

AGENDA FOR THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 21, 2021 AT 5:30 PM

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

The City of North Vancouver acknowledges that this Council meeting is held on the traditional territories of the Squamish and Tsleil-Waututh Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, June 21, 2021

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, June 14, 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.

REPORTS

- *3. 2020 Statement of Financial Information ("SOFI")
- *4. Statutory Report Required Under Bill 27

PRESENTATIONS

Metro 2050 – Sean Galloway, Director, Regional Planning and Electoral Area Services, and Erin Rennie, Senior Planner, Metro Vancouver

Esplanade Complete Street – Project Update – Project Manager, Public Realm Infrastructure

REPORT

5. Esplanade Complete Street – Project Update

Document Number: 2065026 V1

BYLAWS - FIRST, SECOND AND THIRD READINGS

- 6. "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8690, Amendment Bylaw, 2021, No. 8859" (Funding Reallocation)
- 7. "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8623, Amendment Bylaw, 2021, No. 8860" (Funding Reallocation)

REPORTS

- 8. 2020 Annual Municipal Report
- 9. Lonsdale Energy Corp. 2021 Annual General Meeting
- 10. 2200 St. Andrews Water Main Replacement Project (#56098) Funding Reallocation
- 11. Petition for Local Area Service Paved Lane Construction North of 600 Block East Keith Road

BYLAW - FIRST, SECOND AND THIRD READINGS

12. "Local Area Service Parcel Tax Bylaw, 2021, No. 8814" (Paved Lane Construction North of the 600 Block of East Keith Road)

REPORTS

- 13. Moodyville Development Permit Application: 427-435 East 3rd Street (Helen Besharat / BFA Studio Architects)
- 14. Rezoning Application: 133 East 4th Street (133 4th Street Limited Partnership / Integra Architecture Inc.)

BYLAWS - FIRST AND SECOND READINGS

- "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837"
 (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734)
- "Housing Agreement Bylaw, 2021, No. 8838" (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734, Rental Housing Commitments)

NOTICE OF MOTION

17. Land Bridge and Creation of New Park

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

<u>ADJOURN</u>

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, June 21, 2021

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, June 14, 2021

PUBLIC INPUT PERIOD

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

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

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

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

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

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

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

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

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

CONSENT AGENDA

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

REPORTS

*3. 2020 Statement of Financial Information ("SOFI") – File: 05-1880-20-0008/2020

Report: Acting Director, Finance, June 9, 2021

RECOMMENDATION:

PURSUANT to the report of the Acting Director, Finance, dated June 9, 2021, entitled "2020 Statement of Financial Information ("SOFI")":

THAT the 2020 Statement of Financial Information be approved and forwarded to the Ministry of Municipal Affairs.

*4. Statutory Report Required Under Bill 27 – File: 05-1610-01-0001/2021

Report: Acting Director, Finance, June 9, 2021

RECOMMENDATION:

PURSUANT to the report of the Acting Director, Finance, dated June 9, 2021, entitled "Statutory Report Required Under Bill 27":

THAT the report be received and filed.

END OF CONSENT AGENDA

PRESENTATIONS

Metro 2050 – Sean Galloway, Director, Regional Planning and Electoral Area Services, and Erin Rennie, Senior Planner, Metro Vancouver

Information Report, June 9, 2021 – "Metro Vancouver Regional Growth Strategy: Process Update"

PRESENTATIONS – Continued

Esplanade Complete Street – Project Update – Project Manager, Public Realm Infrastructure

Item 5 refers.

REPORT

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

Report: Project Manager, Public Realm Infrastructure, June 16, 2021

RECOMMENDATION:

PURSUANT to the report of the Project Manager, Public Realm Infrastructure, dated June 16, 2021, entitled "Esplanade Complete Street – Project Update":

THAT the Esplanade Complete Street design to improve the comfort and safety of vulnerable road users, provide good business access and create a more vibrant street, while maintaining the existing roadway capacity and level of service for transit, trucks and passenger vehicles, be endorsed;

THAT (Funding Appropriation #2130) an amount of \$3,100,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the Esplanade Complete Street Project;

THAT \$450,000 of existing funding be reallocated from "New Traffic Signals" (Project #53266) for the purpose of funding the Esplanade Complete Street Project;

THAT \$350,000 of existing funding be reallocated from "Priority Mobility Network" (Project #53255) for the purpose of funding the Esplanade Complete Street Project;

THAT \$280,000 of existing funding be reallocated from "Marine-Main Corridor: Queensbury to Heywood" (Project #51162) for the purpose of funding the Esplanade Complete Street Project;

THAT \$100,000 of existing funding be reallocated from "Traffic Signal System Upgrades" (Project #53269) for the purpose of funding the Esplanade Complete Street Project;

THAT \$100,000 of existing funding be reallocated from "Chesterfield AAA Bike Route 2nd to 4th Street" (Project #53307) for the purpose of funding the Esplanade Complete Street Project;

Continued...

REPORT – Continued

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

THAT \$75,000 of existing funding be reallocated from "Marine-Main Corridor Improvements" (Project #51172) for the purpose of funding the Esplanade Complete Street Project;

THAT \$50,000 of existing funding be reallocated from "Existing Infrastructure Safety Improvements" (Project #53265) for the purpose of funding the Esplanade Complete Street Project;

THAT \$40,000 of existing funding be reallocated from "Transit Stop Improvements" (Project #53239) for the purpose of funding the Esplanade Complete Street Project;

THAT \$30,000 of existing funding be reallocated from "New Pedestrian Crossing Facilities" (Project #53263) for the purpose of funding the Esplanade Complete Street Project;

THAT \$14,000 of existing funding be reallocated from "Irrigation Installation" (Project #53307) for the purpose of funding the Esplanade Complete Street Project;

THAT "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8690, Amendment Bylaw, 2021, No. 8859" (Funding Reallocation), a Bylaw to reallocate an amount of \$138,600 from the "Marine-Main Corridor: Queensbury to Heywood" project for the purpose of funding the Esplanade Complete Street Project, be considered;

THAT "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8623, Amendment Bylaw, 2021, No. 8860" (Funding Reallocation), a Bylaw to reallocate an amount of \$49,500 from the "Chesterfield AAA Bike Route 2nd to 4th Street" project for the purpose of funding the Esplanade Complete Street Project, be considered;

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;

AND THAT staff be directed to initiate the tender and construction phase.

Items 6 and 7 refer.

BYLAWS - FIRST, SECOND AND THIRD READINGS

6. "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8690, Amendment Bylaw, 2021, No. 8859" (Funding Reallocation)

RECOMMENDATION:

THAT "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8690, Amendment Bylaw, 2021, No. 8859" (Funding Reallocation) be given first, second and third readings.

7. "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8623, Amendment Bylaw, 2021, No. 8860" (Funding Reallocation)

RECOMMENDATION:

THAT "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8623, Amendment Bylaw, 2021, No. 8860" (Funding Reallocation) be given first, second and third readings.

REPORTS

8. 2020 Annual Municipal Report – File: 01-0640-20-0001/2020

Report: Acting Director, Finance, June 9, 2021

RECOMMENDATION:

PURSUANT to the report of the Acting Director, Finance, dated June 9, 2021, entitled "2020 Annual Municipal Report":

THAT the 2020 Annual Municipal Report be approved.

9. Lonsdale Energy Corp. – 2021 Annual General Meeting – File: 11-5500-06-0001/1

Report: Chief Executive Officer, Lonsdale Energy Corp., May 31, 2021

RECOMMENDATION:

PURSUANT to the report of the Chief Executive Officer, Lonsdale Energy Corp., dated May 31, 2021, entitled "2021 Annual General Meeting":

THAT the 2020 Financial Statements be received and filed;

THAT the proposed Unanimous Consent Resolutions of the Shareholder of Lonsdale Energy Corp. be endorsed;

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

REPORTS – Continued

10. 2200 St. Andrews Water Main Replacement Project (#56098) – Funding Reallocation – File: 11-5210-01-0001/2021

Report: Section Manager, Utilities, June 9, 2021

RECOMMENDATION:

PURSUANT to the report of the Section Manager, Utilities, dated June 9, 2021, entitled "2200 St. Andrews Water Main Replacement Project (#56098) – Funding Reallocation":

THAT the transfer of \$150,000 from the 2200 St. Georges Water Main Installation Project (#56096) to the 2200 St. Andrews Water Main Replacement Project (#56098) be approved.

11. Petition for Local Area Service – Paved Lane Construction North of 600 Block East Keith Road – File: 11-5320-01-0001/2021

Report: Manager, Engineering Planning and Design, June 9, 2021

RECOMMENDATION:

PURSUANT to the report of the Manager, Engineering Planning and Design, dated June 9, 2021, entitled "Petition for Local Area Service – Paved Lane Construction North of 600 Block East Keith Road":

THAT "Local Area Service Parcel Tax Bylaw, 2021, No. 8814" (Paved Lane Construction North of the 600 Block of East Keith Road) be considered;

THAT (Funding Appropriation #2129) an amount of \$41,379 be appropriated from the Local Area Service Reserve Fund for the purpose of funding construction of a paved lane north of the 600 block of East Keith Road;

AND THAT should any of the amount remain unexpended as at December 31, 2024, the unexpended balance shall be returned to the credit of the Local Area Service Reserve Fund.

Item 12 refers.

BYLAW - FIRST, SECOND AND THIRD READINGS

12. "Local Area Service Parcel Tax Bylaw, 2021, No. 8814" (Paved Lane Construction North of the 600 Block of East Keith Road)

RECOMMENDATION:

THAT "Local Area Service Parcel Tax Bylaw, 2021, No. 8814" (Paved Lane Construction North of the 600 Block of East Keith Road) be given first, second and third readings.

REPORTS

13. Moodyville Development Permit Application: 427-435 East 3rd Street (Helen Besharat / BFA Studio Architects) – File: 08-3060-20-0255/1

Report: Planner 1, June 9, 2021

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated June 9, 2021, entitled "Moodyville Development Permit Application: 427-435 East 3rd Street (Helen Besharat / BFA Studio Architects)":

THAT Development Permit No. DPA2020-00018 (427-435 East 3rd Street) be issued to NAM (Moodyville) Development Ltd., Inc. No. BC1224688, in accordance with Section 490 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign Development Permit No. DPA2020-00018.

14. Rezoning Application: 133 East 4th Street (133 4th Street Limited Partnership / Integra Architecture Inc.) – File: 08-3400-20-0035/1

Report: Development Planner, June 9, 2021

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated June 9, 2021, entitled "Rezoning Application: 133 East 4th Street (133 4th Street Limited Partnership / Integra Architecture Inc.)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837" (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2021, No. 8838" (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

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

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

Items 15 and 16 refer.

BYLAWS - FIRST AND SECOND READINGS

"Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837"
 (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837" (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be given first and second readings.

 "Housing Agreement Bylaw, 2021, No. 8838" (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734, Rental Housing Commitments)

RECOMMENDATION:

THAT "Housing Agreement Bylaw, 2021, No. 8838" (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734, Rental Housing Commitments) be given first and second readings.

NOTICE OF MOTION

17. Land Bridge and Creation of New Park – File: 11-5330-01-0001/2021

Submitted by Mayor Buchanan

RECOMMENDATION:

WHEREAS the City of North Vancouver Council vision is to be the Healthiest Small City with five key priorities;

WHEREAS Council has adopted the Safe Mobility Strategy (2020) and the Integrated Transportation Plan will be coming to Council in the fall 2021;

WHEREAS the City of North Vancouver is bisected by Highway No. 1;

WHEREAS the current intersection at Highway No. 1 and Lonsdale Avenue is outdated and perceived as unsafe for all road users;

WHEREAS the City of North Vancouver will begin consultation on the Upper Levels Greenway in the fall 2021;

WHEREAS the Ministry of Transportation and Infrastructure (MOTI) are currently engaged in the Upper Levels Interchange study;

NOTICE OF MOTION – Continued

17. Land Bridge and Creation of New Park – File: 11-5330-01-0001/2021 – Continued

WHEREAS recent local and international study findings show the positive, benefit to cost ratio, as high as 10 to 1 in investing in walking and cycling infrastructure;

AND WHEREAS a land bridge across Highway No. 1 would increase the City's land base, create a new park for residents and support economic development;

THEREFORE BE IT RESOLVED THAT staff be directed to explore the feasibility of constructing a land bridge over Highway No. 1 at Lonsdale Avenue;

THAT the feasibility looks to the return on investment in creating such a land bridge;

THAT staff continue to work with MOTI on interchange improvements to enable a future land bridge;

AND THAT the Mayor, on behalf of Council, write the Minister of Transportation and Infrastructure on the above resolution.

Background Information, June 16, 2021

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

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

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



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

PRESENT

COUNCIL MEMBERS

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

STAFF MEMBERS

- L. McCarthy, CAO
- K. Graham, Corporate Officer
- B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
- C. Baird, Deputy Corporate Officer
- J. Peters, Assistant City Clerk
- H. Granger, City Solicitor
- H. Reinhold, Deputy Director, Strategic and Corporate Services
- D. Foldi, Senior Project Manager, Strategic and Corporate Services
- L. Garber, Acting Director, Finance
- M. Epp, Director, Planning and Development
- Y. Zeng, Manager, Development Planning
- K. Magnusson, Acting Director, Engineering, Parks and Environment
- M. Hunter, Acting Deputy Director, Engineering, Parks and Environment
- R. Skene, Director, Community and Partner Engagement
- G. Schalk, Public Safety Director and Fire Chief
- D. Hutchison Koep, Chief Librarian
- H. Kiang, Manager, Maintenance and Engineering Services, NVRCC

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

APPROVAL OF AGENDA

Moved by Councillor Bell, seconded by Councillor Girard

1. Regular Council Meeting Agenda, June 14, 2021

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Girard, seconded by Councillor Valente

2. Regular Council Meeting Minutes, June 7, 2021

CARRIED UNANIMOUSLY

PROCLAMATION

Mayor Buchanan declared the following proclamation:

World Elder Abuse Prevention Day – June 15, 2021 – read by Councillor Bell

Document Number: 2063923

PUBLIC INPUT PERIOD

- Kaylie Maughan, 115 East Keith Road, North Vancouver, spoke regarding demoviction and protection for tenants being displaced by the redevelopment of 115 East Keith Road.
- Robert Overgaard, 2767 Eastern Avenue, North Vancouver, spoke regarding the Official Community Plan.

START OF CONSENT AGENDA

Moved by Councillor Valente, seconded by Councillor Girard

THAT the recommendations listed in the "Consent Agenda" be approved.

CARRIED UNANIMOUSLY

BYLAWS – ADOPTION

*3. "Council Remuneration Bylaw, 2021, No. 8820" (Council Remuneration Effective January 1, 2021)

Moved by Councillor Valente, seconded by Councillor Girard

THAT "Council Remuneration Bylaw, 2021, No. 8820" (Council Remuneration Effective January 1, 2021) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

*4. "Heritage Revitalization Agreement Bylaw, 2021, No. 8831" (A. Dean / Y. Perrault, 532 East 10th Street)

Moved by Councillor Valente, seconded by Councillor Girard

THAT "Heritage Revitalization Agreement Bylaw, 2021, No. 8831" (A. Dean / Y. Perrault, 532 East 10th Street) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

*5. "Subdivision and Development Control Bylaw, 2010, No. 8014, Amendment Bylaw, 2021, No. 8848" (Quick-Start Updates to Servicing Requirements for Developments)

Moved by Councillor Valente, seconded by Councillor Girard

THAT "Subdivision and Development Control Bylaw, 2010, No. 8014, Amendment Bylaw, 2021, No. 8848" (Quick-Start Updates to Servicing Requirements for Developments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

PRESENTATION

City Library 2020 Report to Our Community – Chief Librarian and Library Board Chair

The Chief Librarian and Library Board Chair provided a PowerPoint presentation and responded to questions of Council.

REPORTS

6. 2021 Funding Appropriations #2123 – #2126 – File: 05-1705-30-0019/2021

Report: Acting Director, Finance, June 2, 2021

Moved by Councillor Back, seconded by Councillor Girard

PURSUANT to the report of the Acting Director, Finance, dated June 2, 2021, entitled "2021 Funding Appropriations #2123 – #2126":

THAT (Funding Appropriation #2123) an amount of \$570,000 be appropriated from the Capital General Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2124) an amount of \$908,443 be appropriated from the Tax Sale Land Interest Reserve Fund for the purpose of funding the 2021 Capital Plan:

THAT (Funding Appropriation #2125) an amount of \$830,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2126) an amount of \$146,757 be appropriated from the Infrastructure Reserve Fund for the purpose of funding the 2021 Capital Plan;

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

7. Mahon Park Childcare and Outdoor Covered Space and Washroom – Funding Appropriation – File: 02-0800-30-0028/1

Report: Senior Project Manager, Strategic Initiatives, and Manager, Parks and Environment, May 26, 2021

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Senior Project Manager, Strategic Initiatives, and Manager, Parks and Environment, dated May 26, 2021, entitled "Mahon Park Childcare and Outdoor Covered Space and Washroom – Funding Appropriation":

THAT (Funding Appropriation #2121) an amount of \$3,439,284 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the Mahon Park Childcare project and the Mahon Park Washroom and Covered Open Space project;

Continued...

REPORTS - Continued

7. Mahon Park Childcare and Outdoor Covered Space and Washroom – Funding Appropriation – File: 02-0800-30-0028/1 – Continued

THAT (Funding Appropriation #2122) an amount of \$910,000 be appropriated from General Capital Reserve for the purpose of funding the Mahon Park Outdoor Covered Space and Washroom project;

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

8. Harry Jerome Community Recreation Centre – Funding Appropriation – File: 02-0800-30-0028/1

Report: Senior Project Manager, Strategic Initiatives, May 25, 2021

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Senior Project Manager, Strategic Initiatives, dated May 25, 2021, entitled "Harry Jerome Community Recreation Centre – Funding Appropriation":

THAT (Funding Appropriation #2127) an amount of \$6,083,680 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding Harry Jerome Community Recreation Centre project oversight, engagement of construction manager and construction of civil works;

AND THAT should any of the amount remain unexpended as at December 31, 2024, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund.

CARRIED UNANIMOUSLY

9. Harry Jerome Community Recreation Centre – Next Steps and Interim Plan Funding – File: 02-0800-30-0028/1

Report: Manager, Maintenance and Engineering Services, North Vancouver Recreation and Culture Commission, May 26, 2021

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Manager, Maintenance and Engineering Services, North Vancouver Recreation and Culture Commission, dated May 26, 2021, entitled "Harry Jerome Community Recreation Centre – Next Steps and Interim Plan Funding":

THAT the transfer of \$77,041 from "All – Maintenance Work Order System" (Project #40369), "NVRCC Emergency Capital Replacement" (Project #40103), "NVRCC Buildings 2018" (Project #40342), "NVRCC Memorial Recreation Centre" (Project #45282), "Harry Jerome Complex – Major Repair" (Project #45301), and "HJ Minor 4-year Pool Shutdown" (Project #45132) to "NVRCC – Harry Jerome Community Recreation Centre" (Project #45281) be approved.

CARRIED UNANIMOUSLY

REPORTS - Continued

10. Zoning Bylaw Text Amendment for 925 and 935 St. Andrews Avenue and 288 East 9th Street (Darrell Mussatto / Charles Moorhead) – File: 08-3400-20-0041/1

Report: Planner 1, June 2, 2021

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Planner 1, dated June 2, 2021, entitled "Zoning Bylaw Text Amendment for 925 and 935 St. Andrews Avenue and 288 East 9th Street (Darrell Mussatto / Charles Moorhead)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8841" (Darrell Mussatto / Charles Moorhead, 925 and 935 St. Andrews Avenue and 288 East 9th Street, CD-424 Text Amendment) be considered and the Public Hearing be waived;

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

CARRIED UNANIMOUSLY

BYLAW - FIRST AND SECOND READINGS

11. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8841" (Darrell Mussatto / Charles Moorhead, 925 and 935 St. Andrews Avenue and 288 East 9th Street, CD-424 Text Amendment)

Moved by Councillor Valente, seconded by Councillor Bell

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8841" (Darrell Mussatto / Charles Moorhead, 925 and 935 St. Andrews Avenue and 288 East 9th Street, CD-424 Text Amendment) be given first and second readings.

CARRIED UNANIMOUSLY

COUNCIL INQUIRIES / REPORTS

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Back, seconded by Councillor Girard

THAT Council recess to the Committee of the Whole (Closed Session) pursuant to the *Community Charter*, Sections 90(1)(e) [land matter], 90(1)(k) [proposed service] and 90(2)(b) [contract negotiations].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole (Closed Session) at 7:03 pm and reconvened at 8:32 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

12. NSNH Site Development – Relocation of Community Gardens – File: 02-0800-30-0022/1

Report: Manager, Strategic Initiatives, June 2, 2021

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Strategic Initiatives, dated June 2, 2021, entitled "NSNH Site Development – Relocation of Community Gardens":

THAT the property located at 479-489 Alder Street be endorsed as the location for the Lower Lonsdale Community Gardens;

THAT staff be directed to engage with Charros Community Gardens to identify a suitable replacement site through the Community Garden Site Identification and Public Consultation process;

AND THAT report of the Manager, Strategic Initiatives, dated June 2, 2021, entitled "NSNH Site Development – Relocation of Community Gardens", remain in the Closed Session.

CARRIED UNANIMOUSLY

13. Proposed Service and Contract Negotiations – File: 15-7710-01-0001/2021

Report: Chief Administrative Officer, June 9, 2021

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Chief Administrative Officer, dated June 9, 2021, regarding proposed service and contract negotiations":

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 Chief Administrative Officer, dated June 9, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) - Continued

14. Proposed Service and Contract Negotiations – File: 15-7710-01-0001/2021

Report: Director, Recreation and Culture, North Vancouver Recreation and Culture

Commission, June 10, 2021

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Director, Recreation and Culture, North Vancouver Recreation and Culture Commission, dated June 10, 2021, regarding proposed service and contract negotiations":

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 Director, Recreation and Culture, North Vancouver Recreation and Culture Commission, dated June 10, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Bell, seconded by Councillor Girard

THAT the meeting adjourn.

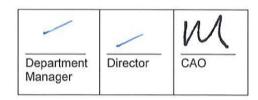
CARRIED UNANIMOUSLY

The meeting adjourned at 8:33 pm.

"Certified Correct by the Corporate Officer"

CORPORATE OFFICER







The Corporation of THE CITY OF NORTH VANCOUVER FINANCE DEPARTMENT

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Leslie Garber, Acting Director, Finance

SUBJECT:

2020 STATEMENT OF FINANCIAL INFORMATION ("SOFI")

Date:

June 9, 2021

File No: 05-1880-20-0008/2020

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

RECOMMENDATION:

PURSUANT to the report of the Acting Director, Finance, dated June 9, 2021, entitled, "2020 Statement of Financial Information ("SOFI")":

THAT the Statement of Financial Information be approved and forwarded to the Ministry of Municipal Affairs.

ATTACHMENTS:

- 1. The Corporation of the City of North Vancouver 2020 Statement of Financial Information, Financial Information Regulation, Schedule 1 (<u>Doc# 2059538</u>)
- 2. Copy of Section 107, Community Charter (Doc# 2053437)
- 3. Copy of Section 168, Community Charter (Doc# 2053439)

BACKGROUND:

Each year, as normally required under the Financial Information Act, municipalities file a Statement of Financial Information ("SOFI") with the Ministry of Municipal Affairs no later than June 30th. The SOFI includes, for the year being reported, the City's audited financial statements, information regarding remuneration of Mayor and Council, a list of employees with remuneration exceeding \$75,000, amounts paid to suppliers of goods and / or services to which the City paid more than \$25,000, and all grants and contributions paid by the City.

Document Number: 2032992 V1

Date: June 09, 2021

The SOFI must be approved by the Director of Finance and by Council. The Council remuneration and expenses portion of this report will also fulfill the requirement under section 168 (1) of the *Community Charter* which requires preparation of a report listing total remuneration, expenses and benefits paid for each Council member including contracts to be reported under section 107.

Remuneration includes payments received during the year being reported. The number of employees with remuneration greater than \$100,000 increased from 112 in 2019 to 125 in 2020. This is mainly due to regular increases. As in prior years, to enhance transparency, one time payments such as prior year vacation have been reported separately.

The Financial Information Regulation, Schedule 1, subsection 6(1), defines remuneration as:

- "any form of salary, wages, bonuses, gratuities, taxable benefits, payment into
 trust or any form of income deferral paid by the corporation to the employee or on
 behalf of the employee during the fiscal year being reported upon, whether or not
 such remuneration is reported under the *Income Tax Act* (Canada), but
- does not include anything payable under a severance agreement."

Expenses are defined as:

- "includes travel expenses, memberships, tuition, relocation, vehicle leases, extraordinary hiring expenses, registration fees and similar amounts paid directly to an employee, or to a third party on behalf of the employee, and which has not been included in 'remuneration',
- is not limited to expenses that are generally perceived as perquisites, or bestowing personal benefit, and may include expenditures required for employees to perform their job functions, and
- excludes benefits of a general nature applicable to all employees pursuant to an agreement such as medical, dental, counselling, insurance and similar plans."

The definition of expenses does not include the assignment of overhead costs to employees.

RESPECTFULLY SUBMITTED:

Leslie Garber Acting Director, Finance



2020 Statement of Financial Information

JUNE 2021 | FINANCIAL INFORMATION REGULATION, SCHEDULE 1



Document Number: 2053376 V1

City of North Vancouver 2020 Statement of Financial Information

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Financial Information Act Financial Information Regulation (FIR), Schedule 1

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Page 1: Corporation Information

Ministry Information

General: Section One

1(1)(a)	Statement of assets and liabilities
1(1)(b)	Operational statement
1(1)(c)	Schedule of debts
1(1)(d)	Schedule of guarantee and indemnity agreements
1(1)(e)	Schedule of employee remuneration and expenses
1(1)(f)	Schedule of suppliers of goods and services
1(2)	[Explanatory information for reference]
1(3)	Statements prepared on a consolidated basis or for each fund
1(4) & (5)	Notes to the statements and schedules in section 1(1)

Page 2: Statement of Assets & Liabilities: Section Two

2 Balance sheet

Changes in equity and surplus or deficit

Operational Statement: Section Three

3(1)	Statement of Income / Statement of Revenue and Expenditures
	Statement of Changes in Financial Position
3(2) & (3)	Omission of Statement of Changes in Financial Position, with explanation
3(4)	Requirement for community colleges, school districts and municipalities

Statement of Debts: Section Four

4(1)(a) & 4(2)	List and detail the schedule of long-term debts
4(1)(b)	Identify debts covered by sinking funds / reserves
4(3) & (4)	Omission of schedule, with explanation

Page 3: Schedule of Guarantee and Indemnity Agreements: Section Five

5(1)	List agreements under the Guarantees and Indemnities Regulation
5(2)	State the entities and amounts involved
5(3) & (4)	Omission of schedule, with explanation

Page 3 & 4: Schedule of Remuneration and Expenses: Section Six

6(1)	[Definitions for reference]
6(2)(a)	List remuneration / expenses for each elected official, member of board, Cabinet appointees
6(2)(b)	List each employee with remuneration exceeding \$75,000, plus expenses
6(2)(c)	Consolidated total for all employees with remuneration of \$75,000 or less
6(2)(d)	Reconcile difference in total remuneration above with operational statement
6(3)	Exclude personal information other than as required

Page 3 & 4: Schedule of Remuneration and Expenses: Section Six (continued) 6(4) & (5) [Explanatory information for reference] 6(6) Report employer portion of EI and CPP as a supplier payment 6(7)(a) & (b) Statement of severance agreements 6(8)Explain an omission of statement of severance agreements 6(9)[Statement of severance agreements to minister – not required unless requested] Page 4: Schedule of Suppliers of Goods or Services: Section Seven 7(1)(a) List suppliers receiving payments exceeding \$25,000 7(1)(b)Consolidated total of all payments of \$25,000 or less 7(1)(c)Reconcile difference in total above with operational statement 7(2)(a)[Explanatory information for reference] 7(2)(b)Statement of payments of grants or contributions 7(2)(c)[Explanatory information for reference] Page 5: **Inactive Corporations: Section Eight** 8(1) Ministry to report for inactive corporations 8(2)(a) Contents of report – statements and schedules under section 1(1) to extent possible 8(2)(b)Contents of report – operational status of corporation **Approval of Financial Information: Section Nine** Approval of SOFI for corporations (other than municipalities) 9(1) 9(2) Approval of SOFI for municipalities 9(3) Management report 9(4) Management report must explain roles and responsibilities 9(5) Signature approval is for all contents of the SOFI Access to the Financial Information: Section Ten

10(1) to (3) [Explanatory information for reference]

Financial Information Regulation, Schedule 1 <u>Checklist – Statement of Financial Information (SOFI)</u>

For the Corporation:

Corporate Name:	The Corporation of the City of North Vancouver	Contact Name:	Carlos	Fernandes	
Fiscal Year End:	December 31, 2020	Phone Number:	(604) 9	90-4208	
Date Submitted:	June 09, 2021	E-mail:	cfernandes@cnv.org		rg
For the Ministry:					
Ministry Name:		Reviewer:			
Date Received:		Deficiencies:	•	Yes	No
Date Reviewed:		Deficiencies Addres	ssed: _`	Yes	No
Approved (SFO):		Further Action Take	en:		
Distribution: Leg	gislative Library Minis	stry Retention			

FIR Schedule 1 Section	Item	Yes	No	N/A	Comments			
	General							
1 (1) (a)	Statement of assets and liabilities	✓			See Schedule 1, Section 2			
1 (1) (b)	Operational statement	✓			See Schedule 1, Section 3(1)			
1 (1) (c)	Schedule of debts	✓			See Schedule 1, Section 4(4)			
1 (1) (d)	Schedule of guarantee and indemnity agreements	✓			See Schedule 1, Section 5(4)			
1 (1) (e)	Schedule of employee remuneration and expenses	√			See Schedule 1, Section 6(2)			
1 (1) (f)	Schedule of suppliers of goods and services	√			See Schedule 1, Section 7(1) & 7(2)			
1 (3)	Statements prepared on a consolidated basis or for each fund, as appropriate	✓						
1 (4) 1 (5)	Notes to the financial statements for the statements and schedules listed above	✓						

FIR Schedule 1 Section	Item	Yes	No	N/A	Comments			
	Statement of Assets & Liabilities							
2	 A balance sheet prepared in accordance with GAAP or stated accounting principles / policies, and Show changes in equity and surplus or deficit due to operations 	✓ ✓			See Consolidated Statement of Financial Position See Consolidated Statement of Operations and notes to the financial statements for changes in equity			
					yy			
	Оре	rational	Stater	nent				
3 (1)	Prepared in accordance with GAAP or stated accounting principles / policies and consists of: • a Statement of Income or Statement of Revenue and Expenditures, and • a Statement of Changes in Financial Position	✓			See Consolidated Statement of Operations See Consolidated Statement of Cash Flows			
3 (2) 3 (3)	 The Statement of Changes in Financial Position may be omitted if it provides no additional information The omission must be explained in the notes 			✓ ✓				
3 (4)	Community colleges, school districts, and municipalities must prepare a Statement of Changes in Financial Position for the Capital Fund		✓					
	So	chedule	of Deb	ots				
4 (1) (a) 4 (2)	List each long-term debt (secured by debentures, mortgages, bonds, etc.), stating the amount outstanding, the interest rate, and the maturity date			~				
4 (1) (b)	Identify debts covered by sinking funds or reserves and amounts in these accounts			✓				

FIR Schedule 1 Section	Item	Yes	No	N/A	Comments				
4 (3) 4 (4)	 The schedule may be omitted if addressed under section 2 or 5 and it provides no additional information The omission must be explained in a note to the schedule 	√		✓	See attached schedule.				
	Schedule of Guarantee and Indemnity Agreements								
5 (1)	List financial agreements that required government approval prior to being given (see Guarantees and Indemnities Regulation in FIA Guidance Package)			✓					
5 (2)	State the entities involved, and the specific amount involved if known			✓					
5 (3) 5 (4)	 The schedule may be omitted if addressed under section 2 or 4 and it provides no additional information The omission must be explained in a note to the schedule 	✓		√	See attached schedule				
	Schedule of F (See Guidance								
6 (2) (a)	List separately, by name and position, the total remuneration and the total expenses for each elected official, member of the board of directors, and employee appointed by Cabinet	√							
6 (2) (b)	List alphabetically each employee whose total remuneration exceeds \$75,000 and the total expenses for each [excluding the persons listed under 6 (2) (a)]	✓							
6 (2) (c)	Include a consolidated total for employees whose remuneration is \$75,000 or less [excluding the persons listed under 6 (2) (a)]	✓							
6 (2) (d)	Reconcile or explain any difference between total remuneration in this	√							

FIR Schedule 1 Section	Item	Yes	No	N/A	Comments
	schedule and related information in the operational statement				
6 (3)	Exclude personal information other than name, position, function or remuneration and expenses of employees	✓			
	Schedule of F (See Guidance				
6 (6)	Report the employer portion of EI and CPP as a supplier payment to the Receiver General for Canada rather than as employee remuneration	✓			Employer share of CPP for elected officials was shown under the heading "Benefits" on FIR Schedule 1, Section 6(2)(a)
6 (7) (a) 6 (7) (b)	Include a statement of severance agreements providing: • the number of severance agreements under which payment commenced in the fiscal year being reported on for non-union employees, and • the range of equivalent months' compensation for them (see Guidance Package for suggested format)	✓			
6 (8)	Provide the reason for omitting a statement of severance agreements in a note to the schedule of remuneration and expenses			✓	
	Schedule of Su (See Guidance				
7 (1) (a)	List in alphabetical order all suppliers of goods and services who received aggregate payments exceeding \$25,000	✓			
7 (1) (b)	Include a consolidated total of all payments to suppliers who received \$25,000 or less	✓			
7 (1) (c)	Reconcile or explain any difference between the consolidated total and related figures in the operational statement	✓			

FIR Schedule 1 Section	Item	Yes	No	N/A	Comments
7 (2) (b)	Include a statement of payments for the purposes of grants or contributions	✓			

	Inac	tive Co	rporatio	ons	
8 (1)	The ministry reports for the corporation if the corporation is not operating to the extent required to produce a SOFI			✓	
8 (2) (a)	The ministry's report contains the statements and schedules required under section 1 (1), to the extent possible			✓	
8 (2) (b)	The ministry's report contains a statement of the operational status of the corporation (see Guidance Package regarding what to include)			✓	
	Approval	of Fina	ncial Inf	ormat	ion
9 (1)	Corporations other than municipalities – the SOFI is signed as approved by the board of directors or the governing body (see Guidance Package for example)			✓	
9 (2)	Municipalities – the SOFI is approved by its council and by the officer assigned responsibility for financial administration (see Guidance Package for example)	✓			
9 (3)	A management report is included, signed by the head and chief financial officer, or by the municipal officer assigned responsibility for financial administration (see examples in annual report at http://www.gov.bc.ca/cas/popt/)	√			See Consolidated Financial Statements – Statement of Management Responsibility
9 (4)	The management report explains the roles and responsibilities of the board of directors or governing body, audit committee, management, and the auditors	✓			See Consolidated Financial Statements – Statement of Management Responsibility

FIR Schedule 1 Section	Item	Yes	No	N/A	Comments
9 (5)	Signature approvals required in section 9 are for each of the statements and schedules of financial information, not just the financial statements	✓			

The Corporation of the City of North Vancouver 2020 Statement of Financial Information Financial Information Regulation, Schedule 1

Section 1 (1) (a), 1 (1) (b), 1 (4) & 1 (5) Section 2 Section 3 (1)

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The Corporation of the City of North Vancouver

Consolidated Financial Statements For the year ended December 31, 2020

Statement of Management Responsibility

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

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

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

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

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

Acting Director of Finance

Leslie Garber

May 10, 2021



Tel: 604 688 5421 Fax: 604 688 5132 vancouver@bdo.ca BDO Canada LLP 1100 Royal Centre 1155 West Georgia Street PO Box 11101 Vancouver BC V6E 3P3 Canada

Independent Auditor's Report

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

Opinion

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

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

Basis for Opinion

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

Unaudited Information

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

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

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

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

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

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

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



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

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

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

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia May 10, 2021

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

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

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

hul

Acting Director of Finance Leslie Garber

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

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

See accompanying notes to the consolidated financial statements

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

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

See accompanying notes to the consolidated financial statements

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

	 2020		2019
Cash provided by (used for):			
Operating Transactions			
Annual surplus	\$ 40,971	\$	12,628
Items not involving cash:			
Depreciation expense	16,413		15,350
Loss on disposal of tangible capital assets	823		427
Non-cash developer contributed assets	(14,499)		(1,085)
Lonsdale Energy Corp. income	(1,238)		(595)
Changes in non-cash operating items:			
Decrease (increase) in due from other governments	689		(1,019)
(Increase) decrease in accounts receivable	(2,688)		2,362
Increase in loan to Lonsdale Energy Corp.	(895)		(2,329)
Decrease in interest receivable	727		1,065
Increase in accounts payable and accrued liabilities	14,467		7,822
Increase in deferred revenue	1,914		2,483
Increase in deferred lease revenue	51,925		=
(Decrease) increase in deferred development cost charges	(1,360)		1,041
Increase in accrued employee future benefits	79		29
Decrease in advances and other liabilities	(96)		(46)
(Increase) decrease in inventories	(72)		25
Increase in prepaid expenses	 (83)		(126)
	107,077		38,032
Capital Transactions	•		,
Cash used to acquire tangible capital assets	(34,303)		(26,315)
Proceeds from sale of tangible capital assets	 34		70
	(24.000)		(00.045)
Investiga Terras estado	(34,269)		(26,245)
Investing Transactions	(2.505)		(0.076)
Decrease in temporary investments	(2,595)		(9,076)
Increase in portfolio investments	 36,768	-	633
	34,173		(8,443)
Financing Transactions			
Repayment of long-term debt	 (219)		(211)
Increase in cash	106,762		3,133
Cash, beginning of year	 9,929		6,796
Cash, end of year	\$ 116,691	\$	9,929

See accompanying notes to the consolidated financial statements

1. OPERATIONS

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

2. SIGNIFICANT ACCOUNTING POLICIES

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

(a) Basis of Presentation

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

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

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

(b) Basis of Accounting

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

2. SIGNIFICANT ACCOUNTING POLICIES (con't)

(c) Revenue Recognition

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

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

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

(d) Deferred Revenue

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

(e) Deferred Lease Revenue

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

(f) Development Cost Charges

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

(g) Temporary Investments

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

(h) Portfolio Investments

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

(i) Budget Figures

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

2. SIGNIFICANT ACCOUNTING POLICIES (con't)

(j) Government Transfers

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

(k) Employee Future Benefits

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

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

(I) Long-term Debt

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

(m) Non-Financial Assets

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

(i) Tangible Capital Assets

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

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

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

(ii) Contributions of Tangible Capital Assets

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

(iii) Works of Art and Historic Assets

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

(iv) Natural Resources

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

(v) Interest Capitalization

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

(vi) Leased Tangible Capital Assets

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

(vii) Inventories

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

(n) Estimates

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

(o) Segment Disclosure

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

2. SIGNIFICANT ACCOUNTING POLICIES (con't)

(p) Contaminated Sites

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

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

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

3. INVESTMENTS

(a) Temporary Investments

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

(b) Portfolio Investments

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

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

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

Summarized financial information relating to LEC is as follows:

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

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

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

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

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

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

All loans are due with a 12 month notice period and bear interest at 2.65% (2019 - 2.65%). Interest revenue of \$693,000 (2019 - 8649,000) and Dividend revenue of \$34,000 (2019 - 830,000) has been included in the consolidated statement of operations.

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

6. LONG-TERM DEBT

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

6. LONG-TERM DEBT (con't)

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

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

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

7. EMPLOYEE FUTURE BENEFITS

(a) Sick and Severance

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

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

	2	2020	 2019
Benefit obligation - beginning of the year	\$	7,815	\$ 7,604
Add: Current service costs		793	646
Interest on accrued benefit obligation		222	257
Less: Actuarial (gain) loss		598	130
Benefits paid		(923)	 (822)
Benefit obligation - end of the year	\$	8,505	\$ 7,815
Add: Unamortized actuarial gain		(276)	 335
Accrued benefit liability - end of the year	\$	8,229	\$ 8,150

7. EMPLOYEE FUTURE BENEFITS (con't)

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

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

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

(b) Council Retirement Stipend

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

8. TANGIBLE CAPITAL ASSETS

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

8. TANGIBLE CAPITAL ASSETS (con't)

(a) Work in Progress

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

(b) Developer Contributed Tangible Capital Assets and Other Transfers

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

(c) Works of Art and Historic Assets

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

(d) Write-Down of Tangible Capital Assets

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

9. ACCUMULATED SURPLUS

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

(a) Current Funds - general, water and sewer

2019
247 \$ 13,298
-
975 1,857
9,675
270 10,722
' 15 476
690
981 \$ 36,718

9. ACCUMULATED SURPLUS (con't)

(b) Reserve Funds

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

(c) Capital Fund

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

10. COMMITMENTS AND CONTINGENCIES

(a) Property Taxes

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

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

(b) Pension Liability

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

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

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

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

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

(b) Pension Liability (con't)

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

(c) Contingent Liabilities

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

(d) E-Comm

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

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

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

(e) Contractual Obligations

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

(f) Construction Loan Guarantee

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

11. TRUST FUNDS

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

12. SEGMENTED INFORMATION

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

General Government

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

Transportation and Transit

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

Health, Social Services and Housing

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

Development Services

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

Protective Services

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

Parks, Recreation and Culture

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

12. SEGMENTED INFORMATION (con't)

Water Utilities

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

Sewer Utilities

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

Solid Waste

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

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

13. DEFERRED LEASE REVENUE

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

14. BUDGET FIGURES

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

					inancial an Bylaw		
Revenu	e per Statement of Operations			\$	118,496		
Less:	Budget Adjustments for Consolidation Transfers from Reserve Interagency Funds	\$	(2,607) (1,296) (5,138)		(9,041)		
Revenu	Revenue per financial plan bylaw 8771						
Expense	es per Statement of Operations				118,227		
Add:							
Less:	Transfer to other funds				(3,154)		
Less.	Budget Adjustments for consolidation Interagency payments		1,594 (5,138)		(3,544)		
Expense	es per financial plan bylaw 8771		•		111,529		
Deficit fo	or the year				(2,074)		
Reserve	es and capital:						
Annual I	Capital expenditures Depreciation Equity Transfers from reserves External contributions budgeted Surplus per financial plan bylaw			\$	(83,934) 15,700 (8,975) 60,135 19,148		

15. COVID-19 IMPACT

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

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

SCHEDULE A: COVID-19 Safe Restart Grant

General funds – COVID-19 Safe Restart Grant	20	20
Grant Funding Received	\$	5,434
Grant Expenditure:		
Information Technology		(75)
	\$	5,359

The Corporation of the City of North Vancouver

2020 Statement of Financial Information

Financial Information Regulation, Schedule 1

Section 4 (4)

Section 5 (4)

Section 6 (2) (a)

Sections 6 (2) (b) & 6 (2) (c)

Section 6 (2) (d)

Sections 6 (7) (a) & 6 (7) (b)

Section 7 (1) (a)

Section 7 (1) (b)

Section 7 (1) (c)

Section 7 (2) (b)

Section 9 (2)

Sections 9 (3) & 9 (4)

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The Corporation of the City of North Vancouver Schedule of debts FIR Schedule 1, Section 4 (4) 2020

Information on the City of North Vancouver's debt is included in note 6 to the audited consolidated financial statements.

The Corporation of the City of North Vancouver Schedule of guarantee and indemnity agreements FIR Schedule 1, Section 5 (4) 2020

The City of North Vancouver's Bylaw 7714 authorizes the borrowing of Two Million Dollars (\$2,000,000) for the purpose of lending funds to the Lonsdale Energy Corporation, a municipal environment project providing heat energy and domestic hot water.

There is a loan agreement with the City of North Vancouver, Federation of Canadian Municipalities (FCM) and Municipal Finance Authority (MFA).

The British Columbia Photography and Media Arts Society entered into an agreement with a Canadian chartered bank for a demand construction bridge loan to a maximum of \$5 million for five years secured by a guarantee, expiring in February 2022, from the City of North Vancouver

The Corporation of the City of North Vancouver Schedule of Remuneration and Expenses paid to Elected Officials FIR Schedule 1, Section 6 (2) (a) 2020

Elected Official	Rer	nuneration	В	enefits ¹	Car	Allowance	Subtotal	Ex	penses	Total
Back, Holly	\$	47,296	\$	461	\$	-	\$ 47,757	\$	3,666	\$ 51,423
Bell, Don		47,296		-		-	47,296		4,480	51,776
Buchanan, Linda		132,000		3,670		9,919	145,589		1,077	146,666
Girard, Angela		47,296		2,592		-	49,888		501	50,389
Hu, Tina		47,296		2,592		-	49,888		845	50,733
McIlroy, Jessica		47,296		2,592		-	49,888		125	50,013
Valente, Antonio		47,296		2,592		-	49,888		1,730	51,618
Total	\$	415,776	\$	14,499	\$	9,919	\$440,194	\$	12,424	\$452,618

^{1.} Includes taxable and the employer's portion of CPP.

			One - Time			
Last Name	Initial	Remuneration	Payments	Subtotal	Expenses	Total
Abbott	V	83,722	-	83,722	-	83,722
Alexander	С	80,745	-	80,745	21	80,766
Allen	J	93,987	1,493	95,480	1,013	96,493
Anderson	Т	72,767	3,140	75,907	819	76,726
Antoniali	S	77,802	2,104	79,906	979	80,885
Apperley	М	104,478	2,166	106,644	1,500	108,144
Arnold	D	92,956	37,687	130,643	-	130,643
Ashley	J	108,930	2,231	111,161	-	111,161
Askraba	G	93,238	2,244	95,482	298	95,780
Baird	С	114,953	-	114,953	-	114,953
Banks	С	72,865	2,900	75,765	1,400	77,165
Bartleman	Α	103,683	-	103,683	118	103,801
Bearblock	K	113,651	-	113,651	(12)	113,639
Beaupre	L	78,917	4,204	83,121	2,546	85,667
Beckett	D	131,362	8,179	139,541	-	139,541
Bennett	S	71,651	6,704	78,355	-	78,355
Boivin	L	83,572	26,975	110,547	644	111,191
Borland	J	101,029	=	101,029	75	101,104
Bosa	S	103,871	-	103,871	1,455	105,326
Bovill	J	117,299	875	118,174	-	118,174
Bowman	В	109,045	2,422	111,467	267	111,734
Bradley	T	134,529	1,395	135,924	577	136,501
Braithwaite	J	92,234	1,704	93,938	29	93,967
Breckon	J	79,000	-	79,000	-	79,000
Brennan	S	91,370	473	91,843	2,039	93,882
Brodtrick	J	104,709	1,083	105,792	-	105,792
Brown	S	115,768	-	115,768	-	115,768
Browne	R	96,699	-	96,699	130	96,829
Budgell	J	90,161	5,558	95,719	2,889	98,608
Bulaqui	V	74,740	3,204	77,944	3,092	81,036
Burak	R	114,063	2,333	116,396	-	116,396
Burgess	В	107,254	5,956	113,210	-	113,210
Bushey	J	83,374	-	83,374	275	83,649
Caldwell	Α	81,566	3	81,569	-	81,569
Cameron	D	85,304	-	85,304	315	85,619
Campbell	М	82,050	-	82,050	_	82,050
Chambers	K	80,502	3,384	83,886	-	83,886
Chan	K	128,527	614	129,141	241	129,382
Chong	L	106,447	680	107,127	50	107,177
~		•		•		•

^{1.} Per FIR, Schedule 1, subsection 6(1), remuneration is defined as "any form of salary, wages, bonuses, gratuities, taxable benefits, payment into trust or any form of income deferral paid by the corporation to the employee or on behalf of the employee during the fiscal year being reported upon, whether or not such remuneration is reported under the Income Tax Act (Canada), but does not include anything payable under a severance agreement. Excludes one-time payments referenced in Note 2.

^{2.} Includes one-time payments such as prior year vacation for exempt (non union) employees as part of Council's policy.

One - Time									
Last Name	Initial	Remuneration	Payments	Subtotal	Expenses	Total			
Chu	D	88,959	234	89,193	-	89,193			
Chu	K	88,678	-	88,678	271	88,949			
Cohan	J	89,438	19	89,457	-	89,457			
Colwell	V	75,456	-	75,456	-	75,456			
Cook	T	82,089	1,110	83,199	-	83,199			
Cooper	D	104,463	338	104,801	160	104,961			
Craig	R	91,869	21,634	113,503	-	113,503			
Crookes	R	78,822	-	78,822	-	78,822			
Cullen	R	113,457	1,213	114,670	-	114,670			
Curtin	М	107,687	-	107,687	-	107,687			
D'Aguiar	С	85,868	182	86,050	75	86,125			
Dale	Α	91,679	84	91,763	1,012	92,775			
Danks	М	141,108	19,605	160,713	3,419	164,132			
Danks	G	131,210	45	131,255	208	131,463			
Day	K	115,767	2,980	118,747	140	118,887			
de Roy Van Zuydewijn	J	151,190	5,440	156,630	137	156,767			
Dearlove	K	78,158	-	78,158	1,916	80,074			
Devlin	Α	131,028	940	131,968	564	132,532			
Dexel	K	84,990	359	85,349	-	85,349			
Di Spirito	D	123,977	423	124,400	192	124,592			
Dickson	S	112,871	1,336	114,207	-	114,207			
Dorey	D	121,722	-	121,722	-	121,722			
Draper	J	160,159	2,087	162,246	989	163,235			
Drobny	М	124,175	418	124,593	1,500	126,093			
Duffy	Р	130,648	-	130,648	55	130,703			
Dyer	S	79,944	3	79,947	-	79,947			
Easton	Α	132,761	12	132,773	1,015	133,788			
Easton	S	116,029	7,482	123,511	-	123,511			
Elliott	G	96,424	2,950	99,374	-	99,374			
Ерр	М	182,573	-	182,573	32	182,605			
Evans	Н	104,879	-	104,879	740	105,619			
Fabert	U	144,780	-	144,780	883	145,663			
Farrally	М	101,907	-	101,907	-	101,907			
Felber	L	106,125	445	106,570	554	107,124			
Fernandes	С	127,691	-	127,691	722	128,413			
Finlayson	Α	106,210	-	106,210	3	106,213			
Foldi	D	133,235	35	133,270	1,941	135,211			
Forsyth	Р	115,717	417	116,134	-	116,134			
Fraser	S	137,048	987	138,035	2,362	140,397			

^{1.} Per FIR, Schedule 1, subsection 6(1), remuneration is defined as "any form of salary, wages, bonuses, gratuities, taxable benefits, payment into trust or any form of income deferral paid by the corporation to the employee or on behalf of the employee during the fiscal year being reported upon, whether or not such remuneration is reported under the Income Tax Act (Canada), but does not include anything payable under a severance agreement. Excludes one-time payments referenced in Note 2.

^{2.} Includes one-time payments such as prior year vacation for exempt (non union) employees as part of Council's policy.

One - Time										
Last Name	Initial	Remuneration	Payments	Subtotal	Expenses	Total				
Freigang	M	94,758	-	94,758	445	95,203				
Friesen	M	85,596	-	85,596	564	86,160				
Friestadt	D	75,083	176	75,259	-	75,259				
Galloway	S	69,562	5,970	75,532	139	75,671				
Garber	L	159,367	162	159,529	1,068	160,597				
Garden	S	109,230	1,189	110,419	-	110,419				
Gercsak	T	95,472	11	95,483	788	96,271				
Gilfoil	R	86,608	6,502	93,110	150	93,260				
Gill	R	74,425	3,220	77,645	-	77,645				
Gillespie	T	104,559	3,419	107,978	-	107,978				
Gillies	L	120,799	612	121,411	186	121,597				
Gooch	W	41,815	43,364	85,179	-	85,179				
Gordon	D	87,985	-	87,985	-	87,985				
Gowmon	N	78,303	-	78,303	-	78,303				
Graham	K	163,810	-	163,810	240	164,050				
Granger	Н	173,662	-	173,662	650	174,312				
Green	K	105,128	11,056	116,184	281	116,465				
Green	В	107,383	86	107,469	680	108,149				
Greenlees	R	133,544	-	133,544	-	133,544				
Hall	J	117,555	1,843	119,398	-	119,398				
Hallaway	M	104,409	6,497	110,906	-	110,906				
Hammer	Α	74,768	600	75,368	-	75,368				
Harivel	K	79,674	73	79,747	-	79,747				
Harrison	M	80,492	16	80,508	-	80,508				
Hathaway	R	104,930	41	104,971	374	105,345				
Hawkshaw	D	111,032	484	111,516	-	111,516				
Head	J	79,591	-	79,591	-	79,591				
Hennigar	K	115,534	-	115,534	-	115,534				
Herman	L	80,404	3,848	84,252	305	84,557				
Hickey	Р	82,645	545	83,190	-	83,190				
Hofilena	G	105,890	-	105,890	-	105,890				
Holm	M	126,524	-	126,524	794	127,318				
Houlden	M	75,331	1,392	76,723	-	76,723				
Howard	R	118,432	149	118,581	30	118,611				
Huang	J	88,519	64	88,583	-	88,583				
Hudson	J	114,586	60	114,646	1,047	115,693				
Hunter	М	153,856	-	153,856	466	154,322				
Jackson	С	98,425	-	98,425	193	98,618				
Jacobi	М	76,672	131	76,803	1,081	77,884				

^{1.} Per FIR, Schedule 1, subsection 6(1), remuneration is defined as "any form of salary, wages, bonuses, gratuities, taxable benefits, payment into trust or any form of income deferral paid by the corporation to the employee or on behalf of the employee during the fiscal year being reported upon, whether or not such remuneration is reported under the Income Tax Act (Canada), but does not include anything payable under a severance agreement. Excludes one-time payments referenced in Note 2.

^{2.} Includes one-time payments such as prior year vacation for exempt (non union) employees as part of Council's policy.

Last Name	Initial	Remuneration	One - Time Payments	Subtotal	Expenses	Total
Johal	В	78,935	<u>-</u>	78,935		78,935
Johnson	В	117,689	-	117,689	19	117,708
Johnson	D	104,929	-	104,929	-	104,929
Kelsch	L	76,998	14,140	91,138	6,506	97,644
Kelso	М	128,971	3,039	132,010	-	132,010
Kilmartin	Т	105,399	-	105,399	_	105,399
King	Р	69,189	17,762	86,951	_	86,951
Klochnyk	J	151,289	34	151,323	682	152,005
Ko	N	88,599	=	88,599	1,174	89,773
Koehle	G	77,621	599	78,220	-	78,220
Kral	L	123,662	4,412	128,074	1,787	129,861
Kuzmanovski	K	124,025	252	124,277	-	124,277
Kwaterska	М	105,218	1,739	106,957	561	107,518
Lam	D	80,833	-	80,833	1,275	82,108
Lawry	L	81,204	-	81,204	54	81,258
Leggo	С	70,695	6,887	77,582	3	77,585
Lemanski	С	114,501	147	114,648	-	114,648
Lensink	L	74,999	356	75,355	-	75,355
Lentsch	Т	130,473	793	131,266	57	131,323
Leung	R	85,292	370	85,662	329	85,991
Lindsay	S	91,335	8,421	99,756	174	99,930
Lovely	Α	109,399	-	109,399	696	110,095
Low	W	86,657	1,915	88,572	-	88,572
Maas	С	77,025	73	77,098	-	77,098
Macdonald	E	84,788	1,682	86,470	590	87,060
MacDonald	С	81,553	-	81,553	-	81,553
MacInnis	D	78,314	-	78,314	267	78,581
Mackay	M	116,776	2,558	119,334	5	119,339
Mackay	J	63,253	11,864	75,117	750	75,867
Magnusson	K	177,545	-	177,545	-	177,545
Maillie	D	125,466	401	125,867	-	125,867
Mara	R	87,135	166	87,301	1,108	88,409
Mason	W	84,077	1,474	85,551	2,396	87,947
Matsubara	D	128,811	-	128,811	469	129,280
McAllister	J	82,313	16,885	99,198	-	99,198
McCarthy	L	305,771	-	305,771	67	305,838
McCutcheon	J	108,707	-	108,707	-	108,707
McEachern	K	94,465	-	94,465	39	94,504
McGee	Α	81,167	1,609	82,776	171	82,947

^{1.} Per FIR, Schedule 1, subsection 6(1), remuneration is defined as "any form of salary, wages, bonuses, gratuities, taxable benefits, payment into trust or any form of income deferral paid by the corporation to the employee or on behalf of the employee during the fiscal year being reported upon, whether or not such remuneration is reported under the Income Tax Act (Canada), but does not include anything payable under a severance agreement. Excludes one-time payments referenced in Note 2.

^{2.} Includes one-time payments such as prior year vacation for exempt (non union) employees as part of Council's policy.

Last Name	Initial	Remuneration	One - Time Payments	Subtotal	Expenses	Total
Miles	С	78,364	,	78,364		78,364
Moore	J	89,468	_	89,468	_	89,468
Munro	G	148,065	_	148,065	709	148,774
Murphy	K	89,900	26,674	116,574	58	116,632
Naab	K	93,260	11,398	104,658	381	105,039
Nacorda	J	80,367	155	80,522	1,470	81,992
Nelson	L	109,472	-	109,472	75	109,547
Newbery	В	82,088	5,414	87,502	-	87,502
Nichols	С	150,475	3,264	153,739	1,202	154,941
No	N	79,541	4,355	83,896	-	83,896
Ocampo	В	75,773	-	75,773	511	76,284
Oliver	J	88,825	290	89,115	150	89,265
Orr	L	156,373	-	156,373	1,526	157,899
Owens	D	154,473	1,535	156,008	1,511	157,519
Pacheco	J	121,017	4,939	125,956	132	126,088
Parker	R	91,648	306	91,954	530	92,484
Payne	Α	141,730	38,277	180,007	777	180,784
Pearce	В	205,240	1,893	207,133	167	207,300
Peel	M	98,853	1,703	100,556	213	100,769
Peters	J	85,906	3,180	89,086	-	89,086
Pichler	Е	103,402	7,716	111,118	-	111,118
Piechota	K	99,875	-	99,875	510	100,385
Pistilli	L	75,050	-	75,050	498	75,548
Pollock	В	98,835	-	98,835	(119)	98,716
Polman	J	128,151	143	128,294	-	128,294
Pope	D	208,745	-	208,745	2,014	210,759
Price	D	80,280	4,498	84,778	102	84,880
Priestley	D	124,404	192	124,596	-	124,596
Rabold	С	138,363	5,032	143,395	503	143,898
Rasmussen	D	98,554	-	98,554	-	98,554
Rawlings	F	89,845	744	90,589	-	90,589
Reinhold	Н	165,221	128	165,349	888	166,237
Reiss	S	95,651	-	95,651	1,486	97,137
Reyes	G	78,289	-	78,289	380	78,669
Reynolds	N	82,618	6,082	88,700	365	89,065
Ring	D	86,854	1,581	88,435	=	88,435
Roberts	Α	106,174	4,332	110,506	554	111,060
Rohan	С	95,643	7,960	103,603	1,124	104,727
Rosalin	J	74,507	656	75,163	698	75,861

^{1.} Per FIR, Schedule 1, subsection 6(1), remuneration is defined as "any form of salary, wages, bonuses, gratuities, taxable benefits, payment into trust or any form of income deferral paid by the corporation to the employee or on behalf of the employee during the fiscal year being reported upon, whether or not such remuneration is reported under the Income Tax Act (Canada), but does not include anything payable under a severance agreement. Excludes one-time payments referenced in Note 2.

^{2.} Includes one-time payments such as prior year vacation for exempt (non union) employees as part of Council's policy.

