design for the new park on Eastern Avenue, the Victoria Park Washroom and new picnic shelters. At the same time, staff will be advancing the master plan for the new park on the Harry Jerome Neighbourhood Lands (HJNL) that will be delivered in conjunction with Phase 2 of Darwin's adjacent development. While significant, the HJNL park is a smaller and less complex site than Waterfront and staff are proposing to complete that work through the establishment of a Council appointed community Task Force, with the goal of having a plan completed by late 2021.

Given those existing commitments, staff are proposing to issue RFP's for the condition assessments of the shoreline and existing park amenities in Q2 of 2021 and then follow up with the more resource intensive Stage 1 – Strategic Opportunities and Urban Design process in Q3, after the Kings Mill Walk Park Master Plan has been completed. This would then allow the Stage 2 – Park Concept Plan to be initiated in Q1 of 2022 with completion in Q3.

### **FINANCIAL IMPLICATIONS**

There is a total of \$10,450,000 currently proposed in the 2021 to 2024 capital years. An initial budget request of \$450,000 was recently approved as part of the 2021 Capital Plan, and those funds will be used to complete the master planning process and the community consultation. The current 10-year Capital Plan also shows \$5 million in 2023 and \$5 million in 2024 as tentative placeholders for the phased implementation of the new park plan. This would include design, preparation of construction drawings, tender, contract administration and construction. The addition of major structures such as new connections over the railway, significant changes to the shoreline or new piers would result in significant additional costs. Project budgets and the overall implementation strategy will therefore need to be refined and revised at various stages through the project, prior to Council having to commit funds for construction.

### **INTER-DEPARTMENTAL IMPLICATIONS**

The Waterfront Park Master Plan will be led by a Project Steering Committee comprised of staff representatives from Engineering, Parks and Environment, Planning and Development, Community and Partner Engagement, Strategic and Corporate Services, Finance, and the North Vancouver Recreation Commission.


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

The development and implementation of a new master plan for Waterfront Park provides the opportunity to transform this important public space to support Council's vision to be the "healthiest small city in the world" and the priorities articulated in the 2018-2022

Council Strategic Plan. A Vibrant City is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their culture and history.

To support that strategic goal, the CNV Corporate Business Plan identifies the initiation of the Waterfront Park Master Plan in the list of 2021 Corporate Outcome and Initiatives.

RESPECTFULLY SUBMITTED:

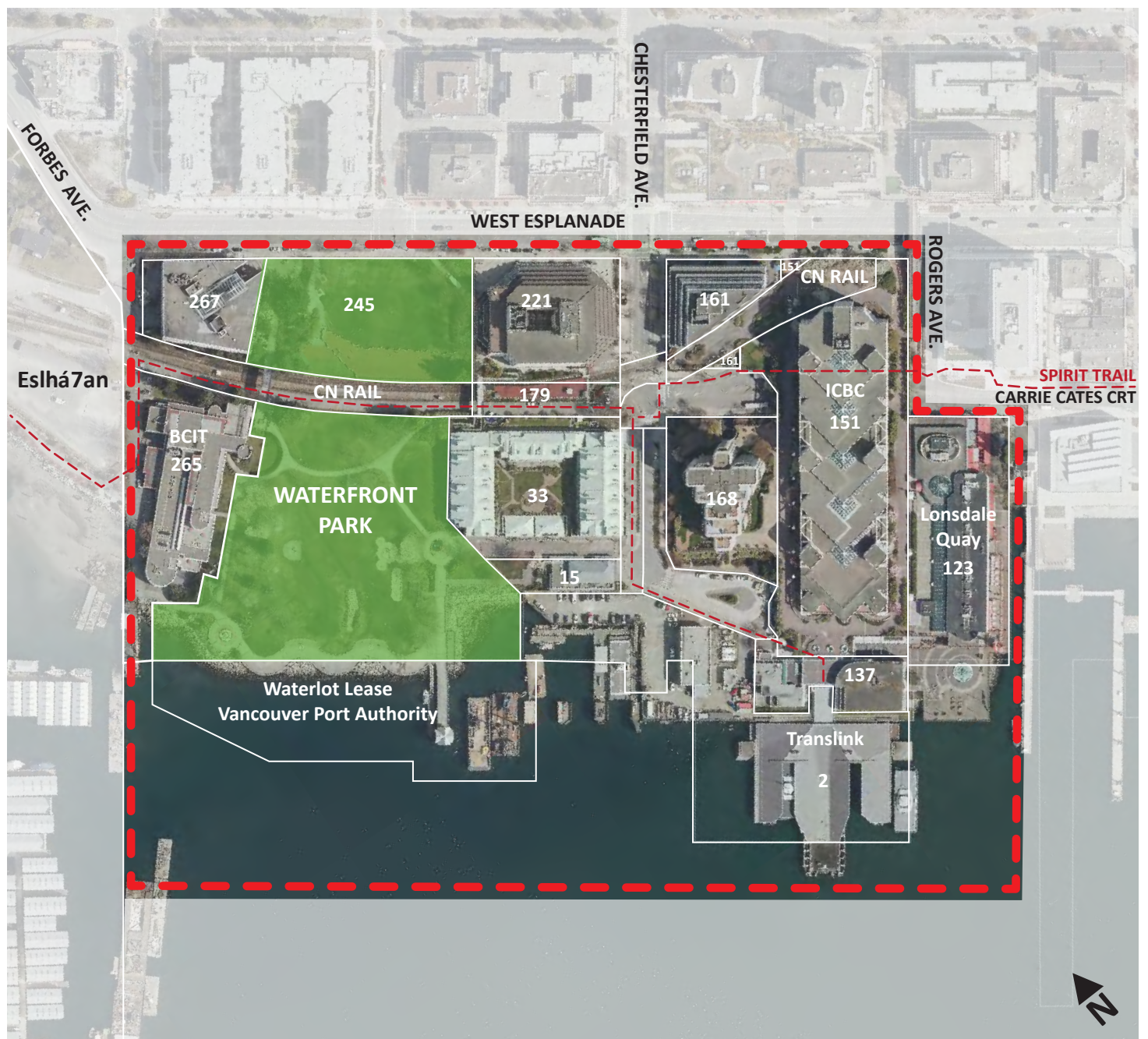


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Michael Hunter, RPBio  
Manager, Parks and Environment

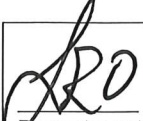

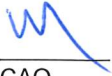


# WESTERN WATERFRONT STUDY AREA



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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: L. R. Orr, Deputy Director, Community and Partner Engagement

Subject: REQUEST TO INCREASE THE MUNICIPAL AND REGIONAL DISTRICT TAX

Date: May 12, 2021 File No: 13-6900-01-0001/2021

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

**RECOMMENDATION**

PURSUANT to the report of the Deputy Director, Community and Partner Engagement, dated May 12, 2021, entitled "Request to Increase the Municipal and Regional District Tax":

THAT the request from the Vancouver North Shore Tourism Association to increase the Municipal and Regional District Tax collected in the Vancouver's north shore area to three percent, for the purposes of tourism marketing projects and programs, with the desired effective date of February 1, 2022 to January 31, 2027, be approved.

**ATTACHMENTS**

1. Resolution from the Vancouver North Shore Tourism Association Board of Directors. (Doc [#2052806](#))
2. Board of Directors for the North Shore Tourism Association (Doc [#2052804](#))

**BACKGROUND**

The Municipal and Regional District Tax (MRDT) was introduced in 1987, by the Provincial Government, to provide funding for local tourism marketing, programs and projects. The tax is intended to help grow BC revenues, visitation and jobs and amplify BC's tourism marketing efforts in an increasingly competitive marketplace.

The MRDT is an up-to three percent tax applied to sales of short-term accommodation provided in participating areas of British Columbia on behalf of municipalities, regional



districts and eligible entities. Short-term accommodation includes hotels, motels, Bed and Breakfast and Airbnb.

The MRDT is jointly administered by the Ministry of Finance, Ministry of Tourism, Arts and Culture and Destination BC.