Last Name	Initial	Remuneration	One - Time Payments	Subtotal	Expenses	Total
Ross	J	73,365	2,000	75,365		75,365
Roy	J	130,317	-	130,317	_	130,317
Rozairo	G	101,665	_	101,665	_	101,665
Ryce	Т	142,852	3,847	146,699	2,483	149,182
Savage	R	11,227	68,265	79,492	-	79,492
Schalk	G	178,171	9,261	187,432	1,508	188,940
Schell	С	76,551	5,414	81,965	-	81,965
Schmidt	Т	97,598	-	97,598	-	97,598
Sedun	S	105,656	354	106,010	920	106,930
Sellars	J	107,602	-	107,602	-	107,602
Shaughnessy	M	118,490	2,980	121,470	-	121,470
Sheel	J	131,866	-	131,866	-	131,866
Sherwood	D	74,612	4,979	79,591	107	79,698
Siddoo	L	80,675	-	80,675	-	80,675
Siegmann	R	129,251	24	129,275	-	129,275
Singh	R	72,917	4,881	77,798	-	77,798
Siracusa	L	59,872	18,287	78,159	199	78,358
Skene	R	171,608	313	171,921	108	172,029
Smiley	S	115,862	268	116,130	-	116,130
So	E	114,783	-	114,783	555	115,338
Sommers	J	107,507	1,166	108,673	-	108,673
Staehling	Α	97,378	127	97,505	-	97,505
Stevenson	M	131,058	616	131,674	76	131,750
Steward	1	92,605	-	92,605	1,277	93,882
Stirling	L	98,275	1,115	99,390	774	100,164
Strubin	С	112,446	65	112,511	-	112,511
Sutherland	S	56,637	60,086	116,723	23	116,746
Svancara	J	85,976	986	86,962	949	87,911
Sweeney	E	101,987	6,166	108,153	-	108,153
Tang	I	164,893	5,364	170,257	787	171,044
Tang	В	99,455	-	99,455	-	99,455
Themens	В	206,859	320	207,179	2,251	209,430
Thompson	T	85,629	-	85,629	1,281	86,910
Townsend	T	106,147	-	106,147	2,172	108,319
Trinkl	М	93,038	28,725	121,763	107	121,870
Trinkl	G	89,851	59	89,910	399	90,309
Turner	W	75,604	198	75,802	231	76,033
Urbani	J	104,532	6,502	111,034	220	111,254
Van Born	S	132,918	2,445	135,363	132	135,495

^{1.} Per FIR, Schedule 1, subsection 6(1), remuneration is defined as "any form of salary, wages, bonuses, gratuities, taxable benefits, payment into trust or any form of income deferral paid by the corporation to the employee or on behalf of the employee during the fiscal year being reported upon, whether or not such remuneration is reported under the Income Tax Act (Canada), but does not include anything payable under a severance agreement. Excludes one-time payments referenced in Note 2.

^{2.} Includes one-time payments such as prior year vacation for exempt (non union) employees as part of Council's policy.

Last Name	Initial	Remuneration	One - Time Payments	Subtotal	Expenses	Total
van Heerden	D	136,063	580	136,643	713	137,356
Van Nes	T	78,854	13,779	92,633	287	92,920
Vanderhoek	M	99,028	6,497	105,525	2,877	108,402
Vanderhoek	S	104,406	712	105,325	2,011	105,402
Vanier	J	80,546	1,521	82,067	3,967	86,034
Vasilevich	A	105,891	803	106,694	146	106,840
Ward	A	105,531	-	105,531	103	105,634
Warman	В	66,357	12,305	78,662	75	78,737
Washington	S	83,005	6,497	89,502	-	89,502
Watson	D	93,979	0,497	93,979	72	94,051
Waugh	M	106,291	2,166	108,457	268	108,725
Wen	V	128,229	1,045	129,274	1,144	130,418
Wenhardt	W	121,568	1,043	121,568	47	121,615
White	D	58,385	74,596	132,981	-	132,981
Williams	M	105,293	74,390	105,293	_	105,293
Willock	В	144,031	187	144,218	949	145,167
Wilson	С	85,548	107	85,548	949	85,548
Wilson	S	84,945	-	84,945	12	84,957
Wong	T	72,369	20,001	92,370	12	92,370
Wood	S	99,259	31	99,290	61	99,351
Wray	M	84,788	31	84,788	564	85,352
Zadravetz	M	86,037	258	86,295	304	86,295
Zander	S	127,691	531	128,222	36	128,258
Zhang	E	84,945	-	84,945	1,148	86,093
Zhang	Н	75,276	2,225	77,501	1,140	77,501
•	E				040	
Zhang	E	74,980	1,207	76,187	949	77,136
Subtotal		27,043,376	911,778	27,955,154	116,693	28,071,847
Consolidated total of						
employees earning		14,197,815	522,741	14,720,556	36,802	14,757,358
\$75,000 or less						
Total		41,241,191	1,434,519	42,675,710	153,495	42,829,205

^{1.} Per FIR, Schedule 1, subsection 6(1), remuneration is defined as "any form of salary, wages, bonuses, gratuities, taxable benefits, payment into trust or any form of income deferral paid by the corporation to the employee or on behalf of the employee during the fiscal year being reported upon, whether or not such remuneration is reported under the Income Tax Act (Canada), but does not include anything payable under a severance agreement. Excludes one-time payments referenced in Note 2.

^{2.} Includes one-time payments such as prior year vacation for exempt (non union) employees as part of Council's policy.

The Corporation of the City of North Vancouver Reconciliation between total remuneration & financial statements FIR Schedule 1, Section 6 (2) (d) 2020

FIR Schedule 1, Section 6 (2) (a) – Remuneration paid to elected officials FIR Schedule 1, Section 6 (2) (b) and 6 (2) (c) – Employer remuneration	\$ 000's 440 42,676
Total City of North Vancouver Remuneration	43,116
Reconciling items	16,042
Wages and Benefits per consolidated financial statements note 12	\$ 59,158

The reconciling items/variance between the Schedule of Remuneration and Expenses and the Wages and Benefits expense reported on the consolidated financial statements of the City of North Vancouver are due to various factors including:

- The Remuneration and Expenses schedule is based on actual cash payments made during the fiscal year (including payouts of vacation, gratuity, and overtime banks) whereas the consolidated financial statement figure is determined on an accrual basis;
- The Remuneration and Expenses schedule excludes the City of North Vancouver Public Library and the City's share of the North Vancouver Recreation Commission; and,
- The Wages and Benefits include benefits recorded at full cost on the consolidated financial statements and includes items such as employer portions of deductions, retirement benefits and medical benefits.

The Corporation of the City of North Vancouver Statement of Severance Agreements FIR Schedule 1, Section 6 (7) (a) & (b) 2020

There were four severance agreements under which payment commenced between The Corporation of the City of North Vancouver and its non-unionized employees during fiscal year 2020.

• These agreements represent from 1.5 to 6 months of compensation.

The agreements were determined based on base salary.

Vendor	Payment
1255665 BC LTD.(SMART PATIO SOLUTIONS)	42,162
1441 ST. GEORGES LIMITED PARTNERSHIP	343,267
3DS THREE DIMENSIONAL SERVICES INC	724,920
ACCELLION INC.	40,364
ADAFFER HOLDINGS LTD.	40,000
AES ENGINEERING LTD.	63,493
ANDREW SHERET LTD	469,329
ANSAN INDUSTRIES LTD	259,919
AON REED STENHOUSE INC	686,625
ASSOCIATED FIRE SAFETY EQUIPMENT	60,424
ASTROTURF WEST DISTRIBUTIONS LTD.	633,367
ATS TRAFFIC	63,341
AVENUE MACHINERY CORP	76,226
AXIS TECHNICAL SERVICES CORP.	59,394
BA BLACKTOP LTD	2,071,486
BARTLETT TREE EXPERTS	38,345
BC HYDRO	677,792
BDO CANADA LLP	58,577
BIRDSEYE OFFICE	39,253
BLACKBURN YOUNG OFFICE SOLUTIONS	48,768
BLUECON DESIGN AND CONSTRUCTION LTD.	635,906
BROOKS CORNING COMPANY	64,750
CANADA POST CORPORATION	36,747
CANADIAN LANDSCAPE & CIVIL SERVICES LTD.	426,754
CANADIAN LINEN AND UNIFORM SERVICE	63,013
CARSCADDEN STOKES MCDONALD ARCHITECTS	161,776
CDW CANADA CORP.	623,833
CEDAR CREST LANDS (B.C.) LTD	1,726,481
CENTRAL SQUARE TECHNOLOGIES	42,454
CHANDOS CONSTRUCTION LTD.	2,177,587
CHARTER TELECOM INC	443,179
CHRIS JEROME CONSULTING	32,858
CITY OF NORTH VANCOUVER	54,089
CITY OF SURREY	184,632
CITY OF VANCOUVER	49,631
COBRA ELECTRIC	1,101,611
COMMISSIONAIRES BC	153,944

Vendor	Payment
COMMUNITY FIRE PREVENTION	65,675
COQUITLAM CONCRETE (1993) LTD	35,313
CORPORATE EXPRESS CANADA INC	61,538
COWI NORTH AMERICA LTD.	634,689
CROWN CONTRACTING LTD.	602,508
D. JENSEN & ASSOCIATES LTD	30,165
DAN-EX CONTRACTING LTD.	51,587
DEEP TREKKER INC.	49,538
DELTA SIERRA CONSTRUCTION & MILLWORK LTD	137,720
DENBOW	29,988
DIAMOND HEAD CONSULTING LTD	53,059
DIAMOND PRE-CAST CONCRETE LTD	106,846
DICK'S LUMBER	26,690
DISTRICT OF NORTH VANCOUVER	419,156
DISTRICT OF WEST VANCOUVER	1,486,296
DIVISION 2 CONTRACTING LIMITED	32,000
DMD AND ASSOCIATES LTD	134,602
DTM SYSTEMS CORPORATION	118,663
E-COMM	268,885
ECONOLITE CANADA INC.	200,330
ENTIRE BUILDING SERVICES LTD.	157,882
ESC AUTOMATION INC	62,336
ESRI CANADA LTD	41,821
EUROVIA BC INC	447,536
EXECUTIVE AIR CONDITIONING &	52,976
FINE-LINE AUTO GRAPHICS & SIGNS INC.	48,613
FORTIS BC ENERGY INC.	57,524
FRASER VALLEY EQUIPMENT LTD.	27,349
FRASER WAY PREKAST LTD	30,686
FRED SURRIDGE LTD	189,331
FRONTIER POWER PRODUCTS LTD.	27,853
GRAVITY CONSTRUCTION INC.	104,190
GREATER VANCOUVER SEWERAGE AND DRAINAGE	7,314,915
GREATER VANCOUVER WATER DISTRICT	6,655,695
GREEN ADMIRAL NATURE RESTORATION	27,040
HABITAT SYSTEMS INC	25,660
HAPA COLLABORATIVE	48,708

Vendor	Payment
HARVEST PROJECT	31,875
HAYCO EQUIPMENT LTD.	79,903
HCMA ARCHITECTURE + DESIGN	965,388
HEADWATER MANAGEMENT LTD.	137,364
HERITAGE OFFICE FURNISHINGS LTD	35,219
HOLLAND LANDSCAPERS INC.	839,816
HOULE ELECTRIC LTD	144,500
ICONIX WATERWORKS LP	118,100
INDEX CONSTRUCTION (BC) INC.	428,753
INFOR (CANADA), LTD.	253,125
INFRASTRUCTURE SOLUTIONS (SOFTWARE) INC	34,500
INNOVATIVE TRAFFIC SOLUTIONS INC.	31,873
INTERPROVINCIAL TRAFFIC SERVICES LTD	33,859
ISL ENGINEERING & LAND SERVICES LTD.	155,559
ISLAND KEY COMPUTER LTD	202,660
JIFFY JOHN RENTALS LTD	30,615
JIM WILES AND SON LTD	199,497
K.C. WELDING AND DESIGN	25,244
KAL TIRE	56,054
KEI SPACE	94,564
KENDRICK EQUIPMENT	169,772
KERR WOOD LEIDAL ASSOCIATES LTD	250,625
KING KUBOTA SERVICES LTD	46,589
KINGSTON CONSTRUCTION LTD.	6,664,626
KINSOL TIMBER SYSTEMS LTD	45,787
KONE INC	27,756
KPMG LLP	50,205
KRAUS TRUCKING	36,720
LAFARGE CANADA INC	148,187
LANARC 2015 CONSULTANTS LTD.	39,455
LANDESIGN LANDSCAPE CONSTRUCTION LTD	152,362
LANESAFE TRAFFIC CONTROL	32,860
LED ROADWAY LIGHTING	110,012
LEHIGH HANSON	110,034
LGI-INDUSTRIAL & CONSTRUCTION SUPPLIES I	32,849
LIDSTONE & COMPANY	43,100
LIFESPACE GARDENS	63,954

Vendor	Payment
LMLTD HOLDINGS CORP	25,547
LMP PUBLICATIONS LIMITED PARTNERSHIP	31,189
LONG VIEW SYSTEMS	48,695
LONSDALE ENERGY CORP	260,150
MAIL-O-MATIC SERVICES LTD	28,423
MAINROAD MAINTENANCE PRODUCTS	190,694
MANCORP INDUSTRIAL SALES LTD	61,861
MANULIFE FINANCIAL	39,034
MAR-TECH UNDERGROUND SERVICES LTD	319,378
MCLENNAN, SARAH	25,303
MCRAE'S ENVIRONMENTAL SERVICES LTD	417,394
METRO MOTORS LTD	556,954
METRO RESTORATION SERVICES LTD.	28,047
METRO TRAFFIC LTD.	78,176
MICROSOFT LICENSING GP:WRC-CA	216,037
MINISTER OF FINANCE	26,850
MOTT MACDONALD CANADA LTD.	67,582
MUNICIPAL PENSION PLAN	4,185,696
MURRIN CONSTRUCTION LTD	228,493
MVCC VIDEO COMMUNICATIONS CORP.	44,953
NAHANNI INDUSTRIES LTD.	26,376
NAPA NORTH VANCOUVER	49,253
NELSON NYGAARD CONSULTING ASSOC. INC.	134,307
NICHOLS APPLIED MANAGEMENT INC.	59,000
NORTH VANCOUVER CHAMBER OF COMMERCE	31,116
NORTH VANCOUVER COMMUNITY ARTS COUNCIL	37,140
NORTH VANCOUVER RECREATION COMMISSION	52,901
NORTHERN TOUCH LANDSCAPING LTD.	54,277
NORTHWEST BOARDING KEN	29,950
NORTON ROSE FULBRIGHT CANADA LLP	406,716
OPEN TEXT CORPORATION	59,340
ORACLE CANADA ULC	104,801
ORION ELECTRICAL SYSTEMS LTD.	739,418
PACIFIC BLUE CROSS	1,522,630
PACIFIC FLOW CONTROL LTD.	40,361
PACIFICOAST LABELS INC.	31,732
PASSPORT LABS, INC	139,654

Vendor	Payment
PAUL C. LEE	53,568
PETERBILT PACIFIC INC.	258,999
PFS STUDIO	54,083
PINNACLE INT'L REALTY GROUP II INC.	56,649
POLO SECURITY SERVICES LTD.	26,553
POLYGON PROMENADE AT THE QUAY HOMES	36,452
POWERSCHOOL CANADA ULC	30,740
PROLINK SECURITY SYSTEMS	37,527
PROVINCE OF BRITISH COLUMBIA	945,047
PW TRENCHLESS CONSTRUCTION INC.	77,402
QS FENCING LTD.	25,435
R.A. MALATEST & ASSOCIATES LTD	72,887
RARE EARTH RECREATIONAL DEVELOPMENTS INC	75,377
RAY CONTRACTING LTD	1,044,089
RECEIVER GENERAL FOR CANADA	12,231,928
RF BINNIE AND ASSOCIATES LTD	69,835
RFS CANADA	48,678
RICOH CANADA INC	75,153
ROADWAY TRAFFIC PRODUCTS LTD.	35,936
ROLLINS MACHINERY LTD	48,253
ROSE SECURITY SERVICES INC	54,780
SCOOBY'S DOG WASTE REMOVAL SERVICE	80,556
SCOTTISH LINE PAINTING LTD	53,580
SEDGWICK CANADA INC IN-TRUST	51,035
SHAW BUSINESS	29,460
SHERINE INDUSTRIES LTD	47,983
SMART ICE INC.	95,432
SOFTCHOICE LP.	60,047
SOUTH COAST BC TRANSPORT AUTHORITY	169,199
SOUTHERN BUTLER PRICE	41,449
SOUTHWEST CONTRACTING LTD.	30,670
SPEARMC MANAGEMENT CONSULTING INC	33,840
SPECTRUM PIPE GROUP	40,603
STANDARD BUILDING SUPPLY	39,149
STEPHEN IRVING COMMUNICATIONS	45,981
STRATAWEST MANAGEMENT LTD.	48,268
STREET, DEBRA	32,125

Vendor	Payment
SUNCOR ENERGY PRODUCTS PARTNERSHIPS	280,361
SUPER SAVE DISPOSAL INC	58,242
TECH LOGIC CORP	40,141
TELUS COMMUNICATIONS INC	96,806
TELUS MOBILITY	110,990
THE SALVATION ARMY NORTH SHOR	35,700
THE SHIPYARDS DEVELOPMENT LTD.	509,306
TRANE CANADA T42324C	38,350
TRANSLINK	492,906
TRANSTAR SANITATION SUPPLY LTD.	29,892
TRIPLE THREE TRADING LTD	38,722
TUPPER LANDSCAPING INC	105,697
ULINE	40,504
URBAN ARTS ARCHITECTURE INC	136,245
URBAN MATTERS	155,429
URBAN SAWING AND SCANNING CO LTD	64,687
VANPORT ENTERPRISES LTD	61,111
WESTERN INTEGRATED ELECTRICAL LTD.	97,795
WESTERN WATERSHED DESIGNS INC.	542,291
WESTLAND INSURANCE GROUP LTD.	323,215
WILLIAMS MACHINERY	71,142
WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTI	64,211
WOOD WYANT CANADA INC.	51,342
WORKER'S COMPENSATION BOARD	595,614
YEOMEN PROPERTY MAINTENANCE & RENOVATION	39,936
Section 7 (1) (a) - Vendors over \$25,000	77,003,829
Section 7 (1) (b) - Vendors \$25,000 or less	4,743,762
Grand Total Sections 7 (1) (a) and 7 (1) (b)	81,747,592

The Corporation of the City of North Vancouver Reconciliation between total payments to suppliers & financial statements FIR Schedule 1, Section 7 (1) (c) 2020

FIR Schedule 1, Section 7(1)(a) & (b) – Payments to Suppliers of Goods and Services	\$	000's 81,748
FIR Schedule 1, Section 7(2)(b) – Grants and Contributions	·	13,074
Subtotal – Payments to Suppliers		94,822
FIR Schedule 1, Section 6 (2) (a) – Remuneration paid to elected officials FIR Schedule 1, Section 6 (2) (b) and 6 (2) (c) – Employer remuneration		440 42,676
Reconciling items		(19,852)
Wages and Benefits per consolidated financial statements note 12	\$	118,086

The schedule of payments to Suppliers of goods and services is based on actual payments processed through the City's Accounts Payable system. This provides assurance on completeness, as the reported amounts are reconciled to the payment register and electronic funds transfer records. The schedule of payments to supplier is a "cash basis" listing. This will vary from the expenditures in the consolidated financial statements, which are reported on an accrual basis.

In addition, there are payments issued by the City which are not considered payments for the provision of goods and services, such as payments made to other taxing authorities, employee payroll deductions, debt repayments and deposit refunds. In addition there are expenditures that do not involve actual disbursements such as grants offset by related revenues and holdbacks.

The Corporation of the City of North Vancouver Schedule of Grants & Contributions FIR Schedule 1, Section 7 (2) (b) 2020

Listing of contributions exceeding \$25,000		
NORTH SHORE EMERGENCY MANAGEMENT OFFICE	436,585.25	
NORTH SHORE NEIGHBOURHOOD HOUSE	764,896.00	
NORTH VANCOUVER CITY LIBRARY	4,033,592.00	
NORTH VANCOUVER MUSEUM & ARCHIVES COMMISSION	567,469.00	
NORTH VANCOUVER RECREATION COMMISSION	6,006,089.91	
SCHOOL DISTRICT NO.44 (NORTH VANCOUVER)	95,040.00	
Total contributions exceeding \$25,000	11,903,672.16	
Listing of grants exceeding \$25,000		
CAPILANO COMMUNITY SERVICES SOCIETY	83,648.00	
FAMILY SERVICES OF THE NORTH SHORE	51,974.00	
LOOKOUT HOUSING AND HEALTH SOCIETY	35,700.00	
NAVY LEAGUE OF CANADA	73,500.00	
NORTH SHORE COMMUNITY RESOURCES	55,411.00	
NORTH SHORE NEIGHBOURHOOD HOUSE	197,500.00	
NORTH SHORE RESCUE TEAM SOCIETY	38,602.00	
NORTH SHORE RESTORATIVE JUSTICE SOCIETY	38,414.00	
NORTH VANCOUVER RECREATION COMMISSION	94,269.00	
SILVER HARBOUR CENTRE SOCIETY	164,903.00	
THE SALVATION ARMY NORTH SHORE	35,700.00	
Total of grants exceeding \$25,000	869,621.00	
Total of all grants and contributions exceeding \$25,000		12,773,293.16
Consolidated total of grants and contributions less than \$25,000		300,209.00
Grand total of all grants and contributions		\$ 13,073,502.16

The Corporation of the City of North Vancouver Statement of Financial Information Approval FIR Schedule 1, Section 9(2) 2020

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.

Leslie Garber Linda Buchanan

Acting Director, Finance Mayor
Date: June 21, 2021 Date: June 21, 2021

Karla D. Graham City Clerk

Date: June 21, 2021

The Corporation of the City of North Vancouver Management Report FIR Schedule 1, Sections 9 (3) & 9 (4) 2020

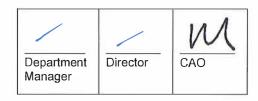
Information on the City of North Vancouver's Management Report is included in the Statement of Management Responsibility with the audited consolidated financial statements.

Community Charter Section 107 Disclosure of contracts with council members and former council members

- 107 (1) If a municipality enters into a contract in which
 - (a) a council member, or
 - (b) a person who was a council member at any time during the previous 6 months,
 - has a direct or indirect pecuniary interest, this must be reported as soon as reasonably practicable at a council meeting that is open to the public.
 - (2) In addition to the obligation under section 100 [disclosure of conflict], a council member or former council member must advise the corporate officer, as soon as reasonably practicable, of any contracts that must be reported under subsection (1) in relation to that person.
 - (3) A person who contravenes subsection (2) is disqualified from holding office as described in section 108.1 [disqualification for contravening conflict rules] unless the contravention was done inadvertently or because of an error in judgment made in good faith.

Community Charter Section 168 Reporting of council remuneration, expenses and contracts

- **168** (1) At least once a year, a council must have prepared a report separately listing the following for each council member by name:
 - (a) the total amount of remuneration paid to the council member for discharge of the duties of office, including any amount specified as an expense allowance;
 - (b) the total amount of expense payments for the council member made to the council member as reimbursement for expenses incurred by the council member or as an allowance that is not reported under paragraph (a);
 - (c) the total amount of any benefits, including insurance policies and policies for medical or dental services, provided to the council member or the member's dependants;
 - (d) any contracts reported under section 107 [disclosure of contracts with council members and former council members], including a general description of their nature.
 - (2) If applicable, the report under this section must also list contracts referred to in subsection (1) (d) for each former council member.





The Corporation of THE CITY OF NORTH VANCOUVER FINANCE DEPARTMENT

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Leslie Garber, Acting Director of Finance

Subject:

STATUTORY REPORT REQUIRED UNDER BILL 27

Date:

June 9, 2021

File No: 05-1610-01-0001/2021

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

RECOMMENDATION

PURSUANT to the report of the Acting Director of Finance, dated June 9, 2021, entitled "Statutory Report Required Under Bill 27":

THAT this report be received and filed.

PURPOSE:

The purpose of this report is to provide Council with Financial information required under Bill 27.

BACKGROUD:

In April of 2008, the Province passed Bill 27, the Local Government (Green Communities) Statutes Amendment Act. This Act amended a number of sections of the Local Government Act relating to expenditures on development cost charge works, parking space construction, and alternative transportation initiatives, and added some additional reporting requirements.

This report addresses those reporting requirements.

Document Number: 2046107 V1

REPORT: Statutory Report Required Under Bill 27.

Date: June 9, 2021

DISCUSSION:

Development Cost Charges (DCC's)

Local Government Act Section 937.01 requires:

In each year,

- a. the Director of Finance must prepare and submit to Council a report for the previous year that includes the following, reported for each purpose under this section for which the Council imposes the development cost levy in the applicable year:
 - i. the amount of the development cost levies received;
 - ii. the expenditure from the development cost levy reserve funds;
 - iii. the balance in the development cost levy reserve funds at the start and at the end of the applicable year;
 - iv. and waivers or reductions under subsection (10.4); and
- b. as soon as practicable after receiving the report, the Council must consider the report and make it available to the public.

Development Cost Charges Bylaw, 2016, No. 8471 was adopted by Council July 25th, 2016. The bylaw provides a structured DCC program to assist in funding the cost of expanding and upgrading transportation and park infrastructure, parkland development as well as funding the impacts of growth on the City's water, sanitary sewer and drainage utilities.

Transportation DCC Reserve

The transportation DCC program includes projects principally focused on required multimode transportation such as bicycle routes, bridges, sidewalks etc.

Transportation DCC Reserve	2020	
Opening Balance	\$	4,774,317
Interest		108,680
Contributions		405,749
Loan from Parks DCC		979,440
Expenditure		(3,178,023)
Closing Balance	\$	3,090,163

Parks DCC Reserve

The Parks DCC program includes acquisition of parkland and prescribed parks works that include development of parks, trails, and greenways throughout the City.

Parks DCC Reserve	2020
Opening Balance	\$ 17,231,779
Interest	489,888
Contributions	708,671
Loan to Transportation DCC	(979,440)
Expenditure	(308,665)
Closing Balance	\$ 17,142,233

Utility DCC Reserves

The utility DCC programs include the expansion of our existing utility infrastructure to accommodate new growth.

Water DCC Reserve	2020	
Opening Balance	\$	481,801
Interest		14,141
Contributions		131,096
Expenditure		
Closing Balance	\$	627,039

Sanitary Sewer DCC Reserve	2020	
Opening Balance	\$	450,956
Interest		13,230
Contributions		128,099
Expenditure		AVAILANCE OF THE PERSON
Closing Balance	\$	592,285

Drainage DCC Reserve	2020	
Opening Balance	\$	380,655
Interest		11,261
Contributions		115,852
Expenditure		22
Closing Balance	\$	507,768

Local Government Act Section 933.1 DCC Reductions or Waivers

Bill 27 amended the LGA to provide a municipality the ability to pass a bylaw allowing waivers or reductions of DCC's to certain categories of development, including:

- a) not for profit rental housing, including supportive living housing;
- b) for-profit affordable rental housing;
- c) a subdivision of small lots that is designed to result in low greenhouse gas emissions:
- d) a development that is designed to result in a low environmental impact.

The City provides a 100% waiver of DCC's for not-for-profit rental housing. Until the enactment of Amendment Bylaw No. 8586 on October 23rd 2017, which discontinued the practice, the City reduced DCC's by 50% for for-profit rental housing. The City does not provide a waiver related to other types of eligible development but is actively developing other initiatives to minimize environmental impacts of development and to reduce greenhouse gas emissions both corporately and in the community. No DCC's were waived in 2020.

Parking-in-lieu Payments and Alternative Transportation

Local Government Act Section 906.(09) requires:

A local government must prepare and consider a report respecting the previous year in relation to the reserve funds required under this section (Parking Fund and Alternative Transportation Fund) including the following information separately for each of the purposes established under this subsection:

- a) the amounts received in the applicable year;
- b) the expenditures from the reserve funds in the applicable year;
- c) the balance in the reserve funds at the start and at the end of the applicable year; and
- d) the projected timeline for future projects to be funded from the reserve funds

Parking Reserve

Parking Reserve	2020	
Opening Balance	\$ 210,948	
Interest	5,550	
Expenditure	(47,312)	
Closing Balance	\$ 169,186	

Date: June 9, 2021

The City's parking reserve has two funding sources. One is from payments-in-lieu of parking space construction, which are allowed by legislation in certain cases to meet City zoning requirements for parking, by providing payment instead of off-street parking space construction. The second source is from a portion of parking revenues from 1988-2003 to fund parking-related projects. Since 2003 all parking revenues have been treated as general operating revenue.

Sustainable Transportation Reserve

Local Government Act Section 906(7) allows the creation of a Reserve to fund "transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation". At the March 10, 2008, Finance Committee meeting, Council directed that such a fund be established, and that an amount equivalent to 0.25% of a tax point, or \$87,500, be added to the Project Plan to support alternative transportation projects. Contributions from outside sources, such as developers, may also be made to the fund.

Sustainable Transportation Reserve	2020	
Opening Balance	\$	272,818
Interest		6,714
Expenditure		(92,490)
Closing Balance	\$	187,042

The usual annual contribution of \$87,500 to the Sustainable Transportation Reserve Fund, was instead deposited into General Capital Reserve in 2020. This change in policy was approved to allow for flexibility in responding to emerging needs as a result of the COVID-19 pandemic.

FINANCIAL IMPLICATIONS:

The financial implications are covered in the body of the report.

RESPECTFULLY SUBMITTED:

Leslie Garber Acting Director of Finance





TODAY

- Metro 2050 scope and process
- New content
 - Employment Lands
 - Major Transit Growth Corridors
 - Transport 2050
 - Climate 2050
- Next steps



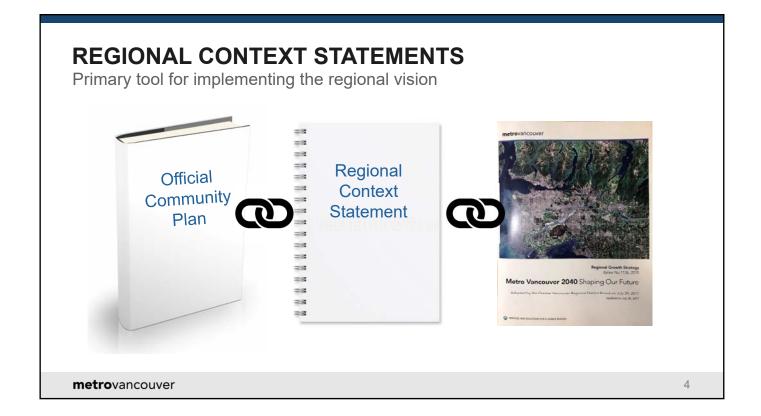
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METRO 2040

- Regional federation's long-term vision for collaboratively managing anticipated growth to the region to reflect federation's values
- Adopted by member jurisdictions, FVRD, SLRD, TransLink, and MVRD Board in 2011



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POPULATION PROJECTIONS Average annual growth (2021 to 2050) ~35,000 / year (Baseline Scenario) Projections are scenario based and have a +/- 15% 3.8 Million range built in 4,000,000 Trends in 3,800,000 immigration, 3,600,000 migration within and 3,400,000 between provinces 3,200,000 and births / deaths Projection Range, +/- 15% Growth 3,000,000 Projection, Base Scenario This is not a target 2,800,000 2.75 Million 2,600,000 2,400,000 2,200,000

UPDATE SCOPE

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- Build on success of Metro 2040
- Update Projections and extend to 2050
- Integrate with *Transport* 2050
- Respond to critical issues (e.g. climate change, social equity)
- Apply learnings from 10 years of implementation

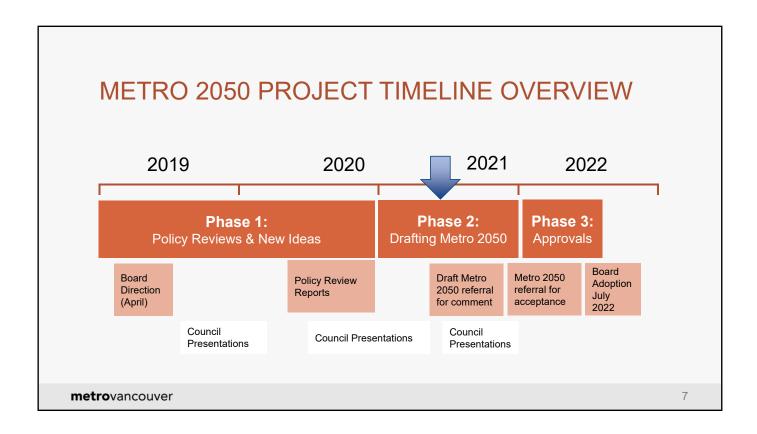
Building on Success





Opportunity to Enhance

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METRO 2050 CONTENT DEVELOPMENT PROCESS

Informed by:

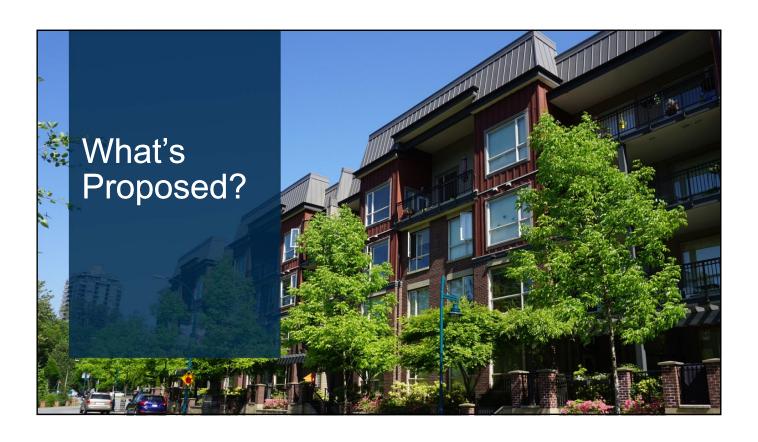
- Phase 1 Engagement
- Policy Review Recommendations
- Projections Roadshow

Refined by:

- 5 IAC Meetings
- 4 Virtual Open Houses
- ~ 100 comment forms
- One-on-one Meetings & Special Engagement Sessions
- Regional Planning Committee and MVRD Board Meetings

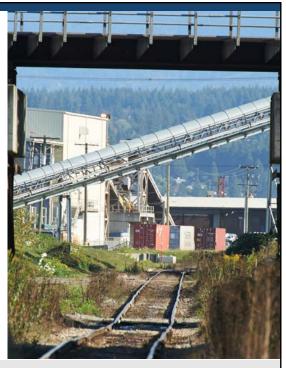
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EMPLOYMENT AND INDUSTRIAL LANDS

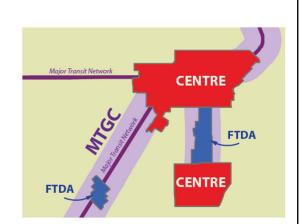
- Policies to protect industrial land
 - Stronger definition of 'Industrial'
 - Identify & protect Trade-Oriented Lands
 - Flexibility near rapid transit
 - Allow residential on upper floors of "Employment" lands within 200m of rapid transit stations
- Agricultural policies stronger emphasis on local food production and food security



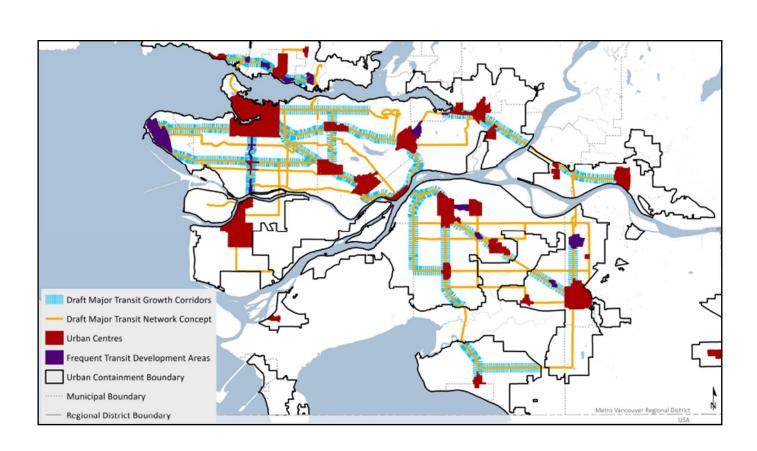
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MAJOR TRANSIT GROWTH CORRIDORS (MTGC)

- Frequent Transit Development Areas are places for Transit-Oriented Development
- MTGCs are places for FTDAs
- New FTDAs will not be accepted outside the MTCGs
- Simplifies for Municipalities
- Aligns with Transport 2050



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ALIGNMENT WITH TRANSPORT 2050

- Encourage transit expansion to support *Metro 2050* growth framework
- □ Support active transportation
- Respond to new mobility and ecommerce
- □ Shared focus on: social equity, reconciliation, and climate change
- □ Goods movement efficiency



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ALIGNMENT WITH CLIMATE 2050

GHG emissions reduction target

- □ 45% reduction from 2010 levels by 2030
- □ Carbon neutral by 2050

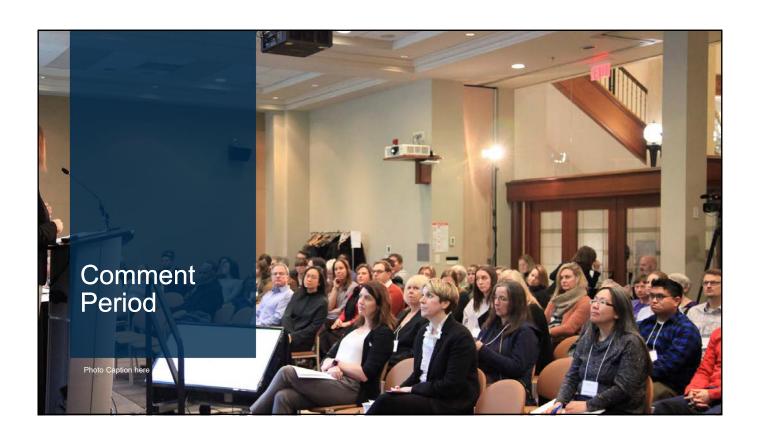
Collaborate on resilience challenges

- protect communities from risks
- encourage new growth in lower risk areas

GHG emissions monitoring



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NEXT STEPS

- MVRD Board June 25
- Referral by letter early July
- Comment Period: July to November 26, 2021
- 2022: Approvals



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

INFORMATION REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Renée de St. Croix, Manager, Long Range and Community Planning

Subject:

METRO VANCOUVER REGIONAL GROWTH STRATEGY: PROCESS

UPDATE

Date:

June 9, 2021

File No: 13-6500-20-0001/1

PURPOSE

This report provides an update on the process and activities for the *Metro Vancouver* Regional Growth Strategy update, titled Metro 2050. It also includes a high level description of proposed changes and staff comments to date.

BACKGROUND

The update began in 2019 with engaging member jurisdictions on a variety of policy review studies on specific topics:

- Urban Centre and Frequent Transit Development Area Policy Review
- Environment Policy Review
- Climate Change Policy Review
- Agriculture Policy Review
- Rural Lands Policy Review
- Industrial and Mixed Employment Policy Review
- Housing Policy Review
- Transportation Policy Review
- Complete Communities Policy Review
- Implementation Policy Review

The intent was to explore the existing policies and identify opportunities for improvement.

In 2021, Metro Vancouver began the process of content creation for the RGS update. Throughout the year, Metro Vancouver staff brought this work through the various boards and committees to receive ongoing feedback at all levels (Intergovernmental

Document Number: 2059828 V1

Date: June 9, 2021

Advisory Committee, Member Councils, municipal staff, Regional Planning Committee, the Metro Vancouver Board, etc.). City of North Vancouver staff have participated in these meetings as appropriate. In addition, each month Metro Vancouver staff circulated content by goal area for the draft *Metro 2050* for staff review and input.

Metro Vancouver has now completed the staff input period and is preparing to launch the public and Council consultation on the draft *Metro 2050* content. The full draft of *Metro 2050* will be presented to the Regional Planning Committee at its meeting on June 9, 2021 and to the MVRD Board at its meeting on June 25, 2021. If the Board passes the recommendation to refer the draft out for comment, an engagement period between July and November of 2021 will begin.

Following the Board meeting, letters will be prepared and sent to all affected local governments, school districts, IAC members, First Nations with interests in the region, and other stakeholders requesting that they review and provide formal written comments on the draft *Metro 2050*.

DISCUSSION

The following sections provide a high level overview of *Metro 2050* and the highlights of staff comments to date.

About Metro 2050

A majority of the key policy directions and tools in *Metro 2040* are working well, including the Urban Containment Boundary, Urban Centres and Frequent Transit Development Areas (FTDA's), regional land use designations, and sewerage extension policies.

The update to the *Regional Growth Strategy (Metro 2050)* is being undertaken to extend the timeframe to the year 2050, integrate with *Transport 2050* (TransLink's new *Regional Transportation Strategy*), enable consideration of significant drivers of change, respond to new and emerging policy issues, fill policy gaps, and to implement policy improvements.

The focus of the update was largely framed around:

- The results of the policy reviews;
- Updates to reflect completed plans since Metro 2040's adoption;
- A greater focus on affordable housing, the integration of land use and transportation planning, and climate adaptation;
- The addition of an equity lens; and,
- The strengthening of policies to be resilient to future uncertainties.

The "at-a-glance" policy improvements include, but are not limited to:

Growth Projections:

 Updated projections (to 2050) for population, housing, employment and land use; and, Updated Housing Demand Estimates (removed from RGS but available for municipal use).

Goal 1: Create a Compact Urban Area

- A clearer definition and hierarchy for Urban Centres and Frequent Transit Development Areas (FTDA's), including 3 new designations:
 - Corridor FTDA
 - Station Area FTDA
 - High Growth Municipal Town Centre (new Urban Centre)
- Components of the "Complete Communities" goal in Metro 2040 were moved into Goal 1 to enable "Housing" to be its own goal in Metro 2050;
- Improved definition of the regional role in the development of "Complete Communities" to better address the areas of social equity, housing, walkability, transportation, health outcomes, etc.; and,
- Clarification on definition and application of regional land use designations.

Goal 2: Support a Sustainable Economy

- o Alignment with the Regional Industrial Land Strategy;
- o Inclusion of a Trade-Oriented Lands Overlay; and,
- Enabling some residential use in employment areas within 200m of rapid transit.

Goal 3: Protect the Environment and Respond to Climate Change and Natural Hazards

 Enhanced environmental policies to better integrate Sensitive Ecosystems and Ecosystem Services.

Goal 4: Provide Diverse and Affordable Housing Choices

- Creation of a "Housing" Goal and moving the "Complete Communities" components into Goal 1;
- o Emphasis on affordable housing in transit-oriented locations;
- A proposed regional target that 15% affordable rental housing be provided by development within Urban Centres and Frequent Transit Development Areas; and,
- The addition of policies seeking expansion of rental housing supply and tenant protections.

Goal 5: Support Sustainable Transportation Choices

 The addition of Major Transit Growth Corridors (MTGC's) to align with *Transport 2050* and provide clarity for where FTDA's can be located.

• Implementation:

- Updated alignment of agricultural policies with ALC legislation and regulations; and
- A clearer and more nuanced definition for the Rural land use designation.

The general directions and changes being proposed are consistent with City goals, objectives, and policies.

Highlights of Staff Comments

Throughout the *Regional Growth Strategy* update process, City staff have been participating in discussions, presentations, and meetings, and providing feedback as requested. The areas of comment have been focused on the following:

- Growth Projections: City staff worked with Metro Vancouver staff to review and analyze the growth projections, including population, dwelling units, and jobs, such that they align with anticipated City growth and trends. Other key considerations included whether these were targets or projections as the terminology could impact how they are used and referenced in future work.
- Goal 1 Create a Compact Urban Area: Metro 2050 contemplates two forms of Frequent Transit Development Areas Corridor and Station Area to better articulate the different forms of transit oriented development occurring in the Region. There is also a new Urban Centre High Growth Municipal Town Centre presented as an opportunity to acknowledge those areas that are experiencing high growth and are beyond the expectations of a Municipal Town Centre, but would not be considered a Regional City Centre or Metro Core. City staff requested further clarity on the definitions of the designations and the reasoning for choosing one designation over another, with particular attention to criteria for each classification.
- Goal 2 Support a Sustainable Economy: Metro 2050 contemplates enabling limited residential use within employment areas if located within 200m of a rapid transit station to encourage more affordable options close to transit and to jobs. The focus of staff commentary was on clarity and consistency of the definition of industrial lands and employment lands and what the trade-oriented lands overlay would look like.
- Goal 3 Protect the Environment and Respond to Climate Change and Natural Hazards: The City's comments focused on the alignment of the new targets provided for climate neutrality, protected lands, and tree canopy, as well as data and measures to support these targets, with the City's climate and environmental policy directions. Additional comments were focused on coordinating mapping and directions between the *Metro 2050* and *Climate 2050*.
- Goal 4 Provide Diverse and Affordable Housing Choices: The main change regarding how housing issues are addressed in *Metro 2050* is that 'Housing' is now a standalone goal, which underscores the importance of coordinated local and regional action. The City's input focused on the data (Housing Demand Estimates), a proposed regional target that 15% affordable rental housing be provided by development within Urban Centres and Frequent Transit Development Areas, the addition of policies seeking expansion of rental housing supply and tenant protections, clarity of expectations, and advocacy.

In recognition of the new provincial requirement to undertake local Housing Needs Reports (HNR) every five years, the Metro Vancouver Housing Demand Estimates (HDEs) have been removed from the regional growth strategy, but will continue to be made available to member jurisdictions to support research and policy development. Municipal progress in meeting housing needs will now be measured against the local HNR, with the expectation that Housing Action Plans are aligned with the HNR and updated accordingly.

The proposed new actions for rental housing and tenant protections largely align with the approaches that the City already has in place.

- Goal 5 Support Sustainable Transportation Choices: Metro 2050 proposes
 the addition of Major Transit Growth Corridors, which are intended to align with
 Transport 2050 and provide guidance as to where FTDA's can be located. The
 City's comments focused on providing clarity on the use of this designation and
 its implementation. Additional comments were focused on coordinating mapping
 and directions between the Metro 2050 and Transport 2050.
- Implementation: Metro Vancouver will be providing implementation guidelines to support the implementation of *Metro 2050*. The City's offered feedback on the proposed processes and timeframes.

NEXT STEPS

Metro Vancouver will present to Council an update on the process and highlight key areas of interest to the City of North Vancouver on June 21, 2021. Following the MVRD Board meeting of June 25, 2021, the City will be requested to review and provide formal written comments on the draft *Metro 2050*. Metro Vancouver staff will return to Council to provide a presentation and information on the draft, highlighting key content changes, in the early fall. Staff will then prepare a report in the fall for Council's consideration on the draft to submit formal written comments before the deadline of November 26, 2021.

In addition to the above, City staff will be participating in a series of optional "working group" sessions over the summer, hosted by Metro Vancouver. They will be focused on specific topic areas of *Metro 2050* and enable further discussion of any concerns, ideas or comments, as well as support the preparation of the formal comments.

The formal acceptance period will begin in January of 2022 when a revised draft of *Metro 2050*, appended to a bylaw, will be considered for first and second reading by the MVRD Board, and a regional public hearing will be held in February of 2022. Between March and May of 2022 the City will have to opportunity to consider acceptance of *Metro 2050* by resolution. In June of 2022, at the end of the acceptance period, the *Metro 2050* bylaw will be presented to the MVRD Board for consideration of adoption.

The City will then have two years, until July 2024, to submit a new Regional Context Statement that demonstrates how the Official Community Plan is generally consistent, or will become consistent with *Metro 2050* over time.

INFORMATION REPORT: Metro Vancouver Regional Growth Strategy: Process Update

Date: June 9, 2021

FINANCIAL IMPLICATIONS

NIL.

INTER-DEPARTMENTAL IMPLICATIONS

Staff will continue to share information provided by Metro Vancouver related to the *Regional Growth Strategy* update, as it is received, for input and general awareness.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The Regional Growth Strategy is intended to align with and build on the key objectives and policies in the City's Official Community Plan (2014). The RGS also aligns with the vision and priorities of Council's 2018-2022 Strategic Plan.

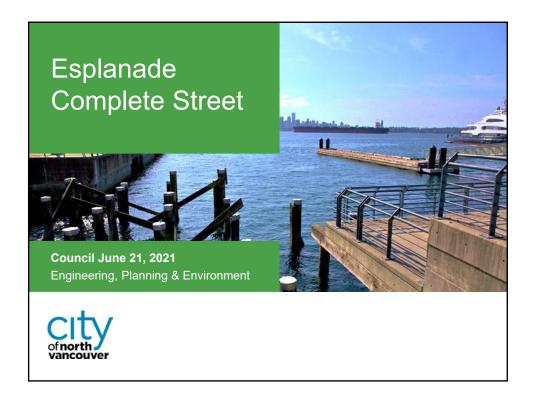
RESPECTFULLY SUBMITTED:

Renée de St. Croix

Manager, Long Range and Community

Planning





Agenda

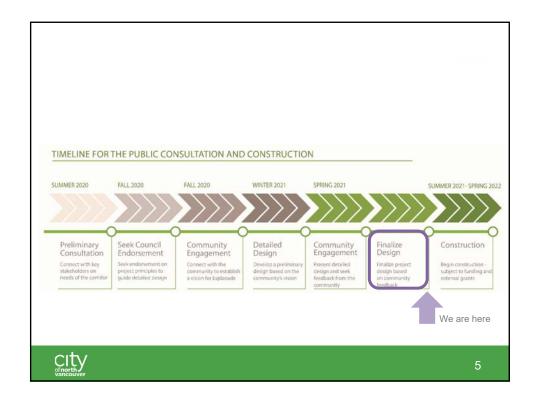
- Project Overview
- Engagement Summary
- Design Overview
- Construction Approach



Project Overview







What is a *Complete Street?*

 Considers the needs of people of all ages and abilities, for all modes

 Considers interplay between land-use and transportation

 Supports businesses and civic amenities through vibrant public realm, and managing curbside effectively





Supporting City Objectives

- Council Strategic Plan
 - Prosperous City: create an environment where new and existing businesses can grow and thrive.
 - Connected City: build for all modes to move effectively and safely
- · Safe Mobility Strategy
 - Safe and comfortable for everyone
 - Prioritize interventions which improve safety for "more vulnerable" road users
- Placemaking
 - Animate public spaces to create connection and positive experiences
- · Priority Mobility Lane Corridor Plan
 - Upgrades to existing cycling network
 - Includes wider protected routes accommodating a broad range of users





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Project Design Goals

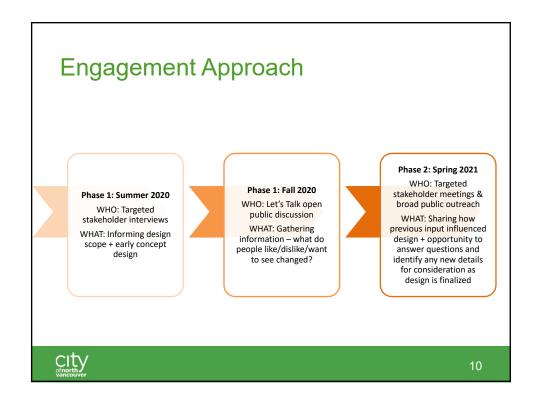
- Design a street for All Ages and Abilities
- Create a safer, more comfortable experience for pedestrians and cyclists
- Maintain road capacity for transit, trucks and passenger vehicles
- Provide good access to local businesses
- Create a street that feels vibrant and welcoming











Record-Breaking Outreach

- 5,100 visits to the Let's Talk Project page
 - 4,160 aware participants (visited at least one page)
 - 662 informed participants (downloaded/viewed at least one document/image)
 - 320 engaged participants asking questions or contributing direct feedback
- 104,448 combined views through social and digital media campaigns, driving over 1,600 participants to Let's Talk in Phase 2
- 7,000+ views of the project video
- 3 print ads in the North Shore news
- · 4,000 postcards mailed
- 27 stakeholder meetings
- Numerous 1:1 meetings and conversations with interested businesses and residents







TransLink

Staff have engaged TransLink as a key stakeholder

- Project funding partner
- Major Road Network operator
- RapidBus and transit accessibility considerations





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What We Heard Thoughtful and detailed feedback aligned with themes from Phase 1 engagement & objectives the design addresses On-Street Parking & Und Accessible & Inclusive Design

Design Overview

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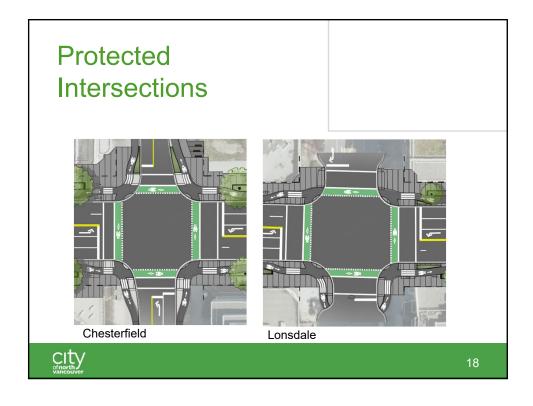
Safety is Our Core Design Principle Safe Mobility Strategy Big Moves **Design Safe Streets Encourage Safe Speeds** Provide Safe and Protected Space for All (protected mobility lanes, • Set Speed Limits to Fit the Street dedicated passenger & commercial loading, complete sidewalks) **Encourage Slower Speeds Through** Minimize the Potential for Conflict Design Make It Easier to See and Be Seen (lighting, signage, markings) CITY

Rebalancing the Street

- Majority of safety improvements achieved through reallocation of space for safe movement over on-street parking
- Only 3% of parking in the area was removed
- Remaining on-street parking will be dedicated for short term loading and visits to support high turn over







Design Responds to Feedback

- Engagement informed design, operational, and regulatory changes to the project
 - Identification of alternative loading and delivery space for businesses on 100 W block
 - Realignment of St Georges intersection to support existing business operations
 - Development of parking regulations that address the need for onstreet space while ensuring high turn over to support business access
 - Refinement of accessibility design elements informed by discussions with the North Shore Advisory Committee on Disability Issues and lessons learned from Vancouver and Ottawa



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Construction Approach



Construction Approach

- Maintain safe and direct pedestrian and mobility device access to and through the project area
- Maintain two-way traffic along Forbes Avenue and Esplanade throughout construction
- Limit construction to regular hours of work without significant overnight work requirements
- Provide regular community project updates across a range of platforms

















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

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Mo Bot, Project Manager

Subject:

ESPLANADE COMPLETE STREET - PROJECT UPDATE

Date:

June 16, 2021

File No: 16-8350-20-0034/1

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

RECOMMENDATION

PURSUANT to the report of the Project Manager, dated June 16, 2021, entitled "Esplanade Complete Street - Project Update":

THAT the Esplanade Complete Street design to improve the comfort and safety of vulnerable road users, provide good business access and create a more vibrant street while maintaining the existing roadway capacity and level of service for transit, trucks and passenger vehicles, be endorsed;

THAT (Funding Appropriation # 2130) an amount of \$3,100,000 be appropriated from the Civic Amenity Fund for the purpose of funding the Esplanade Complete Street project;

THAT \$450,000 of existing funding be reallocated from "New Traffic Signals" (Project #53266) for the purpose of funding the Esplanade Complete Street project;

THAT \$350,000 of existing funding be reallocated from "Priority Mobility Network" (Project #53255) for the purpose of funding the Esplanade Complete Street project;

THAT \$280,000 of existing funding be reallocated from "Marine-Main Corridor: Queensbury to Heywood" (Project #51162) for the purpose of funding the Esplanade Complete Street project;

Document Number: 2059605 V3

Date: June 16, 2021

THAT \$100,000 of existing funding be reallocated from "Traffic Signal System Upgrades" (Project #53269) for the purpose of funding the Esplanade Complete Street project;

THAT \$100,000 of existing funding be reallocated from "Chesterfield AAA Bike Route: 2nd-4th" (Project #53307) for the purpose of funding the Esplanade Complete Street project;

THAT \$75,000 of existing funding be reallocated from "Marine-Main Corridor Improvements" (Project #51172) for the purpose of funding the Esplanade Complete Street project;

THAT \$50,000 of existing funding be reallocated from "Existing Infrastructure Safety Improvements" (Project #53265) for the purpose of funding the Esplanade Complete Street project;

THAT \$40,000 of existing funding be reallocated from "Transit Stop Improvements" (Project #53239) for the purpose of funding the Esplanade Complete Street project;

THAT \$30,000 of existing funding be reallocated from "New Pedestrian Crossing Facilities" (Project #53263) for the purpose of funding the Esplanade Complete Street project;

THAT \$14,000 of existing funding be reallocated from "Irrigation Installation" (Project #53307) for the purpose of funding the Esplanade Complete Street project;

THAT "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8690, Amendment Bylaw, 2021, No. 8859" (Funding Reallocation), a Bylaw to reallocate an amount of \$138,600 from the "Marine-Main Corridor: Queensbury to Heywood" project for the purpose of funding the "Esplanade Complete Street" project, be considered;

THAT "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8623, Amendment Bylaw, 2021, No. 8860" (Funding Reallocation), a Bylaw to reallocate an amount of \$49,500 from the "Chesterfield AAA Bike Route 2nd to 4th Street" project for the purpose of funding the "Esplanade Complete Street" project, be considered;

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;

AND THAT staff initiate the tender and construction phase.

ATTACHMENTS

- "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8690, Amendment Bylaw, 2021, No. 8859" (Funding Reallocation) (CityDocs 2065395)
- "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8623, Amendment Bylaw, 2021, No. 8860" (Funding Reallocation) (CityDocs 2065628)

SUMMARY

The Esplanade Complete Street project has advanced through detailed design and public engagement and is ready to proceed to construction. The Project delivers on the design and approach goals endorsed by Council in fall 2020 including:

- Improving the comfort and safety for vulnerable road users;
- · Ensuring good business access; and,
- Creating a more vibrant street, while maintaining existing road capacity and service levels for transit, trucks and passenger vehicles.



Figure 1. Esplanade looking east from the Rogers Overpass towards Lonsdale

Staff recommend that the project advance to tender for construction to commence works later this summer. Staff will report back to Council in Q3 with an updated construction schedule and provide regular updates as construction milestones are met.

BACKGROUND

Esplanade is a priority corridor for improvement

The Esplanade corridor was identified as an early east-west priority of the All Ages and Abilities Priority Mobility Network Plan, approved by Council in November 2019. The objective of the Priority Mobility Network is to build a system of safe and comfortable infrastructure for a growing variety of active transportation users and electrified mobility devices. Recognizing that Esplanade is an important corridor for many travel modes, staff

Date: June 16, 2021

have adopted a *Complete Street* design approach to ensure the needs of all road users are considered throughout the project.

Esplanade serves a wide range of users as a critical east-west corridor and commercial street

Esplanade serves a wide range of motorized and non-motorized users and is part of only a few continuous east-west people and goods movement corridors across the North Shore, accommodating:

- Motor Vehicles part of TransLink's Major Road Network and one of few connected east-west corridors;
- Trucks and Goods Movement part of the only municipal east-west truck route through the City; the other being the highway;
- Transit part of TransLink's RapidBus corridor, providing direct connections to SeaBus and east-west travel;
- Cycling topography and directness make Esplanade the preferred route for cyclists and has been identified in the Priority Mobility Network Strategy as a priority corridor; and,
- Pedestrians designated as part of the pedestrian precinct, this area has high walking mode share.

In addition to the importance of a through corridor, Esplanade is a street with moderate density commercial and residential buildings. Therefore, the design must consider the local needs for access and desire for improved vibrancy.

Existing conditions are good for some users but not all

Staff completed an assessment of the existing conditions on Esplanade for each user group and determined that Esplanade is good for some users, but is in need of improvement for others.

Generally, Esplanade provides a high level of service for east-west motor vehicle travel due to a four lane plus left turn bay cross-section, coordination of traffic signals and recent improvements for the R2 RapidBus project. Staff identified pedestrian and cyclist comfort, road safety and local business activity as key areas for improvement. The painted bike lanes along Esplanade were implemented almost a decade ago and although they met best practices of the day, the safety and comfort standards have advanced. From today's design guidance, we know that cycling facilities separate from motor vehicles and pedestrians are safer and more comfortable for all modes. Both user groups have noted the experience of large trucks adjacent to cycling lanes as problematic.

The pedestrian experience on Esplanade can be uncomfortable at times, often due to road noise and vehicle speeds. Staff identify the need to increase pedestrian comfort and improve the crossing experience for pedestrians.

This project provides a unique opportunity to support the prosperity of area businesses through improvements to the street.

TIMELINE FOR THE PUBLIC CONSULTATION AND CONSTRUCTION

The Project Team has implemented a design and engagement process that has ensured all interested community members and stakeholders have had an opportunity to share input on the project.

In summer 2020, the project began with preliminary engagement with key stakeholders on the corridor. It then moved from conceptual to detailed design with two additional periods of public and stakeholder engagement shaping and refining the project priorities and design elements.

SUMMER 2020 **FALL 2020 FALL 2020** WINTER 2021 SPRING 2021 SUMMER 2021- SPRING 2022 Preliminary Seek Council Detailed Community Finalize Construction Community Engagement Design Consultation Endorsement Engagement Design Finalize project Connect with key Seek endorsement on Connect with the Develop a preliminary Present detailed Begin construction community to establish a vision for Esplanade subject to funding ar stakeholders on project principles to design based on the design and seek design based needs of the corridor guide detailed design community's vision feedback from the on community external grants community feedback

Figure 2. Project Timeline

Public involvement through the project indicated a significant interest in making improvements to the Esplanade Corridor with record-breaking reach for project engagement.

- 5,100 visits to the Let's Talk project page with 4,160 aware participants, 662 informed participants and 320 engaged participants asking questions, responding to a poll or contributing direct feedback.
- 104,448 combined views through social and digital media campaigns, driving over 1,600 participants to Let's Talk.
- 7,000+ views of the project video.
- 3 print ads in the North Shore news.
- 4,000 postcards mailed.
- 27 Stakeholder meetings.
- Numerous 1:1 meetings and conversations with interested businesses and residents.

Public feedback was detailed and thoughtful, coalescing around common themes that the Project Team has addressed through the design.

 Safety – A broad cross-section of stakeholders and public expressed strong support for providing dedicated, separated space for all modes as a way to increase safety, minimize conflict between users, and create a truly All Ages and Abilities street. The Project Team has approached developing a design with a lens of safety for all as a guiding principle for design decision making and managing trade-offs. REPORT: Esplanade Complete Street – Project Update

Date: June 16, 2021

Speeding and Enforcement - Many stakeholders expressed frustration and concern regarding speeding on Esplanade and a perceived lack of enforcement, with many requesting to lower the posted speed limit. The design of the corridor will support a lowered posted speed limit, but a change to the speed limit will need to be considered in consultation with TransLink's Major Road Network team. North Vancouver RCMP have reviewed the design and support the use of design interventions to encourage slower speeds. The Project Team will continue to engage with TransLink about studies required to consider and establish a different future posted speed on Esplanade.

- Accessible and Inclusive Design The Esplanade project will be implementing
 new infrastructure designs, including the first protected intersection on the North
 Shore. The Project Team has engaged with the North Shore Advisory Committee
 on Disability Issues, as well as other jurisdictions in North America to develop a
 design that reflects best practice guidance to ensure this design does not create
 new problems when trying to fix existing ones.
- On-Street Parking and Curb Access The Project Team received significant feedback about proposed changes to on-street parking that are required to provide space for protected and separated infrastructure. A majority of stakeholders are in support of rebalancing the street to prioritize safe movement of all modes over the storage of vehicles on street; however, some respondents felt any reduction in on-street parking availability would impede customer access and hurt businesses. The proposed design provides dedicated on-street parking on every block where it was physically feasible without compromising safety improvements for vulnerable road users. The remaining on-street spaces will be regulated to ensure they are used for short-term visits only, encouraging higher turnover for people stopping for quick pick-up or drop-off activities. Through wayfinding, drivers seeking longer-term parking will be directed to over 2,000 off-street parking spaces in a mix of City-owned and private lots available within a 3-minute walk of Esplanade.
- Lane Changes on Forbes Avenue Feedback was received from residents
 concerned that the changes proposed for Forbes Avenue will create too much
 vehicle congestion. The project team has used industry standard traffic modelling
 software to analyze traffic flow along the corridor. The analysis indicates that with
 the proposed changes, even when factoring in a traffic volume increase to
 account for the growth of the area, the corridor will continue to function well.

Where engagement identified design issues requiring resolution, the Project Team has worked directly with affected businesses and stakeholders to develop appropriate adjustments to the design while still ensuring the safety benefits for separated and protected mobility infrastructure are maintained.

The final design balances a wide range of Council-approved policy objectives related to goals in support of a safer, healthier, more sustainable City.

The design considers a range of trade-offs between how constrained urban public space is allocated between different modes of travel while also responding to the needs of the adjacent land uses in this commercial business district and growing residential neighbourhood. The final design includes:

Esplanade – Mahon Avenue to St. Andrews Avenue

- Creating fully separated and protected mobility lanes on both sides of the street –
 including separating the bike spaces from both vehicles (using a raised curb) and
 the sidewalk (with planted boulevards and furnishing areas).
- Close Mahon Avenue to through vehicle traffic to create safer public realm outside of Alcuin College (63 Mahon – under development).
- Right out only laneway accessing Forbes Avenue between 1st Street and Esplanade.
- Introduction of protected intersection design at Chesterfield and Lonsdale Avenues to provide dedicated space for bike and walk crossings at the busiest crossings on the corridor.
- Addition of centre medians to prevent illegal and dangerous left turn movements:
 - Between mid-block crosswalk and Rogers;
 - Between Lonsdale and St. Georges Avenues.
- Upgrading existing separated mobility lanes to address safety issues, conflicts between users, and provide more accessible protected but separated spaces:
 - o Between Mahon Avenue to Semisch Avenue westbound;
 - o Between Rogers to Lonsdale Avenue eastbound.
- Additional of eastbound and westbound left turn lanes and protected left turn signal phases at St. Georges Avenue to address safety at this higher collision area
- Upgrading pedestrian walk signals to audible, programmable, and tactile standard for accessibility.
- Inclusion of best practice streetscape elements to support navigability of the infrastructure for people with physical and cognitive disabilities (tactile walking indicators, vertical height separation, and differentiation of spaces with materials for visibility).
- Implementing floating bus stops providing space for bikes to move behind the bus platform and to support ease of boarding and alighting for transit passengers.
- Upgrades to, and additional, pedestrian scale lighting.
- Incorporation of advance walk signals to allow more time for pedestrian crossings.

Forbes Avenue – 3rd Street W to Esplanade

- Install new cycling facility adjacent to sidewalk, protected by concrete barriers, on the west side (southbound) portion of the corridor.
- Shift east side (northbound) curb lane west to accommodate the separation of multi-use path into bike and pedestrian dedicated spaces (current condition is a shared space multi-use path).
- Remove southbound left turn lanes at 1st and 2nd Streets and restrict left turns from 7am-7pm to support vehicle movement for transit, commercial, and private vehicles.
- 30km/hr curve warning signs to be installed where Forbes Avenue meets Esplanade.



Figure 3. Mobility lanes separated from wide, clear sidewalks with new trees and planted boulevards

The Project Team is preparing a construction approach to minimize the impact to local residents and businesses.

Staff are seeking Council endorsement to proceed to tender and commence construction this summer. Reconstruction of the corridor is anticipated to take 10 months depending on weather conditions. The Project Team also intends to pause construction during the December holiday season to minimize impact to businesses during the busiest shopping season.

Through construction, the following principles are identified as critical to managing a successful construction phase that minimizes impacts to local residents and businesses:

- Maintain safe and direct pedestrian and mobility device access to and through the project area;
- Maintain two-way traffic along Forbes Avenue and Esplanade throughout construction;
- Limit construction to regular hours of work without significant overnight work requirements; and,
- Provide regular community project updates across a range of platforms.

The Project Team, in partnership with Community and Partner Engagement, will continue to advance a multi-pronged communications strategy to ensure residents and businesses have easy access to relevant construction information. Tactics will include a social and digital media campaign, advertisements in the North Shore News, mailing lists, on the ground wayfinding, and outreach through the Lower Lonsdale BIA.

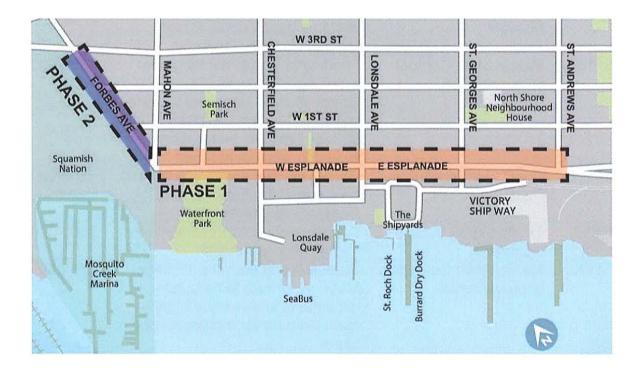
The Project Team is aware of a minority of concerns about changes coming to the area with respect to parking. The construction phase will be an opportunity to begin normalizing new parking behavior in the area. Access to area parkades will remain available during construction. The Project Team will be working with the BIA to educate businesses about available parking in the area and support communications with their clients and customers. Wayfinding signage and online information will direct people to available parking during construction and after project completion.

Staff will report back to Council in Q3 with an updated construction schedule and will provide regular updates as construction milestones are met.

FINANCIAL IMPLICATIONS

The cost to deliver on the project's design goals within a complex corridor context is higher than anticipated at the outset of the project – in part due to COVID-19 related construction cost escalation. Despite staff's efforts to convey the value of the project to higher levels of government, we have been unsuccessful in covering the budget shortfall through external funding. Staff also wish to proceed to construction with a healthy contingency of 30% given the complexity of the corridor and in anticipation of necessary changes to the design in response to site conditions.

The Project Team has evaluated options available to proceed with the core scope of the project between Mahon and St. Andrews Avenues where safety improvements will have the greatest impact and phase the construction of the Forbes corridor (see Table 1).



Date: June 16, 2021

Funding Source	Amount
2021 Capital Budget	\$3,100,000
TransLink Grants	\$1,795,000
Reallocated funds from projects with complimentary objectives (for details see table 2)	\$1,489,000
Total Funding for Phase I	\$6,219,000
PHASE II – Forbes Avenue	
Funding for Phase II to be incorporated into the 2022 Capital plan for Council's consideration	\$1,345,200
Total Funding for Phase II	\$1,180,200
Total Project Funding	\$7,564,000

Table 1. Funding Sources

Should tender prices be submitted low or contingency prove to be overly cautious, staff will proceed with completing elements or all of Phase II rather than seeking additional funding in the 2022 Capital Plan.

Realloca	ted Funds		
Project #	Funding Source	Description	Amount
53266	New Traffic Signals	To make improvements to the Esplanade and St Georges Intersection	\$450,000
53255	Priority Mobility Network	The project contributes to the implementation of the Priority Mobility Network Strategy	\$350,000
51162	Marine-Main Corridor: Queensbury to Heywood	Funding to was to contribute to widening 3 rd St between Queensbury to Heywood to create a priority lane for RapidBus, but through creative design work widening was not required	\$280,000
53307	Chesterfield AAA Bike Route	Complimentary improvements will be made at the Esplanade at Chesterfield Intersection	\$100,000
53259	Traffic Signal System Upgrades	Complimentary improvements to traffic signal upgrades	\$100,000
51172	Marine-Main Corridor Improvements	Surplus funds from the 1st Street Mobility Corridor to be used to continue to improve the Marine- Main Corridor for mobility device users	\$75,000
53265	Existing Infrastructure Safety Improvements	Complimentary safety improvements to existing infrastructure	\$50,000

REPORT: Esplanade Complete Street - Project Update

Date: June 16, 2021

		Total Reallocated Funds	\$1,489,000
50161	Irrigation Installation	Funding to be used to improve conditions for street trees on Esplanade	\$14,000
53263	New Pedestrian Crossing Facilities	Complimentary project to improve pedestrian crossings	\$30,000
53239	Transit Stop Improvements	Complimentary project to be used to improve conditions for transit users on the corridor	\$40,000

Table 2. Reallocated Funds

INTER-DEPARTMENTAL IMPLICATIONS

This report was prepared in collaboration with the Finance Department.

Engineering, Parks and Environment will continue to lead the delivery of the Esplanade Complete Street with ongoing support from:

- Community and Partner Engagement Supporting public and stakeholder communications through construction;
- Development Services Coordinating construction activities with active redevelopment sites along the corridor; and,
- Engineering, Parks and Environment Operations Supporting site inspections of specialized streetscape and landscape installations or other civil works as required.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This project supports a Connected, Vibrant and Prosperous City, provides active and sustainable ways for people to move to, from and within the City safely and efficiently, and results in an increase in kilometers of protected mobility lanes to support increased active mode share.

Delivering a Complete Street also aligns with key actions outlined in the Safe Mobility Strategy.

RESPECTFULLY SUBMITTED:

Mo Bot, PMP, RPP, MCIP

Project Manager - Public Realm

Infrastructure



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8859

A Bylaw to amend "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8690"

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, 2018, No. 8690, Amendment Bylaw, 2021, No. 8859" (Funding Reallocation).
- 2. "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8690" is amended by reallocating an amount of \$138,600 from the "Marine-Main Corridor: Queensbury to Heywood" project for the purpose of funding the "Esplanade Complete Street" project.

READ a first time on the <> day of <>, 2021.
READ a second time on the <> day of <>, 2021.
READ a third time on the <> day of <>, 2021.
ADOPTED on the <> day of <>, 2021.
MAYOR
CORPORATE OFFICER

Document: 2065395-v1



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8860

A Bylaw to amend "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8623"

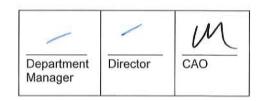
The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

- 1. This Bylaw shall be known and cited for all purposes as "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8623, Amendment Bylaw, 2021, No. 8860" (Funding Reallocation).
- 2. "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2018, No. 8623" is amended by reallocating an amount of \$49,500 from the "Chesterfield AAA Bike Route 2nd to 4th Street" project for the purpose of funding the "Esplanade Complete Street" project.

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READ a third time on the <> day of <>, 2021.
ADOPTED on the <> day of <>, 2021.
MAYOR
CORPORATE OFFICER

Document: 2065628-v1







The Corporation of THE CITY OF NORTH VANCOUVER FINANCE DEPARTMENT

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Leslie Garber, Acting Director of Finance

Subject:

2020 ANNUAL MUNICIPAL REPORT

Date:

June 9, 2021

File No: 01-0640-20-0001/2020

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

RECOMMENDATION:

PURSUANT to the report of the Acting Director of Finance, dated June 9, 2021, entitled "2020 Annual Municipal Report":

THAT Council approve the 2020 Annual Municipal Report.

ATTACHMENTS:

- 1. 2020 Annual Municipal Report (CityDoc#2052875)
- 2. Public Notice for the 2020 Annual Municipal Report (CityDoc#2053363)

DISCUSSION:

The Community Charter requires that municipalities prepare an annual municipal report (AMR) prior to June 30 of each year. It has specific reporting content that must be included in the AMR. These include the following:

- A report on municipal services and operations for the previous year;
- A progress report on municipal performance with respect to established objectives and measures for the previous year;
- The 2021 initiatives as presented in the 2021 Corporate Business Plan that will be used as the basis for determining municipal performance during 2021;
- The audited annual financial statements for the previous year;
- A listing of permissive tax exemptions provided by Council and for each exemption, the amount of property taxes that would have been imposed in the previous year if the property was not exempt; and
- Any declarations of Council disqualifications made in the previous year.

Document Number: 2060881 V1

Date: June 9, 2021

The City's 2020 Annual Municipal Report represents a transition year as the City refines its integrated and outcome focused planning and progress reporting processes. Measures of the 2020 Objectives as presented in the 2019 Annual Municipal Report (AMR) are presented in the Department Overviews section, to allow for easy comparatives between the years, while the initiatives for 2021 are presented in alignment with the outcomes of the Corporate Business Plan. Future versions the AMR will feature both initiatives and achievements presented in alignment with the Corporate Business Plan outcomes. This change in AMR format further integrates the City's strategic and business planning and reporting processes.

The City's 2020 AMR was posted on the City website and a form was made available to the public for comments. At the date of this report, the City has not received any comments on the 2020 AMR.

A Public Notice for the 2020 AMR (Attachment 2) was published in the North Shore News.

FINANCIAL IMPLICATIONS

The AMR preparation is funded within the current operating budget.

INTER-DEPARTMENTAL IMPLICATIONS

The AMR is a collaborative document that collates all City departments and shared services information with the intent to provide insight into their respective areas.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The objectives and measures contained within the AMR are in accordance with the City's major policy documents and departmental work plans and support the visions and priorities of Council's Strategic Plan.

RESPECTFULLY SUBMITTED:

Leslie Garber

Acting Director of Finance



JUNE 2021 | FINANCE

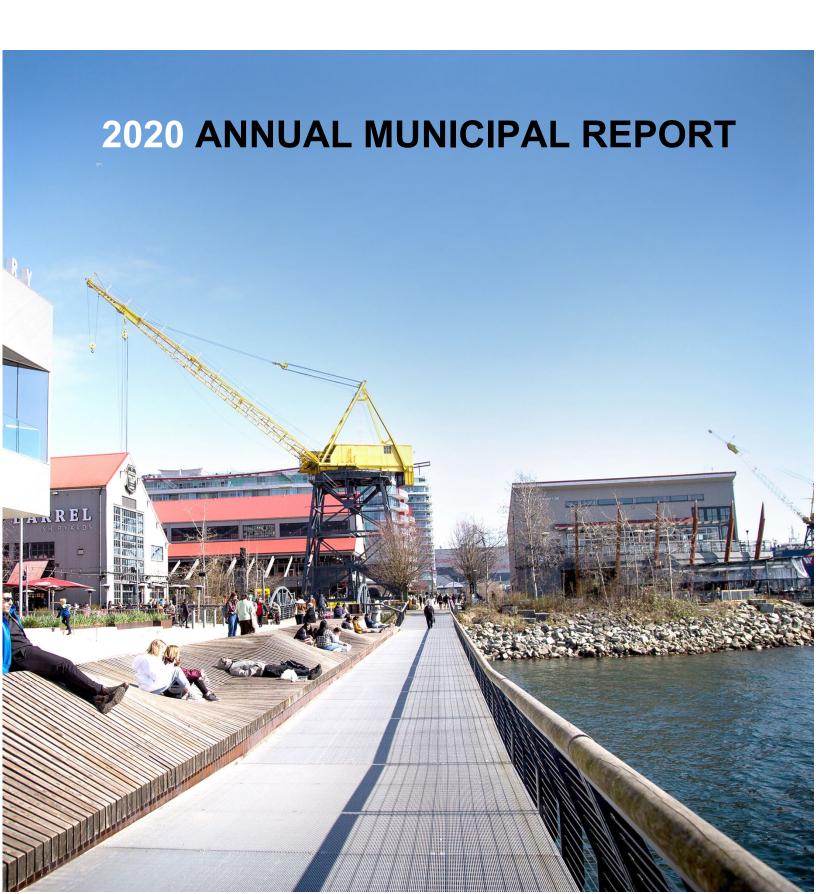


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A Message from our Mayor

People always tell me how much they love our City. From our beautiful waterfront, to our great Lonsdale High Street, we have a lot to offer. This past year has reaffirmed the importance of building healthy communities that put people first. The City is delivering the core services we all rely on as well as the social programming and public infrastructure we need to keep our community healthy and moving.

We all have a right to safe, affordable, and adequate housing. To that end Council has approved hundreds of new homes, ranging from non-market, purpose built rental, and rent to own. These units will house low and middle-income workers, seniors, and young families.



MAYOR Linda Buchanan

Providing people safe and efficient ways to move is a priority for Council. We've made improvements in our multimodal transportation network for people of all ages and abilities, such as the completion of the West 1st Street Mobility Lane. Council has adopted the City's first ever Safe Mobility Strategy, and we are already piloting slower speeds, completing our sidewalk network, installing new crosswalk signals, and adding lighting along walkways. We will continue to make our public spaces more people-friendly.

Protecting our environment for generations to come is work we will continue to prioritize. Through investments in new EV charging stations, growing our urban tree canopy, parks, and by supporting low-carbon homes, we are making the City a more sustainable community.

Our parks have become busier than ever before. We have looked at how we can improve these spaces by adding picnic tables, washrooms, and allowing for the responsible consumption of alcohol.

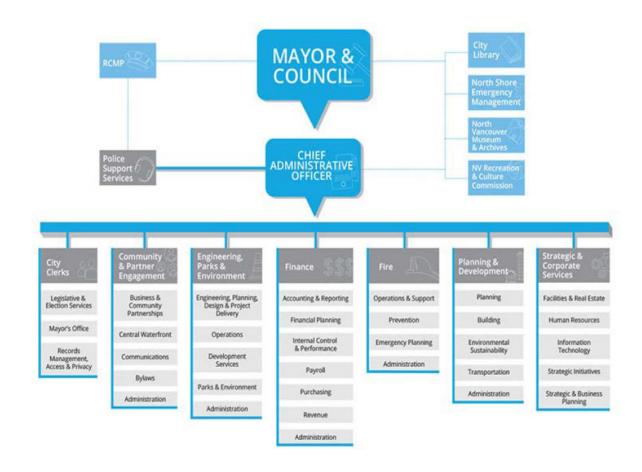
I'm pleased to say that we are officially moving forward with a new Harry Jerome Community Recreation Centre—the single largest investment in public infrastructure in the City's history. This new centre will be built to the highest accessibility standard and support the health of all people. It will include amenities such as pools, an ice rink, weight room, arts spaces, child care, and more. All of this will be delivered in a timely way within a budget we can afford.

Despite the many challenges of this past year, we have seen many new businesses open in the City. Supporting our business community will be critical. Staff have begun our new Economic Investment Strategy to ensure our local economy emerges from this pandemic more resilient than ever before.

As we advance the goals outlined in the Strategic Plan, we are building a more inclusive, sustainable, connected, prosperous, and vibrant community for people. Our success is thanks to those who work to make the City an even better place, including staff, volunteers, businesses, community, and government partners. This Annual Report details our work over the past year and I hope you join me in celebrating our progress.



Organization Chart



City Council

Your dedicated Mayor and Councillors are responsible for providing community leadership and establishing administrative policies that ensure the social, economic and environmental health of our municipality.



Left to right: Councillor Tony Valente, Mayor Linda Buchanan, Councillor Tina Hu, Councillor Jessica McIlroy, Councillor Holly Back, Councillor Angela Girard, Councillor Don Bell.

Planning Framework

In July 2019 the 2018-2020 Council Strategic Plan was adopted. The Plan identified 5 strategic priorities:

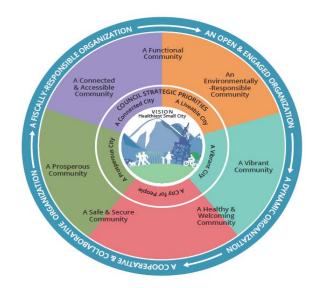
- A City for People
- A Liveable City
- A Vibrant City
- A connected City
- A Prosperous City

These priorities have now been integrated into the City's planning processes.

To further support the priorities of Council's Strategic Plan, through 2020 a Corporate Business Plan (CBP) was developed. The CBP forms an annual action plan organized around eleven outcomes.

- A Safe & Secure Community
- A Healthy & Welcoming Community
- A Connected and Accessible Community
- A Functional Community
- A Vibrant Community
- An Environmentally Responsible Community
- A Prosperous Community

CORPORATE BUSINESS PLAN FRAMEWORK



- A Fiscally Responsible Organization
- An Open and Engaged Organization
- A Cooperative & Collaborative Organization
- A Dynamic Organization

These outcomes are high level goals that align to Council's Strategic Plan and guide each department and agency in the City. Under each outcome are key initiatives which are the programs and projects that staff see as critical to towards advancing the corporate outcomes. The initiatives will be revisited, and progress communicated, each year.

The City's 2020 Annual Municipal Report represents a transition year as the City refines its integrated and outcome focused planning and progress reporting processes. Measures of the 2020 Objectives as presented in the 2019 Annual Municipal Report (AMR) are presented in the Department Overviews section, to allow for easy comparatives between the years, while the initiatives for 2021 are presented in alignment with the outcomes of the Corporate Business Plan. Future versions the AMR will feature both initiatives and achievements presented in alignment with the Corporate Business Plan outcomes.

Department Overviews

Offices of the Chief Administrative Officer, Corporate Officer and Mayor

The Chief Administrative Officer provides organization leadership to all City staff. The various departments within the City provide critical support services for the organization.

The City solicitor provides legal advice to City Council and City staff; drafts and negotiates legal

agreements on behalf of the organization.

The Corporate Officer is responsible for the preparation of Council and Committee meeting agendas and minutes, administration and certification of City bylaws, interpret legislation, administer general local elections, management and retention of corporate records, coordinate Committees of Council, protection of privacy and access for information requests.

The Mayor's Office provides administrative, communications and research support for the Mayor.



KEY RESPONSIBILITIES

- Act as liaison between Mayor, Council and City staff
- Oversee the business actions and operations of the City and its departments
- Advise City Council and City staff on legal obligations, legislative interpretation and the extent of municipal authority
- Provide strategic advice to minimize legal risk to the City
- Negotiate agreements on behalf of the City to protect the City's interests and maximize contract value
- Deliver information to Council and Council Committees
- Administer and preserve corporate records management services
- Provide information and records to the public regarding Council business
- Respond to requests for information under the Freedom of Information and Protection of Privacy Act
- Administer general local elections
- Oversee Committees of Council
- Coordinate the Mayor's schedule, commitments and speaking engagements
- Conduct research and draft media communications
- Provide administrative support to the Office of the Mayor

Offices of the Chief Administrative Officer, Corporate Officer and Mayor

- Supported the implementation of Council's Strategic Plan
- Implemented corporate policy framework
- Due to the impacts of COVID-19, Phase 4 of the digitization of Council reports and resolutions was reprioritized

Finance

Finance provides financial services to citizens, City departments and City Council.

KEY RESPONSIBILITIES

- Accounting and reporting
- Financial planning
- Internal control and performance
- Payroll
- Purchasing
- Revenue
- Administration



- Continue the review of the City's Purchasing Policy
- Continue the review of the Long Term Property Tax Strategy
- Adopted Permissive Tax Exemption Bylaw

Engineering, Parks and Environment

The Engineering, Parks and Environment department provides and maintains essential municipal services and infrastructure.

KEY RESPONSIBILITIES

Creating safe, resilient, inviting and cost effective public infrastructure that supports our community and enables it to thrive.

DIVISIONS

- Engineering Planning and Design
- Public Realm Infrastructure and PMO
- Operations
- Development Services
- Parks and Environment (and Cemetery)
- Administration









- 3 km of separated bike lanes and the equivalent of 6 blocks of sidewalk were constructed in 2020.
- Marine Drive Mosquito Creek Bridge replacement is well underway with completion slated for summer 2021.
- Moodyville Park was completed and opened to the public in 2020.

Community and Partner Engagement

Community and Partner Engagement takes direction from Mayor and Council, the Official Community Plan, the Economic Development Strategy, and other civic policies in order to provide excellent customer service.

KEY RESPONSIBILITIES

- Liaison between the City and news media, managing external communications and City website
- Assist City departments with public engagement processes
- Business licensing and compliance
- Economic and tourism development
- Place-making and events
- Parking and bylaw enforcement
- Shipyards skate plaza and splash park
- Shipyards / Waterfront programming and events



DIVISIONS

- Business and Community Partnerships
- Communications
- Bylaws
- Administration

 Shipyards and Waterfront Operations

- The Economic Development Strategy work was postponed to 2021. Departmental
 efforts focused on supporting the local business community with Open Streets, Placemaking, temporary patio program and business recovery efforts
- The Shipyards Programming Framework is currently underway. The Shipyards Team focused on providing Covid-19 compliant programming in 2020.
- The Social and Community Strategy work was postponed and departmental efforts focused on supporting social agencies through North Shore Emergency Management in the following areas: childcare; youth, mental health; seniors; social isolation; homelessness; and food security.

Planning and Development

Planning and Development assists Mayor and Council in setting community goals and objectives, creating plans, and implementing these plans through policies, regulations and development.

KEY RESPONSIBILITIES

- Land use planning
- Current and Long-Range planning
- Social Planning
- Transportation planning
- Climate Action Planning
- Development planning
- Building permits
- Zoning administration
- Code interpretation and regulation
- Construction approvals

DIVISIONS

- Building
- Development Planning
- Transportation
- Environmental Sustainability
- Long Range & Community Planning
- Administration



- Endorsement of the City's Child Care Action Plan (2021-2031) to improve the accessibility, affordability and quality of child care in the City
- The City's first Safe Mobility Strategy was approved and early actions implemented including the City's first slow speed zone in the Ridgeway neighbourhood
- Adopted key early Environment Strategy direction with the Low Carbon Building Bylaw which achieves zero carbon heating solutions or highest step of the building code for all smaller buildings
- Developed a site development concept for a non-market housing project on a Cityowned site on East 1st Street.
- Completed Balanced Housing Lab recommendations and advanced of the Balanced Housing Lab's Co-Creation project to test out and evaluate an alternative development approvals process through a pilot that will result in mid-market rental residential housing opportunities

RCMP

The RCMP serves and protects citizens of the City.

KEY RESPONSIBILITIES

- Municipal traffic enforcement
- Investigative services
- Crime reduction and prevention
- Community policing
- Youth intervention



- Non-fatal collisions down 23%
- Traffic Members recipient of Alex Team Award
- Participated in Speaker Series for School District 44 entitled "Adversity to Diversity"
- Workshops on mental health for senior leadership and unveiled a two year mental health resiliency plan for all staff in the detachment

Fire

Fire safeguards and serves our community through the promotion and provision of education, emergency medical and fire services in order to protect life, property and the environment.

KEY RESPONSIBILITIES

- Administration
- Operations and support
- Fire prevention and public education
- Emergency management and planning



- Substantial development and testing completed for Infor integration
- Seven members were certified and licensed as Emergency Medical Responders (EMR)
- Increased post emergency supplies and implemented training

Strategic and Corporate Services

The Strategic and Corporate Services department is dedicated to creating and maintaining critical support services for the organization, and delivering spaces for betterment of the entire community. The Department works closely with all other groups to deliver effective and efficient service.

KEY RESPONSIBILITIES

- Lead large scale public development projects from inception to completion
- Provide a complete range of facility, property management and real estate services for City-owned and City-leased properties and building assets
- Provide progressive, client-focused Human Resources services
- Support Council and Corporation with strategic and business planning services
- Deliver customer-focused technology services for solutions that contribute to the City's business objectives



- Strategic Initiatives
- Civic Facilities
- Real Estate
- Human Resources
- Information Technology

- Corporate Business Plan outcomes were confirmed, with key initiatives updated to capture priority shifts associated with COVID-19 response.
- Design advanced for Harry Jerome Community Recreation Centre with input from the Community Recreation Strategy prioritization framework.
- Due to the COVID-19 Pandemic, the CityWorks software project to improve customer requests, work and asset management systems was delayed until spring 2021.



North Vancouver Museum and Archives Commission

The Museum and Archives Commission is the sole custodian of the City's cultural, archival and museum collections.

KEY RESPONSIBILITIES

- Manages and preserves artifacts and records of municipal, historical and cultural significance to the community
- Develops and delivers engaging and compelling interpretative, educational programs and exhibits
- Works with the local community to identify, document and preserve local history and bring it to life



- Museum construction nearing completion, with Streetcar 153 exhibit and Feature
 Gallery exhibit designers and audiovisual consultants engaged and work underway
- 2020-2023 Strategic Plan launched in Fall 2020
- Marked the 100th anniversary of the Archives building A Landmark Transformed: 100
 Years Serving the Community, using online engagement tools

North Vancouver Recreation and Culture Commission

The Recreation and Culture Commission improves the health and well-being of all North Vancouver individuals, families and communities and inspires residents through quality recreation and culture opportunities.

KEY RESPONSIBILITIES

- Community recreation and culture service, program and event planning, facilitation and delivery
- Community recreation and culture facility planning, management, operations and maintenance
- Management of the public art programs and administration of community arts and culture grants and recreation grants
- Support to recreation, culture and sport organizations



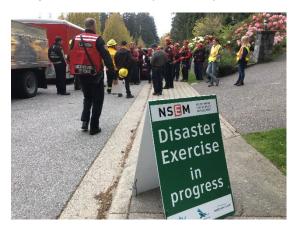
- Proactively responded to the COVID-19 pandemic by providing outdoor programming during facility closures and re-opening facilities and restarting services allowed within Provincial Health Orders
- Launched new human resources applicant tracking software and recruitment and onboarding strategies
- Provided recreation, culture and operational expertise and experience in the planning processes for recreation and culture facility replacements, renewals and openings
- Began the input process for new strategic plan

North Shore Emergency Management (NSEM)

NSEM is the lead municipal agency responsible for coordinating work to build resilience to disasters, capacity for emergency response, and strategies for community recovery.

KEY RESPONSIBILITIES

- Operationally-ready Emergency Operations Centre
- Emergency plans and strategies for disaster resilience
- Trained municipal staff and volunteers for emergency response and recovery
- Provision of public education programs
- Administrative support to North Shore Rescue



- Completed roll-out of the NSEM Disaster Supply Cache initiative at six strategic locations across the North Shore
- Continued work on the North Shore resilience strategy through the completion of a trimunicipal workshop and report titled Setting the Stage: North Shore Resilience Strategy
- Advancements made to the North Shore Evacuation Plan, including the development of an evacuation calculator to support logistical decision making

2021 CORPORATE OUTCOMES & INITIATIVES

While City departments work collaboratively to deliver on strategic priorities and outcomes, specific departments take a lead role in initiatives. The legend below identifies the lead department for the 2021 initiatives.



A Safe & Secure Community

We provide a safe and secure community where homes and business are well protected, personal information is secured and the City is prepared to respond to and recover from emergencies and disasters.

2021 Initiatives

- Complete a Fire Services Master Plan
- Collaborate with NSEM and the other North Shore communities to renew the North Shore Emergency Management Strategy

A Healthy & Welcoming Community

We provide an inclusive environment where diversity is respected and celebrated, and community members are supported and connected.

2021 Initiatives

- Commence Phase 2 of the Community Recreation Strategy
- Advance the Harry Jerome Community Recreation Centre Development
- Participate in the North Shore Homelessness Action Plan

A Connected and Accessible Community

We build and maintain roads, streets, sidewalks and pathways that are well-connected and integrated to enable the safe and efficient movement of people and goods by a variety of modes throughout the City and beyond.

2021 Initiatives

- Continue to expand active transportation in the City
- Launch the E-bike share program

Complete Economic Impact Assessment for Burrard Inlet Rapid Transit

A Functional Community

We provide plans, policies, bylaws and the organizational capacity to protect and enhance the look, feel and utility of the community.

2021 Initiatives

- Complete the Community Well-Being, Mobility and Environmental Strategies
- Initiate development process review including targeted bylaw changes
- Continue implementation of transportation and mobility requirements for new developments

A Vibrant Community

We create public spaces that are vibrant and exciting, and give people the opportunity to gather, grow and connect through positive experiences.

2021 Initiatives

- Support the opening of the new Museum of North Vancouver
- Expand and improve the Open Streets initiative and Place-Making activations
- Initiate the Waterfront Park Master Plan

An Environmentally-Responsible Community

We protect our environmental assets, address climate change through policies and action, and steadily reduce the impact of municipal operations on the natural environment.

2021 Initiatives

- Collaborate on a plan to migrate Lonsdale Energy Corporation to renewable energy sources
- Expedite the implementation of the Electric Vehicle Strategy
- Support and promote the Park Stewards Program
- Update the Green Building Policy for Civic facilities

A Prosperous Community

We encourage a prosperous and thriving economy by attracting new business and supporting existing businesses.

2021 Initiatives

- Review and update the City's Economic (Investment) Strategy
- Support and participate in economic partnerships in the region

A Fiscally-Responsible Organization

We are a leader in promoting transparent fiscal sustainability and accountability.

2021 Initiatives

- Support and promote the Park Stewards Program
- Review the City's Long-Term Property Tax Strategy
- Improve the integration of the City's business and financial planning processes

An Open and Engaged Organization

We are actively and consistently engaging our residents and stakeholders using a variety of platforms on City projects, programs, services and infrastructure.

2021 Initiatives

- Implement a public engagement framework for all programs and projects
- Explore new initiatives for public input related to Council meetings

A Cooperative and Collaborative Organization

We work with a wide range of partners to continually improve the delivery of programs, services and infrastructure within the City.

2021 Initiatives

- Support Metro Vancouver Board's regional management and action plans
- Support the NXSTPP Steering Committee and implement 2021 priorities
- Support the implementation of the RCMP, NSEM, NVCL and NVRC Strategic and Corporate Plans
- Strengthen relationships with local Indigenous communities and our urban Indigenous population

A Dynamic Organization

We are recognized as a top, innovative employer where there is a well-established culture of learning and continuous improvement.

2021 Initiatives

- Review and update City's Human Resources Policies and Strategies
- Expand online City services including CityServe, CityFix and CityView
- Review and update City's Training, Education and Development Program

Audited Financial Statements

The Corporation of the City of North Vancouver
Consolidated Financial Statements

For the year ended December 31, 2020

Statement of Management Responsibility

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

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

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

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

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

Acting Director of Finance

Leslie Garber

May 10, 2021



Tel: 604 688 5421 Fax: 604 688 5132 vancouver@bdo.ca www.bdo.ca BDO Canada LLP 1100 Royal Centre 1155 West Georgia Street PO Box 11101 Vancouver BC V6E 3P3 Canada

Independent Auditor's Report

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

Opinion

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

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

Basis for Opinion

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

Unaudited Information

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

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

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

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

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

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

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



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

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

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

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia May 10, 2021

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

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

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

July

Acting Director of Finance Leslie Garber

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

	2020 Budget			2020		2019
	(notes 2(i) and 14)			2020		2019
DEVENUE						
REVENUE Dranarty value toy	\$	6F 660	œ	6F 029	\$	62 521
Property value tax	Φ	65,669 3,529	\$	65,928 3,571	Ф	62,521
Parcel taxes		3,329 4,192		3,571 4,949		3,204 4,856
Licences and permits Fines and fees		5,126		4,949 4,799		4,656 5,157
Rent		1,428				2,191
		2,147		1,874 6,059		2,191 6,477
Interest, dividends and penalties Sale of services		2,147		26,331		29,896
Rebate and recoveries		26,096 85		638		29,890 58
Grants and other		7,347		19,430		11,276
Developer contributions and other transfers		7,347 275		25,063		5,203
Loss on disposition of assets		213		(823)		(427)
Lonsdale Energy Corp. income (note 4)		_		1,238		595
Lonsdale Energy Corp. Income (note 4)		<u>-</u> _		1,230		
Total revenue (note 12)		118,496		159,057		131,007
EXPENSES						
General government		19,023		22,078		19,818
Transportation and transit		6,746		8,317		8,279
Health, social services and housing		2,754		2,764		2,685
Development services		6,191		5,406		6,340
Protective services		28,581		27,229		27,259
Parks, recreation and culture		30,383		28,084		30,210
Water utilities		10,516		9,719		9,964
Sewer utilities		10,177		10,538		9,598
Solid waste		3,856		3,951		4,226
Total expenses (note 12)		118,227		118,086		118,379
Annual surplus		269		40,971		12,628
Accumulated surplus beginning of year		575,354		575,354		562,726
Accumulated surplus end of year	\$	575,623	\$	616,325	\$	575,354

See accompanying notes to the consolidated financial statements

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

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

See accompanying notes to the consolidated financial statements

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

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

See accompanying notes to the consolidated financial statements

1. OPERATIONS

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

2. SIGNIFICANT ACCOUNTING POLICIES

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

(a) Basis of Presentation

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

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

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

(b) Basis of Accounting

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

2. SIGNIFICANT ACCOUNTING POLICIES (con't)

(c) Revenue Recognition

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

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

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

(d) Deferred Revenue

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

(e) Deferred Lease Revenue

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

(f) Development Cost Charges

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

(g) Temporary Investments

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

(h) Portfolio Investments

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

(i) Budget Figures

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

2. SIGNIFICANT ACCOUNTING POLICIES (con't)

(j) Government Transfers

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

(k) Employee Future Benefits

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

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

(I) Long-term Debt

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

(m) Non-Financial Assets

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

(i) Tangible Capital Assets

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

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

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

(ii) Contributions of Tangible Capital Assets

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

(iii) Works of Art and Historic Assets

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

(iv) Natural Resources

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

(v) Interest Capitalization

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

(vi) Leased Tangible Capital Assets

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

(vii) Inventories

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

(n) Estimates

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

(o) Segment Disclosure

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

2. SIGNIFICANT ACCOUNTING POLICIES (con't)

(p) Contaminated Sites

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

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

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

3. INVESTMENTS

(a) Temporary Investments

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

(b) Portfolio Investments

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

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

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

Summarized financial information relating to LEC is as follows:

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

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

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

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

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

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

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

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

6. LONG-TERM DEBT

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

6. LONG-TERM DEBT (con't)

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

	 2020	
2021	\$ 227,979)
2022	 237,098	3
	\$ 465,077	7

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

7. EMPLOYEE FUTURE BENEFITS

(a) Sick and Severance

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

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

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

7. EMPLOYEE FUTURE BENEFITS (con't)

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

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

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

(b) Council Retirement Stipend

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

8. TANGIBLE CAPITAL ASSETS

2020	La	nd	Land Improvements	Parks	В	Buildings		chinery &	V	ehicles	li	nfrastructure		rary erials		Work Progress		Total
Cost																		
Balance as at December 31, 2019	\$ 38	3,909	\$ 76,101	\$ 50,357	\$	126,685	\$	21,584	\$	11,327	\$	239,874	\$	952	\$	49,339	\$	615,128
Additions	5	5,000	6,256	5,469		15,108		2,007		810		5,634		180		57,677		98,141
Disposals		-	-	318		-		209		270		1,188		203		49,339		51,527
Balance as at December 31, 2020	\$ 43	3,909	\$ 82,357	\$ 55,508	\$	141,793	\$	23,382	\$	11,867	\$	244,320	\$	929	\$	57,677	\$	661,742
Accumulated Depreciation																		
Balance as at December 31, 2019	\$	-	\$ 14,322	\$ 15,829	\$	61,812	\$	15,771	\$	6,088	\$	86,748	\$	465	\$	-	\$	201,035
Depreciation expense		-	2,333	1,786		5,184		1,529		620		4,746		215		=		16,413
Disposals		-	-	250		-		209		217		452		203		=		1,331
Balance as at December 31, 2020	\$	-	\$ 16,655	\$ 17,365	\$	66,996	\$	17,091	\$	6,491	\$	91,042	\$	477	\$	-	\$	216,117
Net Book Value December 31, 2020	\$ 43	3,909	\$ 65,702	\$ 38,143	\$	74,797	\$	6,291	\$	5,376	\$	153,278	\$	452	\$	57,677	\$	445,625
2019	La	nd	Land Improvements	Parks	В	Buildings		chinery & quipment	V	ehicles	li	nfrastructure		rary erials		Work Progress		Total
2019 Cost	La	nd		Parks	В	Buildings			V	ehic l es	l	nfrastructure						Total
		nd 3,909		Parks \$ 49,700	B	_			V (ehicles 10,901	l i \$						\$	Total 588,824
Cost			Improvements			_	E	quipment					Mat	erials	in	Progress	\$	
Cost Balance as at December 31, 2018			Improvements \$ 63,348	\$ 49,700		125,709	E	quipment 19,708		10,901		232,731	Mat	erials 930	in	Progress 46,888	\$	588,824
Cost Balance as at December 31, 2018 Additions		3,909 - -	Improvements \$ 63,348	\$ 49,700		125,709 1,262 286	E	19,708 1,232	\$	10,901 899		232,731 7,913	Mat	930 233	in	46,888 49,339	\$	588,824 74,288
Cost Balance as at December 31, 2018 Additions Disposals	\$ 38	3,909 - -	\$ 63,348 12,753	\$ 49,700 657	\$	125,709 1,262 286	\$	19,708 1,232 (644)	\$	10,901 899 473	\$	232,731 7,913 770	Mat \$	930 233 211	in \$	46,888 49,339 46,888	·	588,824 74,288 47,984
Cost Balance as at December 31, 2018 Additions Disposals	\$ 38	3,909 - -	\$ 63,348 12,753	\$ 49,700 657	\$	125,709 1,262 286	\$	19,708 1,232 (644)	\$	10,901 899 473	\$	232,731 7,913 770	Mat \$	930 233 211	in \$	46,888 49,339 46,888	·	588,824 74,288 47,984
Cost Balance as at December 31, 2018 Additions Disposals Balance as at December 31, 2019	\$ 38	3,909 - -	\$ 63,348 12,753	\$ 49,700 657	\$	125,709 1,262 286	\$	19,708 1,232 (644)	\$	10,901 899 473	\$	232,731 7,913 770	Mat \$	930 233 211	in \$	46,888 49,339 46,888	·	588,824 74,288 47,984
Cost Balance as at December 31, 2018 Additions Disposals Balance as at December 31, 2019 Accumulated Depreciation	\$ 38	3,909 - -	\$ 63,348 12,753 - \$ 76,101	\$ 49,700 657 - \$ 50,357	\$	125,709 1,262 286 126,685	\$	19,708 1,232 (644) 21,584	\$	10,901 899 473 11,327	\$	232,731 7,913 770 239,874	Mat \$	930 233 211 952	in \$	46,888 49,339 46,888	\$	588,824 74,288 47,984 615,128
Cost Balance as at December 31, 2018 Additions Disposals Balance as at December 31, 2019 Accumulated Depreciation Balance as at December 31, 2018	\$ 38	3,909 - -	\$ 63,348 12,753 - \$ 76,101 \$ 12,219	\$ 49,700 657 - \$ 50,357	\$	125,709 1,262 286 126,685 57,170	\$	19,708 1,232 (644) 21,584	\$	10,901 899 473 11,327	\$	232,731 7,913 770 239,874	Mat \$	930 233 211 952	in \$	46,888 49,339 46,888	\$	588,824 74,288 47,984 615,128
Cost Balance as at December 31, 2018	\$ 38	3,909 - -	\$ 63,348 12,753 - \$ 76,101 \$ 12,219 2,103	\$ 49,700 657 - \$ 50,357	\$	125,709 1,262 286 126,685 57,170 4,925	\$ \$ \$	19,708 1,232 (644) 21,584 13,644 1,483	\$	10,901 899 473 11,327 5,944 546	\$	232,731 7,913 770 239,874 82,721 4,374 347	Mat \$	930 233 211 952 460 216	in \$	46,888 49,339 46,888 49,339	\$	588,824 74,288 47,984 615,128 186,284 15,350
Cost Balance as at December 31, 2018	\$ 38 <u>\$ 38</u> \$	3,909 - - 3,909 - -	\$ 63,348 12,753 - \$ 76,101 \$ 12,219 2,103	\$ 49,700 657 - \$ 50,357 \$ 14,126 1,703	\$	125,709 1,262 286 126,685 57,170 4,925 283	\$ \$ \$	19,708 1,232 (644) 21,584 13,644 1,483 (644)	\$	10,901 899 473 11,327 5,944 546 402	\$	232,731 7,913 770 239,874 82,721 4,374 347	Mat \$ \$	930 233 211 952 460 216 211	\$ \$	46,888 49,339 46,888 49,339	\$	588,824 74,288 47,984 615,128 186,284 15,350 599
Cost Balance as at December 31, 2018	\$ 38 <u>\$ 38</u> \$	3,909 - - 3,909 - -	\$ 63,348 12,753 - \$ 76,101 \$ 12,219 2,103	\$ 49,700 657 - \$ 50,357 \$ 14,126 1,703	\$	125,709 1,262 286 126,685 57,170 4,925 283	\$ \$ \$	19,708 1,232 (644) 21,584 13,644 1,483 (644)	\$	10,901 899 473 11,327 5,944 546 402	\$	232,731 7,913 770 239,874 82,721 4,374 347	Mat \$ \$	930 233 211 952 460 216 211	\$ \$	46,888 49,339 46,888 49,339	\$	588,824 74,288 47,984 615,128 186,284 15,350 599

8. TANGIBLE CAPITAL ASSETS (con't)

(a) Work in Progress

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

(b) Developer Contributed Tangible Capital Assets and Other Transfers

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

(c) Works of Art and Historic Assets

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

(d) Write-Down of Tangible Capital Assets

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

9. ACCUMULATED SURPLUS

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

(a) Current Funds - general, water and sewer

2020	2019
\$ 14,247	\$ 13,298
5,359	-
1,975	1,857
9,825	9,675
13,270	10,722
715	476
690	690
\$ 46,081	\$ 36,718
	\$ 14,247 5,359 1,975 9,825 13,270 715 690

9. ACCUMULATED SURPLUS (con't)

(b) Reserve Funds

	Balance December 31, 2019	Contributions & Transfers	Earnings	Less Expenditures	Balance December 31, 2020
Machinery and Equipment					
Engineering	\$ 3,862	\$ 415	\$ 117	\$ 844	\$ 3,550
Fire	873	· · -	27	170	730
General	95	-	9	41	63
Computer	201	38	5	127	117
Building	326	-	9	58	277
Local Improvements	828	4	24	62	794
Affordable Housing	4,896	1,320	163	74	6,305
Tax Sale Lands	35,241	-	1,084	689	35,636
Waterworks	4,556	-	135	-	4,691
Parking	39	-	6	45	-
Civic Amenity	51,885	7,907	1,982	10,073	51,701
Justice Administration Accommodation	123	· -	4	1	126
Streets DCC	=	3,178	-	3,178	- -
Parks DCC	-	1,288	-	1,288	-
Lower Lonsdale Amenity	70	-	-	=	70
Lower Lonsdale Legacy	2.660	-	78	76	2,662
Infrastructure	638	-	226	698	166
Public Art	547	-	15	58	504
Marine Drive Community Amenity	190	-	-	190	=
Sustainable Transportation	278	-	7	98	187
Carbon Fund	244	20	7	24	247
Water DCC	-	-	-	-	-
Sanitary DCC	=	=	=	=	=
Drainage DCC	-	-	-	-	<u> </u>
Total	\$ 107,552	\$ 14,170	\$ 3,898	\$ 17,794	\$ 107,826

(c) Capital Fund

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

10. COMMITMENTS AND CONTINGENCIES

(a) Property Taxes

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

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

(b) Pension Liability

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

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

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

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

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

(b) Pension Liability (con't)

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

(c) Contingent Liabilities

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

(d) E-Comm

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

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

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

(e) Contractual Obligations

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

(f) Construction Loan Guarantee

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

11. TRUST FUNDS

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

12. SEGMENTED INFORMATION

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

General Government

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

Transportation and Transit

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

Health, Social Services and Housing

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

Development Services

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

Protective Services

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

Parks, Recreation and Culture

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

12. SEGMENTED INFORMATION (con't)

Water Utilities

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

Sewer Utilities

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

Solid Waste

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

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

13. DEFERRED LEASE REVENUE

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

14. BUDGET FIGURES

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

				inancial an Bylaw
Revenue	e per Statement of Operations		\$	118,496
Less:	Budget Adjustments for Consolidation Transfers from Reserve Interagency Funds	\$ (2,607) (1,296) (5,138)		(9,041)
Revenue	e per financial plan bylaw 8771			109,455
Expense	es per Statement of Operations			118,227
Add:				
Less:	Transfer to other funds			(3,154)
Less.	Budget Adjustments for consolidation Interagency payments	1,594 (5,138)		(3,544)
Expense	es per financial plan bylaw 8771	•		111,529
Deficit fo	or the year			(2,074)
Reserve	es and capital:			
Annual I	Capital expenditures Depreciation Equity Transfers from reserves External contributions oudgeted Surplus per financial plan bylaw		\$	(83,934) 15,700 (8,975) 60,135 19,148
. amiddi i	sangata sarpido por initational plati bylaw	:	Ψ	

15. COVID-19 IMPACT

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

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

SCHEDULE A: COVID-19 Safe Restart Grant

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

Permissive Tax Exemptions

		Municipal Taxes
Organization	Address	Exempt Portion
Anavets Senior Citizens Housing Society	245 East 3rd Street	50,360
Army, Navy and Airforce Veterans in Canada, Unit 45	119 East 3rd Street	19,493
The Auxilary to the Lions Gate Hospital	128 West 15th Street	11,387
BC Photography and Media Arts Society	101 Carrie Cates Court	65,034
Canadian Mental Health Association	300-1835 Lonsdale Aveneue	5,033
Cascadia Society for Social Working	325 West 19th Street	3,576
Cascadia Society for Social Working	351 West 19th Street	3,147
Cascadia Society for Social Working	348 West 19th Street	3,259
Community Living Society	East Keith Road House	3,733
Community Living Society	1003 - 555 West 28th St	1,268
Corporation of City of North Vancouver (Pipe Shop)	115 Victory Ship Way	35,400
Corporation of City of North Vancouver (Shipyard Commons)	125 - 135 Victory Ship Way	57,830
Family Services North Shore	203 & 206 1111 Lonsdale Avenue	17,748
Fraternal Order of Eagles Northwest Aerie 2638	162,164,166,168 & 170 West 3rd Street	14,977
Girl Guides of Canada	107,108,109,207,208 & 209 - 252 Esplanade W	62,653
Hollyburn Family Services Society	Unit 104,106,107,205,206,& 207-210 West 13th Street	6,114
HYAD Housing for Young Adults with Disabilities	2130 Chesterfield Avenue	3,055
Kiwanis North Shore Housing Society	170 West 2nd Street	53,200
Kiwanis North Shore Housing Society	1480 St. Andrew's Avenue	3,716
Lighthouse Harbour Ministries	#1 - 260 East Esplanade	5,651
Lonsdale Creek Daycare Centre Society	230 West 21st Street	10,130
Lookout Housing & Health Society	705 West 2nd Street	18,889
Chesterfield House Society	1415 Chesterfield Avenue	3,899
Marineview Housing Society	1053 Grand Blvd	4,435
Marineview Housing Society	1057 Cloverley Street	2,426
Navy League of Canada	1555 Forbes Ave	13,891
North Shore Connexions Society	1924 Jones Avenue	2,417
North Shore Disability Resource Centre	2412 Wilding Way	2,757
	124 East 15th Street (units 100, 207,	
North Shore Multicultural Society	202,203,204,204A,205,302,303,305)	52,102
North Shore Neighbourhood House	225 East 2nd	27,657
North Shore Neighbourhood House (Centre view childcare)	Community Garden, 207 East 2nd Street	3,132
North Shore Neighbourhood House (Community Garden)	143 14th St E	2,789
North Shore Neighbourhood House	113 3rd St E	475
North Vancouver Chamber of Commerce	102 – 124 West 1st Street	7,212
North Vancouver Lawn Bowling Club	2160 Lonsdale Avenue	512,021
The North Vancouver Masonic Temple Association Ltd.	1140 - 1144 Lonsdale	7,706
Presentation House Cultural Society	333 Chesterfield Avenue	72,393
Royal Canadian Legion, Branch 118	121/123 West 15th	19,301
Silver Harbour Seniors' Activity Centre	144 East 22nd Street	81,636
St. Edmund's Parish	613 Mahon Avenue	4,277
St. Leonard's Society of North Vancouver	312 Bewicke Avenue	2,211
	Magnolia House Residential Mental Health Facility, 720	
Vancouver Coastal Health Authority	E. 17th	2,694
Vancouver Coastal Health Authority	Margaret Fulton ADC, 1601 Forbes Avenue	20,274
Young Women's Christian Association	125 14TH St E	2,331
North Shore Bethel Christian Mennonite Brethern Church	185 East Keith Road	2,338
Holy Trinity Catholic Church	2725 Lonsdale Avenue	2,664
North Shore Alliance Church	201 & 241 East 23rd Street	14,742
Kings Temple Missionary Society	North Shore Christian Centre, 1400 Sutherland	1,444
Parish of St. Agnes Anglican Church of Canada	530 East 12th Street	547
St. John the Evangelist Anglican Church	209 West 13th Street	13,444
Salvation Army, North Vancouver	105 West 12th Street	9,778
St. Andrew's & St. Stephen's Presbyterian Church	2641 Chesterfield Avenue	3,513
St. Andrew's United Church	Units #100, 200 & 300- 1046 St. Georges Avenue	751
St. Andrew's United Church	1044 St. Georges Avenue	1,455
Sutherland Church	630 East 19th Street	3,183
North Vancouver Museum and Archives Commission	131 - 115 W Esplanade	86,553
Total		1,444,101

Declaration of Council Disqualifications

No Councilors were disqualified from holding office in 2020 under the provisions set out in the Community Charter.



PUBLIC NOTICE

WHAT: Regular Council Meeting

WHY: 2020 Annual Municipal Report

WHEN: Monday, June 21, 2021 at 5:30 pm

HOW: View the meeting online at

cnv.org/LiveStreaming

The City of North Vancouver's 2020 Annual Municipal Report will be presented for consideration at the above noted Regular Council Meeting.

As City Hall remains closed to the public, the Regular Council Meeting will be held electronically via "WebEx". Members of the community may submit comments and questions regarding the 2020 Annual Municipal Report at cnv.org/annualmunicipalreport until 12:00 noon on Monday, June 21, 2021. Alternatively, submissions may be deposited in the drop-boxes outside of City Hall no later than 4:00 pm on Friday, June 18, 2021, as documents are subject to a 24-hour quarantine period before being opened due to COVID-19.

If you wish to speak during the Regular Council Meeting by phone regarding the 2020 Annual Municipal Report, pre-register by completing the online form at cnv.org/PublicMeetings. Persons can also pre-register by phoning 604-990-4230 and providing contact information so call-in instructions can be forwarded to you. **All pre-registration must be submitted no later than 12:00 noon on Monday, June 21, 2021.**

The 2020 Annual Municipal Report is available for viewing online at cnv.org/annualmunicipalreport.





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REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Karsten Veng, Chief Executive Officer, LEC

SUBJECT:

2021 ANNUAL GENERAL MEETING

Date:

May 31, 2021

RECOMMENDATION:

PURSUANT to the report of the Chief Executive Officer of Lonsdale Energy Corp., dated May 31, 2021, entitled, "2021 Annual General Meeting":

THAT the 2020 Financial Statements be received and filed:

THAT the attached proposed Unanimous Consent Resolutions of the Shareholder of Lonsdale Energy Corp. (Attachment 2) be endorsed;

AND THAT the Mayor and City Clerk be authorized to sign and seal the said resolution.

ATTACHMENTS:

- Financial Statements of Lonsdale Energy Corp. for the period ended December 31, 2020, made up of the Statement of Financial Position, Statement of Net and Comprehensive Income, Statement of Changes in Equity and Statement of Cash Flows
- 2. Proposed Unanimous Consent Resolutions of the Shareholder of Lonsdale Energy Corp. (in lieu of the annual general meeting)
- 3. Historical Data for 2004 2020 Years of Operation
- 4. Summary of Lonsdale Energy Corp. Statistics as of December 31, 2020

PURPOSE:

This report provides information concerning Lonsdale Energy Corp.'s (LEC) 2020 activities and presents the audited Financial Statements for that year (**Attachment 1**). It recommends that a resolution be adopted by the City of North Vancouver (the City), sole shareholder of LEC, in lieu of holding an annual general meeting.

DISCUSSION:

Review of 2020 Activity

LEC was incorporated on July 7, 2003 and by November of that year, the company started to provide hydronic space heating and domestic hot water service to buildings within the City. Since then LEC has grown to provide reliable and reasonably priced thermal energy as well as cooling services to customers in four separate service areas. LEC's statements comply with the International Financial Reporting Standards (IFRS).

The following customers were added to the LEC network in 2020:

Connection Name		Service Area	Location
Jan. 2020	The Trails – Phase 1	Moodyville	509-603 E 2 nd Street
Feb. 2020	The Royals	Central Lonsdale	1441 St. Georges Ave.
Apr. 2020	Creston	Harbourside	715 W 15 th Street
Apr. 2020	The Lonsdale	Central Lonsdale	108 W 13 th Street
Jun. 2020	Evolv35	Moodyville	720 E 3 rd Street
Oct. 2020	Crest by Adera	Central Lonsdale	128 E 8 th Street
Oct. 2020	Central MacLean Homes	Central Lonsdale	1730 Chesterfield Ave.
Dec. 2020	Van. Resource Society	Central Lonsdale	125 E 20 th Street

With the addition of these 8 accounts LEC's distribution network has 101 energy transfer stations delivering heating and cooling services to 95 buildings. LEC services approximately 7.4 million square feet of property which includes 6,378 households as well as various commercial and institutional premises. **Attachment 4** provides additional statistics on the LEC district energy system (DES).