The following MRDT program principles have been adopted to promote a coordinated and efficient use of funds:

- Effective tourism marketing, programs and projects
- Effective local-level stakeholder support and inter-community collaboration
- Coordinated and complementary marketing efforts to broader provincial marketing strategies and tactics
- Fiscal prudence and accountability

Funds collected through the MRDT are provided to designated recipients which include:

- Municipalities;
- Regional districts; and
- Eligible entities.

Under the *Provincial Sales Tax Act*, to qualify as an eligible entity, an applicant must:

- Be a not-for-profit business association (e.g. a society incorporated under the *Society Act*; entities incorporated under the *Business Corporations Act* are not eligible). A not-for-profit society whose specific purpose is tourism marketing is preferred.
- Have a place of business in the designated accommodation area.
- Be actively engaged in tourism marketing, programs or projects in the designated accommodation area.

The designated accommodation area may be:

- A whole municipality, but not a portion of a municipality.
- A whole regional district or a portion of a regional district.
- A combination of municipalities and portions of regional districts.

The tax may be levied in more than one municipality or regional district on behalf of a single designated recipient. There can be no overlap with any other designated accommodation area in which the tax applies. Generally, an electoral area is the smallest portion of a regional district that may be prescribed as a designated accommodation area.

Municipalities and regional districts may either administer the MRDT program directly or delegate administration to a service provider (such as a destination marketing organization). On the North Shore, the Vancouver North Shore Tourism Association (VNSTA) has been the designated recipient for the MRDT funds collected in the City and District of North Vancouver for a number of years. The municipality or regional district remains the designated recipient and remains fully responsible for compliance with all MRDT program requirements. Eligible entities are not permitted to delegate the administration of the MRDT program to a service provider.

Applicants may apply to request that the Province levy the tax on their behalf in a designated accommodation area. The tax applies to purchases of taxable accommodation within the designated accommodation area. The tax is collected by the Province on behalf of the designated recipient. Funds equal to the tax collected in the designated

accommodation area minus an administration fee are forwarded to the designated recipient on a monthly basis.

For new and renewal applications, the tax will be implemented for a period of five years. To extend the tax for an additional five-year period, a designated recipient must re-apply. Under the *Provincial Sales Tax Act*, all designated recipients must account annually to the Province on how MRDT program funds are spent.

## DISCUSSION

Currently, the MRDT tax rate is two percent. As per Attachment #1, the VNSTA Board is requesting that the tax be increased to three percent allowable under provincial legislation. The pandemic has hit the tourism industry exceedingly hard and with short-term accommodation being one of the hardest impacted sectors, funds collected for the MRDT are down significantly from pre-pandemic years. This has had a direct impact on the budget for the VNSTA and their ability to market the region to tourists. The VNSTA has pivoted to preserve funding and reallocate limited funding to Staycation programs during the pandemic which has proven to be very successful.

In order to help restore the budget in preparation for the expected surge in tourism post-pandemic, the VNSTA is requesting that the MRDT be increased to three percent. This is consistent with many of the designated destination marketing entities throughout the province.

The recommendation to increase the MRDT to 3% is supported unanimously by the Board of Directors of the VNSTA (Attachment #1); the author represents the City on the Board.

## FINANCIAL IMPLICATIONS

There are no financial implications for the City.

## INTER-DEPARTMENTAL IMPLICATIONS

The MRDT tax rate request does not impact other City departments.

## STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

Tourism is a significant contributor to the local economy. Many of our retail and food and beverage businesses rely on tourism to sustain their business. A prosperous economy is one of the Priorities of Council's Strategic Plan

RESPECTFULLY SUBMITTED:

  
\_\_\_\_\_  
L. R. Orr  
Deputy Director Community and Partner  
Engagement

**VANCOUVER'S NORTH SHORE TOURISM ASSOCIATION**  
**(the "Society")**


**SPECIAL RESOLUTIONS OF THE MEMBERS**


We are all the members of the Society who has a right to vote under section 84(1) of the *Societies Act* of British Columbia and consent to the following special resolutions:


RESOLVED as a special resolution that:


1. Pursuant to section 17 of the *Societies Act* of British Columbia, references to "2%" in the following provisions of the bylaws of the Society are hereby deleted and replaced with "3%":
  - (a) Part I, definition of "Hotel"
  - (b) Part I, definition of "Hotel Room Tax"
  - (c) Part 2, Section 2
  - (d) Part 2, Section 6
2. Pursuant to section 17 of the Societies Act of British Columbia, the alteration of the Bylaws of the Society takes effect when the bylaw alteration application is filed with the BC Registrar of Societies.
3. The Society instruct its agents to electronically file bylaw alteration application in the approved form with the Registrar, and that the Society hereby appoints Beck, Robinson & Company to act as its agent for such filing.
4. These resolutions may be signed in any number of counterparts, each of which may be delivered or transmitted by fax or email, and all of which together are one and the same instrument. Notwithstanding the date of execution or delivery of any counterpart, these resolutions will be deemed to be dated as of the date set out below.

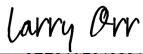
Effective as of May 11, 2021

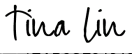
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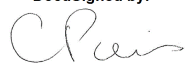
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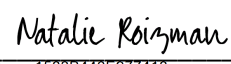
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# BC Registries and Online Services

## SOCIETY BYLAW ALTERATION APPLICATION

Section 17 SOCIETIES ACT Form 6

Telephone: 1 877 526-1526  
[www.gov.bc.ca/Societies](http://www.gov.bc.ca/Societies)

**DO NOT MAIL THIS FORM** unless otherwise instructed to do so by registry staff.  
 BC Registries and Online Services requires that this filing be completed online at  
[www.gov.bc.ca/SocietiesOnline](http://www.gov.bc.ca/SocietiesOnline)

**Filing Fee: \$50.00**

If you are instructed by registry staff to mail this form, please include a cheque/money order (payable to the Minister of Finance) or provide a BC OnLine account number.

*Freedom of Information and Protection of Privacy Act (FOIPPA):*  
 Personal information provided on this form is collected, used and disclosed under the authority of the *FOIPPA* and the *Societies Act* for the purposes of assessment. Questions regarding the collection, use and disclosure of personal information can be directed to the Manager of Registries Operations at 1 877 526-1526.  
 PO Box 9431 Stn Prov Govt, Victoria BC V8W 9V3

**A PRIMARY EMAIL ADDRESS** swoo@beckrobinson.com **ALTERNATE EMAIL ADDRESS** jennifer@vancouvernorthshore.com

**B INCORPORATION NUMBER OR BUSINESS NUMBER OF SOCIETY**  
 S0049737

**C NAME OF SOCIETY**  
 Vancouver's North Shore Tourism Association

**D SPECIAL RESOLUTION DATE**  
 YYYY/MM/DD  
 2021-05-11

Select if applicable  Our society is altering a provision that is either identified as having previously been unalterable or a reporting society provision. (Only if the society was incorporated prior to November 28, 2016).

**E SUMMARY OF CHANGE(S)** (List a short description of your bylaw amendment(s) in bullet form)  
 • All Amendments are required to be incorporated into your society's bylaws and uploaded as a new consolidated set of bylaws.  
 References to "2%" in the following provisions of the bylaws of the Society are hereby deleted and replaced with "3%":  
 (a) Part I, definition of "Hotel"  
 (b) Part I, definition of "Hotel Room Tax"  
 (c) Part 2, Section 2  
 (d) Part 2, Section 6

**F CERTIFICATION** - I certify that I have relevant knowledge of the society, and that I am authorized to make this filing.  
 Note: It is an offence to make a false or misleading statement in respect of a material fact in a record submitted to the Corporate Registry for filing. See section 223 of the Societies Act.

NAME Haymond Ng SIGNATURE DATE SIGNED YYYY / MM / DD May 11, 2021

DocuSigned by: 9737BB4E9E704E2...

**G DELIVERY METHOD** - Choose one delivery method for the societies certified documents.

Society Email  Other Email Address

Pickup (Victoria only) Contact Person Telephone

By Mail to Registered Office Mailing Address

By Mail to another address. Please specify.