During 2020 LEC added approximately 700 meters of distribution piping worth almost \$2.2 million to its system. Unlike the past few years, there were no construction projects dedicated to the interconnection of LEC's service areas. LEC was able to achieve interconnection of all of its service areas in 2019 allowing the transfer of sustainable energy between service areas to be used in priority over energy generated from natural gas boilers. In 2020 construction was spread out over many smaller projects focused on the connection of customers. Significant projects included two blocks of construction on Chesterfield Avenue to reach 1730 Chesterfield (170 m) and another two blocks of construction for the early 2021 connection of 129 E 12th Street (140 m). Expansion of the DES during the year added heating services to approximately 900 new residential units within the City. The company also built its second Network Transfer Station at 717 Chesterfield Avenue during 2020. These stations transfer energy between service areas while maintaining the integrity of LEC's distribution system. Without the stations LEC

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risks compromising the DES due to the large differences in pressure caused by the different elevations of the service areas.

New plant and equipment infrastructure added in 2020 included the completion of two additional boilers at Mini-Plant 2 (151 W 2nd Street) in February and the construction of Energy Transfer Stations in the customer buildings noted above. The addition of two boilers at Mini-Plant 2 was necessary in order to meet the demand of LEC's growing customer base while the company continues to investigate viable sustainable energy sources. Cooling services nearly doubled this year (1,734 MWh) compared to 2019 (881 MWh) which was due to enabling waste heat recovery from the new ice rink at Shipyard Commons during Winter 2020 as well as increased cooling demand from the many businesses and hotel that opened in the Shipyard Commons during the Summer.

During 2020 LEC continued to integrate new customers into its controls and automation system software, however with the substantial upgrade and migration of its controls systems being completed from 2017-2019, software additions were less significant than in prior years. In addition to saving the company money by eliminating the need for 24 hour human supervision of the system, LEC's control system provides an abundance of valuable performance data to better serve customers, improve system efficiency, and prioritize the use of the most appropriate energy source.

The provincial government declared a state of emergency on March 18, 2020 in response to the COVID-19 pandemic. This was an early indicator of the global impact of the pandemic and LEC management responded by assessing the impact on the company as a going concern; the rates of the company; the impact on its operations and stakeholders; and began developing strategies in response to this dynamic situation. For example, on May 20, 2020 management recommended to Council a rate freeze through to November 1, 2021 to provide customers with relief, stability and predictability in an uncertain economic climate. After assessing the impact of COVID-19 on market, economical and regulatory forces and how they affect LEC, as well as reviewing shifting construction schedules, development applications, and collection of receivables from customers, LEC management determined that there were no substantial ongoing concerns and it would be able to continue operations and meet all of its obligations.

Review of Financial Performance

A brief historical review of the company's performance can be summarized as follows:

- 2004-2008: LEC incurred losses and created a deficit during its startup years while it launched and established a customer base.
- 2009-2014: the company grew and began earning a modest income and decreased its deficit.
- 2015: non-recurring expenses resulting from obligations under a finance lease with Corix Utilities Inc. caused an increase in the deficit.
- 2016: LEC once again earned a modest income.
- 2017-2020: the company matured and experienced rapid growth while eliminating the deficit and provided retained earnings to its shareholder.

For more details on the historical performance of the company, a summary of LEC's financial results is provided in **Attachment 3**. The financial statements of LEC

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(Attachment 1) provide the financial information of the business for the benefit of the sole shareholder, the City, and other stakeholders. LEC is reporting a profit of \$1,171,917 for the year ended December 31, 2020. This exceeds the previous year's results (\$724,724) and is the fourth year in a row that LEC has earned a significant profit. LEC continues to add equity for the shareholder and has increased retained earnings to \$1,834,969. LEC also issued dividends of \$34,000 in 2020.

Statement of Financial Position

Plant and equipment (consisting of the generation equipment, distribution system piping and energy transfer stations) continue to make up the majority of the company's assets, which is common for a utility company. LEC continued to expand its infrastructure in order to meet customer demand with additions valued at \$2.8 million. Compared to the previous year, LEC saw a 51% increase in its cash balance. This was the result of a loan draw of \$730,000 at the end of the year which was made to continue project construction through the end of the 2020 and start of 2021.

LEC also saw a significant increase of 48% in its Accounts receivable. The majority of the 60+ days overdue balances from monthly billing was from a single customer which has been mostly collected in 2021. Larger invoices issued at the end of the year related to construction services, such as connection fees and customer-requested service line extensions, have also contributed to a higher than usual balance. Note, collection of application fees is also impacted by the fluid nature of construction schedules, construction progress and permitting issuance leading to longer collection periods. LEC remains confident in the collectability of its receivables based on its historical track record of collection and the procedures available to the company to ensure collection under Bylaw No. 7575.

LEC continues to use loans from the City as the primary source of funding the construction of new assets and therefore these loans make up the majority of the liabilities and shareholder's equity of the company. While the balance of the loans from the City increased to \$26,006,065 in 2020, the proportion that the loan balance makes up of total liabilities and shareholder's equity has decreased from 67% to 65% as LEC continues to meet and exceed the repayment schedule submitted to Council while also increasing retained earnings to the shareholder. In addition to this, the City continues to earn a competitive return on the loans in the form of interest payments from LEC (2020 - \$692,885). The company's Accounts payable balance at the end of the year is nearly double the balance of 2019. This increase is due to payments at the end of the year resulting from additional administration as the company worked through internal and external requirements to transition board member signing authorities for the new CEO. Continued growth and good management practices by LEC continue to increase retained earnings and equity for the shareholder.

Statement of Net and Comprehensive Income

Financial results on the Statement of Net and Comprehensive Income once again indicate strong financial performance. Revenues have grown by 21% and profit margin (Net income / revenue) has increased from 14% in 2019 to 18% in 2020. Given that rates were frozen during the year, revenue increases were mostly driven by the increase in customer connections, however the increase in Net income was the result of other factors in addition to customer growth. Cost of Sales represent the cost to

generate the thermal energy that was delivered to customers; primarily natural gas and electricity costs. It would be expected that as customer demand and revenues increase, the Cost of Sales would increase proportionally. However, through the strategic use of market priced natural gas rate structures at two plants, LEC was able to earn significant savings on Cost of Sales in 2020 increasing its Gross Margin ([Revenue – Cost of Sales] / Revenue) from 59.9% to 62.5% this year. This 2.6% increase represents savings on Cost of Sales of approximately \$168,000 in 2020.

A number of factors contributed to the almost \$350,000 increase in LEC's 2020 Operating expenses:

- Increased operational costs due to growth in both the size and complexity of the DES.
- The aging of the system has increased maintenance and repair costs. At almost 20 years old, the company is reaching the end of the useful life for some of its plant and equipment assets leading to increased maintenance requirements and more preventative maintenance to avoid failures or major repairs.
- 2020 was a less capital intensive year resulting in staff being more focused on operational needs compared to the past few years. This resulted in less internal salary being allocated towards bringing capital assets to use.
- Insurance costs increased proportionally to the increase in assets. The company also faced unavoidable increases to premiums due to increased uncertainty resulting from the COVID-19 pandemic.
- IT support costs increased during the year due to a review of services conducted in 2020 and inflationary increases.

While operating expenses increased significantly, as a percentage of revenue they decreased from 48% in 2019 to 45% in 2020. This was primarily driven by revenue growth outpacing the corresponding operating expenses than by any change in operating practices. In reviewing operating expenses, management has determined that LEC is benefiting from a temporary lag in costs and expects that operating costs will increase in the coming years as the company catches up on necessary staffing and operating requirements to meet the larger customer base and to maintain aging equipment. The lack of a proportional increase in operating expenses this year was another contributing factor to the increase in the Net income and the profit margin of the Company.

LEC's strong financial performance in 2020 was highlighted by the continued addition of significant assets, improvement to its debt-to-equity ratio, significantly increasing the retained earnings for the shareholder, and increasing its profit margin from 14% to 18%. This performance is a result of good management practices including:

- natural gas purchasing strategies,
- maintaining high DES efficiencies to maximize energy inputs,
- preventative maintenance programs to mitigate the risk of significant repair and replacement costs,
- · good treasury and cash flow management minimizing interest costs, and
- · a sophisticated controls system that keeps operating costs low.

While operating costs may increase in 2021, management expects continued growth and will continue to implement good practices to promote strong financial performance and provide value to the shareholder.

Outlook for 2021

LEC has four customer connections scheduled for 2021: 129 E 12th Street, 311 W 1st Street, 181 W 6th Street and 143 E 17th Street. This is the lowest number of connections among the past five years and noticeably less than the eight connections in 2020 and the thirteen connections in 2019. This lull in connections appears largely attributable to the economic impacts of COVID-19, however based on current and expected development and construction applications, management expects customer connections to pick up and return to previous levels in the coming years. This projection is further supported by the Province's restart plan announced on May 25, 2021 and an expected return towards normalcy in fall of 2021.

In addition to building the distribution piping to connect the above mentioned buildings. LEC has completed the majority of its distribution piping project on Chesterfield Avenue from 3rd Street to Keith Road. This project aims to be completed in July 2021 and when completed, serves multiple purposes for the DES. It provides a new interconnection between the Lower Lonsdale and Harbourside service areas, as well as a second interconnection between the Lower Lonsdale and Central Lonsdale service areas. It increases the redundancy of the system by helping ensure heating availability in the event of a necessary shutdown or pipe failure scenario. This connection will further enhance LEC's ability to transport waste heat recovered from cooling processes via the low carbon heat recovery system in Mini-Plant 5 located in the Shipyards precinct. On hot summer days when the heat recovery system output exceeds the Lower Lonsdale service area's heating demand, the piping interconnections allow for the recovered heat to be distributed to the Central Lonsdale and Harbourside service areas. This ensures that the sustainable energy generated is used to its maximum potential and avoids rejecting any waste heat to atmosphere through cooling towers. Additionally, once heat recovery from the North Shore Waste Water Treatment Plant (NSWWTP) commences, the new piping connection will allow thermal energy to be transported in the opposite direction in order to supply low carbon heat to Lower Lonsdale, LEC's largest service area. Considering the amount of clean energy that will be generated by the NSWWTP for LEC's system, it is important that the use of this energy can be maximized in the DES.

LEC expects to hire three to four additional staff members in 2021 in engineering, accounting and communications/branding capacities. LEC has operated with a lean staffing complement for most of its existence, however the scope of its operations and rapid growth over the past five years underscore the need for more staff to properly serve a larger customer base (growth of 51% from 2016 to 2020). Additional staff is also needed to collaborate and liaise with other important stakeholders and increase capacity of the company to investigate and integrate low carbon energy sources. LEC expects to continue its strong financial performance in 2021 while focusing profits on reducing debt obligations to the City and reducing Greenhouse Gas (GHG) emissions in the community.

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In 2021 LEC staff has and will continue work on existing sustainability projects as well as pursue new sustainable energy sources. New customer connections require the DES to expand its heating capacity for the next winter. This capacity increase is expected to be added with high efficiency natural gas boilers at Mini-Plant 2, however thermal energy storage solutions continue to be actively developed which may supplement capacity and reduce the need for adding new heat generating equipment. These solutions also would provide other benefits, such as increased resilience and optimizing the use of current and future low-carbon sources. This capacity will also serve as a backup to future sustainable energy opportunities which will be discussed later in this report. In some cases these energy sources, while innovative, require technology that is less mature and therefore a certain level of redundancy is needed in order to provide customers with reliable service.

Alternative Energy Sources

LEC is continuously exploring new ways to innovate and enhance the sustainability of its DES. Currently, LEC's alternative energy sources include a solar panel array on the roof of the Library, a geo-exchange field under the School District 44 head office, as well as recovery of rejected heat from the cooling process used in cooling services at the School District 44 head office, the Shipyard Commons and the newly constructed ice rink. These energy sources are used in priority and directly offset energy that would otherwise be provided by natural gas fired boilers in LEC's system. The DES's hydronic hot water basis coupled with customer buildings employing hydronic heating systems enables seamless integration of a wide variety of low carbon energy sources.

On October 5, 2017, LEC entered into a Thermal Energy Sale and Purchase Agreement with the Greater Vancouver Sewerage & Drainage District (GVS&DD). Under the agreement, GVS&DD is to recover heat from the treated sewerage effluent which will then be distributed throughout LEC's DES. The GHG reduction resulting from this heat recovery will allow LEC to supply a considerably large amount of low-carbon energy to customers (20,000-30,000 MWh) and displace up to 7,200 tonnes of carbon emissions within the City per year (as estimated by the GVS&DD). This would represent approximately one-third of the 69,000 MWh of energy LEC delivered in 2020. LEC received Council's approval on July 24, 2017 for a loan of \$3.6 million to fund the capital cost of the distribution system linking the NSWWTP with the Harbourside service area. Upon completion, GVS&DD will be responsible for the operation and maintenance of the heat recovery facility.

The reduction of use of natural gas boilers is a key objective for LEC as it focuses on decarbonization of the DES. In alignment with City Council's commitment to GHG reductions, LEC is increasingly exploring the feasibility of technologies that will result in significant emissions reductions for the buildings sector. Technologies currently being investigated by staff include server/data centre heat recovery; sewer heat recovery; and ocean source heating. In the case of the latter two, LEC has engaged with City staff to discuss options, scope and feasibility. Management has begun mapping a decarbonization plan and projecting GHG emission reductions based on existing alternative energy sources, the NSWWTP heat recovery and implementation of the above technologies.

REPORT: 2021 ANNUAL GENERAL MEETING

Considering the large capital investment necessary for alternative energy projects and higher operating costs, all of these opportunities need to be considered for financial viability, as well as how they will affect the rates of customers. LEC will complete rigorous financial analysis on these projects before making any investment decisions or recommendations.

Annual General Meeting

Legislation requires that each year the company hold an Annual General Meeting (AGM) so that its shareholders can approve the company's financial statements; appoint the Directors and Auditors; and conduct any other business as required. Alternatively, the shareholders may consent in writing to the business required to be transacted at the AGM. Accordingly, a consent resolution has been submitted so that the shareholder may consent to the resolutions to be passed at an AGM (Attachment 2).

It should be noted that the consent resolution names BDO Canada LLP as auditors of the company until the next annual reference date or until a successor is appointed. The City and LEC have issued a Request for Proposal of Professional Audit Services for the audit of the 2021 to 2025 Financial Statements. After conducting the selection process, a Unanimous Consent Resolution of the Shareholder will appoint the successful firm as the auditors of the Company.

Nomination of the Directors

Article 18.1 of the Articles of the company specifies the officers that must be appointed to the company as follows: a Chair of the Board, a Vice-Chair, a President and a Secretary-Treasurer.

A Unanimous Consent Resolution of the Shareholder dated December 21, 2018 appointed Leanne McCarthy and Jessica McIlroy to the LEC Board. Additionally, a Unanimous Consent Resolution of the Shareholder dated December 7, 2020 appointed Karsten Veng to the Board. The proposed Unanimous Consent Resolutions of the Shareholder of LEC (Attachment 2) has been prepared on the same basis as previous years and references LEC's Officers as follows:

Name	Office	
Leanne McCarthy	Chair of the Board and President	
Jessica McIlroy	Vice-Chair and Director At Large	
Karsten Veng	Secretary-Treasurer	

Karsten Veng also acts as the Chief Executive Officer of the company and is therefore involved in the day-to-day management and operations of the company. The title Director at Large recognizes the fact that while not being specifically involved in the company's operations, the appointee represents the communities' broader interests.

Amount Due to the City of North Vancouver

On June 29, 2012 the City received a loan of \$2,000,000 under the Green Municipal Investment Fund Project Loan through the Municipal Finance Authority ("MFA") to finance eligible capital costs. Funding was transferred to LEC who is responsible for

principal and interest payments. As of December 31, 2020, the loan had an outstanding balance of approximately \$465,077 (2019 - \$684,287). The final principal payment which will retire this loan is scheduled for 2022.

On August 1, 2018, the City authorized a five-year demand term loan maturing on August 1, 2023, and bearing an interest rate of 2.65% per annum. The total authorized amount of this loan is \$33,661,966. This replaced and consolidated funding previously approved by Council for various capital projects authorized from 2013 to 2018. As of December 31, 2020, the amount owed to the City against the loan was \$25,173,086 (2019 - \$25,623,086).

On July 15, 2019 the company was authorized to borrow an additional \$1,681,000 from the City bearing the same interest rate and terms as the above loan for additional capital projects scheduled into 2021. This increases the total funding available to the Company from the City to \$35,342,966. As of December 31, 2020, the amount owed to the City against this loan was \$1,345,000 (2019 - \$700,000).

In a report to Council dated June 6, 2017 titled "2017-2018 LEC Construction Program Financing", the company informed Council of its intention to cease using its operating revenue for the purpose of funding capital expansions and major upgrades. This practice enhances transparency as LEC would borrow funding for future capital projects making Council aware of significant capital projects for the company. Concurrently operating revenue could then be targeted toward the principal payment of older existing loans. A report to Council dated June 22, 2020 provided an updated loan repayment schedule which indicated that the company intended to allocate \$1.331 million for this purpose in 2020. Despite challenges faced during the COVID-19 pandemic, this was achieved through payment of \$692,885 in interest to the City and principal payments throughout 2020 totaling \$659,210. With total interest and principal payments of \$1,352,095 LEC exceeded its 2020 target by approximately \$21,000. In addition to these payments, administrative services as well as maintenance and operations activities provided by the City are reimbursed on a quarterly basis.

At year-end, LEC had a cash balance of approximately \$1,349,000. This is a considerable amount of cash on hand, however a significant portion of this balance is made up of cash disbursements from the above mentioned loans. A draw of \$730,000 was made on November 5, 2020 in order to have cash available for multiple capital projects through late 2020 and early 2021. This draw was made by management to avoid potential cash flow issues resulting from approval delays while LEC transitioned in its new Chief Executive Officer at the end of the year. Loan dollars are solely used on the capital projects specified in the loan agreements. The remaining balance reflects LEC's available working capital as of December 31, 2020.

FINANCIAL IMPLICATIONS:

Discussed throughout the report.

INTER-DEPARTMENTAL IMPLICATIONS

LEC works in constant cooperation with City departments. LEC is involved in the review of development and building permit applications of buildings with a floor area exceeding 1,000 square meters. All LEC projects are reviewed by the Engineering, Parks and Environment department to ensure proper coordination between LEC and the City. The Finance Department is also involved in the invoicing of all City charges recoverable from LEC.

RESPECTFULLY SUBMITTED BY:

Karsten Veng, P.Eng., PMP Chief Executive Officer, LEC

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Financial Statements of

LONSDALE ENERGY CORP.

Year ended December 31, 2020



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Independent Auditor's Report

To the Shareholders of Lonsdale Energy Corp.

Opinion

We have audited the financial statements of Lonsdale Energy Corp. (the "Entity"), which comprise the Statement of Financial Position as at December 31, 2020, and the Statements of Net and Comprehensive Income, Changes in Equity and Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2020, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

Basis for Opinion

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

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

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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



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

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

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

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia May 31, 2021

Statement of Financial Position

December 31, 2020, with comparative information for 2019

	Note	2020	2019
Assets			
Current Assets:			
Cash		\$ 1,349,238	\$ 896,635
Accounts receivable	5	1,966,861	1,333,640
Prepaid expenses		74,815	57,328
		3,390,914	2,287,603
Plant and equipment Supplies for the distribution system and general	6(a)	35,625,669	34,325,528
equipment	6(b)	553,332	436,624
Software assets	7	557,746	581,881
Debt Reserve Fund	8(c)	20,000	20,000
		\$ 40,147,661	\$ 37,651,636
Current liabilities: Accounts payable and accrued liabilities Security deposits Due to the City of North Vancouver Current portion of Loan from City of North Vancouver Current portion of loan from Green Municipal Investment Fund Current portion of deferred contributions	8(a) 8(b) 8(c) 9	\$ 947,124 405,059 525,425 512,021 227,979 669,309	\$ 494,592 330,059 522,235 405,790 219,210 686,794
		3,286,917	2,658,68
Loan from City of North Vancouver	8(b)	26,006,065	25,217,296
Loan from Green Municipal Investment Fund	8(c)	237,098	465,077
Deferred contributions	9	6,670,879	6,501,798
		36,200,959	34,842,85
Shareholder's equity:			
Shareholder's equity: Share capital	10	2,000,010	
Share capital Contributed surplus	10	111,723	2,000,010 111,723
Share capital	10		
Share capital Contributed surplus	10	111,723	111,72

See accompanying notes to financial statements.

Approved on behalf of the Board:

_ Director _ Directo

Statement of Net and Comprehensive Income

Year ended December 31, 2020, with comparative information for 2019

	Note	2020	2019
Revenue	12	\$ 6,418,511	\$ 5,299,353
Cost of sales		2,405,710	2,125,632
		4,012,801	3,173,721
Operating expenses:			
Plant operation and maintenance		382,410	335,474
Depreciation		1,627,878	1,456,913
General and administrative	13	895,126	766,138
*		2,905,414	2,558,525
Contributions and financing costs:			
Contributions	9 & 12	669,309	686,794
Finance income		94,106	77,511
Finance costs	8(b) & 8(c)	(698,885)	(654,777
	(V 17 (V 1)	64,530	109,528
Net income and comprehensive income		\$ 1,171,917	\$ 724,724

See accompanying notes to financial statements.

Statement of Changes in Equity

Year ended December 31, 2020, with comparative information for 2019

	Share capital	C	ontributed surplus	Retained earnings	Sh	areholder's equity
Balance, December 31, 2018	\$ 2,000,010	\$	111,723	\$ 2,428	\$	2,114,161
Net income and comprehensive income	e e		_	724,724		724,724
Cash dividends				(30,100)		(30,100)
Balance, December 31, 2019	2,000,010		111,723	697,052		2,808,785
Net income and comprehensive income	Ŧ		-	1,171,917		1,171,917
Cash dividends (Note 10)				(34,000)		(34,000)
Balance, December 31, 2020	\$ 2,000,010	\$	111,723	\$ 1,834,969	\$	3,946,702

See accompanying notes to financial statements.

Statement of Cash Flows

Year ended December 31, 2020, with comparative information for 2019

	2020	2019
Cash provided by (used in)		
Operations:		
Net income	\$ 1,171,917	\$ 724,724
Adjustments for:		
Depreciation	1,627,878	1,456,913
Recognition of deferred contributions	(669,309)	(686,794)
Net finance cost	604,779	577,267
Change in non-cash operating working capital:		
Accounts receivable	(633,221)	(276, 289)
Prepaid expenses	(17,487)	3,712
Accounts payable and accrued liabilities	452,532	(164,628)
Due to the City of North Vancouver	3,190	(36,805)
Security deposits	75,000	100,000
Net cash from operating activities	2,615,280	1,698,100
Investing:		
Purchase of plant and equipment (including		
supplies for the distribution system put into use)	(2,836,175)	(4,498,624)
Change in supplies for distribution system	(116,708)	141,655
Purchase of software assets	(67,709)	(136,812)
Interest received	94,106	77,510
Net cash used in investing activities	(2,926,486)	(4,416,271)
Financing:		
Contributions received	820,905	1,364,196
Repayments of loans from the City of North Vancouver	(440,000)	(635,880)
Proceeds from loans from the City of North Vancouver	1,335,000	2,965,040
Dividends paid to the City of North Vancouver	(34,000)	(30,100)
Interest paid	(698,885)	(654,777
Principal payments on Green Municipal Investment Fund Ioan	(219,210)	(210,779)
Net cash from financing activities	763,810	2,797,700
Increase in cash	452,603	79,529
Cash, beginning of year	896,635	817,106
Cash, end of year	\$ 1,349,238	\$ 896,635

See accompanying notes to financial statements.

Notes to Financial Statements

Year ended December 31, 2020

1. Reporting entity:

Lonsdale Energy Corp. (the "Company") is domiciled in Canada and was incorporated under the Business Corporations Act (British Columbia) on July 7, 2003 and commenced development activities thereafter and commercial operations on March 1, 2004. Since inception, the efforts of the Company have been devoted to the development and operation of a district energy system in the City of North Vancouver. The address of the Company's registered office is 141 West 14th Street North Vancouver, British Columbia, V7M 1H9.

The Company is a wholly owned subsidiary of The Corporation of the City of North Vancouver (the "City"), the parent organization. The full financial statements of the City are publicly available and produced by the City.

Under Section 149(1)(d) of the Income Tax Act, the Company is exempt from income and capital taxes by virtue of the fact that it is a wholly owned subsidiary of the City.

2. Basis of presentation:

(a) Statement of compliance:

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS).

The financial statements were authorized for issue by the Board of Directors on May 31, 2021.

(b) Basis of measurement:

The financial statements have been prepared on the historical cost and a going concern basis. The going concern basis of presentation assumes the Company will continue in operation for the foreseeable future and will be able to realize its assets and settle its liabilities and commitments in the normal course of business.

Management believes that, based on its current cash flow forecasts and the continued and on-going availability of financing, when and if required, to fund future capital requirements that the Company will be able to operate for the foreseeable future.

(c) Presentation of financial statements:

The Company uses a classified statement of financial position. The statement of financial position distinguishes between current and non-current assets and liabilities. Current assets and liabilities are those expected to be recovered or settled within twelve months from the reporting date and non-current assets and liabilities are those where the recovery or settlement is expected to occur more than twelve months from the reporting date. The Company classifies the statement of net and comprehensive income using the function of expense method, which classifies expenses according to their functions, such as costs of operation or administrative activities.

Notes to Financial Statements (continued)

Year ended December 31, 2020

2. Basis of presentation (continued):

(d) Functional and presentation currency:

These financial statements are presented in Canadian dollars, which is the Company's functional currency.

(e) Critical accounting judgements and estimates:

The preparation of the financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are included in the following notes:

Note 5 - valuation of accounts receivable (note 15)

Note 6 - useful lives of plant and equipment (note 4(a)(iii)) and valuation of plant and equipment (note 4(g))

Note 7 - useful lives of software assets (note 4(b))

3. Adoption of new accounting standards:

There are no new accounting standards, interpretations and/or amendments impacting the Company that have been adopted for the accounting year beginning on January 1, 2020 which have given rise to changes in the Company's accounting policies or resulted in any material changes to the Company's financial statements.

4. Significant accounting policies:

- (a) Plant and equipment, supplies for the distribution system:
 - (i) Recognition and measurement:

Items of plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets include the cost of materials and direct labour, any other costs directly attributable to bringing the assets to a working condition for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and borrowing costs on qualifying assets.

Notes to Financial Statements (continued)

Year ended December 31, 2020

4. Significant accounting policies (continued):

(a) Plant and equipment, supplies for the distribution system (continued):

The supplies for the distribution system are capital items, not for resale, which have yet to be used in the construction of the distribution system infrastructure, and accordingly are not amortized until installed and available for use.

Purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment.

When parts of an item of plant and equipment have different useful lives, they are accounted for as separate items (major components) of plant and equipment.

Gains and losses on disposal of an item of plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of plant and equipment, and are recognized net within other income in profit or loss.

(ii) Subsequent costs:

The cost of replacing a part of an item of plant and equipment is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company, and its cost can be measured reliably. The carrying amount of the replaced part is derecognized. The costs of the day-to-day servicing of plant and equipment are recognized in statement of net and comprehensive income as incurred.

(iii) Depreciation:

Depreciation is calculated over the depreciable amount, which is the cost of an asset less its residual value.

Depreciation is recognized in profit or loss on a straight-line basis over the estimated useful lives of each part of an item of plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

Depreciation of the various components of the general equipment and sections of the distribution system starts once a component/section is available for use at the following rates on a straight line basis for the current and comparative periods:

Asset	Rate
Distribution system	2.5%
Communication system	4%
General equipment	5%
Computer and office equipment	20%

Depreciation methods, useful lives and residual values are reviewed at each financial year end and adjusted if appropriate.

Notes to Financial Statements (continued)

Year ended December 31, 2020

4. Significant accounting policies (continued):

(b) Software assets:

The software assets are integral to the functionality of related equipment. Software assets are recognized at cost, net of accumulated amortization and accumulated impairment losses, if any. Software assets, less their estimated residual values, are amortized on a straight-line basis. Depreciation of the software assets starts once the software is available for use at the following rate on a straight line basis for the current and comparative periods:

Asset	Rate
Software	10%

The estimated useful lives, amortization method, and residual value of each asset are evaluated annually or more frequently if required, and are adjusted, if appropriate.

(c) Revenue recognition:

The Company recognizes revenue when it transfers control over a promised good or services, which constitutes a performance obligation under the contract, to a customer and where the Company is entitled to consideration as a result of completion of the performance obligation. Depending on the terms of the contract with the customer, revenue recognition can occur at a point in time or over time. When a performance obligation is satisfied, revenue is measured at the transaction price that is allocated to that performance obligation. Revenue is recognized over time generally using output as a measure or progress (i.e. kilowatt hours delivered) as the Company's customers simultaneously receive and consume energy. Energy sales are based on fixed rates and meter readings and are billed on a cyclical basis. Revenue is accrued for energy delivered but not yet billed where collection of the relevant receivable is probable, persuasive evidence of an arrangement exists and the sales price is fixed or determinable.

Application fee revenues are based on a percentage of the value of a development. Revenue is earned and recognized annually on an accrual basis over the three year period services are provided.

(d) Government grants:

Government grants are recognized initially as deferred contributions at fair value when there is reasonable assurance that they will be received and the Company will comply with the conditions associated with the grant. Grants that compensate the Company for operating expenses incurred are initially deferred and recognized in statement of net and comprehensive income as other income in the same periods in which the expenses are recognized. Grants that compensate the Company for the cost of an asset are initially deferred and recognized in profit or loss on a systematic basis consistent with the depreciation of the of the asset, over the useful life of the asset when put into use.

Notes to Financial Statements (continued)

Year ended December 31, 2020

4. Significant accounting policies (continued):

(e) Finance income and finance costs:

Finance income comprises of interest on funds invested. Interest income is recognized as it accrues in profit or loss, using the effective interest method.

Finance costs comprise interest expense on borrowings, unwinding of the discount on provisions, and impairment losses recognized on financial assets. Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognized in profit or loss using the effective interest method.

(f) Financial instruments:

(i) Financial assets:

The Company has the following financial assets: cash and accounts receivables.

The Company initially recognizes cash and accounts receivable on the date on which they are originated. Cash and accounts receivable are initially measured at fair value and are subsequently classified and measured at amortized cost, using the effective interest rate method, because they meet the solely payments of principal and interest criterion and are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows. The carrying amount is reduced through the use of a loss allowance and the amount of the related loss allowance is recognized in profit or loss (Note 5(c)). Subsequent recoveries of receivables and unbilled service revenue previously provisioned are credited to profit or loss.

Due to its short term nature, the carrying amounts of accounts receivable and unbilled service revenue approximates their fair value.

(ii) Financial liabilities:

The Company initially recognizes financial liabilities on the date that they are originated. All other financial liabilities are recognized initially on the trade date at which the Company becomes a party to the contractual provisions of the instrument.

Such financial liabilities are recognized initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these financial liabilities are measured at amortized cost using the effective interest method.

The Company derecognizes a financial liability when its contractual obligations are discharged, cancelled or expire.

The Company has the following financial liabilities: accounts payable and accrued liabilities, due to the City of North Vancouver, security deposits, loan from City of North Vancouver, and loan from the Green Municipal Investment Fund.

Notes to Financial Statements (continued)

Year ended December 31, 2020

4. Significant accounting policies (continued):

- (f) Financial instruments (continued):
 - (ii) Financial liabilities (continued):

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

(iii) Share capital:

Common shares

Common shares are classified as equity. Incremental costs directly attributable to the issue of common shares are recognized as a deduction from equity.

(g) Impairment of long lived assets:

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit, or CGU").

The Company's corporate assets do not generate separate cash inflows. If there is an indication that a corporate asset may be impaired, then the recoverable amount is determined for the CGU to which the corporate asset belongs.

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. The impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

Notes to Financial Statements (continued)

Year ended December 31, 2020

4. Significant accounting policies (continued):

(h) New standards and interpretations not yet adopted:

At the date of authorization of these financial statements, certain new standards, amendments and interpretations to existing standards have been published by the IASB but are not yet effective, and have not been adopted early by the Company. Management anticipates that all of the relevant pronouncements will be adopted in the Company's accounting policies for the first period beginning after the effective date of the pronouncement. There are currently no new standards, amendments, or interpretations that are expected to materially impact the Company's financial statements.

5. Accounts receivable:

	2020	2019
Trade receivables	\$ 1,782,951	\$ 1,141,525
lles tax receivable	183,910	192,115
	\$ 1,966,861	\$ 1,333,640

The Company settles the receivables due from the City separate from its payment of the amounts due to the City. As a result, the outstanding receivables and payables due from/to the City are recorded on a gross basis.

The aging of trade receivables at the reporting date was:

		2020	2019
(a)	Utilities		
	Current	\$ 778,010	\$ 660,500
- 1	Past due 30-60 days	501,070	259,381
	Past due 60-90 days	55,347	48,782
	Past due greater than 90 days	41,914	29,878
(b)	Application fees		
	Current	\$ -	\$
	Past due 30-60 days	26,775	-
	Past due 60-90 days	-	606
	Past due greater than 90 days	4,567	19,719
(c)	Other		
	Current	\$ 148,507	\$ 975
	Past due 30-60 days		108,105
	Past due 60-90 days	-	50 40 00 MAC 11 2000
	Past due greater than 90 days	226,761	13,579
		\$ 1,782,951	\$ 1,141,525

Notes to Financial Statements (continued)

Year ended December 31, 2020

5. Accounts receivable (continued):

(a) Utilities

Included in utilities are trade receivables for the monthly provision of space heating, space cooling and domestic hot water services.

(b) Application fees

Included in application fees are trade receivables for 0.15% of the construction value of new developments connecting to the Company's district energy system. These trade receivables cover multiple phases of development and the developers are offered the option of paying fees separately by phase. Phased payments can result in the potential for longer aging of trade receivables. These trade receivables are still expected to be collected within one year.

(c) Other

Included in other are trade receivables such as the non-refundable connection fees from new customers or contributions from developers for extended distribution piping as part of the initial connection of a building to the system.

The Company measures the loss allowance using the simplified method at an amount equal to the lifetime expected credit loss (ECL) for accounts receivables. The ECL is an estimation of loss in the event of default of the accounts receivable arising from default events occurring in the lifetime of the instrument. The lifetime ECL is estimated based on historical default rates and forward looking trends in the energy and real estate industry.

No loss allowance has been made in relation to the collectability of accounts receivable as at December 31, 2020 and 2019 as the impact is expected to be trivial.

Notes to Financial Statements (continued)

Year ended December 31, 2020

6. Plant and equipment:

(a) The Company's plant and equipment consists of the following:

	Distribution	General	5227-25-181
	system	equipment	 Total
Cost			
Balance as at December 31, 2019	\$ 25,827,669	\$ 16,713,635	\$ 42,541,304
Additions	2,185,108	651,067	2,836,175
Disposal	10 ⁻¹	*	-
Balance as at December 31, 2020	\$ 28,012,777	\$ 17,364,702	\$ 45,377,479
Accumulated depreciation	70		
Balance as at December 31, 2019	\$ 3,008,504	\$ 5,207,272	\$ 8,215,776
Depreciation	678,142	857,892	1,536,034
Disposal	7 0.		1.
Balance as at December 31, 2020	\$ 3,686,646	\$ 6,065,164	\$ 9,751,810
Net book value At December 31, 2019 At December 31, 2020	\$ 22,819,165 24,326,131	\$ 11,506,363 11,299,538	\$ 34,325,528 35,625,669

⁽b) Supplies for the distribution system and general equipment represent \$553,332 (2019 - \$436,624) in plant and equipment which have not been installed or used for the district energy system as at December 31, 2020. Consequently, they are not being amortized.

Notes to Financial Statements (continued)

Year ended December 31, 2020

7. Software assets:

Cost		
Balance, at December 31, 2019	\$	828,573
Additions		67,709
Balance, at December 31, 2020	\$	896,282
Accumulated Depreciation		
Balance, at December 31, 2019	\$	246,692
Depreciation		91,844
Balance, at December 31, 2020	\$	338,536
Net book value		
At December 31, 2019 At December 31, 2020	\$ \$	581,881 557,746

In 2014, the Company initiated the replacement and upgrade of the central control system in the Lower Lonsdale service area as well as acquiring a new financial reporting system software. The new financial reporting system was put into service in March 2015 and is being amortized over its estimated useful life of 10 years. The control system was put into service in July 2016 and is being amortized over its estimated useful life of 10 years.

In 2017, the Company undertook further controls upgrades for the Harbourside and Central Lonsdale service areas. The control system in Harbourside was put into service in September 2017, the Central Lonsdale system was completed and put into service in January 2019. Customers in the new Moodyville service area have been substantially added to the control system as they have been connected to the district energy system.

8. Due to the City of North Vancouver:

(a) Due to the City of North Vancouver:

The amount due to the City of \$525,425 (2019 - \$522,235) arises from operating and financing expenses paid by the City on behalf of the Company. The amounts outstanding as at December 31, 2020 are expected to be repaid as part of the ongoing operations of the Company. The amount due to the City is non-interest bearing, unsecured and due on demand.

Notes to Financial Statements (continued)

Year ended December 31, 2020

8. Due to the City of North Vancouver (continued):

(b) Loans from the City of North Vancouver:

	2020	2019
Demand promissory note (i) Demand promissory note (ii)	\$ 25,173,086 1,345,000	\$ 24,923,086 700,000
	\$ 26,518,086	\$ 25,623,086

- (i) On August 1, 2018 a new five-year demand term loan was issued by the City. This Promissory Note replaced and nullified all previous Promissory Notes issued by the City to the Company. The loan matures on August 1, 2023 and bears interest at 2.65% per annum. As at December 31, 2020 an amount of \$25,173,086 remains due to the City. Additional funding is available to the Company under the terms of the agreement to a maximum of \$33,661,966.
- (ii) On July 15, 2019 the City's Council authorized the Company to borrow an additional \$1,681,000 from the City. The loan bears interest at 2.65% per annum. As at December 31, 2020 an amount of \$1,345,000 had been drawn by the Company and is due to the City. This Promissory Note carries the same terms as the Promissory Note in Note 8 (b)(i).

Although the term loans are due on demand, with the exception of an amount of \$512,021, the amounts have been classified as a non-current liability as the City has, as approved by council, committed to providing the Company with a twelve month notice period for any reimbursements of the loan requested in advance of the planned repayment schedule.

In 2020, \$440,000 was repaid to the City in payment of the principal of the loans from the City. The interest expense of \$692,885 (2019 - \$648,777) related to the Due to the City of North Vancouver is included in finance costs in the statement of net and comprehensive income.

The loans are secured by an interest in all of the Company's current and future property, including plant and equipment, supplies for the distribution system and other related assets.

Notes to Financial Statements (continued)

Year ended December 31, 2020

8. Due to the City of North Vancouver (continued):

(c) Loan from Green Municipal Investment Fund:

On June 29, 2012, the City received a loan of \$2,000,000 under the Green Municipal Investment Fund Project Loan through the Municipal Finance Authority ("MFA") to finance eligible costs incurred related to the capital projects undertaken by the Company. The loan bears interest at the ten year Government of Canada bond yield rate in effect at the date of request of the disbursement less 1.5% (effective interest rate of 0.3%) and is payable semi-annually and matures on the tenth anniversary of the loan date. As a condition to receive the loan, the Company made a debt reserve deposit payment of \$20,000 which is recorded on the statement of financial position.

The annual principal payments to the MFA are held in a sinking fund deposit account which accrues interest income based on actuarial estimates. The total principal repayments made including the interest income earned on the sinking fund deposit will be used to retire the loan on June 29, 2022. The difference between the actuarial and actual interest income earned during the term will be paid by or reimbursed to the Company.

The City assumed this loan on behalf of the Company. The City then loaned the proceeds of the loan to the Company with terms consistent with the MFA. The loan is subject to certain financial and non-financial covenants. As at December 31, 2020, the City and Company were in compliance with these covenants.

Future principal repayments, including actuarial adjustments of \$131,913 (2019 - \$184,542), on this loan over the next two years are as follows:

	¢	465,077
2022		237,098
2021		227,979

The interest expense of \$6,000 (2019 - \$6,000) is included in finance costs in the Statement of Comprehensive Income.

Notes to Financial Statements (continued)

Year ended December 31, 2020

9. Deferred contributions:

	2020	2019
(a) Green Municipal Investment Fund Project Grant	\$ 904,844	\$ 986,662
(b) Gas Tax Agreement – Innovation Fund	748,845	773,243
(c) Infrastructure Stimulus Fund Grant	77,561	79,644
(d) Solar Water Installation	122,941	136,601
(e) Contributions from developers and new customers	5,464,163	5,187,878
(f) Contributions from utility company	21,834	24,564
	7,340,188	7,188,592
Current portion	(669,309)	(686,794)
Non-current portion	\$ 6,670,879	\$ 6,501,798

(a) Green Municipal Investment Fund Project Grant:

In 2005, the City and the Federation of Canadian Municipalities (FCM) entered into an agreement whereby FCM provides a grant from the Green Municipal Investment Fund. The grant provides for 25% of the eligible costs, to a maximum of \$2,000,000, related to the construction of the mini-plants, distribution system and project soft costs such as those related to intangible assets, development costs and pre-operating costs. The Company has received the maximum eligible grant of \$2,000,000.

The contribution is recognized over the useful life of the related assets. The portion of the grant that is not recognized as revenue is recorded as deferred contribution.

The following table summarizes the amount recognized as of December 31:

	2020	2019
Deferred contribution - FCM Grant, beginning of year Revenue recognized from grant	\$ 986,662 (81,818)	\$ 1,068,480 (81,818)
Deferred contribution - FCM Grant, end of year	\$ 904,844	\$ 986,662

(b) Gas Tax Agreement - Innovation Fund:

In 2009, the City and the Union of British Columbia Municipalities (UBCM) entered into an agreement whereby UBCM provided a grant from the Gas Tax Innovation Fund. The grant provides for 100% of the eligible costs, to a maximum of \$973,750 related to the construction of a section of the distribution system in Central Lonsdale.

The contribution is recognized over the useful life of the distribution system at a rate of 2.5% per year from the date the section covered under the grant is available for use. The portion of the grant that is not recognized as revenue is recorded as deferred contribution.

Notes to Financial Statements (continued)

Year ended December 31, 2020

9. Deferred contributions (continued):

(b) Gas Tax Agreement - Innovation Fund (continued):

The following table summarizes the amount recognized as of December 31:

	2020	2019
Deferred contribution - Gas Tax Grant, beginning of year	\$ 773,243	\$ 797,641
Revenue recognized from grant	(24,398)	(24,398)
Deferred contribution - Gas Tax Grant, end of year	\$ 748,845	\$ 773,243

(c) Infrastructure Stimulus Fund Grant:

In 2011, the City and the Province of British Columbia (Province) entered into agreement whereby the Province provides a grant from the Infrastructure Stimulus Fund. The grant provides for 66.66% of the eligible costs, to a maximum of \$83,332 related to the construction of a section of the distribution system in Central Lonsdale. The maximum contribution of \$83,332 was received in 2011.

The contribution is recognized over the useful life of the distribution system at a rate of 2.5% per year from the date the section completed under the grant is available for use. Depreciation of this section of the distribution system started to be recognized as of November 1, 2017 resulting in the commencement of revenue recognition.

The following table summarizes the amount recognized as of December 31:

	2020	2019
Deferred contribution - Infrastructure grant, beginning and end of year Revenue recognized from grant	\$ 79,644 (2,083)	\$ 81,727 (2,083)
Deferred contribution – Infrastructure Stimulus Fund Grant, end of year	\$ 77,561	\$ 79,644

(d) Solar Water Installation:

In 2010, the City transferred the ownership of the Solar Panels to the Company which involved the transfer of all costs incurred and contributions received that were associated with the project.

Notes to Financial Statements (continued)

Year ended December 31, 2020

9. Deferred contributions (continued):

(d) Solar Water Installation (continued):

The City had incurred a total of \$347,150 in project costs and received two grant contributions from the Federal Government and the Province towards the project for a total of \$273,202. The contributions are recognized over the useful life of the solar panels at rate of 5% per year.

The following table summarizes the amount recognized as of December 31:

	2020	2019
Deferred contribution - Solar Water Installation, beginning of year Revenue from contributions recognized	\$ 136,601 (13,660)	\$ 150,261 (13,660)
Deferred contribution - Solar Water Installation, end of year	\$ 122,941	\$ 136,601

(e) Contributions from developers and new customers:

The Company recognizes as a contribution from developers the amounts reimbursed by developers to the Company for costs to construct or acquire property and equipment. Revenue is recognized over the useful life of the distribution system at a rate of 2.5% per year from the date a section is available for use.

Prior to connection of a development the Company receives contributions from developers in the form of application fees for engineering services rendered during the permitting process, as well as for a period of eighteen months after occupancy has been achieved in order to monitor building performance. This period is to ensure the in-building system performance is in accordance with the Hydronic Heat Energy Bylaw (Bylaw No. 7575) and meets the Company's district energy system requirements. The contributions are recognized over a three year period which includes eighteen months for services during the permitting process and eighteen months for performance monitoring and related activities.

The Company also includes in the contributions from developers and new customers the non-refundable connection fees or general contributions received as part of the initial connection of a building to the system. These fees and general contributions are linked to the cost of the initial connection including installation of the building heat exchanger. The contributions are recognized over the useful life of the general equipment at a rate of either 2.5% or 5% per year from the date of connection of the building. This amount includes compensation of \$98,493 and \$23,676 received in 2016 and 2017 respectively, from the City for service connection rebates granted to rental buildings.

Notes to Financial Statements (continued)

Year ended December 31, 2020

9. Deferred contributions (continued):

The following table summarizes the amount recognized as of December 31:

	2020	2019
Deferred contribution from developers and new customers,		
beginning of year	\$ 5,187,878	\$ 4,385,788
Contributions	820,905	1,364,196
Revenue recognized from contributions	(544,620)	(562,106)
Deferred contribution, end of year	\$ 5,464,163	\$ 5,187,878

(f) Contribution from utility company:

In 2009, the City received funding under the Efficient Boiler Program administered by Fortis Gas Inc. of \$54,586. The contribution is recognized over the useful life of the boilers at a rate of 5% per year.

The following table summarizes the amount recognized as of December 31:

	2020	2019
Deferred contribution from utility company, beginning of year Revenue recognized from contributions	\$ 24,564 (2,730)	\$ 27,293 (2,729)
Deferred contribution from utility company, end of year	\$ 21,834	\$ 24,564

10. Share capital:

The authorized capital of the Company consists of an unlimited number of voting common shares without par value. As of December 31, 2020, a total of \$2,000,010 (2019 - \$2,000,010) shares were issued and outstanding to the Company's sole shareholder, the City.

There were no changes in share capital during the year.

Dividends issued amounted to \$34,000, were approved by the board on September 8, 2020, and were paid to the City.

11. Related parties:

The City has incurred expenses, including sales taxes, on behalf of the Company in the year of approximately \$1,190,533 (2019 - \$1,288,943) by providing staff, purchasing material and installing and operating the distribution system for the Company's benefit. These expenses are included in Plant operation and maintenance, General and administrative, and additions to Plant and equipment. Of this amount \$88,249 (2019 - \$172,891) has been capitalized to Plant and equipment. Specifically, City staff has been involved in purchasing materials for and installing and

Notes to Financial Statements (continued)

Year ended December 31, 2020

11. Related parties (continued):

operating components of the distribution system. The Company made \$47,267 (2019 - \$46,200) in rent payments to the City included in the General and administrative expenses for use of a portion of the building at 141 West 14th Street for office space. These costs have been charged to the Company by the City on a cost recovery basis. Included in revenue for 2020 is \$242,346 (2019 - \$221,190) for heating and cooling services rendered by the Company to the City.

Included in the services provided to the Company by the City is key management personnel compensation, comprised of the executive director, deputy director, manager - engineering, two project engineers, construction manager, and accountant.

These key management personnel are directly employed by the City and contracted to the Company based on an allocation of their compensation. For the year ended December 31, 2020, key management personnel compensation of \$918,180 (2019 - \$951,957) was included in the costs charged to the Company by the City. This includes services by key management personnel necessary to bring assets to working condition. Costs for services to bring assets to working condition have been attributed to the acquisition cost of the asset.

These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

12. Revenue:

	Note	2020	2019
Revenue from contracts with customers			
Energy sales		\$6,418,511	\$5,297,998
Miscellaneous revenue			1,355
		\$6,418,511	\$5,299,353
Current portion of contributions			
Contributions from government	9(a)-(d)	\$121,959	\$121,959
Contributions from developers	9(e)	71,452	111,193
Connection fees	9(e)	193,747	158,192
Application fees	9(e)	279,421	292,721
Contributions from utility companies	9(f)	2,730	2,729
Total current portion of contributions		\$669,309	\$686,794
Total revenue and contributions		\$7,087,820	\$5,986,147

Notes to Financial Statements (continued)

Year ended December 31, 2020

13. General and administrative expenses:

	2020	2019				
Administrative support	\$17,158	\$22,600				
Financial services	3,318	6,622				
Insurance	133,220	111,147				
IT Support	59,763	30,896				
Miscellaneous	19,745	14,285				
Professional services	90,405	56,757				
Rent	47,267	46,200				
Salaries	524,250	477,631				
Total general and administrative						
expenses	\$895,126	766,138				

14. Commitments and contingencies:

- (a) As at December 31, 2020, the Company has approximately \$402,786 (2019 \$466,463) in open purchase and work orders relating to Plant and equipment.
- (b) On October 5, 2017, the Company entered in an agreement with Greater Vancouver Sewerage and Drainage District for the purchase of thermal energy from the new North Shore wastewater treatment plant currently under construction. Under the agreement, the Company will be obligated to purchase minimal quantities of energy from the new plant at a mutually agreed upon date between both parties when thermal energy will be available. The cost of this future energy is based on an agreed upon pricing model.

Notes to Financial Statements (continued)

Year ended December 31, 2020

15. Fair values:

Financial Assets and Liabilities:

The Company uses the following hierarchy to determine and disclose fair value of financial instruments:

- Level 1 Unadjusted quoted prices in active markets for identical assets or liabilities;
- Level 2 Inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly; and

Level 3 - Inputs that are not based on observable market data, which are unobservable inputs.

If the inputs used to measure the fair value of an asset or a liability might be categorized in different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company does not have any financial assets or liabilities that are carried at fair value.

The fair values of cash, accounts receivable, accounts payable and accrued liabilities, due to the City of North Vancouver, and security deposits approximate their carrying values due to their short term nature.

The fair value of the loan from the City of North Vancouver is equal to its carrying amount as the loan is due on demand.

The fair value of the loan from the Green Municipal Investment Fund at year end is \$456,747 (2019 - \$661,941) and is classified as level 3.

16. Financial risk management:

Overview

The Company has exposure to the following risks from its use of financial instruments:

- operational risk
- credit risk
- liquidity risk
- market risk

Risk management framework:

Management has overall responsibility for the establishment and oversight of the Company's risk management framework.

The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits.

Notes to Financial Statements (continued)

Year ended December 31, 2020

16. Financial risk management (continued):

Operational risk:

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Company's processes, personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour. Operational risks arise from all of the Company's operations.

The Company's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Company's reputation with overall cost effectiveness.

The primary responsibility for the development and implementation of controls to address operational risk is assigned to senior management. This responsibility is supported by the development of overall Company standards for the management of operational risk in the following areas:

- requirements for appropriate segregation of duties, including the independent authorization of transactions;
- · requirements for the reconciliation and monitoring of transactions;
- compliance with regulatory and other legal requirements;
- documentation of spending authority;
- ethical and business standards; and
- risk mitigation, including insurance when this is effective.

Credit risk:

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. Management has established a credit policy under which each new customer and developer must provide a security deposit that is held for 18 months following the issuance of a building occupancy permit.

As at December 31, 2020, \$273,242 (2019 - \$63,176) of accounts receivable exceeded 90 days. As a result of the COVID-19 pandemic and material disruptions to businesses and the economy, the Company's credit risk has increased due to some commercial customers not being able to pay their district energy bills when due (note 18). Management has performed an assessment on the collectability of these amounts and determined these amounts are collectible. The Company continues to actively monitor its exposure to credit risk.

Notes to Financial Statements (continued)

Year ended December 31, 2020

16. Financial risk management (continued):

Liquidity risk:

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The financial statements have been prepared on a going concern basis, which contemplates the realization of assets and the settlement of liabilities in the normal course of business. The Company anticipates that its cash flows from operations and current grant agreements will be sufficient to satisfy its current obligations. The City provides financing to the Company through its formal related party loan which has a specified rate of interest and is repayable on demand with, as approved by council, a twelve-month notice period for any reimbursements of the loan requested in advance of the planned repayment schedule.

As at December 31, 2020, all financial liabilities, except for the loan from the Green Municipal Investment Fund and the loan from City of North Vancouver, have been classified as current as they are contractually due within the next fiscal year.

As at December 31, 2020		Carrying amount	- 102	- ''' '' '' '' '' '' '' '' '' '' '' '' '				1 to 5 years	100000	More than 5 years	
Loan from Green Municipa	al \$	465.077	\$	474,077	4	233,979	\$	240.098	\$	4	
Loan from City of North Vancouver	1361)	6,518,086	193	6,518,086	Ψ	512,021	1900	6,006,065	Ψ		

As at December 31, 2019		Carrying amount		Total ontractual cash flows	 ess than		1 to 5 years	150000	re than 5 years
Loan from Green Municipa Investment Fund	ıl \$	684,287	\$	693,287	\$ 219,210	\$	474,077	\$	_
Loan from City of North Vancouver	2	5,623,086	2	5,623,086	405,790	2	5,217,296		

Notes to Financial Statements (continued)

Year ended December 31, 2020

16. Financial risk management (continued):

Market risk:

Market risk is the risk that changes in market prices, such as energy prices, interest rates and other rate risks, will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

Interest rate risk:

In respect of financial assets, the Company's policy is to invest cash at fixed rates of interest in order to maintain liquidity. The loan from the Green Municipal Investment Fund and the loan from City of North Vancouver bear a fixed rate of interest. The loan from City of North Vancouver is maturing on August 1, 2023 and the Company is cognizant that the interest rate may be adjusted in line with market pricing at that time.

Energy price risk:

The Company is exposed to price risk associated with the purchase of natural gas. An increase of 1% of the cost of natural gas would generate a corresponding annualized increase to the Company's expenses of \$82,960 (2019 - \$63,876). The risk of energy price risk is mitigated by the Company's ability to adjust the commodity rates by an equal percentage of the energy price changes in accordance with the City's bylaw 7575.

17. Capital management:

The Company's objective when managing capital is to safeguard the Company's ability to continue as a going concern to sustain future development of the business, so that it can provide returns for the shareholder and benefits for other stakeholders.

The Company considers the items included in shareholder's equity as capital. There were no changes in the Company's approach to capital management during the year.

18. COVID-19 uncertainty:

The COVID-19 pandemic has disrupted economic activities in Canada and forced the Company to adjust its operations. Revenues and income continued to grow for the Company and it satisfied principal payment requirements for the year. A large portion of customer base is residential, for which demand in this customer segment did not decrease. In addition to this, government support to Canadian citizens and small business allowed the Company's customers to continue making regular payments towards utilities. Development construction continued throughout the year despite the pandemic and buildings were largely connected as scheduled. The Company has noticed a delay in new developments as some developers are choosing to defer applications or construction, however management expects this is a temporary slowdown and expects new developments to continue at the pace necessary to meet market demand into 2022. Furthermore, accounts receivable increased this year due to slower collection from a few customers of which the majority of balances have been collected in 2021.

Notes to Financial Statements (continued)

Year ended December 31, 2020

18. COVID-19 Impact (continued)

Given the dynamic nature of these circumstances, the duration of disruption and the related financial impact cannot be reasonably estimated at this time. The Company will continue to monitor the impacts of COVID-19 and focus on collecting receivables, managing expenditures, and, if necessary, leveraging existing reserves and investigate available credit facilities to ensure it is able to continue providing essential services to its citizens.

As the impacts of COVID-19 continue, there could be specific impact on the Company, its customers, employees, suppliers, the City of North Vancouver, and other third party business associates that could impact the timing and amounts realized on the Company's assets and future ability to deliver services and projects.

UNANIMOUS CONSENT RESOLUTIONS OF THE SHAREHOLDER

OF

LONSDALE ENERGY CORP.

(the "Company")

in lieu of the annual general meeting

The undersigned, being the sole shareholder of the Company entitled to vote at an annual general meeting, hereby consents to and adopts in writing the following resolutions:

RESOLVED THAT:

- the financial statements of the Company for the period ended December 31, 2020, made up of statement of financial position, statement of comprehensive income, statement of changes in equity and statement of cash flows as at the end of that period and the report of the auditors thereon are hereby received and filed;
- all lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholder, are hereby adopted, ratified and confirmed;
- the number of Directors of the Company is hereby fixed at 3;
- 4. the following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company or unanimous resolutions consented to in lieu of holding an annual general meeting, or until their successors are appointed:

Jessica McIlroy

Leanne McCarthy

Karsten Veng

- BDO Canada LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the Directors; and
- June 15, 2021 be and is hereby selected as the annual reference date for the Company for its current annual reference period.

DATED as of June 21, 2021.

NORTH VANCOUVER	THE CITY OF
Mayor Linda Buchanan	
Karla Graham, City Clerk	

Lonsdale Energy Corp.

<u>Historical Income Statements for Years of Operation - 2004 to 2020</u>

Income Statement line															
description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Revenue	\$ 176,707 \$	409,108 \$	415,741 \$	630,088 \$	1,016,118 \$	1,158,110 \$	1,434,108 \$	1,562,007 \$	1,693,413 \$	2,038,134 \$	2,594,229 \$	2,647,001 \$	2,838,793 \$	3,900,077	\$ 4,132,957
Cost of Sales	\$ 66,777 \$	187,089 \$	245,839 \$	299,299 \$	479,519 \$	469,707 \$	722,351 \$	752,254 \$	747,330 \$	965,876 \$	1,261,027 \$	1,175,841 \$	1,196,282 \$	1,538,595	1,678,140
Gross profit	\$ 109,930 \$	222,019 \$	169,902 \$	330,789 \$	536,599 \$	688,403 \$	711,757 \$	809,753 \$	946,083 \$	1,072,258 \$	1,333,202 \$	1,471,160 \$	1,642,511 \$	2,361,482	2,454,817
Plant Operation and Maintenance	\$ 19,087 \$	91,585 \$	95,244 \$	98,149 \$	114,689 \$	138,289 \$	143,305 \$	191,350 \$	212,842 \$	289,346 \$	310,795 \$	289,127 \$	225,115 \$	134,380	218,812
Depreciation	\$ 68,531 \$	114,823 \$	127,777 \$	146,220 \$	212,246 \$	293,444 \$	273,586 \$	309,667 \$	430,542 \$	564,686 \$	693,517 \$	795,568 \$	886,925 \$	1,064,736	1,206,818
General and Administrative	\$ 98,268 \$	145,543 \$	172,968 \$	140,987 \$	173,957 \$	146,916 \$	185,574 \$	188,783 \$	309,926 \$	445,511 \$	361,409 \$	348,892 \$	497,248 \$	405,632	587,399
Total - Operating Expenses	\$ 185,886 \$	351,951 \$	395,989 \$	385,356 \$	500,892 \$	578,649 \$	602,465 \$	689,800 \$	953,310 \$	1,299,543 \$	1,365,721 \$	1,433,587 \$	1,609,288 \$	1,604,748	
Income (loss) before other															
expenses	\$ (75,956) \$	(129,932) \$	(226,087) \$	(54,567) \$	35,707 \$	109,754 \$	109,292 \$	119,953 \$	(7,227) \$	(227,285) \$	(32,519) \$	37,573 \$	33,223 \$	756,734	441,788
Contributions	\$	60,136 \$	259,458 \$	38,804 \$	63,416 \$	117,389 \$	120,875 \$	146,532 \$	174,480 \$	211,010 \$	225,615 \$	232,648 \$	260,629 \$	357,676	571,832
Finance income	\$	23,432 \$	22,037 \$	24,530 \$	17,321 \$	5,111 \$	11,171 \$	15,742 \$	25,121 \$	32,071 \$	34,429 \$	27,172 \$	27,691 \$	42,975	65,426
Finance costs	\$ (111,951) \$	(207,481) \$	(194,850) \$	(34,141) \$	(123,277) \$	(125,421) \$	(128,876) \$	(131,322) \$	(139,585) \$	(157,986) \$	(214,870) \$	(253,282) \$	(302,870) \$	(357,790)	(498,448)
Subtotal	\$ (111,951) \$	(123,913) \$	86,645 \$	29,193 \$	(42,540) \$	(2,921) \$	3,170 \$	30,952 \$	60,016 \$	85,095 \$	45,174 \$	6,538 \$	(14,550) \$	42,861	
Income before non-recurring															
expenses	\$ (187,907) \$	(253,845) \$	(139,442) \$	(25,374) \$	(6,833) \$	106,833 \$	112,462 \$	150,905 \$	52,789 \$	(142,190) \$	12,655 \$	44,111 \$	18,673 \$	799,595	580,598
Non-recurring expenses											\$	(1,030,721)			
Net Income and Comprehensive															
Income	\$ (187,907) \$	(253,845) \$	(139,442) \$	(25,374) \$	(6,833) \$	106,833 \$	112,462 \$	150,905 \$	52,789 \$	(142,190) \$	12,655 \$	(986,610) \$	18,673 \$	799,595	580,598
Cash Dividends															
Retained Earnings (Net															
Accumulated Surplus/loss)	\$ (277,787) \$	(531,632) \$	(671,074) \$	(696,448) \$	(703,281) \$	(596,449) \$	(483,987) \$	(333,082) \$	(280,293) \$	(422,483) \$	(409,828) \$	(1,396,438) \$	(1,377,765) \$	(578,170) \$	2,428
Sales (MW.hr)	1,176	3,630	4,981	6,828	11,063	14,121	18,738	22,847	23,946	27,922	31,254	32,402	37,787	49,503	53,626

ATTACHMENT 3

SUMMARY OF LEC STATISTICS AS OF DECEMBER 31, 2020

CUSTOMER DATA

	Custon	ner accounts served by building type:		
×		Residential Buildings	45	
	0	Mixed Residential / Commercial Buildings	25	
	0	AND SELECTION OF THE SE	17	
	0	Commercial Buildings		
	0	Institutional Buildings	8	
	0	Cooling Customers	6	
	0	Total	101	
•	New cu	ustomers connected in 2020	8	
•	New re	esidential suites connected in 2020	899	
•	Total n	umber of residential suites served	6,378	
•	Square	footage of new buildings connected in 2020	797,906	square feet
•	Total s	quare footage of buildings served	7,374,023	square feet
SYSTEM	VI DATA			
•	Trench	ed kilometers of distribution pipe added in 2020	0.7	kilometers
•	Total t	renched kilometers of distribution pipe	13.3	kilometers
•	Heatin	g:		
	0	Number of new boilers installed in 2020	0	
	0	Total number of boilers	30	
	0	Total heating energy capacity	28	MW
	0	Kilowatt-hours of heating energy delivered in 2020	67,753	MW.h
•	Coolin	g:		
	0	Number of new heat pump modules in 2020	0	
	0	Total number of heat pump modules	11	
	0	Total cooling energy capacity	1.2	MW
	0	Kilowatt-hours of cooling energy delivered in 2020	1,734	MW.h













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

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Luke Gillies, Section Manager – Utilities

Subject:

2200 ST. ANDREWS WATER MAIN REPLACEMENT PROJECT (56098)

FUNDING REALLOCATION

Date:

June 9, 2021

File No: 11-5210-01-0001/2021

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

RECOMMENDATION

PURSUANT to the report of the Section Manager – Utilities, dated June 9, 2021, entitled "2200 St. Andrews Water Main Replacement Project (56098) - Funding Reallocation":

THAT Council approve the transfer of \$150,000.00 from the 2200 St. Georges Water Main Installation Project (56096) to the 2200 St. Andrews Water Main Replacement Project (56098).

SUMMARY

The purpose of this report is to request that \$150,000 of capital funds be transferred from the 2200 St. Georges Water Main Installation Project (56096) to allow completion of the 2200 St. Andrews Water Main Replacement Project (56098), which extends along St. Andrews Avenue from 21st to 24th Streets.

BACKGROUND AND DISCUSSION

In 2020, Council approved funding to complete a range of utilities projects, including:

- \$300,000 in funding for the 2200 St. Andrews Water Main Replacement Project (56098); and,
- \$210,000 in funding for 2200 St. Georges Water Main Installation Project (56096).

Document Number: 2052208 v1

Following approval, detailed design was completed and work began on the 2200 St. Andrews Water Main Replacement Project (56098) in October 2020 and continued into January 2021. City forces were then redeployed to complete development service connections to ensure occupancies of new developments would not be impacted. To date, the project has cost \$331,209 with 240 metres of water main completed and 75 metres remaining. The requested \$150,000 transfer would allow the City to complete the remaining portion of this project in 2021.

Reasons identified for the budget overspend include:

- Unfavorable site conditions;
- Joint failure between the existing and new water main;
- · Damage to a nearby storm sewer; and,
- Unanticipated contractor price increases.

Mitigation measures to reduce the occurrence and severity of budget overspends in these types of projects include:

- Utilizing a more robust estimation process which makes allowances for the delivery of utilities projects in different weather conditions and known likely increased contracted services;
- Minimizing excavations to protect other underground assets; and,
- Pressure testing new water services before burying the new service.

FINANCIAL IMPLICATIONS

2200 St. Georges Water Main Installation Project (56096) will be delayed until additional funding can be secured though the 2022 utility rate setting process As this delayed project is related to a net new water main project, (meaning there is no water main in this block as opposed to a replacement) there is no risk of an old water main failing.

The new water main is being installed primarily to add redundancy to The City's water main network and to help facilitate future development in the area. Both projects are fully funded by the Water Utility, and financial implications are therefore generally limited to opportunity loss for other projects and inflation.

RESPECTFULLY SUBMITTED:

Luke Gillies, MEM, P.Eng Section Manager – Utilities, Engineering, Parks & Environment





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

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Brian Willock, Manager, Engineering Planning and Design

Subject:

PETITION FOR LOCAL AREA SERVICE - PAVED LANE

CONSTRUCTION NORTH OF 600 BLOCK EAST KEITH ROAD

Date:

June 9, 2021

File No: 11-5320-01-0001/2021

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

RECOMMENDATION

PURSUANT to the report of the Manager, Engineering Planning and Design, dated June 9, 2021, entitled "Petition for Local Area Service - Paved Lane Construction North of 600 Block East Keith Road":

THAT "Local Area Service Parcel Tax Bylaw, 2021, No. 8814" (Paved Lane Construction North of the 600 Block of East Keith Road) be considered;

THAT (Funding Appropriation #2129) an amount of \$41,379 be appropriated from the Local Area Service Reserve Fund for the purpose of funding construction of a paved lane north of the 600 block of East Keith Road;

AND THAT should any of the amount remain unexpended as at December 31, 2024, the unexpended balance shall be returned to the credit of the Local Area Service Reserve Fund.

ATTACHMENTS

- 1. Certificate of Sufficiency, dated June 2, 2021 (CityDocs 2060205)
- 2. Engineer's Estimate, May 18, 2021 (CityDocs 2059366)
- 3. Location Map: Lane North of 600 East Keith Road (CityDocs 2060179)
- 4. Local Area Service Parcel Tax Bylaw, 2021, No. 8814 (CityDocs 2007075)

Document Number: 2006977 V1

DISCUSSION

This report presents Council with a successful resident petition for a Local Area Service to construct a paved lane north of the 600 block of East Keith Road.

The existing lane functions as a shared driveway with a dirt and gravel surface, which was constructed incrementally over a period of time as adjacent homeowners made changes to provide vehicle access to the rear of their properties.

Staff have completed the Local Area Service process and the following details are presented to Council in accordance with Division 5, Section 212 of the Community Charter. In accordance with Schedule A of Local Area Service Bylaw, 1991, No. 6194, the special charges may be paid in ten annual installments, with interest calculated at 6.0% per annum.

The petitioner was successful in obtaining the required majority needed for the project to proceed. There are six properties adjacent the opened portion of the lane and five have signed in favour of the project. The Certificate of Sufficiency is presented in Attachment 1 and the details of the project are presented in the table below.

Life-time of the work (repayment period)	Ten years
Total estimated cost of the work	\$41,379
The Share of the total cost which will be specially charged against the parcels benefitting from the work, or abutting the work	\$8,168
The City's share is estimated to be:	\$33,211

The work involves the construction of approximately 50 linear metres of paved lane and related drainage works. A detailed Engineer's estimate is included as Attachment 2.

FINANCIAL IMPLICATIONS

The final 2021-2030 Capital Plan approved by Council on March 8, 2021 includes a provision of \$500,000 for Local Area Services. The proposed appropriation falls within this budgeted amount and will leave \$458,621 available in 2021 for other Local Area Service projects. Funding will be provided by the Local Area Service Reserve Fund.

INTER-DEPARTMENTAL IMPLICATIONS

Engineering, Parks and Environment will take the lead role for the implementation of this project. Finance will provide support for the financial aspects and the City Clerk will provide support for the administrative aspects of this Local Area Service.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This resident petition for lane paving aligns with OCP Objective 8.2.1: Maintain or improve service levels related to water supply, sewers, transportation, communication and energy infrastructure.

RESPECTFULLY SUBMITTED:

Brian Willock, ₱.Eng.

Manager, Engineering Planning and Design

Certificate of Sufficiency for Local Area Service to Provide a Paved Lane in the Lane North of the 600 Block East Keith Road

WHEREAS Ms. Zahra Tavangar and others have petitioned Council to undertake a Local Area Service for construction of a paved lane north of the 600 block East Keith Road;

AND WHEREAS five property owners out of a total number of six properties, representing 85% of the aggregate value of

the affected properties, have signed petitions in favour of the proposed construction of a paved lane;

Number of Properties	In Favour of Undertaking	Percentage in Favour	Total Assessed Values*	Value * of Properties in Favour	Percentage of Value* in Favour
6	5	83%	\$10,516,500	\$8,921,500	85%

Property Values from BC Assessment Authority - January 2019

AND WHEREAS the petitions received in support of the proposed lane construction represent at least 50% of the number of properties and more than 50% of the aggregate property value as required in Section 212 of the *Community Charter* for a Petition for Local Area Service;

NOW THEREFORE the undersigned, Karla Graham, City Clerk for the City of North Vancouver, hereby certifies that a sufficient number of petitions for the proposed lane construction were received;

AND THAT "Local Area Service Parcel Tax Bylaw No. 8814" may now be considered by Council.

Signed this 2ndth day of June, 2021

Karla Graham, City Clerk

Document Number: 2006974

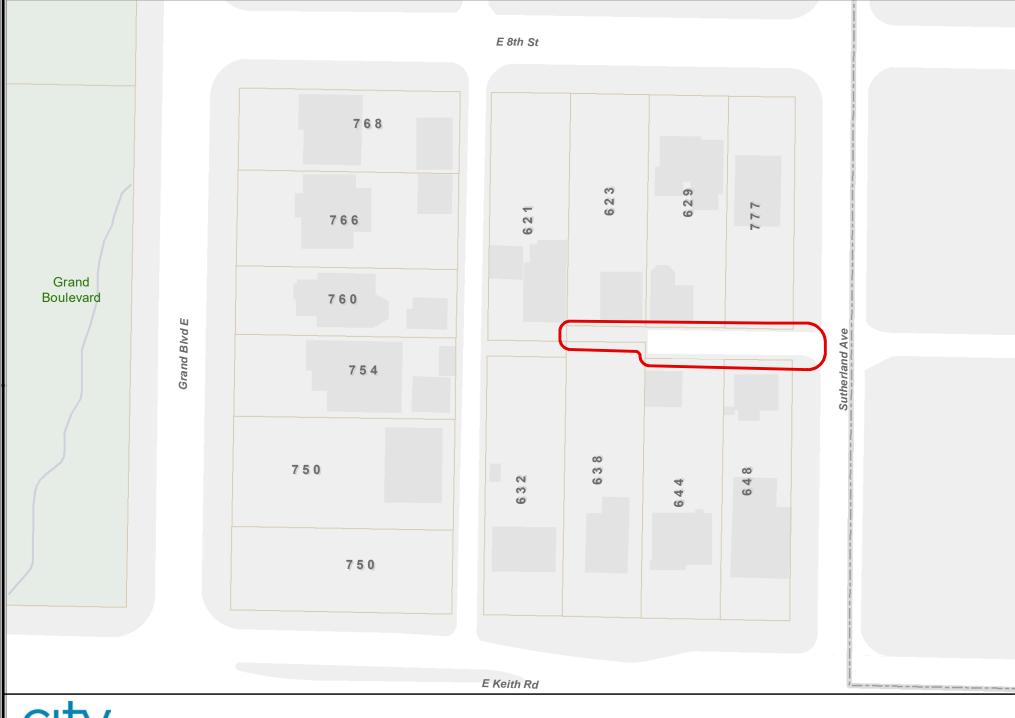
CONSTRUCTION ESTIMATE FOR ROAD AND SIDEWALKS

 PROJECT:
 Lane Paving
 DATE:
 2021-05-18

 LOCATION:
 North of 600 E Keith Rd
 ESTIMATE BY
 C. Miles

 LENGTH:
 50.0 m.
 Drawing:
 KEIT-06E-R-2021

DESCRIPTION	LENGTH	WIDTH	DEPTH	QUANTITY	UNIT COST	TOTAL
Clearing abd Grubbing Tree Pruning and Removal	0.0	m. 0.0 m	n. 0.00	0 Sq M	\$15.00 \$500.00	\$0.00 \$0.00
Excavation		m. 1.0 m m. 0.6 m	n. 0.40 m. n. 0.20 m.	135 T 21 T 3 T 4 T	\$15.00 \$15.00 \$15.00 \$15.00	\$2,025.00 \$313.20 \$42.17 \$66.42
Saw Cutting & Grind Edge	15.0	m.			\$30.00	\$450.00
Lane Sub-Base Road Sub-Base Lane Base Road Base Soil	250.0 29.0 250.0 29.0 12.5	m. 1.0 m m. 1.0 m 1.0	n. 0.20 m. n. 0.08 m. 0.10	68 T 10 T 34 T 5 T 4 Cu M	\$40.00 \$40.00 \$50.00 \$50.00 \$30.00	\$2,700.00 \$417.60 \$1,687.50 \$261.00 \$112.50
Paving 20mm (regular) Paving (Hand work) Driveways Mobilization	210.0 18.0	m. 1.0 m m. 1.0 m		44 T 4 T 1	\$200.00 \$300.00 \$2,500.00	\$8,769.60 \$1,127.52 \$2,500.00
Curb and Gutter Traffic Signs Pavement Markings	14.2	m.		0	\$200.00 \$500.00	\$2,840.00 \$0.00 \$0.00
Manholes Grass Restoration				3 12.5 Sq M	\$2,500.00 \$10.00	\$7,500.00 \$125.00
SUB-TOTAL = DESIGN TOTAL =	7	%				\$30,937.51 \$2,165.63 \$33,103.14
CONTINGENCY =	25	%				\$8,275.78
PROJECT ESTIMATE=						\$41,378.92









Subject Site



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8814

A Bylaw to authorize the establishment of a local area service for the construction of a paved lane north of the 600 Block of East Keith Road.

WHEREAS Ms. Zahra Tavangar and others have petitioned Council to construct, as a local area service, the work hereinafter described, and the Corporate Officer has certified that the petition is sufficient and it is expedient to grant this request of the petition in the manner hereinafter provided:

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 "Local Area Service Parcel Tax Bylaw, 2021, No. 8814" (Paved Lane Construction North of the 600 Block of East Keith Road).
- 2. That the service will be the construction of a paved lane, to serve the lane north East Keith Road from Sutherland to the dead end west, being a total length of 50 meters, as a local area service under the provisions of Division 5 of the *Community Charter*.
- 3. That the City Engineer make such plans, profiles and specifications and furnish such information as may be necessary for the making of a contract for the execution of the work.
- 4. The work shall be carried on and executed by the City under the superintendence and according to the directions and orders of the City Engineer.
- 5. The cost of the work will be recovered as follows:

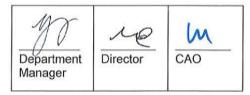
The owners' portion of the cost of the service shall be \$7,206.71 and will be recovered by a parcel tax to be levied on all properties in the local area over a period of ten years.

Document: 2007075-v1

Any person whose lot is specially assessed may pay any annual installment of the frontage-tax imposed thereon, at any time before such installment falls due, and the Director of Finance is authorized to make the necessary adjustment in the interest charge in such cases.

READ a first time on the <> day of <>, 2021.
READ a second time on the <> day of <>, 2021.
READ a third time on the <> day of <>, 2021.
ADOPTED on the <> day of <>, 2021.
MAYOR
CORPORATE OFFICER





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

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Meg Wray, Planner 1

Subject:

MOODYVILLE DEVELOPMENT PERMIT APPLICATION: 427-435 EAST

3RD STREET (HELEN BESHARAT / BFA STUDIO ARCHITECTS)

Date:

June 9, 2021

File No: 08-3060-20-0255/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 1, dated June 9, 2021, entitled "Moodyville Development Permit Application: 427-435 East 3rd Street (Helen Besharat / BFA Studio Architects)":

THAT Development Permit No. DPA2020-00018 (427-435 East 3rd Street) be issued to NAM (Moodyville) Development Ltd., Inc. No. BC1224688, in accordance with Section 490 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign Development Permit No. DPA2020-00018.

ATTACHMENTS

- 1. Context Map (CityDocs 2050933)
- 2. Architectural Drawings, dated May 7, 2021 (CityDocs 2055404)
- 3. Landscaping Drawings, dated May 6, 2021 (CityDocs 2051085)
- 4. Public Consultation Summary (CityDocs 2021346)
- 5. Development Permit No. DPA2020-00018 (CityDocs 2059272)

SUMMARY

This report seeks Council approval for issuance of a Development Permit for an application requesting two relaxations to the Moodyville Development Permit Guidelines (the "Guidelines").

Document Number: 2055363 V2

REPORT: Moodyville Development Permit Application: 427-435 East 3rd Street (Helen Besharat / BFA Studio

Architects)
Date: June 9, 2021

BACKGROUND

The City has received a Moodyville Development Permit application for 427-435 East 3rd Street, for a four-storey townhouse development over one level of underground parking. The proposal consists of 15 townhouse units and one adaptable lock-off unit.

The project complies with zoning, and generally meets the intent of the Guidelines which is to foster high-quality architecture, livability for family-oriented developments, and an enhanced public realm. Furthermore, the proposal is a Passive House development, which is an energy efficiency standard that exceeds the City's requirements for Development Permit applications.

To facilitate the design, the application has been referred to Council, for consideration of two relaxations to the Guidelines. The relaxations are outlined in Table 2 under the Discussion section of this report.

Regulatory Context

Development Permit applications in Moodyville are reviewed by staff as follows:

- Applications are subject to the requirements of the zoning that set out the maximum permitted building envelope (including density and height provisions);
 and
- The Guidelines also apply, and contain many detailed considerations relating to sustainability, building form, and urban design.

The zoning has a maximum building height. Height and portions of the building envelope are then further constrained and shaped by the regulations within the Guidelines to refine the design – resulting in building heights in Moodyville being typically less than the maximum in the zoning.

The Director of Planning & Development has delegated authority to issue Development Permits; however, under this authority, the Director reserves the ability to refer Development Permits to Council for consideration. The Guidelines provide flexibility for interpretation and for approval of minor relaxations at the discretion of the Director.

This application has been referred to Council because the proposed relaxation to permit the building height to be increased into the top 3 m of the height envelope is not considered to be minor within the parameters set by the Guidelines. This height envelope provision (Guideline 7.4.1) uses prescriptive language which does not afford staff the same degree of discretion.

REPORT: Moodyville Development Permit Application: 427-435 East 3rd Street (Helen Besharat / BFA Studio

Architects)
Date: June 9, 2021

DISCUSSION

Site Context

The subject site is located in the Moodyville Development Permit Area on the south side of East 3rd Street between St. Patrick's Avenue and St. David's Avenue.

Surrounding sites are going through various stages of redevelopment to achieve the vision of a family-oriented neighbourhood in Moodyville. The buildings and uses immediately surrounding the subject site are described in Table 1 below.

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	402-438 East 3 rd Street and 341-343 St. Davids Avenue	Rezoning recently approved for five-storey strata residential development with commercial units at grade	CD-730
South	432-434 East 2 nd Street 436-438 East 2 nd Street	Duplex Duplex	RG-3 RG-3
East	441 East 3 rd Street	3-storey apartment	RM-2
West	423-425 East 3 rd Street	Duplex	RM-2

Of note, the recently approved five-storey mixed-use residential development to the north of the subject site, which is along the entire frontage of the north side of the 400 block of East 3rd Street, will set the stage for the emergence of a commercial centre serving the neighbourhood.

Development Permit Guideline Proposed Relaxations

The two requested relaxations to the Guidelines are:

Table 2. Moodyville Guideline Proposed Relaxations

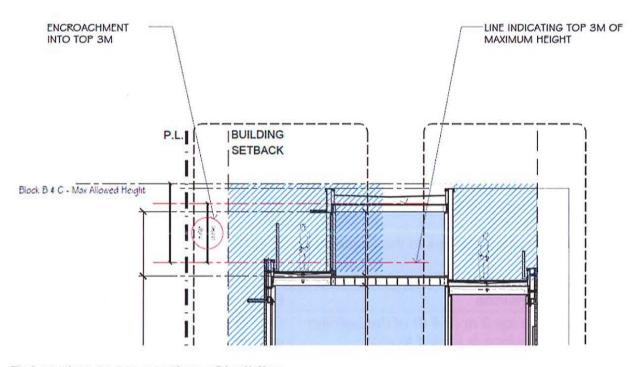
Guideline	Provisions	Proposed Relaxation
Guideline 7.4.1	The top 3 m (9.8 ft) of the building envelope is limited to roof structures and the following elements architecturally integrated into the building form: height exceptions in accordance with the Zoning Bylaw, rooftop hatches and terrace railings, and exterior stairs and landings providing access to the rooftop.	On the south building, the top 0.75 m (2.5 ft) of the building envelope is limited to roof structures and other elements outlined in the Guideline. Effectively, this would result in building floor area 2.25 m (7.4 ft) higher than suggested in the Guidelines. On the north building, 2.16 m (7.1 ft) of the building envelope is limited to roof structures and other elements

Date: June 9, 2021

		outlined in the Guideline. Effectively, this would result in building floor area 0.84 m (2.8 ft) higher than suggested in the Guidelines.
Guideline 7.5.2	The minimum building separation (distance separating buildings across courtyards) should be not	For the 1 st and 2 nd storeys, building separation complies.
	less than 7.4 m (24.3 ft) for the 1 st and 2 nd storey, and 9.8 m (32.3 ft) above the 2 nd storey.	For the 3 rd storey, building separation varies between 7.4 m (24.3 ft) and 8.6 m (28.3 ft).
		For the 4 th storey, building separation varies between 8.7m (28.5 ft) and 12.9 m (42.5 ft).

Figure 1 illustrates the proposed relaxation to building height.

Figure 1. Extract from the Architectural building section drawings (Sheet A501)



Relaxation to top portion of building

The development would include some floor area for home offices within the top 3 m (9.8 ft) of the building, which does not comply with the Guidelines.

As outlined in the 'Site Context' section of this report, the height relaxation for this design fits the surrounding context given the site is situated across the street from the 19 m (62.3 ft) height portion of the recently approved five-storey mixed-use development at 402-438 East 3rd Street and 341-343 St. Davids Avenue.

Date: June 9, 2021

As a result of the proposed relaxation, the building height would remain below the maximum 15 m (49.2 ft) height under the zoning, but would be 2.25 m (7.4 ft) on the south building and 0.84 m (2.8 ft) on the north building – one partial additional storey – higher than suggested by the Guidelines.

The relaxation would provide a close to consistent height along the relatively flat portion of the lot, for the front and courtyard-facing units. The relaxation would primarily apply to units on the south building facing the courtyard. The rear units facing the lane would step down to follow the slope of the site. The proposed design meets the Guidelines' intent of following the slope of the site.

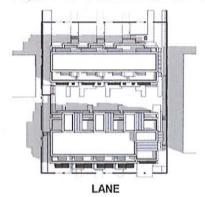
The Guidelines anticipated this block as having a more commercial character through the application of live-work frontages, which are dwelling units that include the optional integration of small-scale office or production studio in the unit. The commercial character of this block has been further amplified by the recent approval of the mixed-use development on the north side of East 3rd Street. On the subject site, the minor height relaxation for the units facing East 3rd Street would provide a stronger street wall and reinforce the commercial character of this block. The commercial character of this block makes it unique in Moodyville; this application would not set a precedent for other areas.

Relaxation to Courtyard Building Separation

To support having living space within the top portion of the building, the proposed design also requires relaxation of the building separation at the upper storeys. The development would have reduced building separation in some parts of the upper storeys, across the courtyard, but this would be offset by an increased separation in other portions.

The overall intent is to maintain solar access in the courtyard. The reorientation of the street grid on this block, between St. Davids Avenue and St. Patricks Avenue, allows for greater solar access to the courtyard. On other sites in Moodyville that are north-south oriented, shadows would fall directly across the courtyard by around midday. However as show in Figure 3, the orientation of the subject site allows solar access in the courtyard to be maintained longer through the day. Staff consider the proposal as meeting the Guidelines' intent.

Figure 3. Extract from the Shadow Analysis drawings showing June 21 at 12pm



REPORT: Moodyville Development Permit Application: 427-435 East 3rd Street (Helen Besharat / BFA Studio

Architects)
Date: June 9, 2021

In summary, staff support the overall proposal which is in keeping with the zoning and Guidelines. Further, staff support the proposed relaxations given the site context and the minimum impact on the surrounding development. Should Council choose not to approve the proposed relaxations, the applicant could be directed to revise the project design to be consistent with these elements of the Guidelines.

Advisory Design Panel

The Advisory Design Panel reviewed the Development Permit application and recommended approval of the project subject to resolution of two design considerations related to privacy between units in the courtyard and design of the back lane. The applicant has worked with staff to address the Panel's comments.

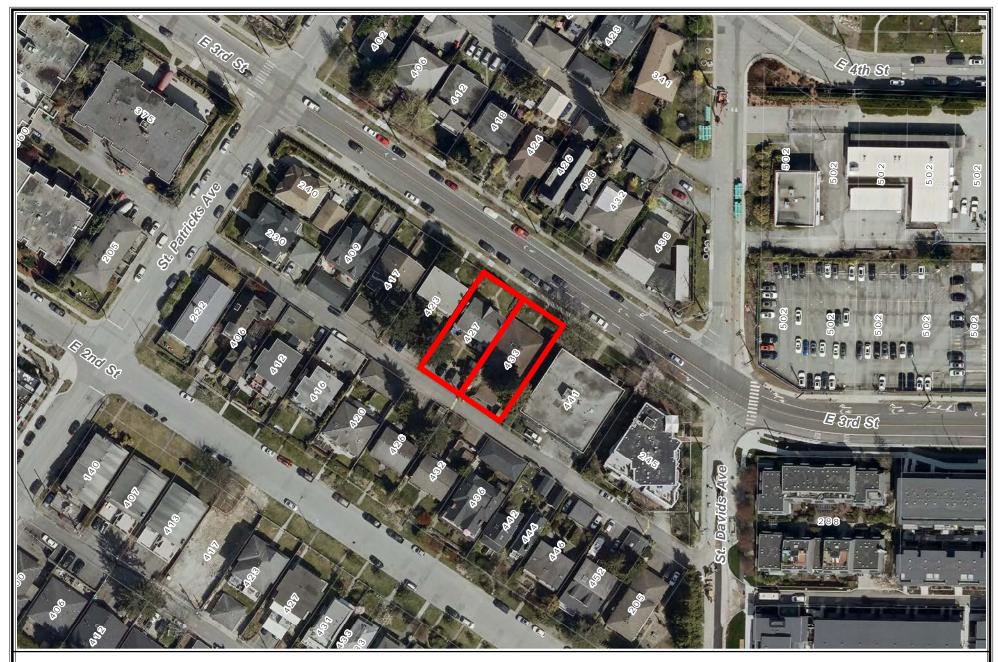
COMMUNITY CONSULTATION

A Developer's Information Session was held on January 13, 2021. Five people attended the session. Discussion at the consultation session included neighbourhood context, impacts on neighbours, the proposed height, tree protection, and sustainability considerations.

INTER-DEPARTMENTAL IMPLICATIONS

To facilitate timely processing of the application, offsite works and stormwater management measures, in accordance with City requirements and the Moodyville Development Permit Guidelines, will be finalized at the Building Permit stage.

RESPECTFULLY SUBMITTED:





Subject Site



PASSIVE HOUSE TOWNHOME DEVELOPMENT

427-429-433-435 East 3rd Street, North Vancouver, B.C.



ECO-REGIONAL ARCHITECTURE + INTERIOR DESIGN

(Formerly BESHARAT FRIARS ARCHITECTS)

600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 2G8

www.bfastudioarchitects.com





ABBF	REVIATIONS LEGE	ND					
A.P.P.	ABOVE PINISHED PLOOR	MTL.	METAL	ENCL.	ENCLOSURE	SM	SQUARE METERS
A.B.	AIR BARRIER	N/A	NOT APPLICABLE	EQ.	EQUAL	5.5.	STAINLESS STEEL
ALUM.	ALUMINIUM	N.I.C.	NOT IN CONTRACT	EXT.	EXTERIOR	STR.	STAIR
B/5	BASEMENT	N.T.S.	NOT TO SCALE	P.D.	PLOOR DRAIN	STD.	STANDARD
BD.	BOARD	O.C.	ON CENTRE	PDN	POUNDATION	T.O.	TOP OF
B.O.S.	BOTTOM OF SLAB	OPG.	OPENING	PIN.	PINISH	T.O.C.	TOP OF CURB
B.O.W.	BOTTOM OF WALL	P-4-5	PEEL 4 STICK	PLR.	PLOOR	T.O.P.	TOP OF PLOOR
BLDG.	BUILDING	PLYWD.	PLYWOOD	PTG.	POOTING	T.O.P.	TOP OF PARAPET
C.B.	CATCH BASIN	PREPIN.	PRE-PINISHED	GA.	GALIGE	T.O.W.	TOP OF WALL
C.I.P.	CAST-IN-PLACE	P.T.	PRESSURE TREATED	GL.		T	TREAD
CLKG.	CAULKING	P/L	PROPERTY LINE	GR.	GRADE	TYP.	TYPICAL
CLG.	CEILING	R.	RADIUS	GWB	GYPSUM WALLBOARD	LIJG	UNDERGROUND
C/L	CENTRE LINE	R	RISER	H/C	HANDICAPPED	U/S	UNDERSIDE
C/W	COMPLETE WITH	R.W.L.	RAIN WATER LEADER	HT.	HEIGHT	UNO	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	REQD	REQUIRED	HORIZ.	HORIZONTAL	U/F	UPPER PLOOR
CONT.	CONTINUOUS	REV	REVISION	H.B.	HOSE BIB	V.B.	VAPOUR BARRIER
CJ	CONTROL JOINT	R#5	ROD ¢ SHELP	HR.	HOUR	VERT.	VERTICAL
CORR.	CORRIDOR	RM.	ROOM	HWH	HOT WATER HEATER	W.C.	WATER CLOSET [TOILET]
DIA.	DIAMETER	R.D.	ROOF DRAIN	LIN.	LINEN	W/D	WASHER/ DRYER
DN	DOWN	R.O.	ROUGH OPENING	MAX.	MAXIMUM	WD.	WOOD
DWG5	DRAWING5	STL.	STEEL	MECH.	MECHANICAL	W.I.C.	WALK-IN CLOSET
DW	DISHWASHER	STRUCT.	STRUCTURAL	MEZZ.	MEZZANINE	W/	WITH
ELECT.	ELECTRICAL	SPEC	SPECIFICATION	MN.	MINIMUM	W.P.	WATERPROOF
ELEV	ELEVATION	SF	SQUARE PEET	MISC.	MISCELLANEOUS	WR	WASHROOM

PROJECT / CONSULTANT TEAM								
ARCHITECT BFA STUDIO ARCHITECTS #600 - 355 BURRARD ST. VANCOUVER, BC	INTERIOR DESIGNER BFA STUDIO ARCHITECTS #600 - 355 BURRARD ST. VANCOUVER, BC	MECH. / ELEC. / PASSIVE HOUSE ENGINEER ZENON MANAGEMENT 3578 WEST 28TH AVENUE VANCOUVER, BC	BUILDING ENVELOPE CONSULTANT RDH BUILDING SCIENCE 4333 STILL CREEK DRIVE #400 BURNABY, BC 604.873.1181	CIVIL ENGINEER CREUS ENGINEERING 610-EAST TOWER 221 ESPLANADE WEST NORTH VANCOUVER, BC 601897-9010	ARBORIST ACER TREE SERVICES LTD. 1401 CROWN STREET NORTH VANCOUVER, BC 604 990 8070			
LAND SURVEYOR BENNETT LAND SURVEYING LTD. #201-275 FELL AVENUE NORTH VANCOUVER, BC	LANDSCAPE ARCHITECT PMG LANDSCAPE ARCHITECTS 4185 STILL CREEK DR. C100 BURNABY, BC	CODE CONSULTANT CFT ENGINEERING INC. 500-1901 ROSSER AVENUE BURNABY, BC	GEOTECHNICAL ENGINEER JECTH CONSULTANTS INC. 122-3823 HENNING DRIVE BURNABY, BC	STRUCTURAL ENGINEER WEILER SMITH BOWERS 3855 HENNING DRIVE #118 BURNABY, BC				
604.980.4868	604.294.0011	604.684.2384	604.299.6617	604.294.3753				

ARCHITECTURAL DRAWING INDEX

A001 PROJECT STATISTICS A002 PROJECT STATISTICS
A003 AVERAGE BUILDING GRADES & MAXIMUM HEIGHT CALCULATION

A100 CONTEXT PLAN
A101 CONTEXT PHOTOGRAPHS
A102 CONTEXT STREETSCAPE A103 CONTEXT SIMILAR PROJECTS A104 3D MODEL A105 3D MODEL

A200 FIRE ACCESS PLAN / BCBC SUMMARY A201 LEVEL P1 FLOOR PLAN
A202 LEVEL 1 FLOOR PLAN / SITE PLAN A203 LEVEL 2 FLOOR PLAN A204 LEVEL 3 FLOOR PLAN A205 LEVEL 4 PLAN A206 LEVEL ROOF PLAN

A301 BLOCK A - LEVEL 1 FLOOR PLANS A302 BLOCK A - LEVEL 2 FLOOR PLANS A303 BLOCK A - LEVEL 3 FLOOR PLANS A304 BLOCK A - LEVEL 4 FLOOR PLANS A305 BLOCK A - UNIT A2 FLOOR PLAN A306 BLOCK B & C - LEVEL 1 FLOOR PLAN A307 BLOCK B & C - LEVEL 2 FLOOR PLAN A308 BLOCK B & C - LEVEL 3 FLOOR PLAN A309 BLOCK B & C - LEVEL 4 FLOOR PLAN

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A501 BUILDING SECTION A502 BUILDING SECTION A503 BUILDING SECTION A504 BUILDING SECTION A505 WALL SECTIONS A506 WALL SECTIONS A507 WALL SECTIONS A508 WALL SECTIONS A509 WALL SECTIONS

A701 WALL SCHEDULE

O01 LEVEL 1 AREA OVERLAY O02 LEVEL 2 AREA OVERLAY 003 LEVEL 3 AREA OVERLAY 004 LEVEL 4 AREA OVERLAY

SA01 SHADOW ANALYSIS

SURVEY DRAWING

RE-ISSUED FOR DP DESIGN DEVELOPMENT 05 MAY 2021

PROJECT DESCRIPTION / USE	4 STOREY, 15 UN	ITS RESIDENTIA	L TOWNHO!	MES, INCLUD	ING ONE LEVE	L OF UNDERG	ROUND PARK	ING		
LEGAL DESCRIPTION	LOT 6 BLOCK 144 PLAN 878 & STRATA PLAN BCS3650 BOTH OF DISTRICT LOT 274 GROUP 1 NEW WESTMINSTER DISTRICT									
CIVIC ADDRESS PRESENT	427, 429, 433, 435 EAST 3RD STREET, NORTH VANCOUVER, BC									
CIVIC ADDRESS FUTURE	TBD						X3			
TOTAL LOT AREA	11,946	SF	1,109.8	SM						
LOT SIZE (APPROXIMATE FRONTAGE)			FT	М						
	NORTH / EAST 31	RD STREET	99.88	30.4						
	EAST		119.57	36.4						
	SOUTH / LANE		99.93	30.5						
	WEST		119.56	36.4						
OCP / AREA DESIGN GUIDELINES	MOODYVILLE EA	AST 3RD STREET	DEVELOPM	NT PERMIT	AREA GUIDELIN	IES				
ZONING & DEVELOPMENT PERMIT	RM-2 MEDIUM I	DENSITY APART	MENT RESID	ENTIAL 2						
PROPOSED NUMBER OF RESIDENTIAL UNITS	15									
		REQUIRED / ALI	LOWED			PRO	POSED		NOTES	
		12	SF	SM		[.	SF	SM		
DENSITY / GROSS BUILDING AREA			19,114	1776			19,114	1776	REFER TO DETAILED CALCULATIONS ON A002	
	FAR	1.60				1.60				
SITE COVERAGE			60.0%	MAX.		50.7%				
AVERAGE GRADE - BLOCK A			11751770.4		139.36	FT	42.48	М		
AVERAGE GRADE - BLOCK B/C	1				134.39	FT	40.96	М	ALL HEIGHT AND AVERAGE GRADE INFORMATION IS PROVIDED.	
BUILDING HEIGHT - BLOCK A	188.57	FT	57.48	M	183.33	FT	55.88	M	GEODETIC VALUES	
BUILDING HEIGHT BLOCK B/C	183.60	FT	55.96	М	182.33	FT	55,57	M		
NUMBER OF STOREY		4					4			
BUILDING SETBACKS										
NORTH / EAST 3RD STREET	9.06	FT	2.8	M	9.06	FT	2.8	М	AS PER SUBSECTION 411 (1) (B) FOR 3RD STREET SETBACK	
EAST	7.90	FT	2.4	M	7.90	FT	2.4	М	ZONE RM-2 , SUBSECTION 572 (8) (A) (ii) & (iii) -FOR OTHER SETBACKS.	
SOUTH / LANE	5.20	FT	1.6	M	7.71	FT	2.4	M	NORTH, EAST & WEST SETBACKS SUBJECT TO SUBSECTION 410 (2) (A), 9.8"	
WEST	7.90	FT	2.4	M	7.90	FT	2.4	M	SITING EXCEMPTION	
MINIMUM DWELLING UNIT SIZE		MIN. AREA	400	37			496	46		
ACCESSORY LOCK-OFF UNIT			285.0	26.0		1	412	38		
OFF-STREET PARKING	16	STALLS	-		16	STALLS			REFER TO A002 FOR DETAILED CALCULATION	
BICYCLE STORAGE	SECURED		23				23	157807.534	1.5 SPACE/ DWELLING UNIT. REFER TO A002 FOR DETAILS	
GARBAGE / RECYCLING / STORAGE			118.4	11.00			156	14.49	5.23 SF/ DWELLING UNIT OR A MINIMUM OF 118.4SF	
NOTES: 1. ALL AREAS AND CALCULATIONS ARE APPROXIMATE. & MAY BE ADJUSTED DURING WORKING. 2. VALUES LISTED IN ABOVE AREA CALCULATIONS ARE DETERMINED IN GENERAL ACCORDAN 3. VALUES LISTED IN BUILDING COUE DATA SHEET ARE DETERMINED IN ACCORDANGE WITH IT	ICE WITH THE METH			OF NORTH VA	NCOUVER BYLA	WS				

1	RKING STALL DIMENSIONS DETAILED INFORMATION. REFER TO CITY OF NORTH VANCOUVER ZONING BYLAW.	
	SION IV: PARKING AND LOADING STANDARDS	
STANDARD STALL/ SMALL STALL	DOWN 988-34 (4) (6) TOWN 988-34 (4) (7) TOWN 9	NOTE: PARKING SPACES GELINEATED BY PAINTED SOLID LINES OR OTHER ACCEPTABLE PAVEMENT MARKING DEVICE FOR RACH PARKING, AND MUMBERED PROFIDENTIFICATION 2. EACH PARKING SPACE TO BE DESIGNED WITH ADEQUATE CURBS AND WHELL STORS OF NOT LESS THANK IN NEGRO. 3. PARKING AREA LIGHTING SPALL BE LLUMINATED ONLY WITH SHELDED LIGHTINGS OT MAT GARE DOES NOT IMPACT MOTORISTS ON AQUACENT STREETS OR LANG.
DISABILITY STALL	00.71, 500.6 (s) 13-27 107 8-33 4-117 107 8-33 4-117 107 107 107 107 107 107 107	



600 - 355 Burnard Street T 604 662 8544 Vancouver, BC V6C 2G8 F 604 662 4060

NO. DESCRIPTION	DATE
BISUED FOR PRE-CONSULTATION	16 DEC 2019
BSUED FOR DP	12 JUN 2020
REESSLEED FOR DP	09 MAR 2021

COPYRIGHT RESERVED
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BY USES OR REPRODUCED REPRORY INSTITUTE CONSIDER. RECEIVED SIRRINGOUS SHALL WERE PROCESSED.
CHARLE COMMUNICATION. THE CONTROL OF REASON SHALL WRITH AND SHALL REPROBRESTLY ON MALL DRING.

NAM (Moodyville) Development Ltd.

19465

427-429-433-435 E 3rd Street, North Vancouver, B.C.

ING TITLE

ZONING DATA & PROJECT STATISTICS

A001

CHECKED

AREA CALCULATIONS SUMI	MARY / SF									4	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	A	В	С	D	E	F=D+E	G	Н	1	J	K=G+H+I+(J)	L=F-K	М	
LEVEL	NUMBER OF FLOORS	SUB	PARKING / LOADING / MECHANICAL LEVEL (SF)	RESIDENTIAL AREA (SF)	CIRCULATION /ELEVATORS/ STAIR/ /M&E CLOSETS(SF)	TOTAL AREA / FLOOR (SF)	WALL	GREEN BLDG MAX. 15 SF HRV PER UNIT AREA [17]a (SF)	LOCK-OFF DWELLING	ACCESSORY LOCK-OFF DWELLING - ADAPTABLE + ACCESS FROM STREET [20]b (SF)	TOTAL EXCLUSIONS (SF)	TOTAL GROSS	TOTAL GROSS (SM)	NOTES
LEVEL PARKING	1	0	9,330	0	0	NA			NA NA		No.	N	1	2007/2000
LEVEL 1	1	3	0	5,113	187	5,300	416		151	108	749	4,551	423	
LEVEL 2	1		0	5,934	0	5,934	408	005	0	0	408	5,526	513	
LEVEL 3	1	12	0	5,776	0	5,776	417	225	0	0	417	5,359	498	
LEVEL 4	1		0	3,725	0	3,725	428		0	0	428	3,297	306	
TOTAL		15	9,330	20,548	187	20,735	1,669	225	151	108	2,153	18,582	1,726	
SITE AREA:		11.946		,-,-			.,,,,,,				.,,,,,,	12,042	1,020	
TOTAL GROSS:	7	18,582		1.56										
PARKING/P1		9,330		9,330										
MAXIMUM GFA		19,114		1.60										
DIFFERENCE		532	SF					3	3)					
1. ALL AREAS AND CALCU	JLATIONS ARE	APPRO	KIMATE. & MAY E	BE ADJUSTED DU	RING WORKING DE	RAWINGS								
2. VALUES LISTED IN ABO	VE AREA CAL	CULATIO	NS ARE DETERM	MINED IN GENERA	AL ACCORDANCE	MTH THE METHO	DOLOGY REQUIR	ED IN CITY OF NO	ORTH VANCOU	VER BYLAWS				
3. VALUES LISTED IN BUIL	LDING CODE D	ATA SHE	ET ARE DETERM	MINED IN ACCORD	ANCE WITH THE I	METHODOLOGY R	EQUIRED IN BCB	C 2018						
4. WALL THICKNESS EXCL	USION AREAS	ARE AF	PROXIMATE AN	D WILL BE ADJUS	TED BASED ON F	NAL WALL ASSE	MBLIES	27.27.27.20.2						

RESIDENTIAL UNIT SUI	MMARY						, ,			
UNIT TYPE	LEVEL 1 (SF)	LEVEL 2 (SF)	LEVEL 3 (SF)	ROOF (SF)	UNIT AREA (SF)	UNIT AREA (SM)	UNIT COUNT	%	OUTDOOR SPACE /UNIT (SF) (REQ. 107.6 SF per TH & 53.8 SF per Unit)	NOTES
BLOCK A	Anned male	lima leak	to design	Anna market	to seed o	to to the contract of		-110-0	ACC	
A1 - 1 BR	496		0	0	496	46.1	3	20	130	
A2 - STUDIO LOCKOUT UNIT	412	0	0	0	412	38.3	0	0	54	PART OF ONE A1 UNIT
A3 - 3 BR + FLEX	95	608	610	343	1656	153.8	3	20	113	
A4 - 3 BR + FLEX	95	654	657	374	1780	165.4	1		127	
SUB-TOTAL							7	47		
BLOCK B								-		l.
B1 - 2BR + FLEX	370	370	334	242	1316	122.3	3	20	110	
B2 - 3BR + FLEX	171	600	562	347	1680	156.1	1	7	110	
SUB-TOTAL		-					4	27		
BLOCK C	9									
C1 - 3 BR + FLEX	410	420	420	325	1575	146.3	3	20	110	
C2 - 1BR + FLEX	232	408	408	280	1328	123.4	1	7	110	
SUB-TOTAL	5						4	27		
TOTAL							15	100		
TOTAL STUDIO							0			PART OF ONE A1 UNIT
TOTAL 1 BEDROOM							4			
TOTAL TH 2 BEDROOM			1				3			
TOTAL TH 3 BEDROOM							8			
TOTAL							15			
NOTE:	70									

	RATE/REQUIRE	D/BYLAW	PROVIDED
TOWNHOMES (TOTAL:15)	1.05	16	14
VISITORS	0.10	2	2
TOTAL		16	16
STANDARD	40	11	
SMALL CAR-MAXIMUM 35% (6 STALLS)	13		2
DISABILITY	1		1
VISITORS	1		1
VISITOR DISABILITY	1		1
TOTAL	16		16

OFF STREET BICYCLE PARKING							
II .	# UNITS	SECURED RATIO	SECURED REQUIRED	SECURED PROVIDED			
TOWNHOUSES	15	1.5 / UNIT	22.5	23			
TOTAL	15		23	23			



Pursely BESHARAT FRIARS ARCHITE

355 Burrard Street T 604 662 8544 ouver, BC V6C 2G8 F 604 662 4060

REVISIONS	
NO. DESCRIPTION	DATE
ISSUED FOR PRE-CONSULTATION	16 DEC 2019
BSUED FOR DP	12 JUN 2020
REBSUED FOR DP	09 MAR 2021
RESSUED FOR DP	05 MAY 2021

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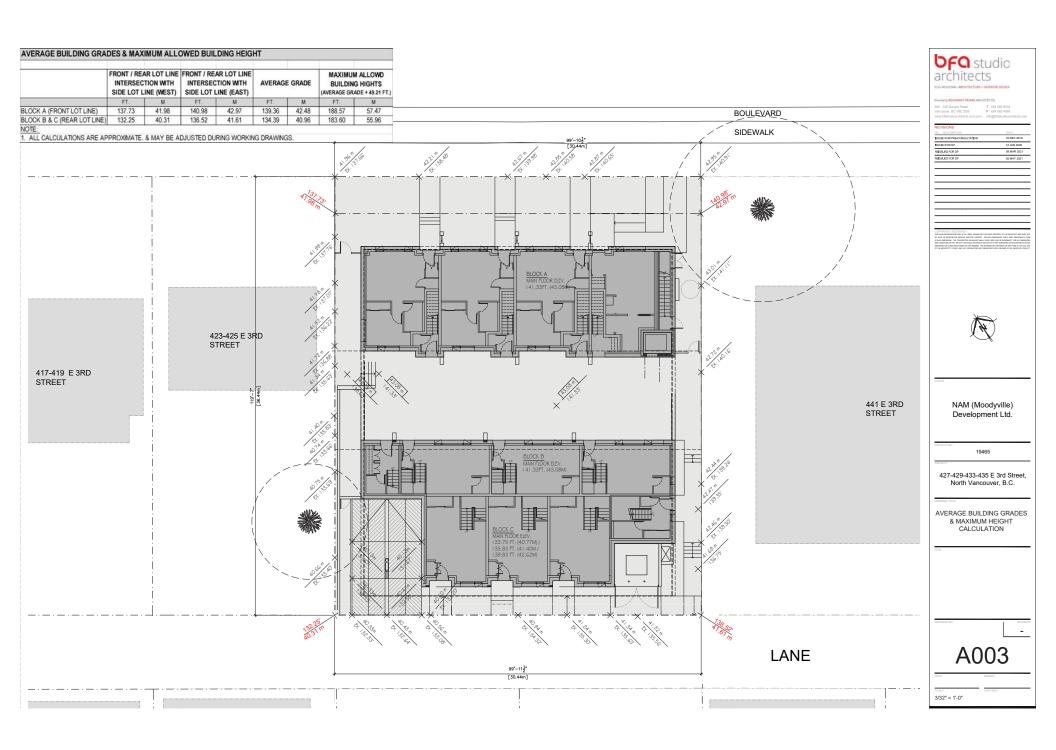
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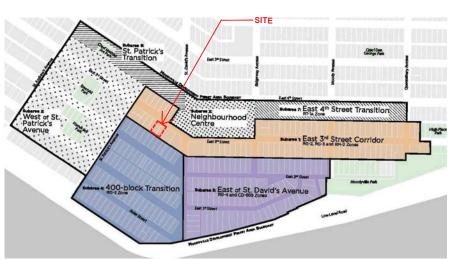
427-429-433-435 E 3rd Street, North Vancouver, B.C.

PROJECT STATISTICS

A002

GECKED





NEIGHBOURHOOD SUBAREAS



SPECIAL CONDITION



CONTEXT PLAN



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427-429-433-435 E 3rd Street, North Vancouver, B.C.

CONTEXT PLAN

A100

1/32" = 1'-0"





EAST 3rd STREET (NORTH)

LANE (SOUTH)



A101

N.T.S

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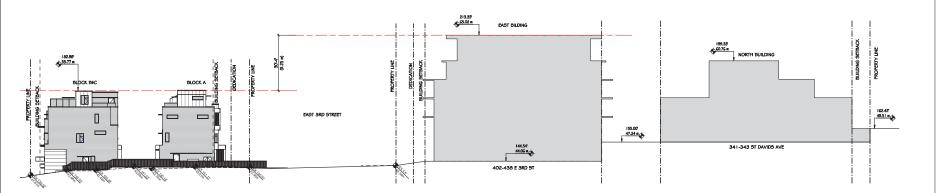
STREETSCAPE



NORTH STREETSCAPE ALONG EAST 3RD



SOUTH STREETSCAPE ALONG LANE



HEIGHT COMPARISON DIAGRAM

NOTE: THE GRADES AND ELEVATIONS OF NEIGHBOURING PROPERTY APPROXIMATE & BASED ON CITY OF NORTH VANCOUVER FILE NO. 08-3400-20-0005/1

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REGIONAL ARCHITECTURE + INTERIOR
55 Burrard Street T 604 662 8544

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JECT NO.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.

RAWING TILL

CONTEXT / STREETSCAPE

RAWING NO.

A102

DATE DRAW
SCALE CHEC
As indicated















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427-429-433-435 E 3rd Street, North Vancouver, B.C.

CONTEXT SIMILAR PROJECTS







A103



BLOCK A - NORTH-EAST/ EAST 3RD STREET ELEVATION



BLOCK A - NORTH-WEST/ EAST 3RD STREET ELEVATION



BLOCK B&C - SOUTH-EAST/ LANE ELEVATION



BLOCK B&C - SOUTH-WEST LANE ELEVATION

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MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.