MAILING ADDRESS CITY PROV/STATE COUNTRY POSTAL CODE/ZIP CODE



**VANCOUVER'S NORTH SHORE TOURISM ASSOCIATION**  
**(formerly Vancouver's North Shore Hoteliers Association)**

**REGISTER OF MEMBERS**

	<b>Name</b>	<b>Class</b>	<b>Contact Information</b>	<b>Date Became Member</b>	<b>Date Ceased to be Member</b>
1.	Holiday Inn & Suites	Hotelier	Charmaine Alam	February 28, 2008	Current
2.	Lonsdale Quay Hotel	Hotelier	Nattida Katichanang	February 28, 2008	Current
3.	Econo Lodge Capilano (previously known as Comfort Inn)	Hotelier	Zahir Pirani	February 28, 2008	Current
4.	SureStay Hotel (previously Best Western Capilano)	Hotelier	Zahir Pirani	February 28, 2008	Current
5.	Pinnacle Hotel at the Pier	Hotelier	Haymond Ng	January 2010	Current
6.	North Vancouver Hotel	Hotelier	Tina Lin	February 28, 2008	Current
7.	Lionsgate Travelodge	Hotelier	Arrif Meghji	April 20, 2020	Current
8.	North Vancouver Chamber of Commerce	North Vancouver Chamber of Commerce	Patrick Stafford-Smith	February 28, 2008	Current
9.	Grouse Mountain	Tourism Attraction	Lynn Chappell	September 27, 2017	Current
10.	District of West Vancouver	District of West Vancouver	Natalie Roizman	March 15 2021 F	Current

11.	City of North Vancouver	City of North Vancouver	Larry Orr	February 28, 2008	Current
12.	District of North Vancouver	District of North Vancouver	Alice To	February 28, 2008	Current
13.	Park Royal	Member At Large	Christine Piers	September 8, 2020 S	Current
14.	Seaside Hotel	Hotelier	Varun Malik	September 15, 2020	Current

## **NOTICE OF MOTION**

10. Increased Financial Assistance and Support for Tenants Displaced by the Redevelopment of Older Purpose-Built Rental Buildings  
– File: 10-5040-08-0001/2021

Submitted by Councillor Girard

### **RECOMMENDATION:**

WHEREAS the City of North Vancouver (City), through its policies and in alignment with Metro Vancouver’s regional strategies for the delivery of rental housing, is experiencing an increase in investment in the construction of new, purpose-built rental buildings;

WHEREAS renters account for a significant portion of the City’s population and are an important part of the City’s social fabric;

WHEREAS the goals and objectives of the Official Community Plan include the City being a compassionate community, which recognizes that all individuals and/or their families will require support at some point in their lives, and the City maintaining and enhancing the well-being and quality of life for all community members;

WHEREAS the City, through its Residential Tenant Displacement Policy adopted in 2015, requires enhanced notice and financial assistance for tenants who are displaced due to the redevelopment of older rental buildings to mitigate the impacts of displacement;

WHEREAS the Residential Tenant Displacement Policy requires the development applicant to provide compensation to a tenant equivalent to the value of three months’ rent and an amount towards moving expenses, regardless of the number of years of tenancy, and any additional tenant support measures offered by the applicant are done as a voluntary commitment;

WHEREAS tenants living in older rental buildings being redeveloped are at an increased risk of displacement and have difficulties finding stable and affordable housing within the City at comparable rents, which can lead to financial and emotional distress further exacerbated by the effects of the pandemic;

WHEREAS tenants living on limited incomes or who may be facing additional barriers to finding stable and affordable housing, including (but not limited to) seniors and persons with disabilities, require more assistance in relocation given that there are fewer choices available to them;

AND WHEREAS the average rental rates have increased by approximately 25% in addition to other cost of living increases since the Residential Tenant Displacement Policy was adopted;

THEREFORE BE IT RESOLVED THAT staff be directed to report back on an updated Residential Tenant Displacement Policy that reflects increased financial assistance for tenants based on the length of tenancy, and increased support for low income and marginalized tenants who face additional barriers in securing stable and affordable housing.