3D MODEL

A104



BLOCK A&B - VIEW FROM INTERNAL COURTYARD

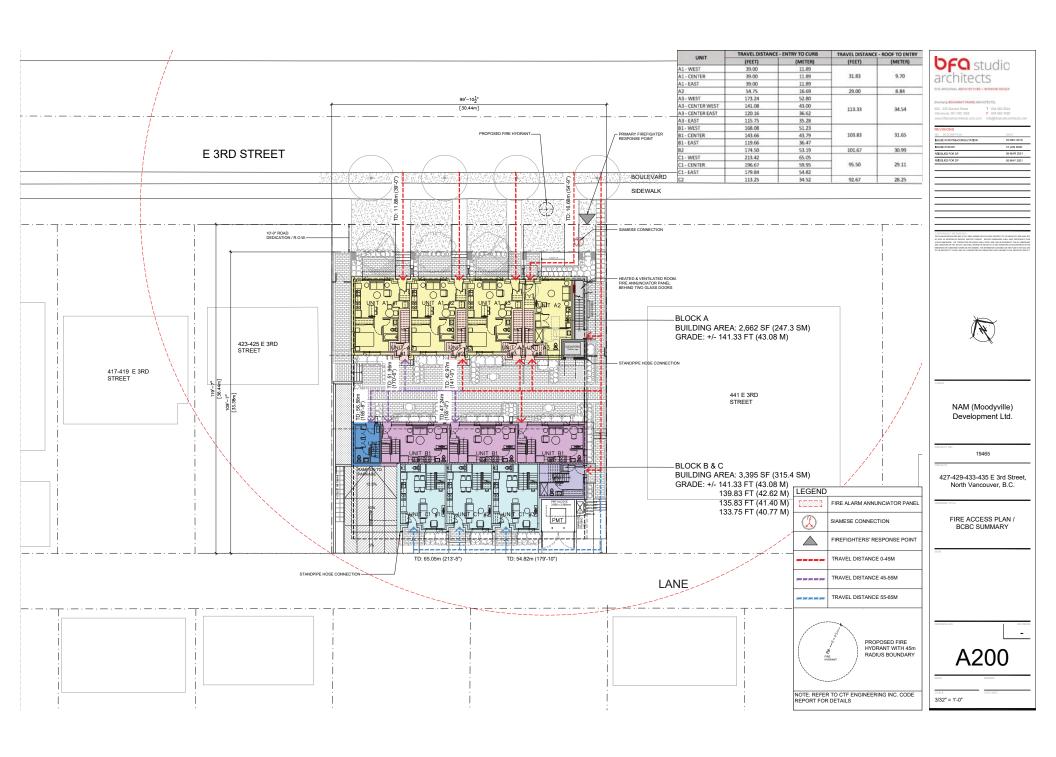


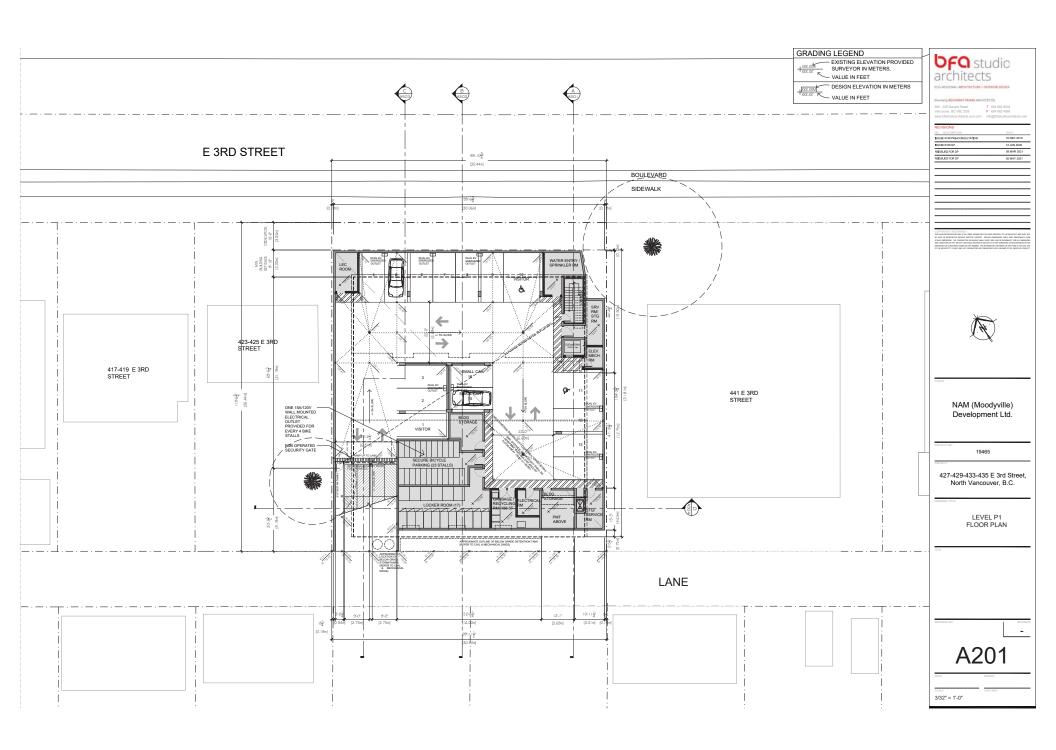
BLOCK A - SOUTH ELEVATION

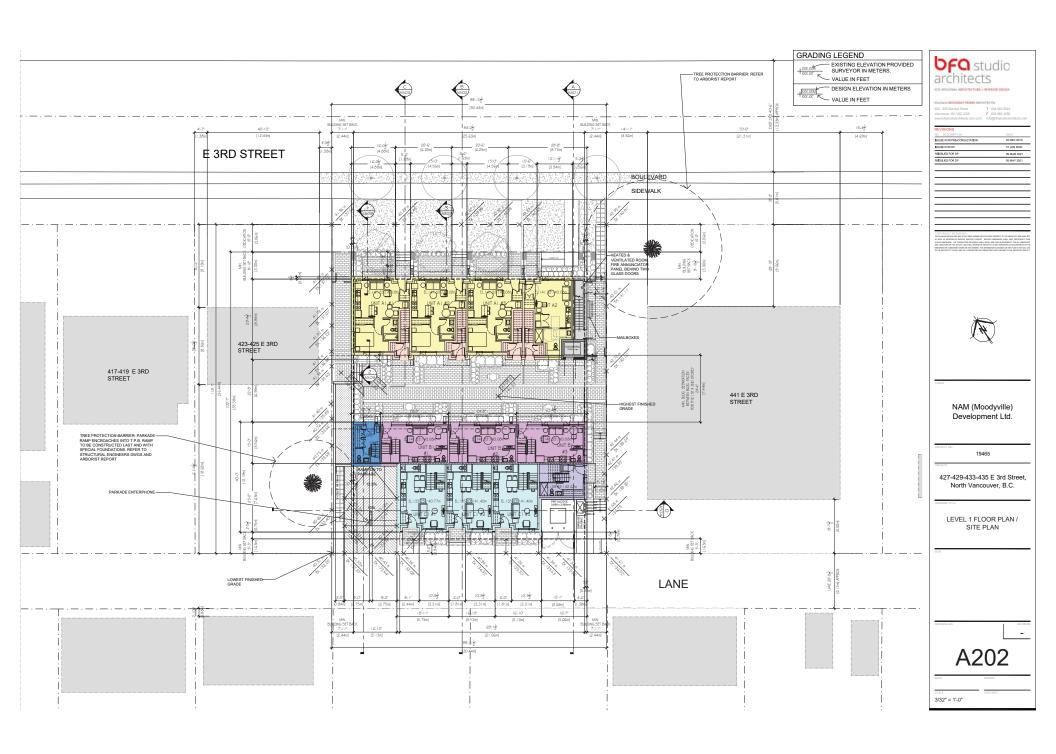


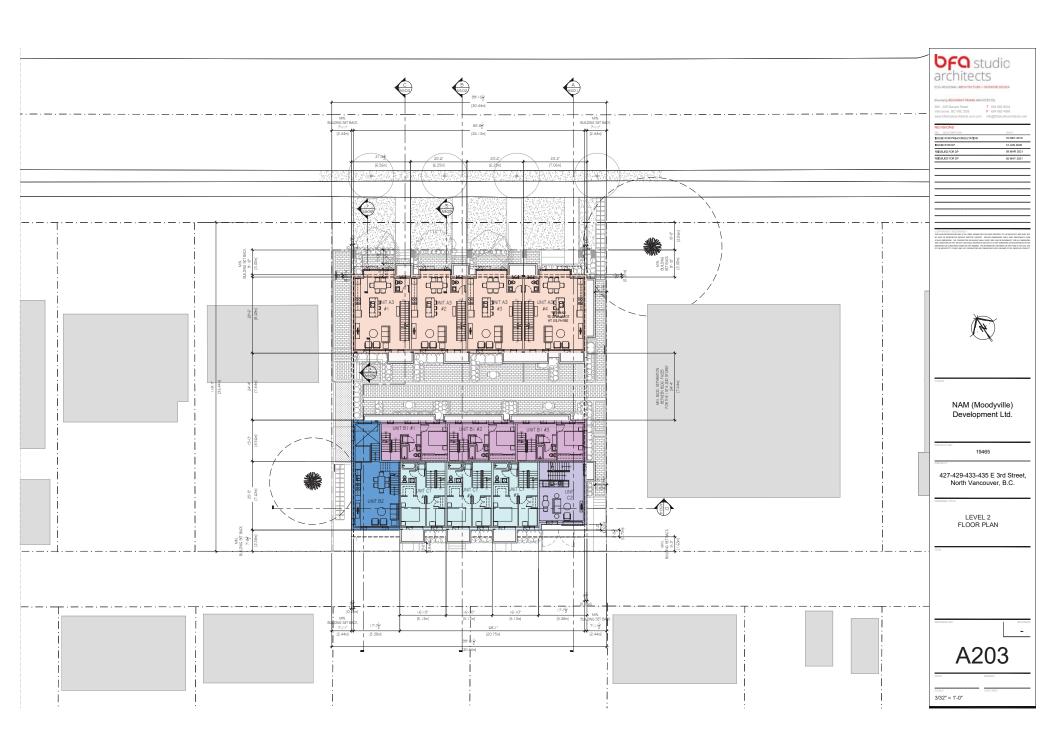
BLOCK B - NORTH ELEVATION

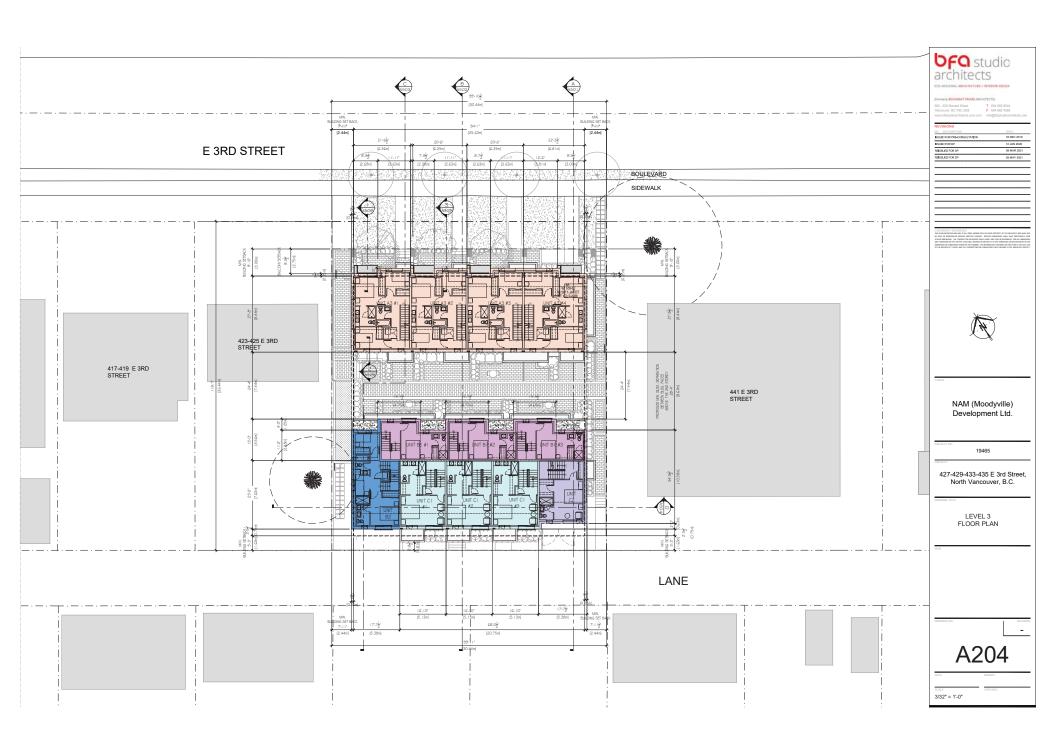
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NAM (Moodyville) Development Ltd.
PROJECT NO. 19465
MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.
3D MODEL
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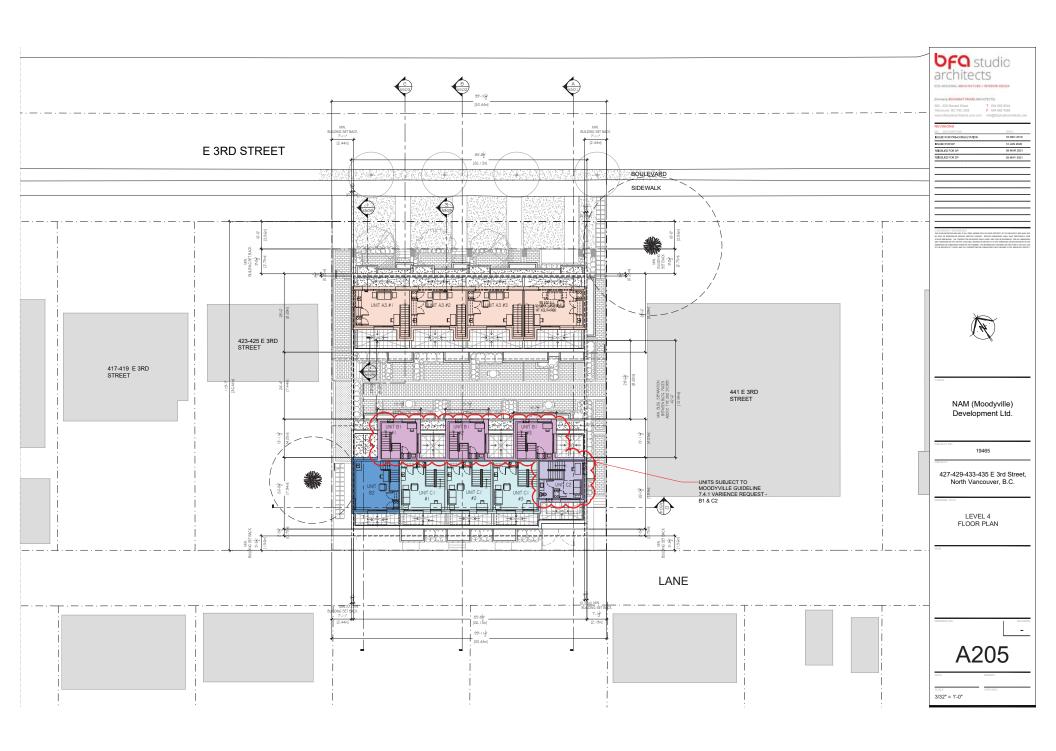


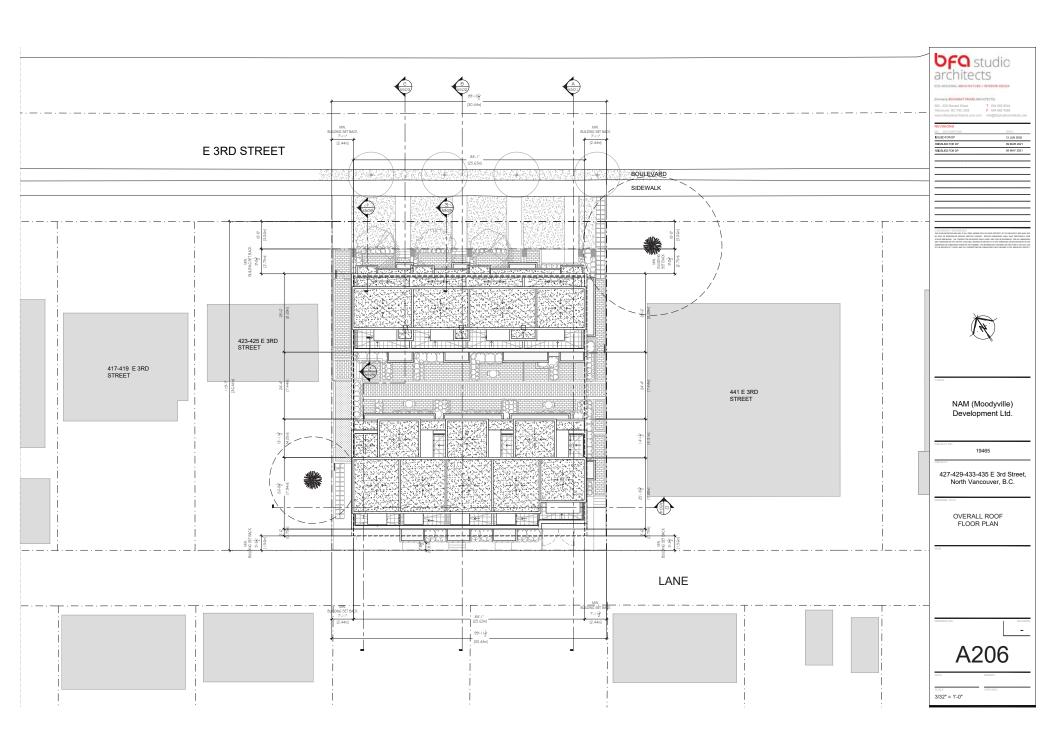


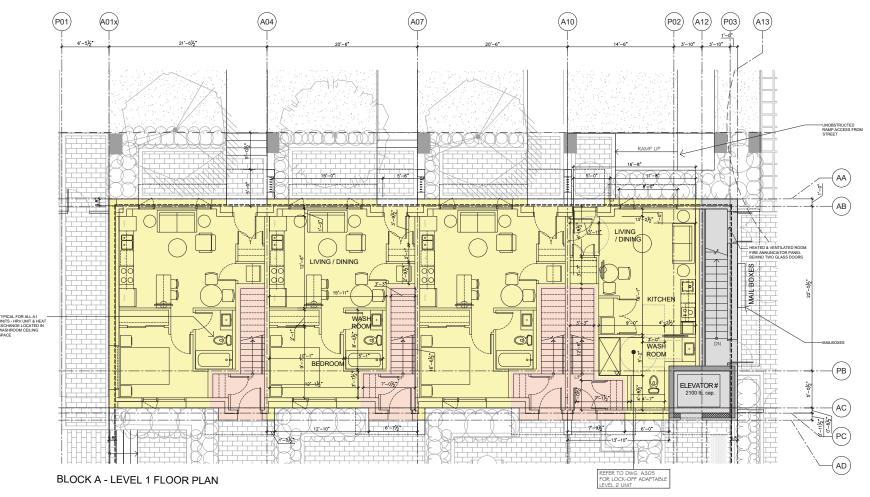


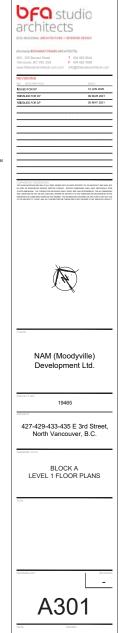


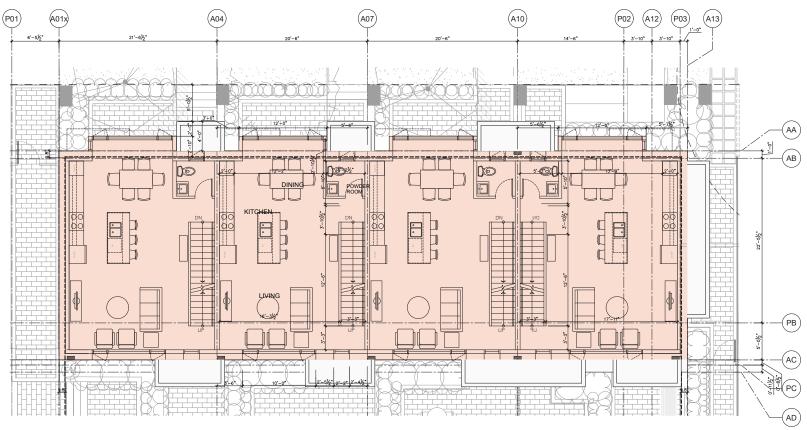




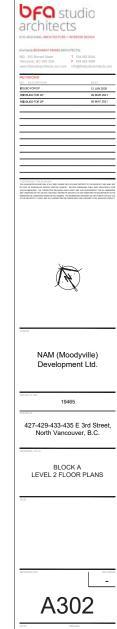


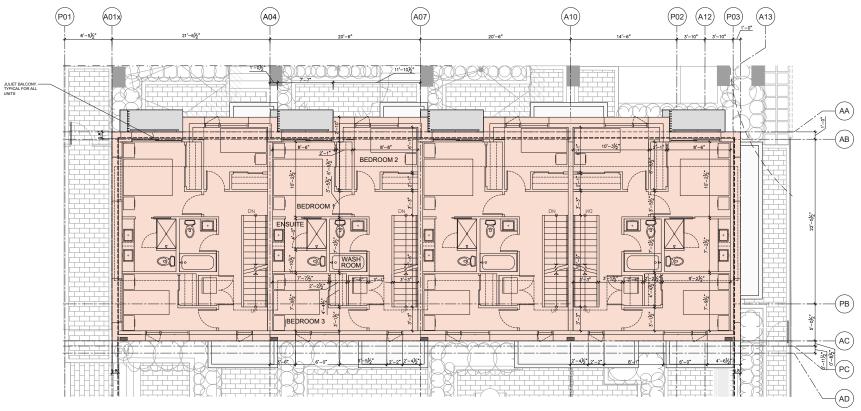




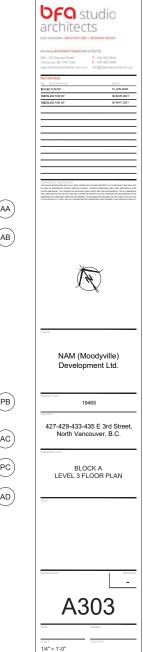


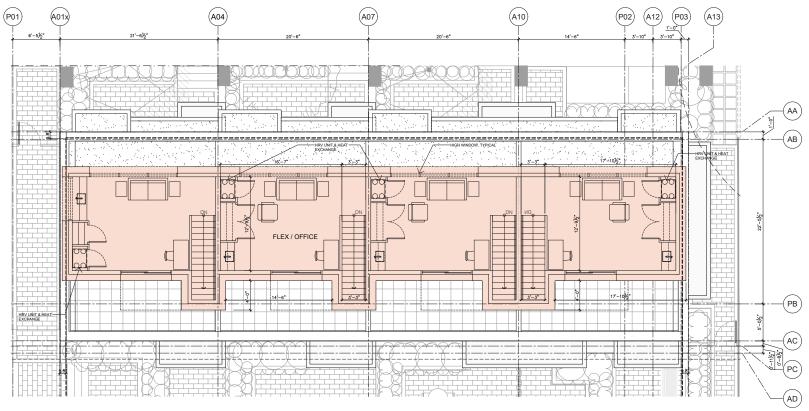
BLOCK A - LEVEL 2 FLOOR PLAN





BLOCK A - LEVEL 3 FLOOR PLAN

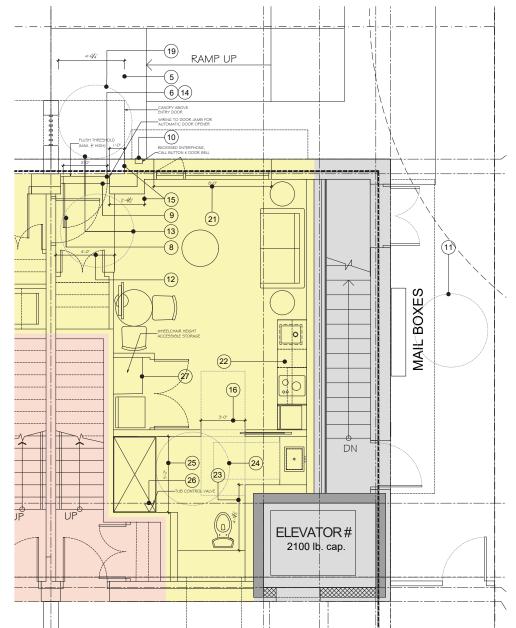




BLOCK A - LEVEL 4 FLOOR PLAN

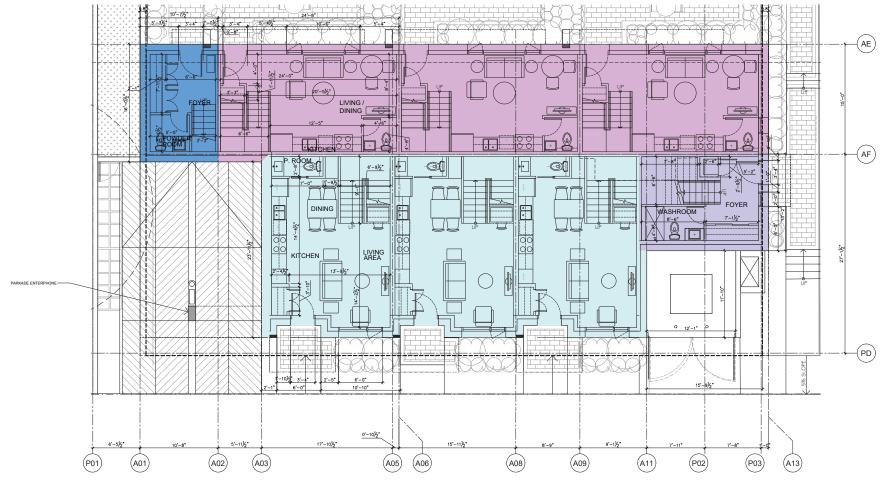
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	NAM (Moodyville) Development Ltd.
	РКОЈЕСТ МО. 19465
	427-429-433-435 E 3rd Street, North Vancouver, B.C.
	BLOCK A LEVEL 4 FLOOR PLAN
	MA.
	A304

		DESIGN ELEMENTS	
		LEVEL TWO REQUIRED	PROVIDED
1	BUILDING ACCESS	Chibace state introducing degree of colour contrast on noising of each star.	Access to the adaptable unit main entry from the street's dewalks by ramp.
2	BUILDING ACCESS	Curb cub have factic and visual cues	N-A
3	BUILDING ACCESS	Jacobstructed Jacobs to man budging finition of some steel scenarios. Jacobstructed infernal access I timpervising evice contenting accessible parting (5° of 1500 microstructed). The Official object wait space adjacent to door teach it got stop and recytoring incorphides and got stop and recytoring incorphides and	Access to the adaptable unit main entry from the street's dewalks by ramp. Relef to the park ingiplan for the disability access to accessible parking, garbage and recycling receptables and storage tackers.
4	BUILDING ACCESS	sotrange koders - na stora within building ontuitaling including controlling controlling controlling sometimes and including controlling sometimes and including sometimes are sometimes and including	
5	BUILDING ACCESS	Canopy over main building entrances (3 or 915 irre) and enterphone	YES
		Proyado automatic door opener for alleast one	Altornate door opener is provided for un- entry door of the lock off acaptable unit
6	BUILDING ACCESS	oudding en by door at ground level as welf as underground parkade leve! where disabity	Refer to the parking plan for the
		parking sprovides	automatic door opener at carking level
7	BUILDING ACCESS	Disability parking provided in accordance with according bylaw figure 9-4 as attached	Refer to parking plan for disability parking
8	BUILDING ACCESS	3 or 915 mm building and suite only doors	YES
9	BUILDING ACCESS	Flush thresholds throughout the building (miximum 1.71 at 13 irra height)	YES
10	BUILDING ACCESS	Accessible building enterphone ical pullons and, where provided isuae door balls.	YES
11	COMMON AREAS	Accessible matioxies brial AD Level 2 units and 5 or 1920 mm turning radius is foot	YES & REFER TO A403
12	CIRCULATION	Conidors run stum 4" or 1220 mm wide (except for services access areas)	YES
13	CIRCULATION	Provide Ster 1520 immluming radius inside and outside the early consider of each dwelling unit	YES
14	SUITE CIRCULATION	Provide wang for an automatic door opener for the surb-eatry noor	YES
15	SUITE CIRCULATION	Provide 21or 610 mm (dear wall space adjacen) to door abbies where door syings bivard user (poddet timers acceptable for ball noons and bedrooms).	YES
16	DOORS	Minimumone bahroom, mr.mumione badroom and sprage room doors 2:10" or 860 mm door opening	YES
17	PATIOS & BALCONIES	Maximumone econ 2-10" or \$50 mm dear decreoxising	N/A
18	PATIOS & BALCONIES	Microurniese patio or bactory doorsel with maximum 1,21 or 12 mm/threshold	N-A
19	PATIOS & BALCONIES	Minimum 5 or 1520 mm lurning radius on page pagenty	YES
20	WINDOWS	Opening mechanism meximum 401 or 1168 mm above foor (provide hatater on window schedule)	Refer to window schedule for opening mechanism height
21	WINDOWS	Provide marriar 5, 0" or 1860 multiproverbill windows in living room dining room and marriars one begroom where sits are not more than 2-6" or 750 mm above the foor.	6:0" hor zontal window is provided in the living room. Refer to window schedule & window sill be ght.
22	KITCHEN	Continuous counter between sink and stoke	YES
23	MIN. ONE BATHROOM	To et located adjacent to wait (min 3) or 915 mm length;	YES
24	MIN. ONE BATHROOM	Provide toming radius within beforeen (may result tom removal of varify cabinet)	YES
25	MIN. ONE BATHROOM	3 or 915 mm dearance along tot length of tub	YES
26	MIN. ONE BATHROOM	Tub control valve placed abouter edge of ubliwth tub spootremming in central position.	YES
27	MIN. ONE BATHROOM	Aubussible storage	YES



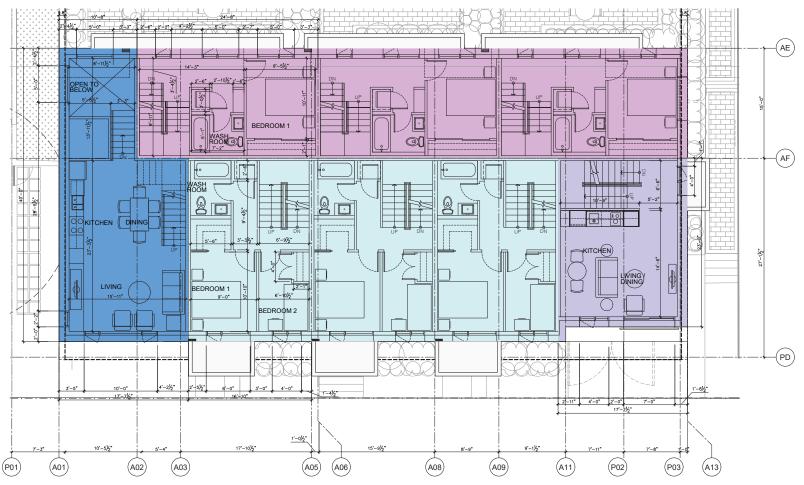


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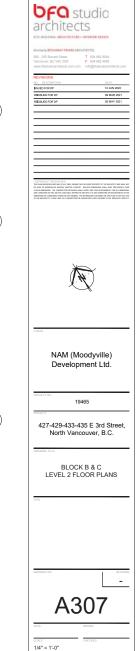


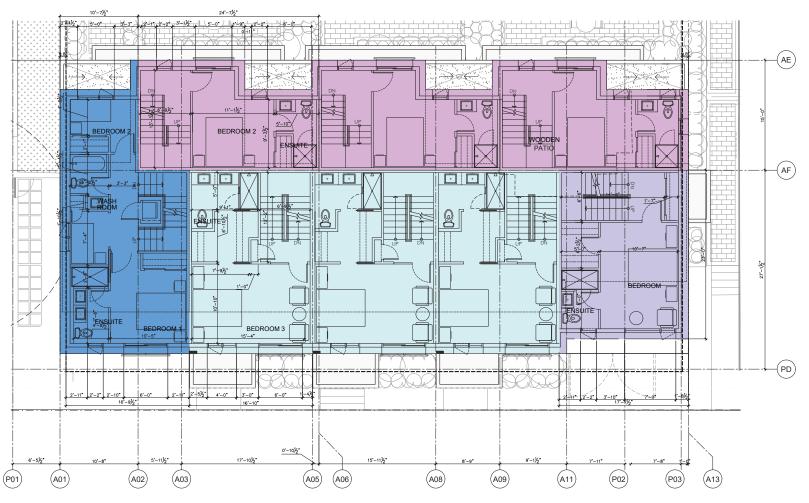
BLOCK B & C - LEVEL 1 FLOOR PLAN

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NAM (Moodyville) Development Ltd.
PROJECT NO. 19465
427-429-433-435 E 3rd Street, North Vancouver, B.C.
BLOCK B & C LEVEL 1 FLOOR PLANS
LEVEL 1 FLOOR PLANS
GRANNG NO. BEVISION
A306
DATE DIGATION

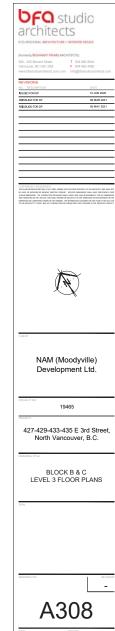


BLOCK B & C - LEVEL 2 FLOOR PLAN





BLOCK B & C - LEVEL 3 FLOOR PLAN





BLOCK B & C - LEVEL 4 FLOOR PLAN

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REVISIONS NO. DESCRIPTION DATE
BSUED FOR DP 12 JUN 2020
REESQUED FOR DP 09 MAY 2021 REESQUED FOR DP 05 MAY 2021
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Development Ltd.
PROJECT NO. 19465
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427-429-433-435 E 3rd Street,
North Vancouver, B.C.
DRAWING TITLE
BLOCK B & C
LEVEL 4 FLOOR PLANS
SEAL
POLICE NO.
REVISION
4000
A309
, 1000
DATE DOWN





2 BLOCK A - SOUTH ELEVATION/ INTERNAL COURTYARD

ELEV	ATION KEYNOTE LEGEND				
MARK	ITEM	COLOR / FINISH	MARK	ITEM	COLOR / FINISH
BR1	STANDARD FACE BRICK, PATTERN: TBD	TO MATCH ASPEN; MISSION; MUTUAL MATERIALS	DR2	FIRE RATED EXTERIOR METAL SINGLE DOOR - SIDE EXIT	COLOUR: TO MATCH MC1
CP1	CEMENTITIOUS CLADDING PANELS	TO MATCH SATIN WHITE 9291, SWISS PEARL OR SIMILAR	DR3	ALUMINUM FRAME SLIDING GLASS DOUBLE DOOR	FRAME: TO MATCH MC1, GLASS: CLEAR
MC1	ALUMINUM CLADDING PANEL SYSTEM	TO MATCH LUX DARK ZINC OR SIMILAR	GU1	CLEAR SAFETY GLASS BALCONY GUARD	FRAME: TO MATCH WINDOW FRAME, GLASS:TEMPERED CLEAR GLASS
MC2	VERTICAL TRELLIS - WOOD PATTERN MATERIAL	TO MATCH LUX LIGHT ASH OR SIMILAR	GU2	SAFETY FRITTED GLASS BALCONY GUARD	FRAME: TO MATCH WINDOW FRAME, GLASS: FRITTED & TEMPERED FROSTED GLASS
MC3	ALUMINUM HORIZONTAL SHADING DEVICE	TO MATCH MC1	FL1	PREFINISHED METAL FLASHING	COLOUR: TO MATCH CP1
WW1	ALUMINUM WINDOW SYSTEM	FRAME: TO MATCH STARLINE IRON MOUNTAIN GREY, GLASS: CLEAR	SF1	WOOD SOFFIT	YELLOW CEDAR
DR1	FIRE RATED EXTERIOR WOOD SINGLE DOOR - MAIN ENTRY	COLOUR: NATURAL WOOD	CC1	ARCHITECTURAL CONCRETE	

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SCALE CHECK





ELEV	ELEVATION KEYNOTE LEGEND									
MARK	ITEM	COLOR / FINISH	MARK	ITEM	COLOR / FINISH					
BR1	STANDARD FACE BRICK, PATTERN: TBD	TO MATCH ASPEN; MISSION; MUTUAL MATERIALS	DR2	FIRE RATED EXTERIOR METAL SINGLE DOOR - SIDE EXIT	COLOUR: TO MATCH MC1					
CP1	CEMENTITIOUS CLADDING PANELS	TO MATCH SATIN WHITE 9291, SWISS PEARL OR SIMILAR	DR3	ALUMINUM FRAME SLIDING GLASS DOUBLE DOOR	FRAME: TO MATCH MC1, GLASS: CLEAR					
MC1	ALUMINUM CLADDING PANEL SYSTEM	TO MATCH LUX DARK ZINC OR SIMILAR	GU1	CLEAR SAFETY GLASS BALCONY GUARD	FRAME: TO MATCH WINDOW FRAME, GLASS:TEMPERED CLEAR GLASS					
MC2	VERTICAL TRELLIS - WOOD PATTERN MATERIAL	TO MATCH LUX LIGHT ASH OR SIMILAR	GU2	SAFETY FRITTED GLASS BALCONY GUARD	FRAME: TO MATCH WINDOW FRAME, GLASS: FRITTED & TEMPERED FROSTED GLASS					
MC3	ALUMINUM HORIZONTAL SHADING DEVICE	TO MATCH MC1	FL1	PREFINISHED METAL FLASHING	COLOUR: TO MATCH CP1					
WW1	ALUMINUM WINDOW SYSTEM	FRAME: TO MATCH STARLINE IRON MOUNTAIN GREY, GLASS: CLEAR	SF1	WOOD SOFFIT	YELLOW CEDAR					
DR1	FIRE RATED EXTERIOR WOOD SINGLE DOOR - MAIN ENTRY	COLOUR: NATURAL WOOD	CC1	ARCHITECTURAL CONCRETE						





ELEVATION KEYNOTE LEGEND									
MARK	ITEM	COLOR / FINISH	MARK	ITEM	COLOR / FINISH				
BR1	STANDARO FACE BRICK, PATTERN: TBD	TO MATCH ASPEN; MISSION; MUTUAL MATERIALS	DR2	FIRE RATED EXTERIOR METAL SINGLE DOOR - SIDE EXIT	COLOUR: TO MATCH NC1				
CP1	CEMENTITIOUS CLADDING PANELS	TO MATCH SATIN WHITE 9291, SWISS PEARL OR SIMILAR	DR3	ALUMINUM FRAME SLIDING GLASS DOUBLE DOOR	FRAME: TO MATCH MC1, GLASS: CLEAR				
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DR1	FIRE RATED EXTERIOR WOOD SINGLE DOOR - MAIN ENTRY	COLOUR: NATURAL WOOD	CC1	ARCHITECTURAL CONCRETE					



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19465

MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.

DAMENG TITLE

BLOCK A,B & C - BUILDING ELEVATIONS

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A403

As indicated



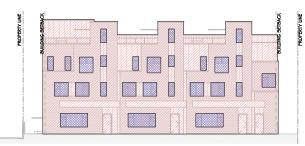
3 BLOCK A - WEST ELEVATION

3 3/32" = 1'-0"

BLOCK A	EXPOS BUILDING	2005//	LIMITING DISTANCE		UNPROTECTED OPENING ALLOWED	OPENING ALLOWED		OPENING PROVIDED		WINDOW TO WALL RATIO
	sf	m²	f	m	%	sf	m²	sf	m²	
NORTH	3593.3	333.8	17.0	5.2	42%	1523.5	141.5	911.0	84.6	100000000000000000000000000000000000000
EAST	1142.4	106.1	7.1	2.2	20%	228.5	21.2	56.0	5.2	18.05%
SOUTH (COURTYARD)	3592.9	333.8	12.2	3.7	27%	970.1	90.1	670.6	62.3	
WEST	1122.5	104.3	7.1	2.2	20%	224.5	20.9	68.0	6.3	1



3/32" = 1'-0"

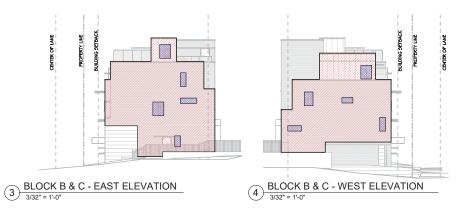


 $\underbrace{ \text{1} \text{BLOCK B \& C - NORTH ELEVATION/ INTERNAL COURTYARD} }_{3/32^* = 1^* \cdot 0^*}$

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BLOCK B & C - SOUTH ELEVATION/ LANE



BLOCK B&C	EXPO:	1995	LIMITING DISTANCE				OPENING ALLOWED	OPENING ALLOWED		OPENING PROVIDED		WINDOW TO WALL RATIO
	sf	m²	f	m	%	sf	m²	sf	m²			
NORTH (COURTYARD)	3331.4	309.5	12.2	3.7	27%	899.5	83.6	542.5	50.4	ar 12/10/2004 (2017)		
EAST	1245.0	115.7	7.1	2.2	20%	249.0	23.1	70.7	6.6	16.98%		
SOUTH	3612.5	335.6	17.8	5.4	45%	1618.4	150.4	903.6	83.9			
WEST	1122.9	104.3	7.1	2.2	20%	224.6	20.9	64.6	6.0	1		

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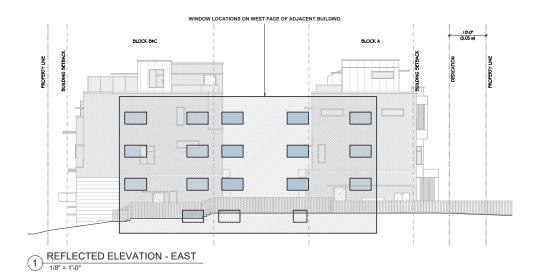
MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.

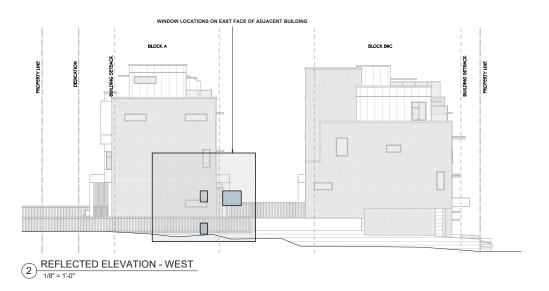
BLOCK B & C -UNPROTECTED OPENING CALCULATION

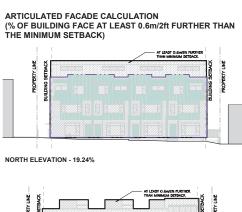
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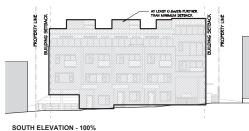
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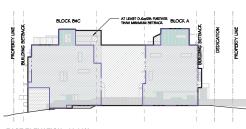
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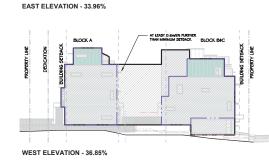














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MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.

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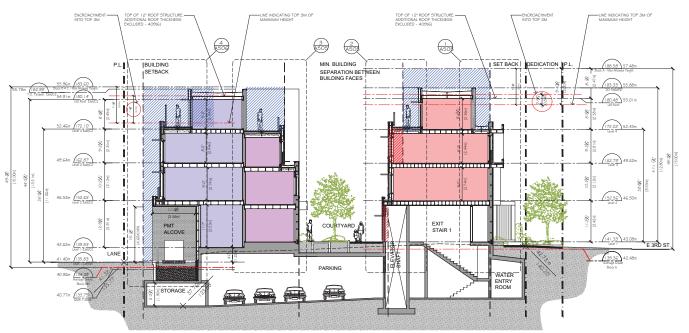
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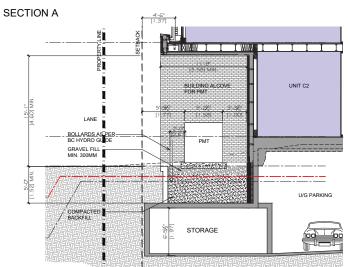
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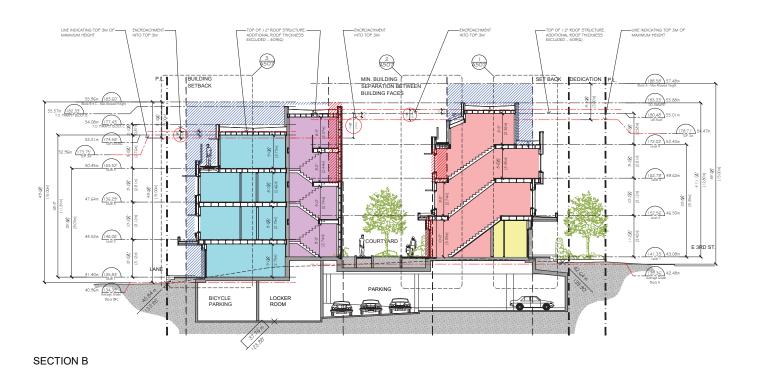




PMT INSIDE BUILDING ALCOVE (SCALE: 1/4" = 1'-0")

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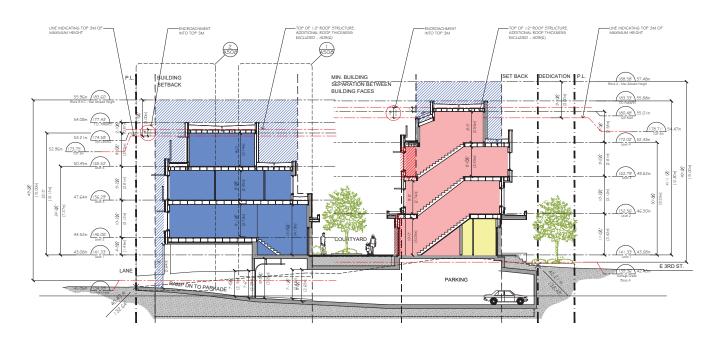
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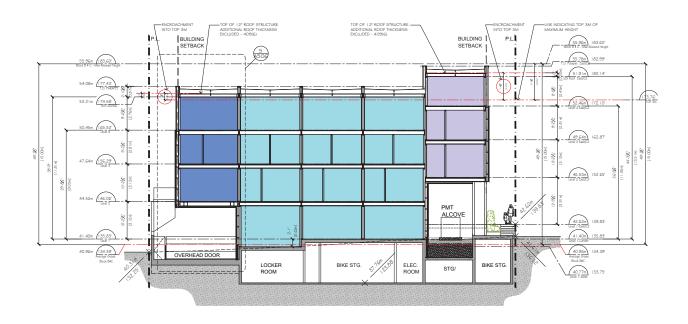
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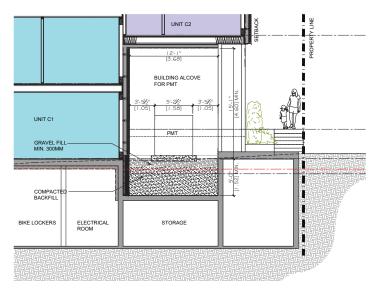
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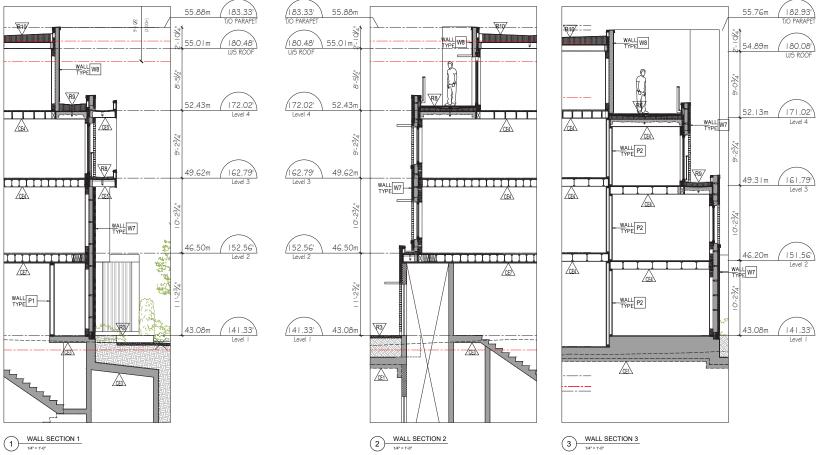


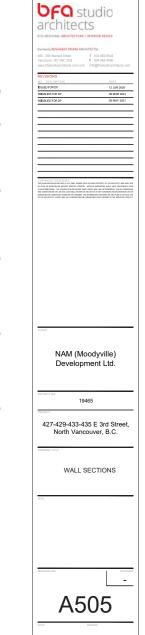
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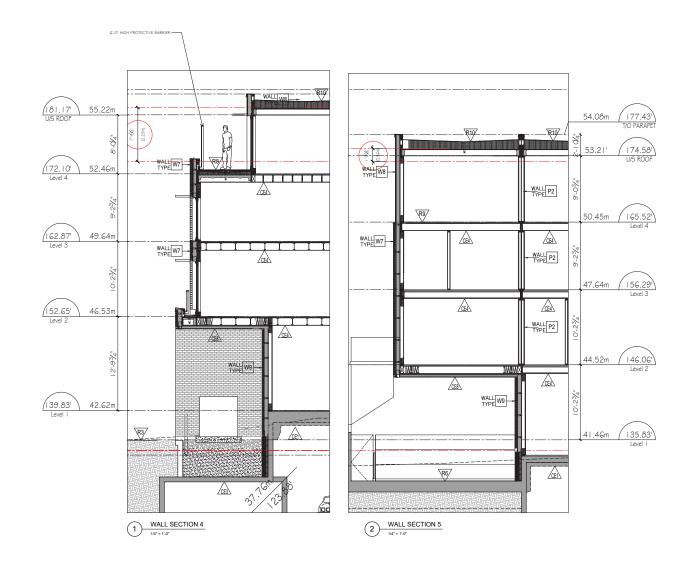


PMT INSIDE BUILDING ALCOVE (SCALE: 1/4" = 1'-0")

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500 - 355 Burrard Street Vancouver, BC V6C 2G8 www.bfastudioarchibects.com.com	T 604 662 8544 F 604 662 4060 n info@bfastudioarchitects.co
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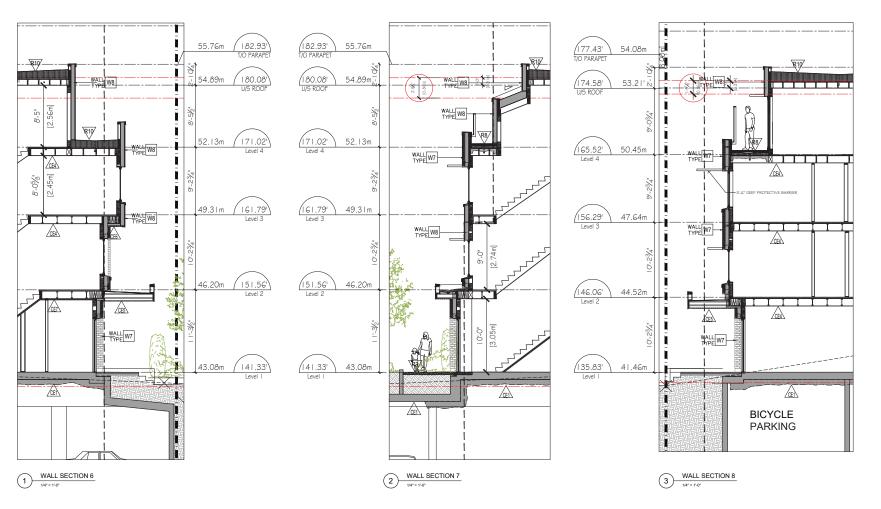
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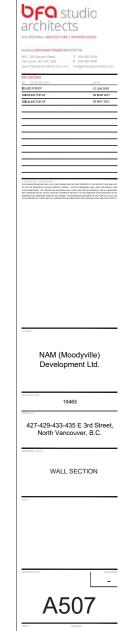
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427-429-433-435 E 3rd Street, North Vancouver, B.C.

WALL SECTIONS

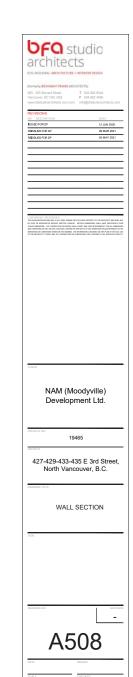
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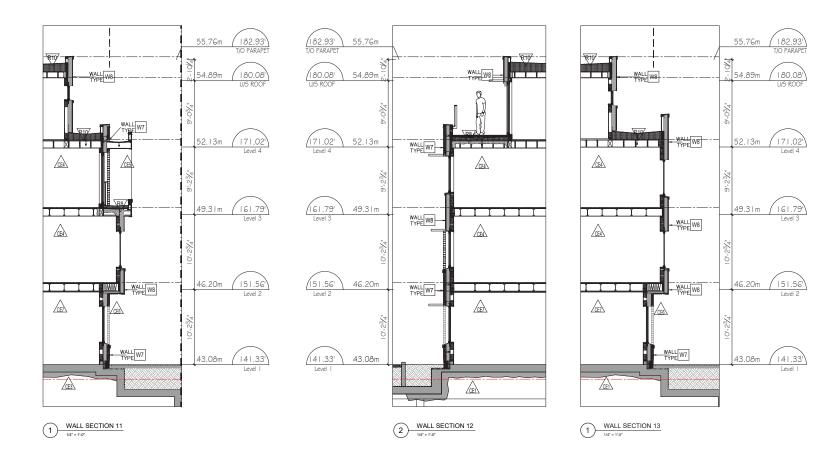


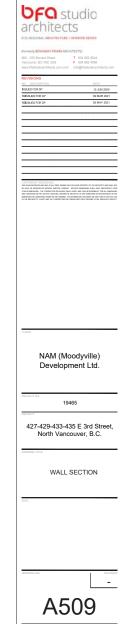
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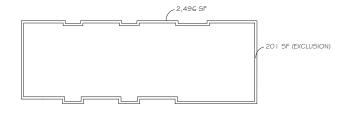
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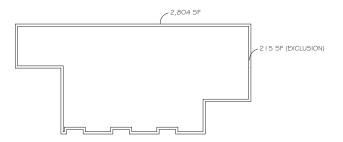
EXTERIOR WALL & FOUNDATION WALL SCHEDULE TYPICAL FOUNDATION WALL (not insulated) 90 MIL FLUID-APPLIED, POLYMER-ENHANCED, SINGLE COMPONENT, ASPHALT EMULSION WATERPROOPING MEMBRANE REINFORCED POLYESTER MESH AS REQUIRED BY MEMBRANE SUPPLIER STRUCTURAL CONCRETE WALL; REFER TO STRUCT. DWGS PAINT ON EXPOSED CONC. WALL FOUNDATION WALL W2 (blind-formed and not insulated) SHOT-CREETS HORING REFER TO GEOTECHNICAL AND STRUCTURAL DWGS) CONT. COMPOSITE DRAIN MAT FILID-APPLIED, POLYMER-RHVANCED, SINGLE COMPONENT, ASPHALT BUILSION WITERPROOPHING MEMBRANE CONT. GEOCOMPOSITE PROTECTION COURSE STRUCTURAL CONCRETE WAIL, REFER TO STRUCT DWGS. A . Ta 1. PAINT ON EXPOSED CONCRETE WALL FOUNDATION WALL w/ INSULATION (blind-formed and insulated) 4. 34. SHOT-CRETE SHORING (REFER TO GEOTECHNICAL AND STRUCTURAL DWGS) CONT. GEOCOMPOSITE DRAIN MAT FILID-APPLED, POLYMER-BIHAMACED, SINGLE COMPONENT, ASPHALT EMULSION WATERPROOFING MEMBRANE ____ CONT. GEOCOMPOSITE PROTECTION COURSE STRUCTURAL CONCRETE WALL; REFER TO STRUCT. DWGS.FOR DETAILS 2º OF 2LB, POLYURETHANE SPRAY-FOAM INSULATION (NOM. R.I.3) [VAPOUR BARRIER] 3. S-58° 259 ag. 15 TUD5 @ MAX. 24° O.C. 1/2° GYFSUM BD. [THERMAL BARRIER] EXPOSED ARCHITECTURAL CONCRETE WALL (INSULATED) INSULATEU) 2 COATS OF ELASTOMERIC COATING ON PRIMER; MIN. DRY FILM THICKNESS TO MANUFACTURERS RECOMMENDATIONS (CLOVERDAD FOMERION), OR APPROVED ATENIATE) MIN. 6* ARCHITECTURAL CONCRETE WALL JARE BARRIERI, REFER TO STRUCT, DWG.S. UNERTHANE SPRAY-FOAM INSULATION (NOM. RI. 62.5) (MAPOLE BARRIERI). 3-5/8" 25 ga. STL. STUDS @ MAX. 24" O.C. 1/2" GYPSUM BD. [THERMAL BARRIER] "INTERIOR" INSULATED WALL (eg. PARKADE SEPARATION) MIN. I HR. FIRE-RESISTANCE RATING B 5/8" TYPE X: G.W.B. 6" 25ga, STL STUDS @ MAX. 16" O.C. R20 BATT INSULATION G MIL POLY VAPOUR BARRIER ON WARM SIDE 5/8" TYPE X: G.W.B. "INTERIOR" INSULATED WALL (eg. PARKADE SEPARATION) 2 HR. FIRE RESISTANCE RATING BASED ON U.L.C. ASSEMBLY No. U905 ASSEMBLY NO USOS PANT FIRST UNLESS NOTED OTHERWISE CONCRETE WALL REFER TO STRUCT, DWGS J OR NOM. & CAUL UNE BARRIER REAL CAS J NAPOUR ENABLE SPRAY-FORM (NOM. 8 (4.25) [VAPOUR ENABLE SPRAY-FORM (NOM. 8 3-8)* 25 g. 31. STUDS @ MAX. 24* O.C., SPACED OFF CONC, CAUL WALL 1/2* O'FEAN DO, (THERMAL BARRIER) FURRED-OUT STAIR WALL IN PARKADE WG ... MIN. 2 HR. FIRE RESISTANCE RATING BASED ON D-2.1 OF DIVISION B-APPENDIX D, 2018 B.C.B.C. JOYGION S-APTENDIX O, 2018 O.C.D.C. PAINT PINISH, UNLESS NOTED OTHERWISE REINFORCED INGRAM. WEIGHT CONCRETE WALL (AIR BARRIER] (REFER TO STRUCT. DWGS.) 1-1/2° RIGID WS INSULATION (NOMINAL R7.5) WITH TAPED JOINTS (VAPOUR BARRIER) TWEE COMMERCIAL WRAP STRIP BEHIND WOOD STUDS (VAPOUR TWEE COMMERCIAL WRAP STRIP BEHIND WOOD STUDS (VAPOUR EARRIER] 2X4 STUDS ON FLAT @ MAX. 24° OC. 5/8° TYPE 'X' GWB. FRAMED WALL W/ BRICK VENEER W7 FRAMED WALL W BRICK VENIEER **RECE PEOCE, CORP SACHI SIZE INC. 3 // x 3 // x 1 1 // 5 17 MLDS 517EL ADJOSHOED BRICK TIES W THERBAR CUP **MINL! " AMS 55PL ADJOSHOED BRICK TIES W THERBAR CUP **MINL!" AMS 55PL ADJOSHOED BRICK TIES W THERBAR CUP **CORP STORE SACHIES AND SERVICE AND SACHIES WAS ADJOSHOED BRICK THE AND SACHIES WAS ADJOSHOED BRICK TO CANCESS ST. 13-4 MAG. **MIN TOWN AND SACHIES WAS ADDOSHOED BRICK TO CANCESS ST. 13-4 MAG. 00505 00 MWWWWW ½° G.W.B. FRAMED WALL W/ CEMENTITIOUS PANEL Wβ # PMECHANIC CADDING INS DORATTERED WO OF 8, YS 9 F. P. YS TRAPPING WITH MAX. SPACING AS PER CADDING MANUFACTURESS RECOMMISSION, SCENCER DO SIGN MANUFACTURESS RECOMMISSION, SCENCER DO SIGN MAX. DISCONDING MANUFACTURES OF MAX. DORATTER MANUFACTURES OF MAX. DISCONDING MAY DO THE MAY DO CONTINUOUS VAPOUR FERMISSION REPORTED MAY DO CONTINUOUS VAPOUR FERMISSION REPORTED TO STRUCT. DISCONDING CAME TO Y VAPOUR FERMISSION FOR MAX. DE COMMISSION REPORT TO STRUCT. DISCONDING CAME TOY VAPOUR EMPIRER TO CONCOSS-5 I 3-4.MGG XFG W.B. AS THE MAX. DESCRIPTION OF THE MAX. REPORT TO CONCOSS-5 I 3-4.MGG XFG W.B. AS THE MAX. DESCRIPTION OF THE FRAMED WALL W/ BRICK VENEER (2HR RATED) W9 2 HR, FIRE RESISTANCE RATING AS PER ULC DESIGN No. U37 FACE BRICK; ECON SAXON SIZE (NOM. 3 ½* X 3 ½* X I I ½*) STAINLESS STEEL ADJUSTABLE BRICK TIES W/ THERMAL CUF 00000000 STAINESS STEEL AQUISTIGALE BRICK TIES WITTERMAL CLIP-MIN. 1 ARE STAINED COLOR OF SHARP MORE SHARP AND MIN. 1 ARE STAINED COLOR OF SHARP MORE SHARP AND MINDACOMBLISTIKELIP REZ 2 BANED ON R4.3 FER IN I CONTRILLOUS WORDLIP FERMALE ARE REARRER REMERANE SHE EXTENSIVE SHARP SHARP SHARP SHARP SHE MEMBRANE SHE EXTENSIVE SHARP ONLY NATURE BARRER TO CANCESS 51.34-MGG 2 LAKED OF SHO CAND. **MMMMMM**

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ROOF & DECK ASSEMBY SCHEDULE CEILING/ FLOOR SCHEDULE **OFO** studio NON-INSULATED BALLASTED ROOF architects INSULATED PARKADE CEILING AND EXPOSED CONC. SOFFITS MIN. 3° STONE BALLAST (MIN. 22 lb/ SQ.FT.) CONT. FILTER FABRIC LOOSE-LAID 0.40° DRAINAGE MAT MIN. 2 HR, FIRE RESISTANCE RATING BASED ON D-2.1 OF DIVISION B-APPENDIX D, 2018 B.C.B.C. (CONC. ONLY) 70043 2 PLY MODIFIED 5B5 ROOF MEMBRANE CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL) FLOOR FINISH (SEE INTERIOR DESIGN PLANS) I-I/2* GYPCRETE TOPPING (E.G. THERMA-FLOOR BY MAXXON) I - I/2º CYCCEST LOPPING E.G. THEMMA-FLOOR BY MAXION) SEPARATION BOARD REINFORCED CONCRETE SLAB (REFER TO STRUCTURAL DWGS. FOR THICKNESS) JAIR & VAPOUR BARRIER! CONT. 5' NON-COMBUSTIBLE SPRAY-APPLED INSULATION (NOM. RS), "MONOCLASS" OR APPROVED ALTERNATE NON-INSULATED PLANTER ROOF PLANTING MEDIUM (MIN. I 8" - MAX. 3G" DEPTH) CONT. FILTER FABRIC 0.40" DEALMAGE MAT 18" mil WOVEN POLYETHYLENE ROOT BARRIER MEMBRANE 2 PLY MODIFIED 585 MEMBRANE CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURA). PARKADE SLAB WITH VEHICULAR TRAFFIC PARTAUE SLAB WITH VEHICULAR TRAFFIL MIN. 2 HR. FIRE RESITANCE RATING BASED ON D.2.1 OF DIVISION BAPPEDIX D, 2018 B.G.B. (CONC. ONLY) 2. COAT FULIDA-PILED HEAVY-DUTY POLYUPETHAME VEHICULAR TRAFFIC MEMBRANE WITH FRIBM. REINFORCED CONC. SLAB (REFER TO STRUCT, DWGS.) PARIT FINISH. NON-INSULATED PEDESTRIAN TRAFFIC ROOF W/ PAVERS MIN. GOmm THICK P.C. CONCRETE PAVERS MIN. 1" PEA-GRAVEL FOR LEVELING CONT. FILTER FABRIC CONCRETE SLAB ON GRADE **MONE** COMT. FILTER FABRIC 0.40' DRAINAGE MAT 2 RY MODIFIED SBS MEMBRANE CONCRETE SLAB, WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURA). NO REQUIRED RISE RESISTANCE RATING COULC. SEASE AND HARDENER, RICCET IN MECHANICAL ROOMS PROVIDE ENFOSED POLYMETHANE TRAFFIC MEMBRANE REMPORED BOOK. SLAB. REFER TO STRUCT. DWG. AT HABITABLE SPACES ORMY, CONT. 6 MIR POLY DAMPPROCRISE COMMACTED SHEW GRADE AS PER GEOTECHNICAL AND STRUCTURAL BIGINERES RECOMMEDIATIONS INSULATED PEDESTRIAN TRAFFIC ROOF W/ PAVERS MIN. GOmm THICK P.C. CONCRETE PAVERS MIN. I* PEA-GRAVEL FOR LEVELING TYPICAL INTERIOR FLOOR ASSEMBLY MIN. I' PEA-GRAVEL FOR LEVELING 0.40' DRAINAGE MAT 6" TYPE 4 RIGID INSULATION (R3O) 0.40' DRAINAGE MAT MODIFIED 2 PLY 585 MEMBRANE CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL) FINSH R.CORING I-I/IZ GYPCRIET TOPPING 34FT-4-6 PLY SUB R.COR AS PER STRUCT, DWGS, II-7/8F TRUS-JOISTS SPACED AS PER STRUCT, DWGS. lawww.lawww 3 # FIBREGLASS SOUND ATTENUATION BATTS. FRESIDENT MIL. FURRING CHANNELS PERPENDICULAR TO NON-INSULATED PEDESTRIAN TRAFFIC CONCRETE SLAB I LAYER OF ∮ GWB **MONEY** FLUID-APPLIED POLYURETHANE PEDESTRIAN TRAFFIC MEMBRANE CONCRETE SLAB (REFER TO STRUCTURAL) TYPICAL BALCONY ASSEMBLY (NOT APPLICABLE OVER HABITABLE SPACE) NON-INSULATED VEHICULAR TRAFFIC CONCRETE SLAB HEAVY-DUTY FLUID-APPLIED POLYURETHANE VEHICULAR FLUID-APPLIED POLYURETHANE "PEDESTRIAN" DECK MEMBRANE TRAFFIC MEMBRANE CONCRETE SLAB (REFER TO STRUCTURAL) 74. 11-4.G H.Y DECKING TAPERED SHIMS CUT FROM 2x4 (MIN. 1 ½ DEPTH) PERPENDICULAR TO JOISTS 11-7/96 "REJS-JOISTS" SPACED AS PER STRUCT, DWGS. 2x4 STUD FRAMING PERPENDICULAR TO JOISTS CEMENTIFIOLS PARIEL SOFT! C № PERPORTED STRIP VENT PARKING SLAB WITH TOPPING SLAB V-54/2012 +/- 3° CONC. TOPPING SIAB 2 PLY MODIFIED SBS MEMBRANE SLOPED REINFORCED STRUCTURAL CONCRETE SIAB (REFER TO 75 W. C. INSULATED SOFFIT ASSEMBLY **1**000 INSULATED DECK OVER INTERIOR SPACE FINSH RLOCKING -1/2" GYPORETE TOPPING 34" TH-G PIN SUB PLOOR AS PER STRUCT, DWGS, 11-7/8" TRUS-JOISTS' SPACED AS PER STRUCT, DWGS, 9-1/2" FEREGASS BATTS PRECAST CONC. PAVERS ON RUBBER SHIMS 0.40° DRAINAGE MAT to LEVEL TORCH-ON 2 PLY MODIFIED 5BS ROOPING SYSTEM (MN. 110 MIL) WITH CLUSS W, B' OR 'C' CLASSIFICATION [AIR BARRIER] 9-1/2* FEREGLASS BATTS **PORMISSAS GOLD SHEATHING CONTINUOUS SELF-ADHERED VAPOUR-PERMEABLE AIR BARRIER MEMBRANE 3* ROXUL COMPORTBOARD 1-10 (NON-COMBUSTIBLE) [R1 2 BASED ON R4 PER IN.] 244 STUD FRANING PERPENDICULAR TO JOSTS CEMENTITIOLS PAULE SOFT! AW PERFORATED STRP VEHT ASPHALTIC COVER BD.; MECHANICALLY FASTENED 6" TYPE 4 RIGID INSULATION (R30) NAM (Moodyville) Development Ltd. *X' PLYWOOD DECK *G' 2LB CLOSED CELL POLYURETHANE FOAM *II -7/8" FRUS-JOISTS' SPACED AS PER STRUCT, DWGS. *I LAYER OF 1/2" GWB INSULATED ROOF OVER INTERIOR SPACE TORCH-ON 2 PLY MODIFIED 585 ROOFING SYSTEM W/ GRANULAR-FACE CAP SHEET TO CLASS 'A' CLASSIFICATION AS PER ULC-S I 07 [AIR 19465 INSULATED SOFFIT ASSEMBLY (2HR RATED) (OVER HABITABLE SPACE) BARRIER] \$\frac{1}{4}\ ASPHALITIC COVER BD.; MECHANICALLY FASTENED 6' TYPE 4' RIGID INSULATION (R I 5) 5' PLYMOOD DECK 6' 2LB CLOSED CELL POLYMETHAME FORM 1 1-7/8' TRUS-JOISTS SPACED AS PER STRUCT. DWGS. 1 LATER OF 1/2' OWB MIN. 2 HR, FIRE RESISTANCE RATING BASED ON INTERTEK WIR FCA | 20-3 **M** FINISH FLOORING 427-429-433-435 E 3rd Street, INSTITUTE TOPPING ANY TAGE TO THE TOP North Vancouver, B.C. TYPICAL ROOF ASSEMBLY (OVER HEATED SPACE) BARRIER MEMBRANE 3" ROXIUL COMPORTBOARD I I O (NON-COMBUSTIBLE) [R 12 BASED ON RA PER IN.] 244 STUD FRANING PERFENDICULAR TO JOSTS CEMENTITIOUS PANEL SOFFIT AW PERFORATED STRIP VENT WALL SCHEDULES TORCH-ON 2 PLY MODIFIED 5B5 ROOFING SYSTEM W/ TORCH-ON 2 PLY MODIFIED 995 NOCPHIG 9975EN WI MANUALAF PACE OF SHEET TO CLOSE WI CLOSE/PROCINCIA SHEET A SHIPMAIN COVER BO, MECHANICALLY PASTEND TAPPED THE 4 RIGO INSULATION TO CREATE DRAIN SLOPES, MIN. 12 THICK (REQ). IN THE PACE OF THE PASTEN MEMBRAINE (SOPRAVAPR OR APPROVED A THEORY IN THE PACE OF THE PACE O A701







LEVEL I AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 5,300 SF
WALL THICKNESS = 416 SF
GREEN BUILDING = 56,25 SF
ACCESSORY DWELLING = 151 SF
ADAPTABLE DWELLING = 108 SF
TOTAL EXCLUPED AREA = 731,25 SF
TOTAL FSR = 4,568.75 SF



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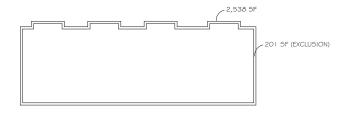
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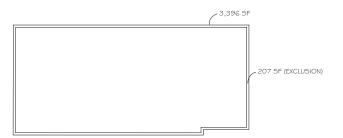
427-429-433-435 E 3rd Street, North Vancouver, B.C.

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LEVEL 1 AREA OVERLAY

O01





LEVEL 2 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 5,934 SF WALL THICKNESS = 408 SF GREEN BUILDING = 56.25 SF TOTAL EXCLUPED AREA = 64.25 SF TOTAL FSR = 5,469.75 SF



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Pursuely BESHARAT FRIARS ARCHITECTS

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REVISIONS				
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REBSSUED FOR DP	05 MAY 2021			

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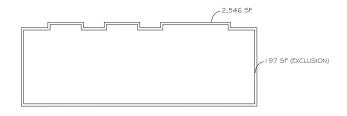
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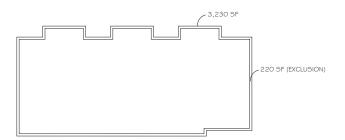
427-429-433-435 E 3rd Street, North Vancouver, B.C.

ING TITLE

LEVEL 2 AREA OVERLAY

O02





LEVEL 3 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 5,776 SF WALL THICKNESS = 417 SF GREEN BUILDING = 56.25 SF TOTAL EXCLUPED AREA = 47.3.25 SF TOTAL FSR = 5,302.75 SF



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REVISIONS				
NO. DESCRIPTION	DATE			
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REESSUED FOR DP	09 MAR 2021			
REBSUED FOR DP	05 MAY 2021			

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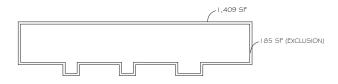
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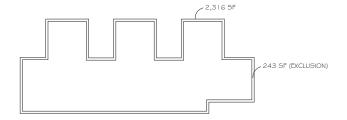
427-429-433-435 E 3rd Street, North Vancouver, B.C.

NG TITLE

LEVEL 3 AREA OVERLAY

O03





LEVEL 4 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 3,725 SF WALL THICKNESS = 428 SF GREEN BUILDING = 56,25 SF TOTAL EXCLUPED AREA = 484.25 SF TOTAL FSR = 3240.75 SF



Furmerly BESWARAT FRIARS ARCHITECTS:

er, BC V6C 2G8 F 604 662 4060 studioarchitects.com.com info@bfastudioarchite

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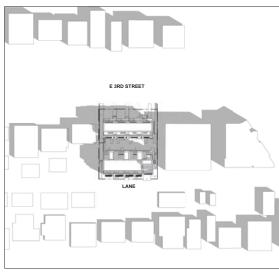
427-429-433-435 E 3rd Street, North Vancouver, B.C.

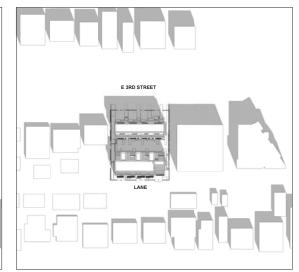
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LEVEL 4 AREA OVERLAY

O04



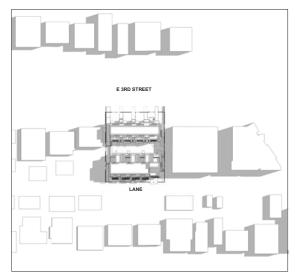




MARCH 21_10:00am

2 MARCH 21_12:00pm

3 MARCH 21_2:00pm 1" = 50'-0"



E 3RD STREET

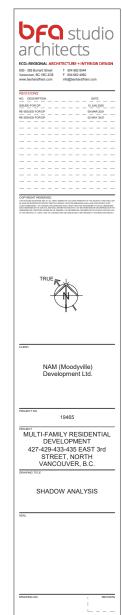
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E 3RD STREET

LANE

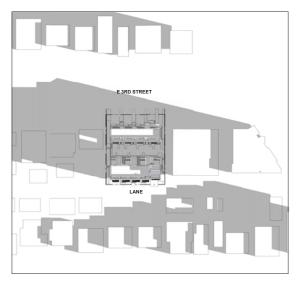
4 JUNE 21_10:00am

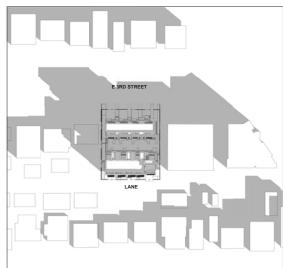
5 JUNE 21_12:00pm 1" = 50'-0" 6 JUNE 21_2:00pm 1" = 50'-0"

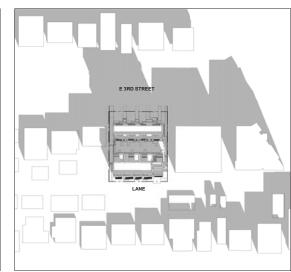


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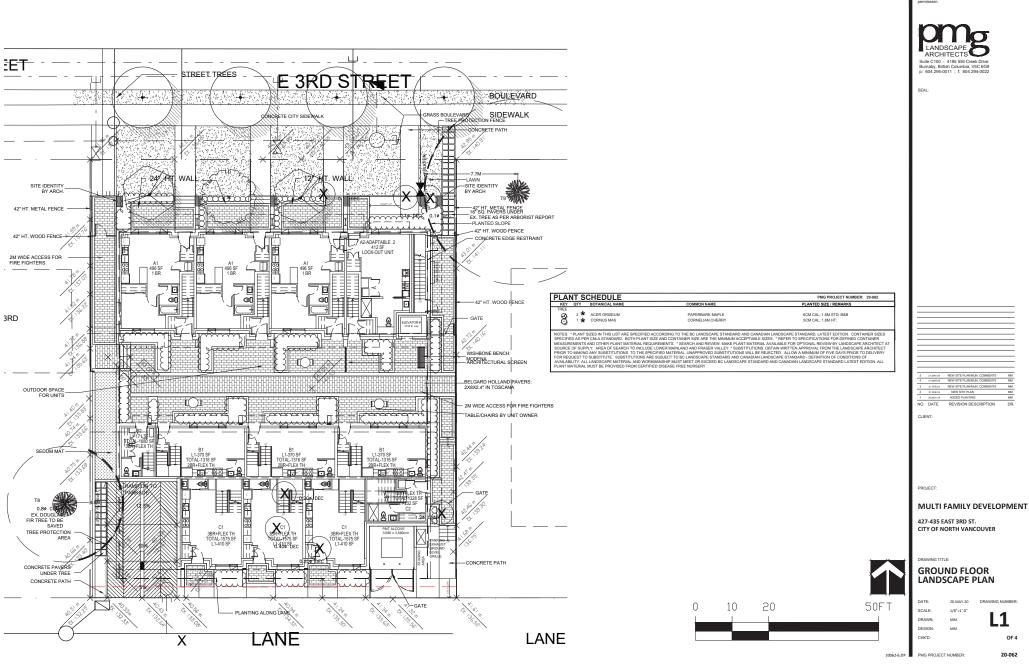


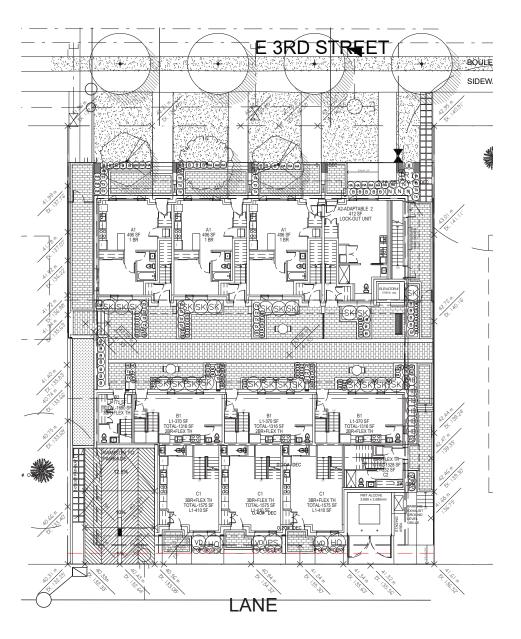
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CLIENT	NAM (Moodyville) Development Ltd.
PROJEC	T NO. 19465
	TULTI-FAMILY RESIDENTIAL DEVELOPMENT 127-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.
	SHADOW ANALYSIS
SEAL	
DRAWIN	G NO. REVISION





PLANT SCHEDULE PMG PROJECT NUMBER: 20-062 PLANTED SIZE / REMARKS BUXUS MICROPHYLLA WINTER GEM LITTLE-LEAF BOX 6 * HYDRANGEA MACROPHYLLA 'PIA'
2 * HYDRANGEA PANICULATA 'QUICK FIRE' #3 POT; 40CM #3 POT; 40CM DWARF BIGLEAF HYDRANGEA; PINK QUICK FIRE HYDRANGEA 4 * NANDINA DOMESTICA
1 * PHILADELPHUS 'MINNES
1 * RHODODENDRON'BOW HEAVENLY BAMBOO PURE MOCK ORANGE #3 POT; 50CM #3 POT; 60CM PHILADELPHUS MINNESOTA SNOWFLAKE 1 RHODODENDRON 'BOW BELLS'
24 SKIMMIA JAPONICA (10% MALE)
41 TAXUS X MEDIA 'HICKSII' RHODODENDRON: PINK #3 POT; 30CM #3 POT; 45CM JAPANESE SKIMMIA HICK'S YEW DAVID'S VIBURNUM 1.2M B&B #3 POT; 50CM GOLD VARIEGATED JAPANESE FOREST GRASS #1 POT #1 POT 78 HAKONECHLOA MACRA 'AI 15 * PENNISETUM ORIENTALE HAKONECHLOA MACRA 'AUREOLA' ORIENTAL FOUNTAIN GRASS 15CM POT HE 24 * HELLEBORUS x HYBRIDUS LENTEN ROSE; COLOUR MIX 1 POLYSTICHUM MUNITUM #1 POT: 25CM PM 1 POLYSTICHUM 172 sq. ft. SEDUM MATS WESTERN SWORD FERN

NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CRUAL STANDARD, BOTH PLANT SIZES AND CONTAINER SIZES. SPECIFIED AS PER CRUAL STANDARD, BOTH PLANT SIZES AND CONTAINER SIZES. SPECIFIED AS PER CRUAL STANDARD, BOTH PLANT SIZES AND CONTAINER REAL SIZES. SPECIFIED AS PER CRUAL STANDARD, RECORD AND CONTAINER REAL SIZES. SPECIFIED AND CONTAINER REAL SIZES. SPECIFIED AND CONTAINER REAL SIZES. SPECIFIED AND CONTAINER REAL SIZES AND CONTAINER AND CO

★ BIRD & BEE FRIENDLY PLANTS

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SEAL:

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21.MAY.04	NEW SITE PLANMUN. COMMENTS	MM
21.MAR.08	NEW SITE PLANMUN. COMMENTS	MM
21.FEB.24	NEW SITE PLANMUN. COMMENTS	MM
21.FEB.16	NEW SITE PLAN	MM
20 NOV 18	ADDED PLANTING	MM
DATE	REVISION DESCRIPTION	DR.

CHENT

MULTI FAMILY DEVELOPMENT

427-435 EAST 3RD ST. CITY OF NORTH VANCOUVER

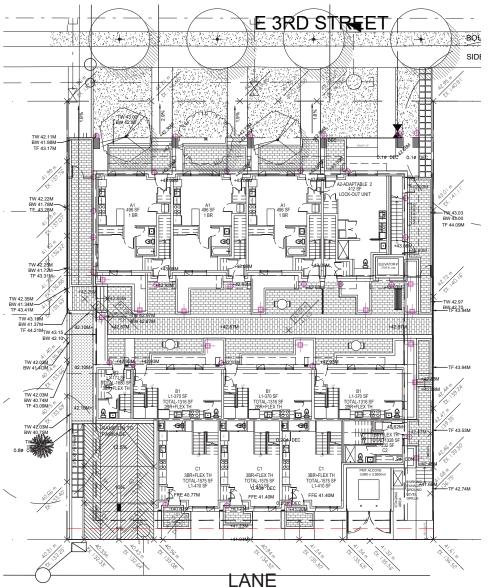
GROUND FLOOR SHRUB PLAN

DATE:	20.MAY.20	DRAWING NUMBER:
SCALE:	1/8"=1'-0"	
DRAWN:		12
DESIGN:		
CHKD:	PCM	OF 4

20 50FT 10

20062-6.ZIP PMG PROJECT NUMBER:

20-062







LANDSCAPEFORMS FGP PATH LIGHT 39" TALL



COOPER LIGHTING INVUE WALL MOUNTED LIGHT



WISHBONE INDUSTRIES: MODENA PARK BENCH -**TEXTURED SILVER**



5 21.MAY.04 NEW SITE PLANMUN. COMMEN 4 21.MAR.08 NEW SITE PLANMUN. COMMEN

CLIENT

MULTI FAMILY DEVELOPMENT

427-435 EAST 3RD ST. CITY OF NORTH VANCOUVER

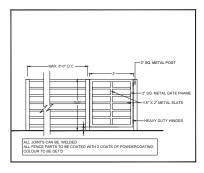
GRADING & LIGHTING PLAN

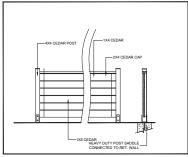
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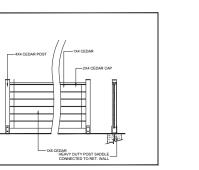
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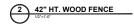
PMG PROJECT NUMBER

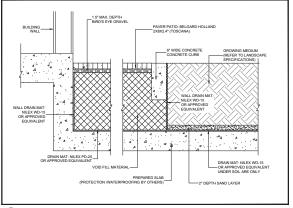




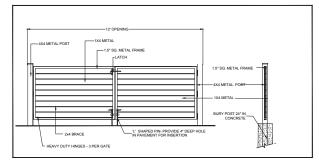




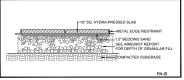




3 PATIO / LANDSCAPE AT SLAB DROP







5 HYDRA-PRESSED SLAB ON GRADE

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SEAL:

5 21.MAX.04 NEW SITE PLANMUN. COMMENTS MM 4 21.MAX.08 NEW SITE PLANMUN. COMMENTS MM

CLIENT:

MULTI FAMILY DEVELOPMENT

427-435 EAST 3RD ST. CITY OF NORTH VANCOUVER

LANDSCAPE DETAILS

DATE:	20.MAY.20	DRAWING NUMBER:
SCALE:	AS NOTED	
DRAWN:	MM	14
DESIGN:	MM	
CHKD:	PCM	OF 4

20062-6.ZIP PMG PROJECT NUMBER:

20-062



BFA Studio Architects Inc. 600 -355 Burrard Street Vancouver, BC V6C 2G8

T 604 662 8544 F 604 662 4060

bfastudioarchitects.com

Meg Wray

City of North Vancouver

141 West 14th Street North Vancouver, BC V7M 1H9 **11 February 2021**

DIS Summary Report – DPA2020-00018 - 427-435 East 3rd Street

Applicant: Helen Besharat, Architect AIBC

BFA Studio Architects 600 – 355 Burrard Street Vancouver BC, V6C 2G8

e: info@bfastudioarchitects.com

t: 604-662-8544

Date: Wednesday January 13th 2021 between 6.00pm and 7.30pm

Format: Zoom web-based video conference

Attendees: 5 members of the public, design / consultant team & CoNV Planner

Raised Issues: 1. Impact on existing Douglas Fir tree at the south west of the site.

2. Height / overlook of Block C.

3. Proximity to existing overhead powerlines.

4. Laneway Access.

5. Suitability of project within neighbourhood.

6. HVAC noise.

7. LEC hookup, any potential for solar panels & electric vehicle charging.

Response: 1. Client in negotiation with tree owner.

2. Building under maximum height. Top floor stepped back.

3. Building has been moved north to provide required clearances.

4. Contractor to provide construction access plan at BP stage.

5. Project complies to zoning requirement and is adjacent to two

existing 3-4 storey buildings to the east.

6. No outdoor equipment. Internal HVAC closet provided.

7. LEC as per CoNV. No solar panels to be used. EV charging provided.



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

Permit No. DPA2020-00018

File: 08-3060-20-0255/1

Issued to owner(s): NAM (MOODYVILLE) DEVELOPMENT LTD., INC.NO. BC1224688

Respecting the lands located at the addresses listed below, North Vancouver, BC, legally described as:

	Address	Parcel Identifier (PID)	Legal Description			
			Lot	Block	DL	Plan
	427-435 East 3 rd Street	015-080-242	6	144	274	878
	433 East 3 rd Street	028-111-958	1		274	BCS3650
	435 East 3 rd Street	028-111-966	2		274	BCS3650
(th	ne " Lands ")					

List of Attachments:

Schedule "A": List of Plans

Authority to Issue:

- 1. This Development Permit is issued pursuant to Section 489 of the Local Government Act.
- 2. This permit is specifically in accordance with The City of North Vancouver "Official Community Plan Bylaw, 2014, No. 8400", Section 2.5 and applicable "East 3rd Street Development Permit Area Guidelines ('Moodyville')" contained in "Zoning Bylaw, 1995, No. 6700", Division VII, and all other applicable bylaws and quidelines of the City.

Page 1

Document: 2059272-v1

Bylaws Supplemented or Varied:

3. None.

Special Terms and Conditions of Use:

- 4. The Buildings and Structures shall be developed in accordance with the plans dated and listed on the attached Schedule A "List of Plans" and filed in the offices of the City, approved by the Director of Planning & Development, and in compliance with the regulations and conditions listed hereunder including:
 - A. The Buildings and Structures shall incorporate energy performance improvements in accordance with the RM-2 Medium Density Apartment Residential 2 Zone;
 - B. The top 0.75 m (2.5 ft) of the south building and top 2.16 m (7.1 ft) of the north building is limited to the roof structures and the other elements outlined in Moodyville Guideline 7.4.1.
 - C. On the 3rd storey, minimum building separation will be 7.4 m (24.3 ft). On the 4th storey, minimum building separation will be 8.7 m (28.5 ft).
 - D. Tree protection measures to be implemented in accordance with the Landscape Plans. Arborist supervision is required during ground penetrating work within 3 feet of the tree protection area.
 - E. Landscaping of the site, including fences and all hardscape elements, shall be installed by the Permit holder entirely on private property and in accordance with the Landscape plans dated and listed on the attached Schedule A "List of Plans".
 - F. Stormwater management measures and stormwater re-use shall be in accordance with the Moodyville Development Permit Guidelines.
- 5. No variances other than those specifically set out in this permit are implied or to be construed.
- 6. All plans attached to this Permit and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the City where such plans and specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted by this Development Permit. The Lands may be subject to additional regulations, restrictive covenants and agreements which may affect their use, development and amenities, if any section or lesser portion of this Development Permit is held invalid for any reason the invalid portion shall be severed from this Development Permit and the validity of the remainder of the Development Permit shall not be affected.

General Terms and Conditions:

- 7. Pursuant to Section 504 of the Local Government Act, this Permit lapses if the work authorized herein is not commenced within 2 years following issuance of this Development Permit. In the event the Owner is delayed or interrupted or prevented from commencing or continuing the construction on or about the subdivision by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the works shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.
- 8. This Development Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under 524(3) of the *Local Government Act*.
- 9. Nothing in this permit shall in any way relieve Land Owner/Developers obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
- 10. Nothing in this permit shall in any way relieve the Land Owner/Developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Health Act*, the *Fire Services Act*, the *Electrical Energy Inspection Act*, and any other provincial statutes.
- 11. The Permit holder acknowledges that a Building Permit and other City Permits are required. This is not a Building Permit.
- 12. The holder of the permit shall provide the general contractor and all professionals associated with this project with copies of this permit.
- 13. The Permit holder acknowledges that deviations from the approved plans will be reviewed at the discretion of the Director of Planning & Development for compliance with the "East 3rd Street Development Permit Area Guidelines ('Moodyville')".

Autho	rized by Council:		
	Y	ear / Month / Day	
Linda	C. Buchanan, Mayor		
	Graham, Corporate Of Signed: Year / Mo		
	Year / Mo	onth / Day	
Note:	Vancouver shall file a	notice of this permit in the	vernment Act, the City of Northe Land Title Office stating that the evelopment Permit No. DPA2020-
	Notice filed the	day of	, 20

THIS IS NOT A BUILDING PERMIT

Schedule A List of Plans for the Lands

Architect: BFA Studio Architects

CityDocs File #: 2055404

Sheet	Description	Date
A001	Zoning Data & Project Statistics	May 7, 2021
A002	Project Statistics	May 7, 2021
A003	Average Building Grades & Maximum Height Calculation	May 7, 2021
A100	Context Plan	May 7, 2021
A101	Context Photographs	May 7, 2021
A102	Context Streetscape	May 7, 2021
A103	Context Similar Projects	May 7, 2021
A104	3D Model	May 7, 2021
A105	3D Model	May 7, 2021
A200	Fire Access Plan / BCBC Summary	May 7, 2021
A201	Level P1 Floor Plan	May 7, 2021
A202	Level 1 Floor Plan / Site Plan	May 7, 2021
A203	Level 2 Floor Plan	May 7, 2021
A204	Level 3 Floor Plan	May 7, 2021
A205	Level 4 Plan	May 7, 2021
A206	Level Roof Plan	May 7, 2021
A301	Block A – Level 1 Floor Plans	May 7, 2021
A302	Block A – Level 2 Floor Plans	May 7, 2021
A304	Block A – Level 3 Floor Plans	May 7, 2021
A305	Block A – Unit A2 Floor Pan	May 7, 2021
A306	Block B & C – Level 1 Floor Plan	May 7, 2021
A307	Block B & C – Level 2 Floor Plan	May 7, 2021
A308	Block B & C – Level 3 Floor Plan	May 7, 2021
A309	Block B & C – Level 4 Floor Plan	May 7, 2021
A401	Elevations – Block A	May 7, 2021
A402	Elevations – Block B & C	May 7, 2021
A403	Elevations – Block A, B & C	May 7, 2021
A404	Unprotected Openings	May 7, 2021
A405	Unprotected Openings	May 7, 2021
A406	Reflected Elevations & Articulated Façade Calculations	May 7, 2021
A407	Material Board	May 7, 2021
A501	Building Section	May 7, 2021
A502	Building Section	May 7, 2021
A503	Building Section	May 7, 2021
A504	Building Section	May 7, 2021
A505	Wall Sections	May 7, 2021
A506	Wall Sections	May 7, 2021
A507	Wall Sections	May 7, 2021

The Corporation of the City of North Vancouver Development Permit No. DPA2020-00018

A508	Wall Sections	May 7, 2021
A509	Wall Sections	May 7, 2021
A701	Wall Schedule	May 7, 2021
O01	Level 1 Area Overlay	May 7, 2021
O02	Level 2 Area Overlay	May 7, 2021
O03	Level 3 Area Overlay	May 7, 2021
O04	Level 4 Area Overlay	May 7, 2021
SA01	Shadow Analysis	May 7, 2021
SA02	Shadow Analysis	May 7, 2021
	Survey Drawings	May 7, 2021

Landscape Architect: PMG Landscape Architects CityDocs File #: 2051085

Sheet	Description	Date
L1	Ground Floor Landscape Plan	May 6, 2021
L2	Ground Floor Shrub Plan	May 6, 2021
L3	Grading & Lighting Plan	May 6, 2021
L4	Landscape Details	May 6, 2021

Civil Engineer: CREUS EngineeringCityDocs File #: 2031947

Sheet	Description	Date
KEY	Preliminary Key Plan	March 17, 2021
BC	Preliminary Building Grades	March 17, 2021
SERV	Preliminary Servicing Plan	March 17, 2021
SMP	Stormwater Management Preliminary	March 17, 2021
R-1	Preliminary Roadworks	March 17, 2021

From: Helen Besharat hbesharat@bfastudioarchitects.com

Sent: June-16-21 1:19 PM

To: Mayor Linda Buchanan; Holly Back (Councillor); Don Bell (Councillor); Angela Girard

(Councillor); Tina Hu (Councillor); Jessica McIlroy; Tony Valente (Councillor)

Cc: Karla Graham; Meg Wray; Yan Zeng

Subject: 19465 - Passive House Townhome Development - DPA2020-00018 - 427-435 East 3rd

Street - Minor Variance

Attachments: A102.pdf

Dear Mayor Buchanan and Members of Council,

You will soon be receiving a Staff report which we understand will contain their recommendation for Council to endorse a slight height variation for the subject townhouse project,

through a Development Permit. This same proposal was reviewed and supported unanimously by your Advisory Design Panel, with Council's representative in attendance.

We had a lightly attended Developer led information session and we have continued to engage with neighbours who have been kept in touch.

We very much appreciate the support we have had to date and we look forward to building a great little project in this rejuvenating neighbourhood.

The cross section attached shows our proposed townhomes relative to the recently approved Cascadia Green mixed use apartment building on the north side of the 400 Block of East 3rd across from the subject project.

Also shown is a streetscape elevation showing the properties to the east and west of our site all of which may be subject to similar development permits based on the Moodyville Plan for the area.

While Staff has otherwise processed this application, as Council has delegated authority for Staff to issue Development Permits in this neighbourhood,

we are advised that Council approval is necessary for this small height increase.

it enables access to the top roof level that would otherwise be by an external staircase and provides some small additional area for the homes proposed (well within allowable densities).

Depending on the material supplied through the Staff report, Council should note that in addition to the minor height variance, the additional area and access proposed is reasonable and complies with the requirements for Passive Haus design, that we are planning to build.

We really enjoy working and designing in the City. BFA Studio Architects has designed townhomes to towers over the past 25 years in the City.

I served on the City of North Vancouver Design Panel as a member and Vice Chair and was also a member of the Board of Directors and Facility Committee with the Polygon Gallery at the foot of Lonsdale for 12 years.

It has been very rewarding for me to see your ongoing efforts to create a very comfortable and attractive urban environment.

The cross section has been produced more recently and provided to Staff so, it may be in your Council report as well.

Please contact me by email or telephone if you require more information or an explanation of the cross section attached.

Best

Helen Avini Besharat, Principal Architect AIBC FRAIC RID LEED BD+C



(formerly Besharat Friars Architects)

The Marine Building 600 - 355 Burrard Street Vancouver BC Canada V6C 2G8 T 604 662 8544 F 604 662 4060

W besharatfriars.com

E hbesharat@bfastudioarchitects.com

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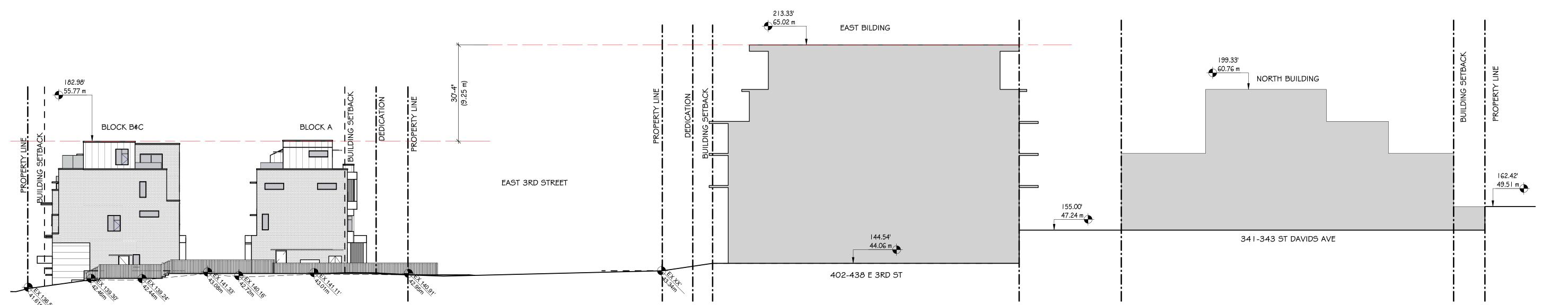
The information transmitted in this e-mail message and attachments, if any, may be architect-client information, including privileged and confidential matter, and is intended only for the use of the individual or entity named above. Distribution to, or review by, unauthorized persons is prohibited. If you have received this transmission in error, immediately notify us and permanently delete this transmission including attachments, if any.



NORTH STREETSCAPE ALONG EAST 3RD



SOUTH STREETSCAPE ALONG LANE



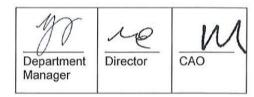
HEIGHT COMPARISON DIAGRAM

NOTE: THE GRADES AND ELEVATIONS OF NEIGHBOURING PROPERTY APPROXIMATE & BASED ON CITY OF NORTH VANCOUVER FILE NO. 08-3400-20-0005/1

600 - 355 Burrard Street Vancouver, BC V6C 2G8 F 604 662 4060 www.besharatfriars.com info@besharatfriars.com NO. DESCRIPTION 12 JUN 2020 26 FEB 2021 NAM (Moodyville) Development Ltd. 19465 MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C. CONTEXT / STREETSCAPE A102

As indicated





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

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

David Johnson, Development Planner

Subject:

REZONING APPLICATION: 133 EAST 4th STREET (133 4th STREET

LIMITED PARTNERSHIP / INTEGRA ARCHITECTURE INC.)

Date:

June 9, 2021

File No: 08-3400-20-0035/1

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

RECOMMENDATION

PURSUANT to the report of the Development Planner, dated June 9, 2021, entitled "Rezoning Application: 133 East 4th Street Limited Partnership / Integra Architecture Inc.)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837 (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2021, No. 8838 (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

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

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

Inc.)

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ATTACHMENTS

- 1. Context Map (CityDocs 2057558)
- 2. Project Summary Sheet (CityDocs 2057559)
- 3. Architectural and Landscape Plans, dated May 2021 (CityDocs 2059371)
- 4. Public Consultation Summary (CityDocs 2060169)
- "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837" (CityDocs 2057560)
- 6. "Housing Agreement Bylaw, 2021, No. 8838" (CityDocs 2053665)

PURPOSE

The purpose of this report is to present, for Council's consideration, a rezoning application for 133 East 4th Street to amend the Zoning Bylaw to permit a six-storey residential building consisting of 23 rental apartment units, three of which are midmarket rental units, and a private childcare facility on the lower level.

BACKGROUND

Applicant:	Three Shores Development	
Architect:	Integra Architecture Inc.	
Official Community Plan Designation:	Residential Level 5 (R5)	
Existing Zoning:	Medium Density Apartment Residential 1 (RM-1)	
Applicable Guidelines:	None	

The applicant (Three Shores Development) has an approved rezoning project at 145-153 East 4th Street (two lots to the east of the subject site). That project, which currently has a Building Permit application under review, is for a six-storey, 69-unit rental apartment building with a rooftop amenity area, over one and a half levels of underground parking.

Site Context and Surrounding Use

The subject property is located in Lower Lonsdale on the south side of East 4th Street between Lonsdale Avenue to the west and St. Georges Avenue to the east (Attachment #1).

The area consists mainly of two and three storey apartment buildings and some townhouse buildings. The subject site is within a transition area from the higher density buildings along Lonsdale Avenue corridor to the lower density buildings towards the east.

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

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Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	120 and 140 East 4 th Street	3 storey apartment building	RM-1
South	122 East 3 rd Street	5 storey mixed use building with 4 residential levels over one ground floor of commercial space	RM-1
South	140 East 3 rd	3 storey apartment building	RM-1
East	143 East 4 th Street	2 storey apartment building	RM-1
West	127 East 4th Street	3 storey apartment building	RM-1

The subject site is currently the location of Gospel Hall Church. The church intends to relocate its services to another site.

In addition to being close to commercial amenities, the site is along a AAA bikeway (East 4th Street) and is accessible by public transit routes along East 3rd Street and Lonsdale Avenue.

PROJECT DESCRIPTION

The proposal is for a six-storey rental apartment building consisting of 23 rental apartment units and a private childcare space on the lower level with access off of the rear lane (Attachment #3). The applicant is proposing no on-site resident and visitor vehicle parking and one pick-up and drop-off vehicle stall for the childcare (located off the lane). The subject site is approximately 15.2 meters (49.8 feet) wide and 36.5 metres (119.7 feet) deep and slopes down from East 4th Street side to the rear lane by approximately 3.9 metres (12.7 feet), which exposes the childcare level at the lane side of the building.

The proposed breakdown of the 23 rental units by type is shown in Table 2 below.

Table 2. Proposed Unit Breakdown

Unit Type	Number of Units	Size
1-Bedroom	12	402 square feet
2-Bedroom	5	690 square feet
3-Bedroom	6	730 square feet

Of these, three are proposed as mid-market units that would be secured through a Housing Agreement for the life of the building.

The proposed main access to the building is on East 4th Street. Through the main floor are two separate bike storage rooms to the right, and a bike workshop room further down the hall to the left that can be used by all residents of the building. An outdoor common amenity area is located on a front patio to the right of the main entrance, which

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wraps around the building to the west and provides seating areas which can be removed to provide flexible programming.

Access to the private childcare is from East 4th Street via a direct entrance next to the main door to the residential lobby as well as the rear lane, and from a pathway along the eastern edge of the site connecting East 4th Street and the rear lane. The proposed childcare is slightly over 2,500 square feet with an outdoor space of 1,475 square feet. The applicant is working with Vancouver Coastal Health on meeting their requirements for the facility.

The childcare will have a capacity of up to 44 children, including three infants, six toddlers and 35 pre-school children.

Parking for the proposed private childcare facility is one pickup/drop-off stall on the property, with two other stalls located at their 145-153 East 4th Street location. This satisfies the parking requirements of the Zoning Bylaw as the off-site location is within the maximum distance requirement to the subject site of 122 metres (400 feet).

The applicant is proposing six of the units meet Level 2 of the City's Adaptable Design Guidelines with the remaining to be designed to Level 1, which satisfies the minimum requirements of the Zoning Bylaw.

The proposed building is west coast contemporary with a mixture of façade materials and colours to articulate the building massing as well as to create interest.

PLANNING ANALYSIS

2014 Official Community Plan

The subject site is designated Residential Level 5 (R5) in the Official Community Plan (OCP). The designation is to provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets. It supports a maximum density of 2.60 FSR, including a 1.0 FSR density bonus in accordance with Schedule A Land Use map.

The applicant is proposing a density of 2.55 FSR or 1,422.6 square metres (15,313.0 square feet), which is within OCP maximum density. The proposed lower level of the building is exempt from Gross Floor Area as the bulk of the level is below grade. This level is where the childcare facility is located.

The project is in keeping with the goals and objectives of the following City policies:

Official Community Plan		
Policy 1.1.1 Plan for growth in the City's population, dwelling units and employment in keeping with the projections in Metro Vancouver's Regional Growth Strategy.	Intensification of the site supports the use of existing amenities, including transit and services along Lonsdale Avenue and East 3 rd Street.	

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Policy 1.1.7 Allow for accessory uses, such as home- based businesses and childcare, in residential areas.	The proposal would be zoned to allow desk and computer style home-based businesses in this residential area.
Policy 1.2.1 Ensure the location, density, design and durability of developments and their infrastructure are informed by the best available science on climate impacts.	The proposed development is located close to the Lonsdale Avenue corridor and is utilizing an existing site and infrastructure to densify while proposing to achieve an energy level of Step 3 in the BC Building Code.
Policy 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting primacy of the Lonsdale Regional City Centre and the transition through mid and low-rise buildings to lower-density residential neighbourhoods.	The proposal includes high-quality materials and design in a location that is one-half block east of Lonsdale Avenue. The scale of the proposed building provides a good transition from the higher density buildings found along the Lonsdale corridor towards lower density neighbourhoods further east.
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.	Design and materials are consistent with those found in the local context. Landscaping utilizes native plant species.
Policy 1.3.10 Encourage active, healthy lifestyles and the opportunity for more social connections through planning and active design principles that encourage physical activity and contribute to enhanced walkability and active streets, sidewalks and public spaces.	The high-quality secure bike storage with easy access directly to the AAA bike network along East 4 th Street will help make cycling a more appealing mode of transportation for residents. The pedestrian environment will see improvements to encourage walking.
Policy 1.4.1 Consider the needs of households with children in the design of multi-family developments.	The proposal would provide six 3-bedroom units, and an outdoor amenity space at the front of the building allowing for multiple uses and activities.
Policy 1.4.3 Consider recreational, cultural and other community spaces as aspects of informal community living rooms, and essential 'social infrastructure', particularly in high-density neighbourhoods like Central/Lower Lonsdale.	The proposed outdoor amenity space provides opportunities for social interaction. The proposed bike repair room offers the same ability for social interaction.
Policy 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.	The project will provide 23 new rental units with a range of unit types and sizes, from 402 to 730 sq. ft. Six of these units will be 3-bedroom.
Policy 1.5.4 Prioritize the development and revitalization of affordable rental housing and use density bonusing and density transfers to incentivize the retention, renewal and/or replacement of rental units as a public benefit.	The proposed 23 rental units, including three mid-market units, will be secured by a Housing Agreement for the life of the building which provides a public benefit.
Policy 1.5.6	The proposal meets the minimum number of Adaptable Level 2 units, in accordance with

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Ensure a sufficient number of new apartment buildings provide accessible units and that these accessible units are represented across various unit sizes.	the Zoning Bylaw, and the distribution of which will reflect the overall unit-mix, and the remaining units will be Adaptable Level 1.	
Policy 2.1.1 Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with and aim to increase these ways of travelling over single-occupant vehicle use.	The proposal includes a bike repair room on the main level and the subject site is located along the AAA bike network along East 4 th Street.	
Policy 2.2.2 Strategically manage off-street transportation facilities to prioritize more sustainable forms of transportation through a variety of measures (e.g. providing bicycle end-of-trip facilities and pedestrian-level lighting, reducing parking requirements in developments in close proximity to transit, on-street pay parking, electric vehicle charging stations, and parking spaces for carshare, carpool and low-emission vehicles.	The subject site is located close to many of the City's main public transit routes, including Lonsdale Avenue routes and the 3 rd Street Rapid-Bus route.	
Policy 2.2.3 Encourage higher and medium density residential area uses near jobs and services.	The subject site is located one-half block east of Lonsdale Avenue, near many services and employment opportunities.	
Strategic Plan		
City for People	The proposal supports the Strategic Plan vision and priority to be a City for People by using an existing site to increase the number of rental units in the Lower Lonsdale area, providing employment opportunities and services within close walking distance.	
Housing Action Plan		
Action #3: Mid-Market Rental Units	The project will provide three mid-market units, to be secured by a Housing Agreement or the life of the building.	
Action #4: Family-Friendly Housing	The project includes six three-bedroom units to support families.	
Action #9: Zero Parking Residential Buildings	This action item references a pilot project for a residential development to provide zero parking at a location within 400 metres of the SeaBus Terminal. While the subject site is located outside of the 400 metre area, the applicant is offering to undertake a study one year after occupancy to see what methods of transportation tenants, childcare users and providers are using. This study would be secured with a financial deposit to the City.	
Sustainable Development Guidelines		

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Natural Systems

The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.

The proposal includes green space not only on the street front, but also on the common patio on the main level. The planting plan includes a number of native species

Physical Structures/Infrastructure
The ability to effectively deliver basic
services, shelter and physical amenities
required to sustain the health and well-being
of the community. This includes water
supply, sanitary sewer, stormwater drainage,
solid waste management, roads,
telecommunications, and energy efficiency
and conversion including district energy. As
well, this category includes attractive
streetscapes, durable buildings, provision of
a range of housing types and adequate
community amenities.

The project will use high-performance and environmentally friendly building materials and will achieve Step 3 of the Step Code. Energy Star and water-efficient appliances will be installed in the dwelling units The proposal will be connecting to the LEC network.

An on-site stormwater management system will be provided.

Local Economy

The ability to maintain and grow a healthy local economy. A strong economy brings employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members an greater opportunities for personal fulfillment and overall quality of life.

The proposal will provide a variety of jobs during the construction period as well as longer term jobs in the Child Care Use.

Human Potential

The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.

The development provides Market Rental and Mid-Market Rental housing at a range of unit types and sizes.

The subject site is close to several public transit routes and the services along Lonsdale Avenue.

Social Connections

The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.

The project includes an outdoor amenity area that are well-programed with multiple opportunities for activities.

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Cultural Diversity The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.	The proposed design includes various informal gathering spaces for tenants both within the building and in the public realm.
Active Design Guidelines	The staty of machine delice and a state of
Indoor Amenity	A bike repair room is located on the main floor close to the secured bike storage areas and has the opportunity for social interaction.
Outdoor Recreation and Gardens	The outdoor amenity area is designed to allow various activities, with outdoor seating and landscaping.
Enhanced bicycle facilities	A bicycle repair room with access from the main parking level is close to the parkade entrance and easy access to the secured storage areas.
Child Care Action Plan	
Target to create 1063 new licensed childcare spaces by 2031.	The proposal would provide a private childcare facility that would provide up to 44 new spaces in the City. The breakdown would be as follows: Infant – 3 spaces Toddler – 6 spaces Pre-school – 35 spaces.

Residential Tenant Displacement Policy

The Residential Tenant Displacement Policy does not apply as the site is not currently used as a residential property, and no tenants are being displaced.

Zoning Bylaw 1995, No. 6700

The subject site is zoned "Medium Density Apartment Residential 1 (RM-1)" that would allow a three-storey building on the property at a maximum density of 1.60 times the lot area (FSR). An amendment to the Zoning Bylaw is required to permit the proposal and is reflected in Zoning Amendment Bylaw 8818 (Attachment #6).

Using the RM-1 Zone as a base, the proposal requires the following special provisions be incorporated into the new Comprehensive Development Zone:

- Increase the allowable density from 1.60 to 2.60 FSR by entering into a Housing Agreement with the City to secure rental housing in perpetuity as well as the provision of three mid-market units, also in perpetuity;
- Allow a maximum Building Height of six storeys and 18.64 metres (61.2 feet);

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- Allow the maximum Lot Coverage to increase from the maximum 50 percent to 51 percent of the lot area;
- Waive the minimum resident and visitor parking requirement;
- Permit the proposed childcare stall to be directly accessed from the lane;
- Allow the maximum number of children in the Child Care Use to exceed 20 children;
- Waive the minimum Lot Area requirement to no less than 15.2 metres (49.9 feet) in width; and
- Allow the proposed building setback from the property lines.

A summary comparing the Zoning requirements to the proposal is shown in Attachment #2.

While the proposed density is in keeping with the OCP, the rationale for considering other key relaxations from zoning are discussed below.

Height

A variance is required to the current Zone which limits the building height to three storeys and 13 meters (42.6 feet). The proposed height is in keeping with the OCP maximum height of six storeys.

Site Coverage

The variance request from 50% in the current Zone to 51% of the site is very minor and has been applied in recent projects.

Parking

The applicant is not proposing any on-site parking for residents or visitors in the development as the small site size constraints the provision of underground parking.

Transportation Objective 2.2.2 in the OCP directs staff to consider reducing parking requirements on properties within close proximity to frequent and rapid transit. Further, the Housing Action Plan also seeks to pilot zero residential parking development, particularly for rental projects, on sites within 400-meter (about 5-8 minutes walk) radius of the SeaBus Terminal. To date, the City has not seen a zero parking residential proposal.

The site is within close proximity to Lonsdale Avenue and 3rd Street where many of the City's Public Transit routes operate, including the Rapid-Bus line. It is about a 10- to 15-minute walk to Lonsdale Quay, the SeaBus and the bus loop. It is also along a designated All Access and Ability (AAA) bike network supporting easy access to bike lanes in the City. While strictly speaking the site does not meet the 400-meter radius criteria under the Housing Action Plan, its close proximity to the major city public and active transportation infrastructure network, its site constraints and its intended residents (people who do not own cars) make the zero parking supportable from a policy perspective.

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To encourage potential tenants to use public transportation and green modes of travel, the applicant is proposing Transportation Demand Management (TDM) measures, as follows:

- transit passes for residents for a two year period; and
- secured bike parking as well as a bike repair shop on the premises.

Furthermore, the applicant has committed to undertaking a study of how on-site residents and childcare users and employees are getting around the City and beyond after a year of getting occupancy.

As stated in a previous section of the report, one stall dedicated to pick-up/drop off for the childcare is provided off the rear lane as well as two additional parking stalls secured in the applicant's building at 145-153 East 4th Street and will be secured through the Development Covenant.

Lastly, the applicant stated that if there is a need, some parking spaces at their site at 145-153 East 4th Street can be made available to tenants in this development.

Minimum Lot Area

The proposed development will need a variance of approximately 2.8 metres (9.2 feet) to the width of the property. Staff supports the variance given the OCP supports the development of a multi-family building, and the applicant has made attempts to acquire the property to the east to enlarge the site for redevelopment. Staff find that the proposal does not limit the redevelopment potential of the neighbouring property, which is wider than the subject site.

Building Setbacks

The proposal includes a request to vary the building setbacks in order to achieve the full development potential of the site. With the need for outdoor space for the proposed childcare, the building has been shifted to the north and east of the site to accommodate.

- The proposed setback of 10 feet at the front of the property has the benefit of providing a good street front by encouraging more "eyes on the street" along East 4th Street.
- The rear setback is to allow better livability of the rental units.
- The west setback of nine feet is to accommodate more outdoor space for the proposed childcare as it wraps around the western side of the building and to provide more space for the outdoor amenity for the residents of the building.
- The east setback of five feet is designed to lessen the impact to the eastern
 property by lessening the amount of windows facing the site as well as stepping
 the middle of the building back about eight feet above the main floor to provide
 more separation from the property line.

Should the eastern property redevelop in the future, they would need to be mindful of the building separation of this proposal, but this proposal would not limit the future potential of that site.

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Maximum Number of Children in a Childcare at one Time

Given the high demand for child care spaces in the city, the variance to increase the maximum number of 20 children in one facility to 44 children is supported by staff as there is an early indication that this is licensable under the Vancouver Coastal Health regulations. Sound mitigation measures from the outdoor play space to the surrounding area should be carefully considered (condition included in Development Covenant).

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy,* in conjunction with the Official Community Plan, allows for density bonuses beyond 1.60 FSR in the Residential Level 5 land use designation, up to a maximum of 2.60 FSR.

The policy provides a number of community benefit options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The value could be in the form of a cash contribution or some form of amenity, such as an all-rental apartment building to be secured in perpetuity plus a form of housing affordability in accordance with the City's Housing Action Plan. In this case, to achieve the desired 1.0 FSR bonus density, the applicant has agreed to secure through the registration of a Housing Agreement, that all proposed 23 units will be secured as rental units in perpetuity, as well as to provide three of these units at Mid-Market rates (rates below market levels) in perpetuity.

As the Density Bonus and Community Benefits Policy recognizes rental and affordable rental dwelling units as an acceptable public amenity, any cash contribution for the density bonus that is generally required for a non-rental project is waived.

For example, if the applicant was proposing these units for sale as a strata development project, the Density Bonus and Community Benefits Policy would value this density bonus at approximately \$1.14 million dollars, as outlined in Table 3 below.

Table 3. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus to 1.60 FSR / OCP Density (@ \$25 / sq. ft.)	N/A
Density Bonus of 1.0 FSR to 2.6 FSR (@ \$190 / sq. ft.)	\$1,139,182
Total Value of Community Benefits	\$1,139,182

Instead of this amount, and consistent with the Density Bonusing and Community Benefits Policy, the City's total rental housing stock would be increased by 23 rental apartment units, with three of these being below market, or mid-market units. These will be secured in the Housing Agreement. This building will be privately owned and the tenant selection for the three mid-market units will be at the discretion of the building owner.

In addition to the Market and Mid-Market Rental Units to be provided, the following items are to be secured though the Servicing Agreement:

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 a contribution of \$50,000 towards upgrading the East 4th Street bicycle route to a AAA route to encourage safe and comfortable cycling along the street; and

 a \$20,000 deposit for the applicant to conduct a one-year post-occupancy tenant survey to measure the modes of transportation used by residents, childcare providers and childcare users.

Staff seeks Council's endorsement for the items listed below. These items are not specifically required under the authority of City bylaws, but could be made a requirement of rezoning under the authority of Council. Adoption of these items would typically address or mitigate identified issues within the local area, and provide community infrastructure improvements typical of developments this size. These items would be secured in a Servicing Agreement.

East 4th Street

- Existing watermain in East 4th Street is undersized and must be replaced from Lonsdale Avenue to site complete with new water service, twin connection and meter to City of North Vancouver (CNV) standards.
- Existing sanitary sewer in the lane is undersized and must be upgraded from East 3rd Street to the site complete with new sanitary service to CNV standards.
- Mill and pave north half of East 4th Street for entire length of project to CNV standards.

Lane

Reconstruct south half of lane for the entire length of project to CNV standards.

ADVISORY BODY INPUT

Advisory Design Panel

The application was received by the Advisory Design Panel on December 9, 2020, where the Panel reviewed and unanimously supported the project that included a few recommendations to enhance the outdoor area for the childcare facility, enhance the function of the recycling and garbage enclosure, and to work with the City on addressing the drop-off management of the child care. The applicant has responded to these items to the satisfaction of City staff.

Integrated Transportation Committee

The application was received by the Integrated Transportation Committee on May 19, 2021, where the committee reviewed and unanimously supported the project that included recommendations to improve the secured bike storage areas to accommodate cargo bikes and trailers, and to address concerns over congestion of drop-off management for the childcare.

In response, the applicant has increased the number of horizontal bike stalls in the secured area to accommodate more cargo bikes and trailers and has agreed to monitor REPORT: Rezoning Application: 133 East 4th Street (133 4th Street Limited Partnership / Integra Architecture

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and manage the back lane for childcare traffic management and will notify all new tenants of the parking restrictions of the property.

COMMUNITY CONSULTATION

The applicant held their Developer Information Session on November 20, 2020, and this was attended by 15 people (Attachment #4). Comment forms were received where 15 people supported the application, four opposed and one was neutral.

The public comments that staff received showed those who support the proposal liked that there will be more rental opportunities in a variety of unit types and that daycare is needed in the area.

Those who were opposed to the application raised concerns regarding the proposed building height, parking, and construction impact.

Members of the public will have an additional opportunity to speak at the Public Hearing should Council proceed with referral.

FINANCIAL IMPLICATIONS

The applicant has agreed to contribute \$50,000 towards a AAA cycling design for East 4th Street to assist in upgrading the bicycle infrastructure of the street, as well as a \$20,000 deposit for a one-year post-occupancy tenant survey to collect information on the mobility of the building residents as well as the childcare users and providers. Other cash contributions are not anticipated for this proposal.

CONCLUSION

This proposal is consistent with the Official Community Plan. The subject site's proximity to existing amenities, commercial areas, and public transit and active transportation facilities makes it an appropriate site for the proposed new 23-unit rental apartment building with no on-site vehicle parking. The childcare in the proposal, if approved, with help contribute towards the goals of the Childcare Action Plan. The application meets the Strategic Plan as a City for People in using an existing site to increase the number of rental and mid-market units to the City.

RESPECTFULLY SUBMITTED:

David Johnson

Development Planner

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Attachment 1





PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION 133 East 4th Street



SITE CHARACTERISTICS

OCP Designation	CP Designation Residential Level 5 (R5)									
OOI Designation	Medium Density Apartment									
Existing Zoning		Residential 1 (RM-1)								
Site Area		557.0 sq. m (5,995.5 sq. ft.)								
FLOOR AREA AND HEIGHT	Existing Zoning (RM-1)	Offical Community Plan	Proposed (CD-734)							
Floor Space Ratio	Maximum 1.60 FSR or 891.2 sq. m (9,592.8 sq. ft.)	Maximum - 2.60 FSR 1,448.2 sq. m (15,588.3 sq. ft.)	1,422.6 sq. m (15,313.0 sq. ft.) 2.55 FSR							
Total Lot Coverage	50%	N/A	51%							
Principal Building Height (maximum)	13.0 m (and three storeys) (42.65 ft. (and three storeys))	18.64 m (61.17 ft.)								
SETBACKS	Existing 2	Zoning (RM-1)	Proposed							
SETBACKS Front (East 4th Street)		Zoning (RM-1) (20.0 ft.)	Proposed 3.05 m (10.0 ft.)							
	6.1 m		•							
Front (East 4th Street)	6.1 m 4.57 r	n (20.0 ft.)	3.05 m (10.0 ft.)							
Front (East 4th Street) Interior Side Yard (West)	6.1 m 4.57 r 4.57 r	n (20.0 ft.) n (15.0 ft.)	3.05 m (10.0 ft.) 2.74 m (9.0 ft.)							
Front (East 4th Street) Interior Side Yard (West) Interior Side Yard (East)	6.1 m 4.57 r 4.57 r 6.1 m	n (20.0 ft.) n (15.0 ft.) n (15.0 ft.)	3.05 m (10.0 ft.) 2.74 m (9.0 ft.) 1.52 m (5.0 ft.)							
Front (East 4th Street) Interior Side Yard (West) Interior Side Yard (East) Rear (South)	6.1 m 4.57 r 4.57 r 6.1 m	n (20.0 ft.) n (15.0 ft.) n (15.0 ft.) n (20.0 ft.)	3.05 m (10.0 ft.) 2.74 m (9.0 ft.) 1.52 m (5.0 ft.) 5.10 m (16.75 ft.)							
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Front (East 4th Street) Interior Side Yard (West) Interior Side Yard (East) Rear (South) BICYCLE PARKING Short Term Secured Total Bicycle Parking (stalls)	6.1 m 4.57 r 4.57 r 6.1 m Re	n (20.0 ft.) n (15.0 ft.) n (15.0 ft.) n (20.0 ft.) quired 6 35	3.05 m (10.0 ft.) 2.74 m (9.0 ft.) 1.52 m (5.0 ft.) 5.10 m (16.75 ft.) Proposed 6 36 42							
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Front (East 4th Street) Interior Side Yard (West) Interior Side Yard (East) Rear (South) BICYCLE PARKING Short Term Secured Total Bicycle Parking (stalls) VEHICLE PARKING Resident Parking Visitor Parking	6.1 m 4.57 r 4.57 r 6.1 m Re	n (20.0 ft.) n (15.0 ft.) n (15.0 ft.) n (20.0 ft.) quired 6 35 41 quired 14	3.05 m (10.0 ft.) 2.74 m (9.0 ft.) 1.52 m (5.0 ft.) 5.10 m (16.75 ft.) Proposed 6 36 42 Proposed 0 0							

133 East 4th

Civic Address: 133 E 4th Street, North Vancouver, British Columbia

Issue - ISSUE 05 - DP RESUBMISSION

Thursday, May 27, 2021

Note: Drawings only to scale when printed on 24x36 sheets



Architectural Drawing Issues

2020-02-13 2020-09-01 2020-11-27 Issue 1 - Preliminary Inquiry Issue 2 - RZ DP Submission Issue 3 - ADP Submission Issue 4 - ITC Presentation

Integra

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133 East 4th

Cover

A-0.000

CONTACT LIST

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Project Name: 133 E4th St, North Vancouver, BC

Project: Date: Issue: Client: Three Shores Development May 27/2021 DP Resubmission

PROJECT DATA - DP RESUBMISSION 6-STOREY PURPOSE BUILT RENTAL BUILDING

EXISTING ADDRESS PROPOSED ADDRESS LEGAL DESCRIPTION

PROJECT ARCHITECT

Integra Architecture
Three Shores Development
Residential Level 5: Medium Density Apartment R5 PROJECT ARCHITECT
PROJECT OWNER
OCP LAND USE DESIGNATION

EXISTING ZONING
PROPOSED ZONING

SITE AREA:					
Gross Site Area			5,996 sq.ft.	557.01 m2	
Road Dedications		TBC	- sq.ft.	- m2	
Net Site Area			5,996 sq.ft.	557.01 m2	
Max FSR (Gross Site Area)	1.60 OCP Density		9,593 sq.ft.	891.22 m2	
Max Bonus FSR	1.00 With Public Benefits				
Max FSR (Gross Site Area)	2.60 Purpose Built Rental Housing		15,589 sq.ft.	1,448.2 m2	
Total Proposed Gross Floor Area			20,148 sq.ft.	1,871.8 m2	
Total Proposed Exclusions			4,837 sq.ft.	449.3 m2	
Proposed FSR (Gross site area)	2.55		15,311 sq.ft.	1,422.5 m2	
` <u> </u>					

Lot Coverage	51%	3.031 sq.ft.	281.61 m2	_
Max. Site Coverage	50%	2.997.85 sq.ft.	278.51 m2	

UNIT SUMMARY:														
UNIT SUMMART.									Average					
									sqft /	Total Unit		Total Unit		
Unit Type	P1	1st	2nd	3rd	4th	5th	6th	Total	unit		AD	Area (m2)		Unit Mix
A1 - Studio							0	0		-		0.0	0.0%	0%
														Studio
B1 - 1Bed		1	1	1	1	1	1	6	398.5	2,391.06		222.1	26.1%	52.2%
B2 - 1Bed		1	1	1	1	1	1	6	398.5	2,391.06	6	222.1	26.1%	32.276
														1 Bed
C1 - 2Bed			1	1	1	1	1	5	689.6	3,447.80		320.3	21.7%	21.7%
														2 Bed
D1 - 3Bed		1	1	1	1	1	1	6	730.6	4,383.6		407.2	26.1%	26.1%
														3 Bed
Total		3	4	4	4	4	4	23		12,614		1,171.8	100.0%	100%

FSR CALCULATION:												
Exclusion Summary	Min.	No Units	Stair 01				per Unit	Total Exclu	isions			Comments
Access to Outdoor Amenity								0.00	sq.ft.	0.00	m2	Active Design Guidelines
Adaptable Units Level 2 (20 sf / unit)	0	6					20.0	120.00	sq.ft.	11.15	m2	25.0% Units AD Level 2
Indoor Amenity min 2% / 15sf unit	345	23	Max 5%	excluded =	1007.40	sq.ft.	24.1	554.41	sq.ft.	51.53	m2	Min 15 SF / Unit
Day Care								2550.51	sq.ft.	237.04	m2	Active Design Guidelines
Bike Store									sq.ft.	0.00	m2	
Stairs (Active Design) - 8% max			2056.00		8% of GFA	1611.842		1611.84	sq.ft.	149.74	m2	8.0% (Floor 1-6)
Total Exclusions From FSR								4.836.8	sa.ft.	449.35	m2	

Gross Floor Area	Unit Area	Common Area	Total	GFA	Efficiency L1 - L6
Gross Area - P1	0.00 sq.ft.	224.67 sq.ft.	2,775.18 sq.ft.	258 m2	0.0%
Gross Area - 1st Floor	1,527.64 sq.ft.	1,503.65 sq.ft.	3,031.29 sq.ft.	282 m2	50.4%
Gross Area - 2nd Floor	2,217.01 sq.ft.	651.30 sq.ft.	2,868.31 sq.ft.	266 m2	77.3%
Gross Area - 3rd Floor	2,217.01 sq.ft.	651.30 sq.ft.	2,868.31 sq.ft.	266 m2	77.3%
Gross Area - 4th Floor	2,217.01 sq.ft.	651.30 sq.ft.	2,868.31 sq.ft.	266 m2	77.3%
Gross Area - 5th Floor	2,217.01 sq.ft.	651.30 sq.ft.	2,868.31 sq.ft.	266 m2	77.3%
Gross Area - 6th Floor	2,217.01 sq.ft.	651.30 sq.ft.	2,868.31 sq.ft.	266 m2	77.3%
Gross Area - Roof	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.	- m2	0.0%
Total Gross Area	12,613 sq.ft.	4,984.8	20,148.0 sq.ft	1,872 m2	Overall: 72.6%

PARKING SPACES:				
Minimum Parking Required	23 units @	0.50 space/unit	12 spaces	
Visitor Parking Required	23 units @	0.10 space/unit	2 spaces inclusive of required parking	
Parking Reduction	0%		0.0 spaces	
Total Parking Required			14 spaces	
Total Parking Provided			2 spaces	
Disabled Parking Required:			2 spaces inclusive of required parking	
Level 1 - Adapatable Units		25 - 50 Level 1 AD Units	0 spaces	
Level 2 / 3 - Adapatable Units	0	1 - 25 Level 2 AD Units	2 spaces	
Disabled Parking Provided:			0 space inclusive of required parking	
Max. Small Cars	35% of required space	es	1 spaces max	
Provided Small Cars	0% of provided spa	ices	0 spaces	

BICYCLE SPACES:				
Required Secure Bicycle Parking	23 units	1.5 spaces/unit	35 spaces	long term
Provided Secure Bicycle Parking	23 units	1.5 spaces/unit	35 spaces	long term
Max vertical parking Spaces		35% max	0 spaces	long term
Required Short Term Bicycle Parking			0 spaces	short term
Provided Short Term Bicycle Parking			6 spaces	short term
Parkade not to exceed 1m (3.3 ft.) above a	verage finished	grade along perimeter of structure	DOES NOT COMPLY	
-			41 spaces	total bicycle spaces provided

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed Note 2: All areas are approximate and are for zoning purposes only Note 3: Net & gross unit areas are measured to the center of partywals and to the exterior of sheathing of exterior walls Note 4: Dedications and setibacks subject to City of North Vancouver approval

PROJECT SUMMARY:						
		REQUIRED /	PERMITTED	PROP	POSED	VARIANO
ZONING EXISTING		RM		C	D	
OCP LAND USE DESIGNATION	- Medium Density Apartment R5	Residentia	al Level 5			NO
SITE AREA		5,996 sq.ft.	557 m2	5,996 sq.ft.	557 m2	NO
UNIT NUMBER		not specified	not specified		23	NO
OCP DENSITY (w/ exclusions	Purpose Built Rental Housing	1.6 + 1.0 FSR	1,448 m2	2.55 FSR	1,422 m2	NO
SITE COVERAGE	-	50%	279 m2	51%	282 m2	YES
BUILDING HEIGHT - Storeys (C	OCP Schedule 1)	6 Storeys (59	9.0 - 62.3 ft)	6 Storeys	(68.875 ft)	NO
BUILDING HEIGHT - Measured	from Average Grade	59.0 - 62.3 ft	18-19 m	68.875 ft	20.993 m	YES
Average Finished Grade -	-	144.4 ft	44.00 m geodetic			
Geodetic Max. Allowed I	Height - 19 m	206.7 ft	63.00 m geodetic	205.088 ft	62.511 m	NO
Proposed Ele	vation			211.625 ft	64.503 m	YES
Building Height from Average	Grade			68.875 ft	20.993 m	YES
FRONT YARD	(E. 4th St)	20.00 ft	6.10 m	10.00 ft	3.05 m	YES
REAR YARD - EAST	(Lane)	20.00 ft	6.10 m	16.75 ft	5.11 m	YES
INTERIOR SIDE YARD	(West PL)	15.00 ft	4.57 m	9.00 ft	2.74 m	YES
INTERIOR SIDE YARD	(East PL)	15.00 ft	4.57 m	5.00 ft	1.52 m	YES
PARKING SPACES	Rental Housing	0.60 space/unit	14 spaces		2 spaces	YES
EV CHARGING STATIONS	All Residential Parking Spaces	47 spaces	47 spaces		0 spaces	YES
BICYCLE SPACES	and and g opuces	1.50 space/ unit	35 Class A		36 Class A	NO.
			6 Class B		6 Class B	NO

PARKING DIMENSIONS	Width		Length		Height	
(no column encroachments)	m	ft.	m	ft.	m	ft.
Standard Cars	2.500	8.20	5.486	18.00	2.134	7.00
Small Cars	2.500	8.20	4.650	15.26	2.134	7.00
Disabled Parking	4.000	13.12	5.486	18.00	2.134	7.00
Additional width at walls	0.305	1.00				

MINIMUM AISLE	90 degrees		60 degrees		45 degrees	1
	m	ft.	m	ft.	m	ft.
One-Way Traffic	6.700	21.98	5.280	17.32	3.860	12.66
Two-Way Traffic	6.700	21.98	6.096	20.00	6.096	20.00

GARBAGE (WEEKLY):

OUTDOOR AMENITY AREA

Mult-Family Residential	no. of un	its	Est. volume	e/unit	Total Volun	ne	Container capacit	ly		
Garbage	23	units	95	L	2185	L	2294 L (3 c	cu.yd.)	- 1	serviced twice/wk
NSRP Newprints	23	units	8.5	L	196	L	360 L (95	gal)	- 1	
NSRP Mixed Papers	23	units	15	L	345	L	360 L (95	gal)	1	
NSRP Mixed Containers	23	units	9	L	207	L	360 L (95	gal)	1	
Cardboard	23	units	30	L	690	L	1529 L (2 d	cu.yd.)	0	
Food Scraps	23	units	14	L	322	L	240 L (64	gal)	1	
Mult-Family Residential	no. of un	its	Space/unit		Total Space					
Minimum space required	23	units	0.486	m2	11.2	m2	120.32 sq.ft.		Min11 m2	2
Max additional space required	23	units	0.486	m2	11	m2				
Max total space required	23	units	0.972	m2	22	m2				
•							•			
		units	0.972	0	20	m2	121.14 sq.ft.			



Integra

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



Three Shores

133 East 4th

Project Statistics

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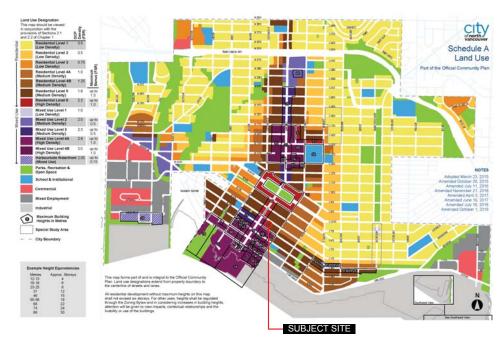
ISSUE 05 - DP RESUBMISSION A-0.101







Mixed Employment Industrial



OCP - MID-RISE APARTMENT MEDIUM DENSITY R5:

- -1.6 FSR (MAX BONUS FSR 1.0)
- -1.0 FSR BONUS WITH PUBLIC BENEFITS:
 - 1) SECURE MARKET RENTAL HOUSING OR NON-MARKET RENTAL 2) COMMUNITY AMENITY SPACE
- -MAX HEIGHT 6 STOREY

APPLICABLE GUIDLEINES:

- -2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY
- -ACTIVE DESIGN GUIDELINES
- -ADAPTABLE DESIGN GUIDELINES
- -SUSTAINABLE DESIGN GUIDELINES
- -CPTED PRINCIPLES



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2330-200 Granville Street Vancouver, BC, V6C 1S4



Three Shores

133 East 4th

Context - Zoning

& OCP 20507

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3D Aerial View Looking South East



View Along E 4th St Looking West



View of Site from Lane



3D Aerial View Looking North West



View Along E 4th St Looking East



View Along Lane looking East



















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2330-200 Granville Street Vancouver, BC, V6C 1S

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Three Shores

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133 East 4th

133 E 4th Street North Vancouver, British Columbia

Context - Site

Photos

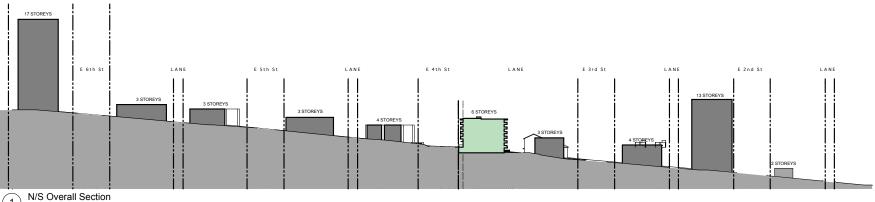
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Three Shores

133 East 4th

Context Plan

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133 East 4th

Perspective Render

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Thursday, May 27, 2021 ISSUE 05 - DP RESUBMISSION 1







133 East 4th

Perspective Render

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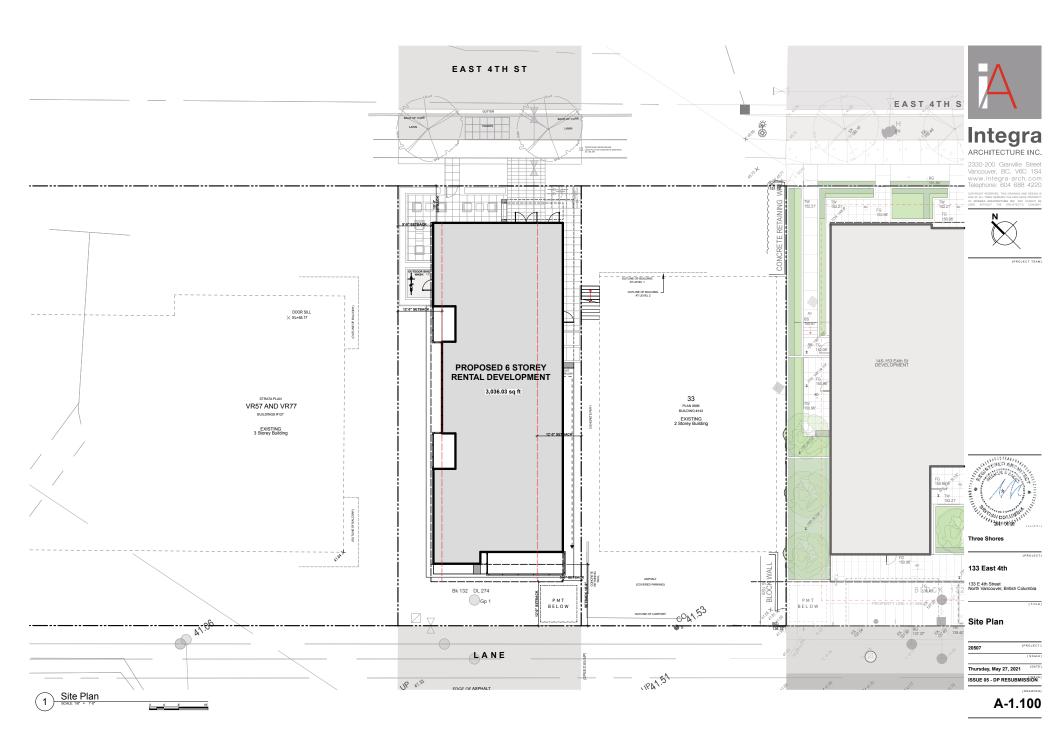


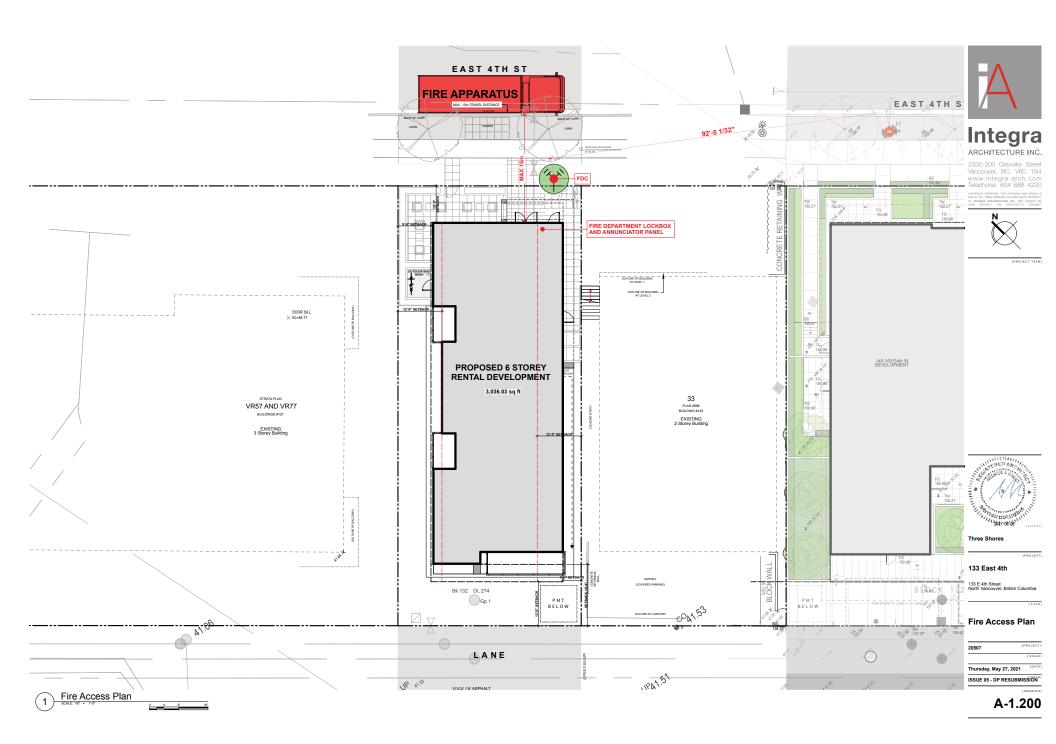
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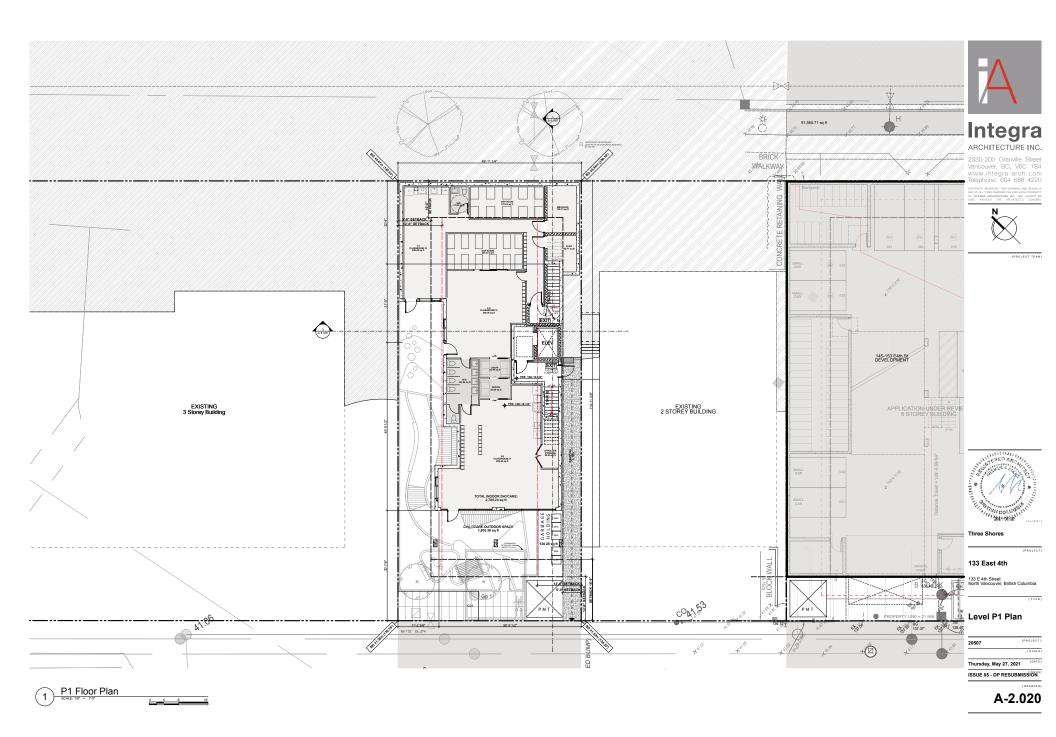
133 East 4th

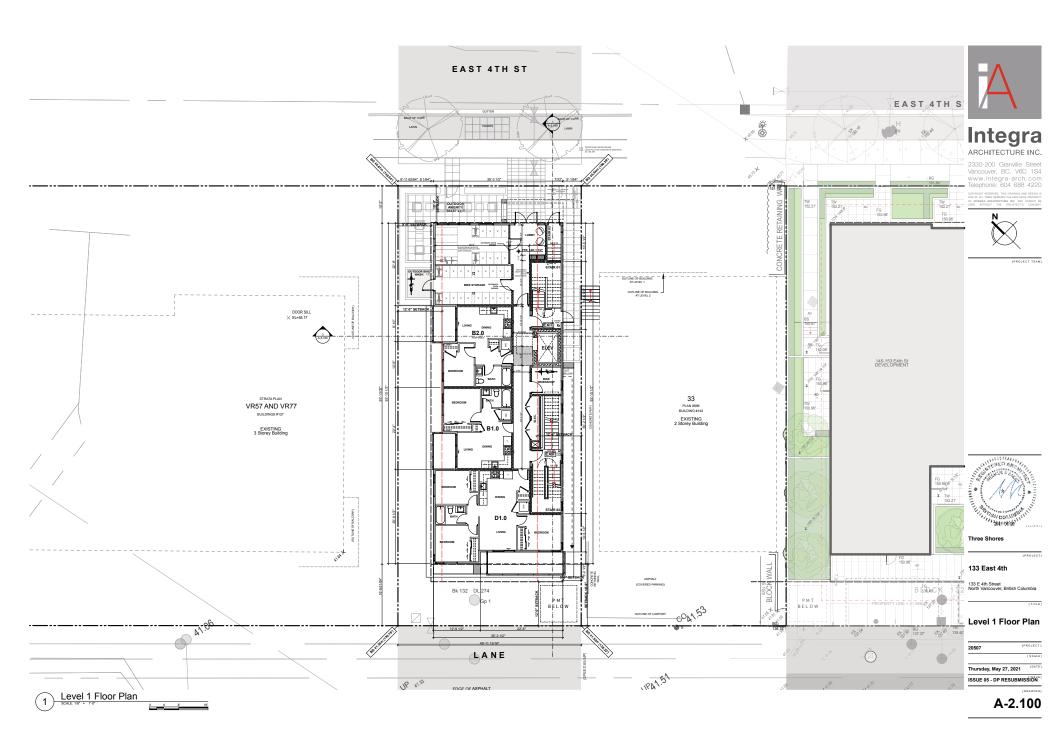
Perspective Render

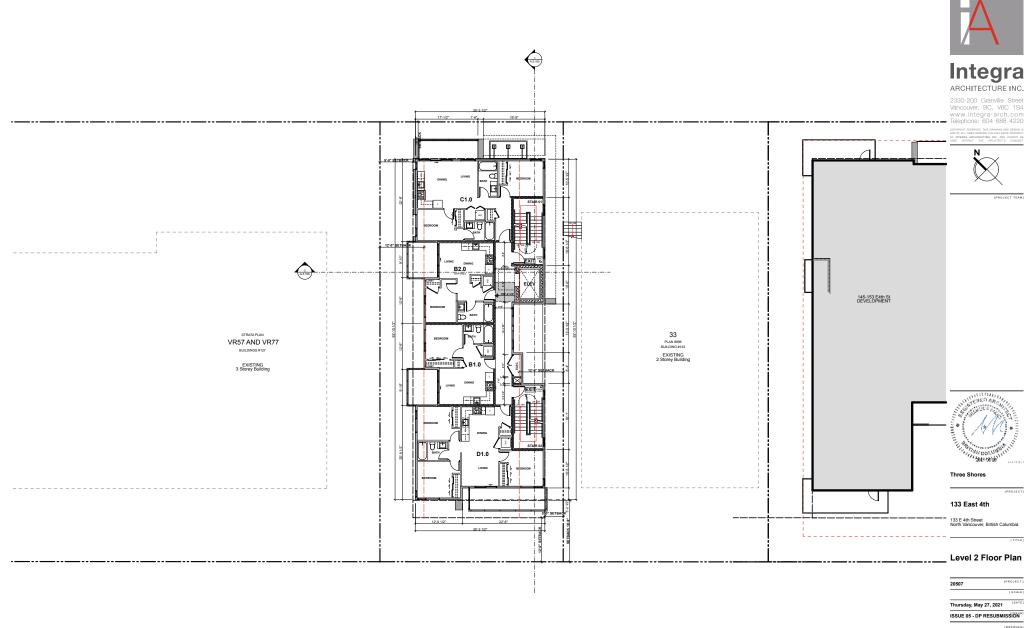
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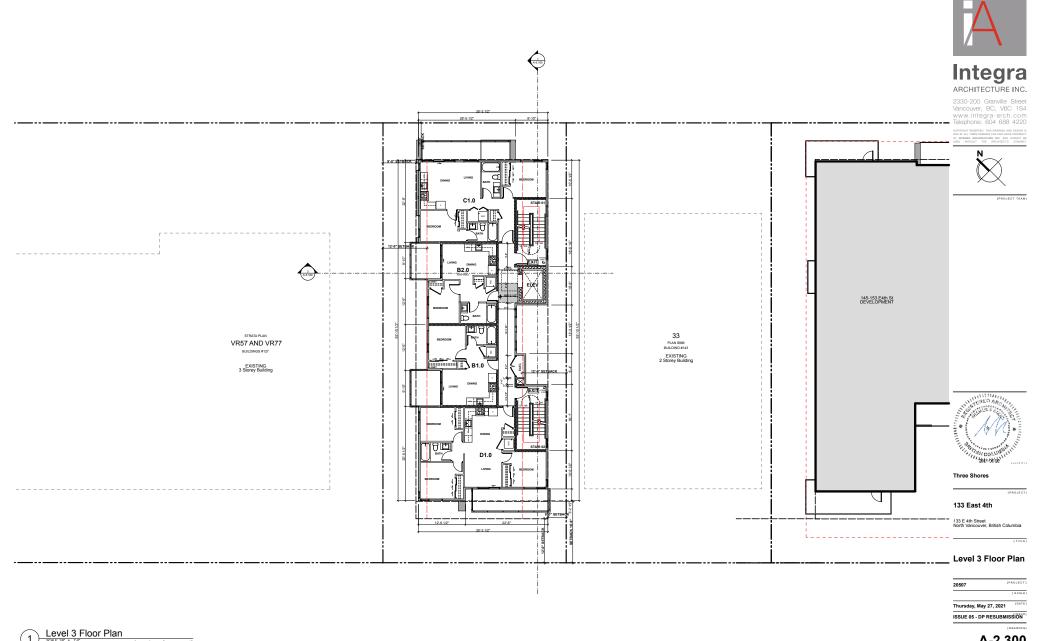


Level 2 Floor Plan

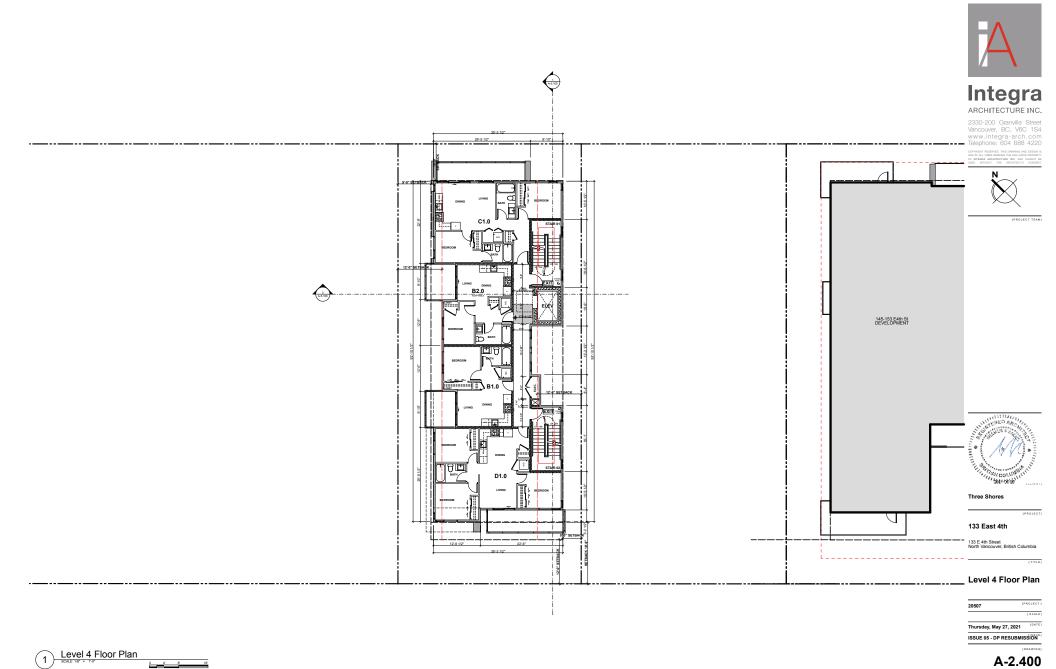
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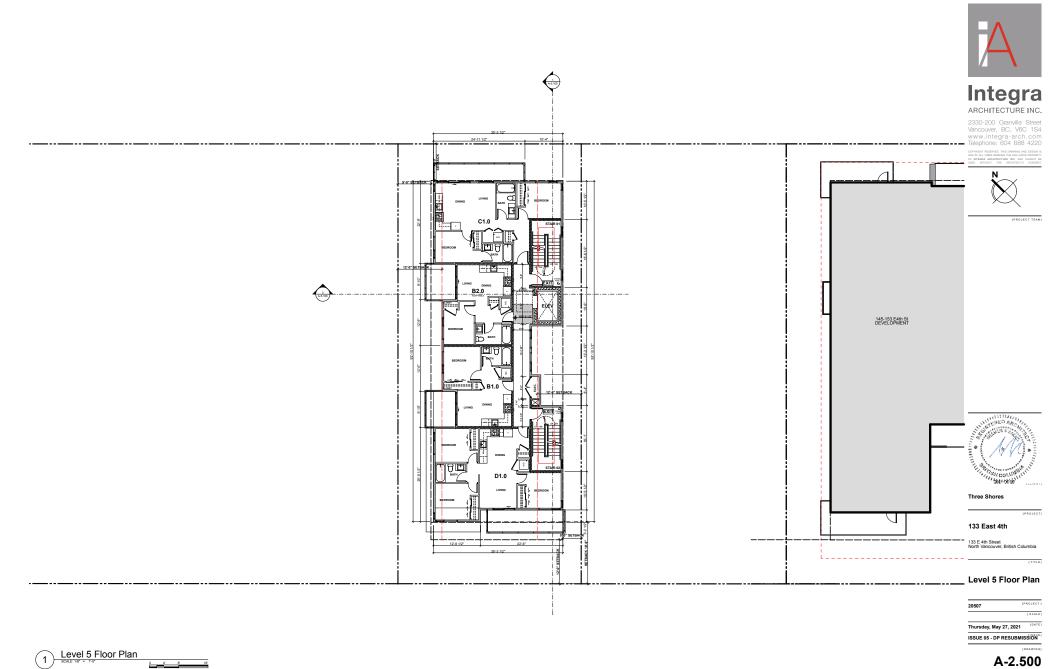
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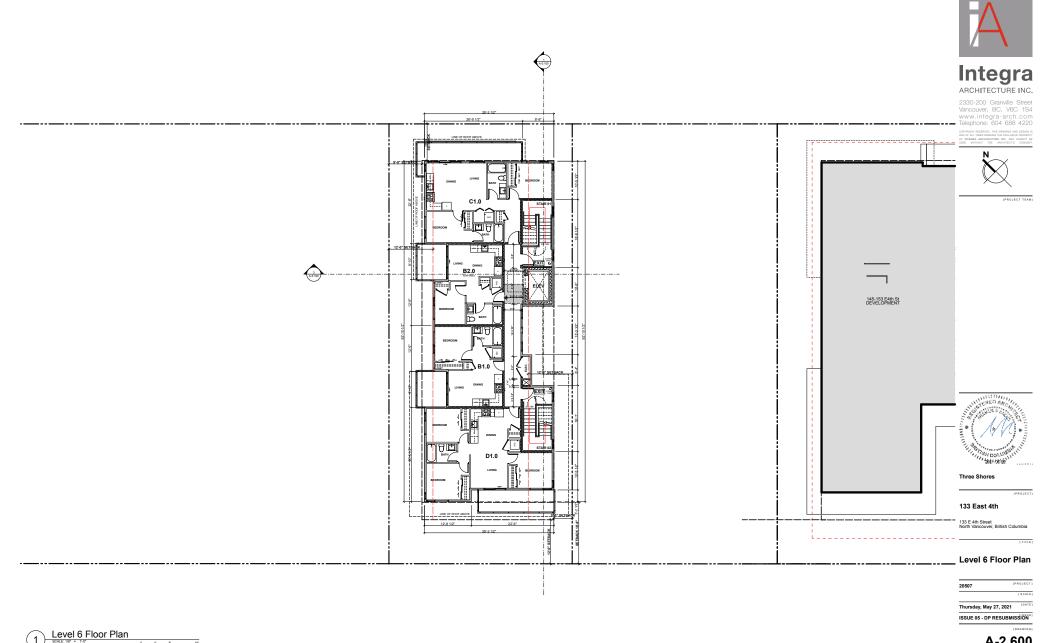
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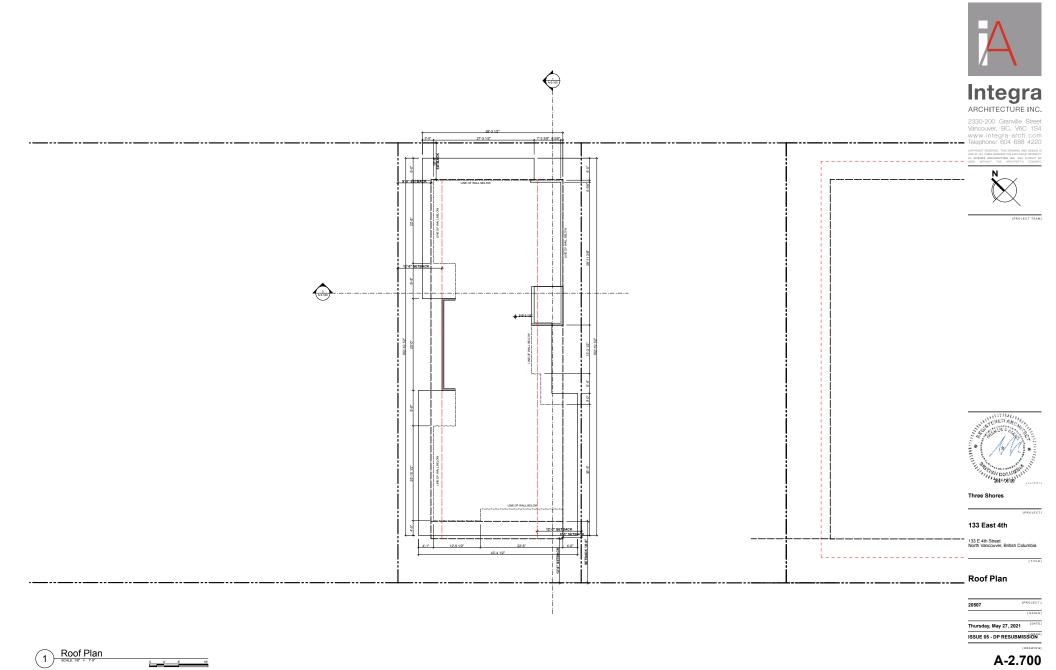
A-2.300







A-2.600



DESIGN ELEMENTS

City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5 - 1

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs – maximum degree of colour	Outside stairs – maximum degree of colour	Outside stairs – maximum degree of colour
	contrast on nosing of each stair	contrast on nosing of each stair	contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances	Unobstructed access to main building entrances	Unobstructed access to main building
	from street/sidewalks	from street/sidewalks	entrances from street/sidewalks
BUILDING ACCESS		Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 6 10mm clear wall space adjacent to door latch) 1 garbage and recycling receptacles and storage lockers and storage lockers and storage lockers or on the fulfilling circulation including corridors on residential levels - accessible storage lockers for each unit	Unobstructed internal access: - from parking levels containing accessible - parking (5 or 1520mm corridors; 2 or - 6 10mm clear avail space adjacent to door - latch); - garbage and recycling receptacles and - strage bothers - strage bothers - including corridors on residential levels - accessible storage lockers for each Level 3 unit
BUILDING ACCESS	Canopy over main building entrances (3' or	Canopy over main building entrances (3' or	Canopy over main building entrances (3' or
	915mm) and enterphone	915mm) and enterphone	915mm and enterphone
BUILDING ACCESS		Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided
BUILDING ACCESS	Disability Parking provided in accordance with	Disability Parking provided in accordance with	Disability Parking provided in accordance with
	Zoning bylaw Figure 9-4 as attached	Zoning bylaw Figure 9-4 as attached.	Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS		3' or 915mm building and suite entry doors	3' or 915mm building and suite entry doors
BUILDING ACCESS	Flush thresholds throughout the building	Flush thresholds throughout the building	Flush thresholds throughout the building
	(maximum ½" or 13mm height)	(maximum ½" or 13mm height)	(maximum 1/3" or 13mm height)
BUILDING ACCESS	Accessible building enterphone, call buttons	Accessible building enterphone, call buttons and,	Accessible building enterphone, call buttons
	and, where provided, suite door bells *	where provided, suite door bells *	and, where provided, suite door bells *

rations available Design E

3 of 11

2 of 11

COMMON AREAS		Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 5' or 1520mm turning radius in front *
CIRCULATION	Corridors minimum 4° or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *
CIRCULATION		Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION		Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door
SUITE CIRCULATION		Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*
DOORS		Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening"	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening
PATIOS & BALCONIES		Minimum one door 2' - 10" or 860mm clear door opening	Minimum one door 2 - 10" or 860mm clear door opening
PATIOS & BALCONIES		Minimum one patio or balcony doorsill with maximum 1/5" or 13mm threshold**	Minimum one patio or balcony doorsill with maximum 1/2" or 13mm threshold **
PATIOS & BALCONIES		Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony
WINDOWS		Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)
WINDOWS		Provide minimum 6-0' or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750mm above the floor	Provide minimum 6-0° or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2"- 6" or 750mm above the floor
KITCHEN		Continuous counter between sink and stove*	Continuous counter between sink and stove*
KITCHEN			Sink cabinet minimum 2'8" or 810mm wide
KITCHEN			Provide sufficient space for future installation of cooktop and wall oven
KITCHEN		·	Provide for potential 2'8" or 810mm wide undercounter workspace
KITCHEN			Lower edge of upper cupboards 4'6" or 1350mm above floor

4 of 11

KITCHEN		Minimum 4" or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *	
MIN. ONE BATHROOM	Toilet located adjacent to wall (min 3' or 915mm length) *	Toilet located adjacent to wall (min 4'6" or 1370mm length) *	
MIN. ONE BATHROOM	Provide turning radius within bathroom (may result from removal of vanity cabinet)*	Provide turning radius within bathroom (may result from removal of vanity cabinet)*	
MIN. ONE BATHROOM	3' or 915mm clearance along full length of tub *	3" or 915mm clearance along full length of tub *	
MIN. ONE BATHROOM	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	S
MIN. ONE BATHROOM	Accessible storage *	Accessible storage*	
MIN. ONE BATHROOM		Provide pocket door or door swing out *	12
MIN. ONE BATHROOM		Space under sink minimum 2'8" or 810mm wide *	ш
MIN. ONE BATHROOM		Provide for the possible future installation of an accessible shower stall, sized at least 3°.0" x 5°.0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details	Ш
MIN. ONE BEDROOM		Sufficient manoeuvring room between closet and double bed *	
MIN. ONE BEDROOM		Provide 3' or 915mm access to window opening *	z
LAUNDRY FACILITIES		Provide front loading side-by-side washer / dryer in-suite or in common area	ی
LAUNDRY FACILITIES		4' or 1220mm manoeuvring space in front of washer / dryer	<u> </u>

S:/COMMUNITY PLANNINGAdaptable Design/Handouts/Design Elements Handout doc

- 3 of 3-

ADAPTABLE DESIGN GUIDELINES

FIXTURES AND FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
		-	
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
BASIC	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION		Slip resistant flooring	Slip resistant flooring
CIRCULATION		Colour contrasting exit doors	Colour contrasting exit doors
BUILDING MEETING /		Provide carpet and drapes to absorb sound and	Provide carpet and drapes to absorb sound and
AMENITY ROOMS	1	decrease echoes	decrease echoes
UNIT ENTRIES		Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES		Door handle at 40° or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40° or 1000mm above the floor, with deadbolts placed immediately above or below
UNIT ENTRIES			Two door viewers: 3'5" or 1050mm and 5' or 1520mm
UNIT FLOORING		Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
UNIT FLOORING		High density, low level loop carpet and underlay maximum ½" or 13mm height	High density, low level loop carpet and underlay maximum 1/2" or 13mm height
PATIOS AND BALCONIES		Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided

trations available Fixtures & Finishes
-1 of 3 July 2005

	LEVEL ONE	LEVEL TWO	LEVEL THREE 7 of 11
ELECTRICAL		Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46° or 1170mm above finished floor
ELECTRICAL		Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor	Electrical outlets, cable outlets, telephone jacks not lower than 18' or 450mm above floor
ELECTRICAL	Within suites a duplex outlet is required within 8" or 200mm of a telephone jack	Within suites a duplex outlet is required within 8" or 200mm of a telephone jack	Within suites a duplex outlet is required within 8" or 200mm of a telephone jack
ELECTRICAL	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system
ELECTRICAL		Rocker switches	Rocker switches
ELECTRICAL			Double bulb ceiling fixtures
ELECTRICAL			Provide wiring for automatic door opener and strike at unit entry
WINDOWS		Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows
KITCHEN		Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting
KITCHEN		Pull-out work boards at 2'8" or 810mm height "	Pull-out work boards at 2'8" or 810mm height *
KITCHEN		Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "." cabinet handles
KITCHEN		Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN			Drawer storage in key areas*
KITCHEN			Provision for removal of sink cabinet and lowering of counter height
KITCHEN			Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)
KITCHEN			Provision for the future installation of at least one counter receptacle in front of cabinets
KITCHEN			Where regular refrigerator installed initially, provide adequate space for side by side model
KITCHEN			Contrasting knobs on stove / cook top

valiable Fixtures & Finishes
- 2 of 3 July 2005

	LEVEL ONE	LEVEL TWO	LEVEL THREE 8 of 11
MIN. ONE BATHROOM	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *
MIN. ONE BATHROOM	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves
MIN. ONE BATHROOM		Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)
MIN. ONE BATHROOM		Provision for vanity sink removal	Provision for vanity sink removal
MIN. ONE BATHROOM		Adjustable height shower head or hand-held shower head on adjustable bracket*	Adjustable height shower head or hand-held shower head on adjustable bracket *
MIN. ONE BATHROOM			Water temperature regulator on tub / shower faucet
LIVING ROOM		One switched electrical outlet	One switched electrical outlet
BEDROOMS		Three-way switched outlet at bed area and doorway	Three-way switched outlet at bed area and doorway
BEDROOMS		Provide light fixture in or adjacent to closet	Provide light fixture in or adjacent to closet
BEDROOMS	Telephone jack	Telephone jack	Telephone jack
IN-SUITE STORAGE		Provide light and electrical outlet	Provide light and electrical outlet

LEVEL 1 ALL UNITS LEVEL 2 ADAPTABLE UNIT: B2 (1 BEDROOM)



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- 1

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ADAPTABLE UNITS DESIGN GUIDELINES

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A-3.001

SYMBOLS AND LEGENDS: window type

DOOR TYPE DOOR RATING (HRS)

INDICATES WALL TYPE / WALL RATING (HR)

CONCRETE WALL - 1, 1.5 OR 2 HOUR FIRE RESISTANCE RATING

EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING

PARTY WALL - 1 HOUR FIRE RESISTANCE RATING

SEE 1/8" SCALE PLANS FOR LOCATION OF RATED PARTYWALL & EXTERIOR WALL

INTERIOR LOAD BEARING 2 x 6 WALL

INTERIOR LOAD-BEARING WALL - 1 HOUR FIRE RESISTANCE RATING

INTERIOR SERVICE WALL - PLUMBING / HVAC 2x8 WALL

CORRIDOR WALL - 1 HOUR FIRE RESISTANCE RATING

SHAFT ENCLOSING WALL - WITH FIRE RESISTANCE RATING

CONCRETE COLUMN

INDICATES ELECTRICAL PANEL

INDICATES MEDIA PANEL

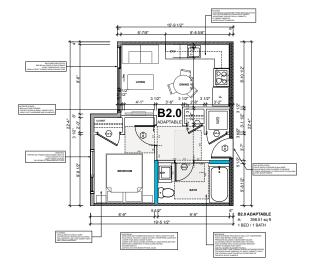
INDICATES MANIFOLD PLUMBING PANEL

888 SUITE NO.
STRATA LOT NO.
A UNIT TYPE
APPROX. NET AREA

INDICATES DROPPED CEILING

NOTES:

- 1. SEE 1/8" SCALE DWGS. FOR EXTENT OF EXTERIOR WALLS @ PARTY WALL LOCATIONS
- 2. SEE 1/8" SCALE DWGS. FOR BALCONY RAILING CONFIGURATION
- 3. PROVIDE 4 EVENLY DISTRIBUTED SHELVES IN EACH LINEN CLOSET
- 4. MIRROR DIMENSIONS TO BE CONFIRMED ON SITE
- 5. AT ALL KITCHEN, BATHROOM CABINET, & BATHTUB WALLS STUD SPACING TO BE MINIMUM OF 16" o.c.
- 6. PROVIDE A MIN. 1/2" CLEARANCE ON EACH SIDE OF RANGE TO KITCHEN CABINETS
- 7. PROVIDE 37" (MIDTH) AND 70" (HEIGHT) CLEAR BETWEEN BASEBOARD & COUNTER TOP FOR FRIDGES CONFIRM W/OWNER
- 8. BATHROOM & LAUNDRY CEILINGS (EXEPT BELOW ROOF) TO BE DROPPED TO ACCOMMODATE PLUMBING & VENTING ABOVE (MIN 2.1 m CEILING HEIGHT)
- 9. KITCHEN, LIVING ROOM, BEDROOMS (WHERE INDICATED) TO BE DROPPED TO 8'-0" HEIGHT TO ACCOMMODATE PLUMBING & VENTING ABOVE. MIN HEIGHT 2.44m
- 10. SEE INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR DETAILS, TILE PATTERNS, CABINETS, PASS THROUGH, STAIRS, FIREPLACES - ADVISE OWNER OF ANY DISCREPANCIES BETWEEN SCOPES OF WORK, DRAWINGS ANDIOR INTERIOR DESIGN SPECIFICATIONS
- 11. ALL VENTILATION DUCTS THAT PASS THOUGH UNHEATED ATTIC SPACES ARE TO BE INSULATED SEE MECH DWGS
- 12. PROVIDE MIN 32" CLEAR FINISH DIMENSION INSIDE ALL LAUNDRY CLOSETS
- 13. PROVIDE SEPARATE PRICE FOR OPTIONAL DOOR OVERHEIGHT DOOR AT LAUNDRY CLOSET
- 14. FINISHED BULKHEAD WIDTH ABOVE KITCHEN CABINETS IS NOT TO EXCEED 11* & IS NOT TO EXTEND PAST FACE OF KITCHEN CABINETS
- 15. EACH KITCHEN TO HAVE A MIN OF ONE BANK OF DRAWERS
- 16. LOCATE WASHER DRYER BOX ALONG SIDE WALL ADJACENT TO FRONT OF WASHER
- 17. PROVIDE WIRING FOR AN AUTOMATIC DOOR OPENER FOR DOORS WHERE INDICATED.







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UNIT PLANS ADAPTABLE

20507

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[DRAWING

A-3.002



1.1 JAMES HARDIE COLORPLUS COLLECTION HardiePanel - smooth texture Colour:
BM - COAT OF ARMS 763



3.1 EXTERIOR TRIMS Colour: BM - ONYX 2133-10



JAMES HARDIE COLORPLUS COLLECTION HardiePanel - smooth texture Colour: ARCTIC WHITE



1.3 JAMES HARDIE COLLECTION HardiePlank Lap Siding Select Cedarmill texture Colour: ARCTIC WHITE



JAMES HARDIE COLLECTION HardiePlank Lap Siding Select Cedarmill texture Colour: IRON GREY



WOODTONE Horizontal 6" Fibre Cement Cladding Colour: OLD CHERRY -RUSTIC SERIES



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				Material a	and Colour Legend
	Colour	Manufacturer	Product (to match)	Finish (to match)	Location
					CLADDING
1.1	Teal		HardiePanel With Colour Match Trim	Benjamin Moore - Coat of Arms 763	Selected Exterior Walls
1.2	White		HardiePanel With Colour Match Trim	James Hardie - Arctic White	Selected Exterior Walls
1.3	White		HardiPlank Lap Siding - Select Cedarmill Texture, 7" Exposure	James Hardie - Arctic White	Exterior Walls
1.4	Dark Gray		HardiPlank Lap Siding - Select Cedarmill Texture, 7" exposure	James Hardie - Iron Gray	Exterior Walls
1.5	Stained Cedar		Woodtone - Rustic Series, 6" Fibre Cement Cladding	Woodtone - Old Cherry	Exterior Walls / Soffits
					SOFFIT
.1	Stained Cedar		Woodtone - Rustic Series, 6" Fibre Cement Cladding	Woodtone - Old Cherry	Roof / Balcony Soffits
2.2	White			Benjamin Moore - Mirage White 2116-70	Roof / Balcony Soffits
					TRIMS
1	Black			Benjamin Moore - Onyx 2133-10	Hardie trims - Beam, Column, balcony edge
3.2	White			Benjamin Moore - Mirage White 2116-70	Hardie trims - Beam, Column, balcony edge
					ROOFS
L1	Grey		TBC	TBC	SBS Membrane at flat roofs
					WINDOWS
5.1	Black		Vinyl Windows and Doors c/w matching Flashing and Trim	Tiger Drylac Powder Coat Paint - Black	Residential Windows
5.2	White		Vinyl Windows and Doors c/w matching Flashing and Trim	Tiger Drylac Powder Coat Paint - White	Residential Windows
					DOORS
	Black		Vinyl Windows and Doors c/w matching Flashing and Trim	Tiger Drylac Powder Coat Paint - Black	Residential Doors
	White		Vinyl Windows and Doors c/w matching Flashing and Trim	Tiger Drylac Powder Coat Paint - White	Residential Doors
	White		Aluminum Door c/w matching Flashing and Trim	Tiger Drylac Powder Coat Paint - White	Entry Doors
5.4	Black		Aluminum Door c/w matching Flashing and Trim	Tiger Drylac Powder Coat Paint - Black	Entry Doors
					RAILINGS
	Black		Pre-Finished Aluminum Frame + Clear Saftey Glass	Clear / Charcoal	Railings @ Entry Stairs, Balconies, Roof Decks
7.2	White		Pre-Finished Aluminum Frame + Clear Saftey Glass	Clear / Charcoal	Railings @ Entry Stairs, Balconies, Roof Decks
					STRUCTURE
3.1	Light Grey		Architectural Exposed Concrete	Concrete	Cast-in-place and Landscape Retaining Walls
	Charcoal		Pre-Finished Metal Flashing	Black - Satin	M E T A L S Flashing @ Roofs/Opening, Downspouts, Gutte
1					





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Material Board

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Building Elevations

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WINDOWS					
	Residential Windows	Tiger Drylac Powder Coat Paint - Black	Vinyl Windows and Doors c/w matching Flashing and Trim	Black	5.1
	Residential Windows	Tiger Drylac Powder Coat Paint - White	Vinyl Windows and Doors c/w matching Flashing and Trim	White	5.2
DOORS)
	Residential Doors	Tiger Drylac Powder Coat Paint - Black	Vinyl Windows and Doors c/w matching Flashing and Trim	Black	6.1
	Residential Doors	Tiger Drylac Powder Coat Paint - White	Vinyl Windows and Doors c/w matching Flashing and Trim	White	6.2
	Entry Doors	Tiger Drylac Powder Coat Paint - White	Aluminum Door c/w matching Flashing and Trim	White	6.3
	Entry Doors	Tiger Drylac Powder Coat Paint - Black	Aluminum Door c/w matching Flashing and Trim	Black	6.4
RAILINGS			•		
Balconies, Roof Decks	Railings @ Entry Stairs, E	Clear / Charcoal	Pre-Finished Aluminum Frame + Clear Saftey Glass	Black	7.1
Balconies, Roof Decks	Railings @ Entry Stairs, E	Clear / Charcoal	Pre-Finished Aluminum Frame + Clear Saftey Glass	White	7.2
TRUCTURE	S				
scape Retaining Walls	Cast-in-place and Lands	Concrete	Architectural Exposed Concrete	Light Grey	8.1
METALS)
ing, Downspouts, Gutter	Flashing @ Roofs/Open	Black - Satin	Pre-Finished Metal Flashing	Charcoal	9.1
	Flashing @ Roofs/Open	White - Satin	Pre-Finished Metal Flashing	White	9.2



				Material a	and Colour Legend
	Colour	Manufacturer	Product (to match)	Finish (to match)	Location
.0					CLADDING
1.1	Teal		HardiePanel With Colour Match Trim	Benjamin Moore - Coat of Arms 763	Selected Exterior Walls
1.2	White		HardiePanel With Colour Match Trim	James Hardie - Arctic White	Selected Exterior Walls
1.3	White		HardiPlank Lap Siding - Select Cedarmill Texture, 7º Exposure	James Hardie - Arctic White	Exterior Walls
1.4	Dark Gray		HardiPlank Lap Siding - Select Cedarmill Texture, 7° exposure	James Hardie - Iron Gray	Exterior Walls
1.5	Stained Cedar		Woodtone - Rustic Series, 6" Fibre Cement Cladding	Woodtone - Old Cherry	Exterior Walls / Soffits
.0					SOFFIT
2.1	Stained Cedar		Woodtone - Rustic Series, 6" Fibre Cement Cladding	Woodtone - Old Cherry	Roof / Balcony Soffits
2.2	White			Benjamin Moore - Mirage White 2116-70	Roof / Balcony Soffits
0					TRIMS
3.1	Black			Benjamin Moore - Onyx 2133-10	Hardie trims - Beam, Column, balcony edge
3.2	White			Benjamin Moore - Mirage White 2116-70	Hardie trims - Beam, Column, balcony edge
.0					ROOFS
41	Grey		TBC	TBC	SBS Membrane at flat roofs

.0			WINDOWS
5.1 Black	Vinyl Windows and Doors c/w matching Flashing and Trim	Tiger Drylac Powder Coat Paint - Black	Residential Windows
5.2 White	Vinyl Windows and Doors c/w matching Flashing and Trim	Tiger Drylac Powder Coat Paint - White	Residential Windows
0			DOORS
6.1 Black	Vinyl Windows and Doors c/w matching Flashing and Trim	Tiger Drylac Powder Coat Paint - Black	Residential Doors
6.2 White	Vinyl Windows and Doors c/w matching Flashing and Trim	Tiger Drylac Powder Coat Paint - White	Residential Doors
6.3 White	Aluminum Door c/w matching Flashing and Trim	Tiger Drylac Powder Coat Paint - White	Entry Doors
6.4 Black	Aluminum Door c/w matching Flashing and Trim	Tiger Drylac Powder Coat Paint - Black	Entry Doors
.0			RAILINGS
7.1 Black	Pre-Finished Aluminum Frame + Clear Saftey Glass	Clear / Charcoal	Railings @ Entry Stairs, Balconies, Roof Decks
7.2 White	Pre-Finished Aluminum Frame + Clear Saftey Glass	Clear / Charcoal	Railings @ Entry Stairs, Balconies, Roof Decks
.0			STRUCTURE
8.1 Light Grey	Architectural Exposed Concrete	Concrete	Cast-in-place and Landscape Retaining Walls
.0			METALS
9.1 Charcoal	Pre-Finished Metal Flashing	Black - Satin	Flashing @ Roofs/Opening, Downspouts, Gutter
9.2 White	Pre-Einished Metal Flashing	White - Satin	Flashing @ Roofs/Opening, Downspouts, Gutter



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Building Elevations

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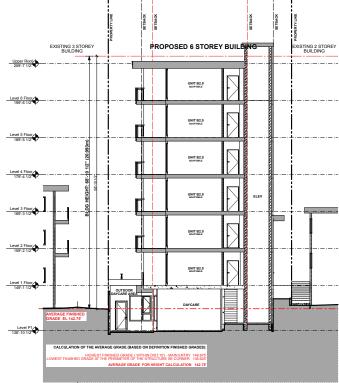
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E 4TH STREET

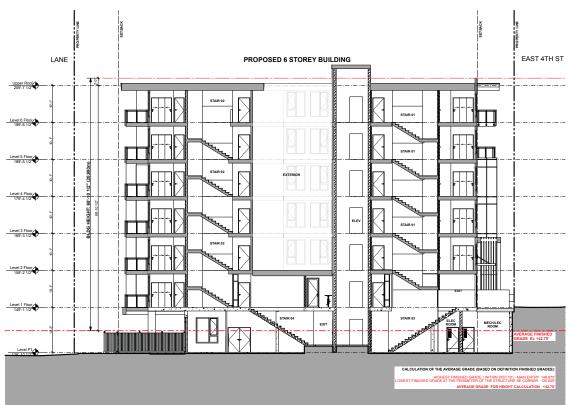
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133 East 4th

Site Sections

20507 Thursday, May 27, 2021

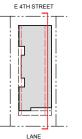
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N/S Site Section

E/W Site Section

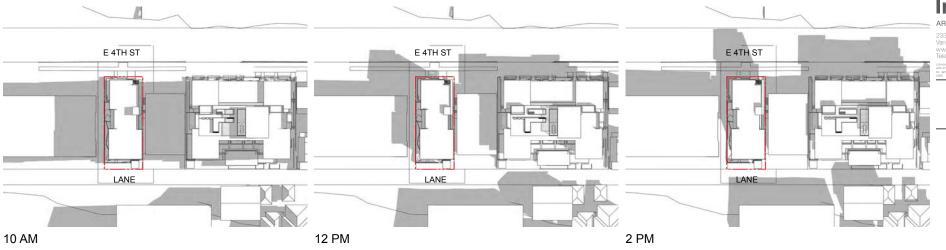




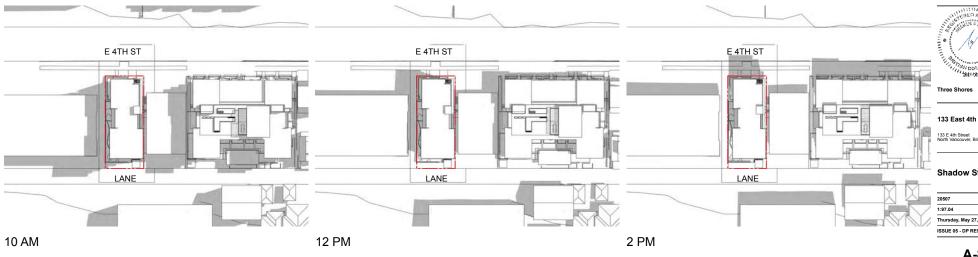
SPRING EQUINOX MARCH 21



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SUMMER SOLSTICE JUNE 21



Shadow Study

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FALL EQUINOX SEPTEMBER 23

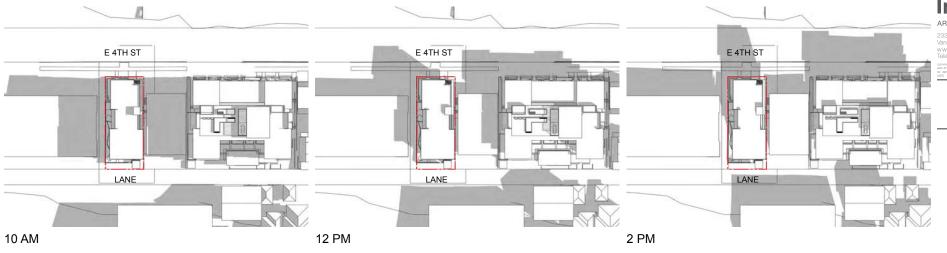


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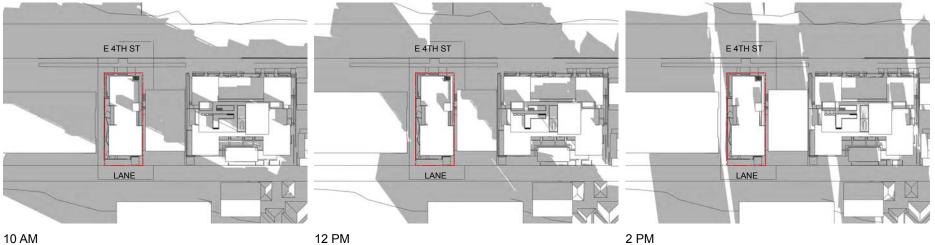
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WINTER SOLSTICE DECEMBER 21



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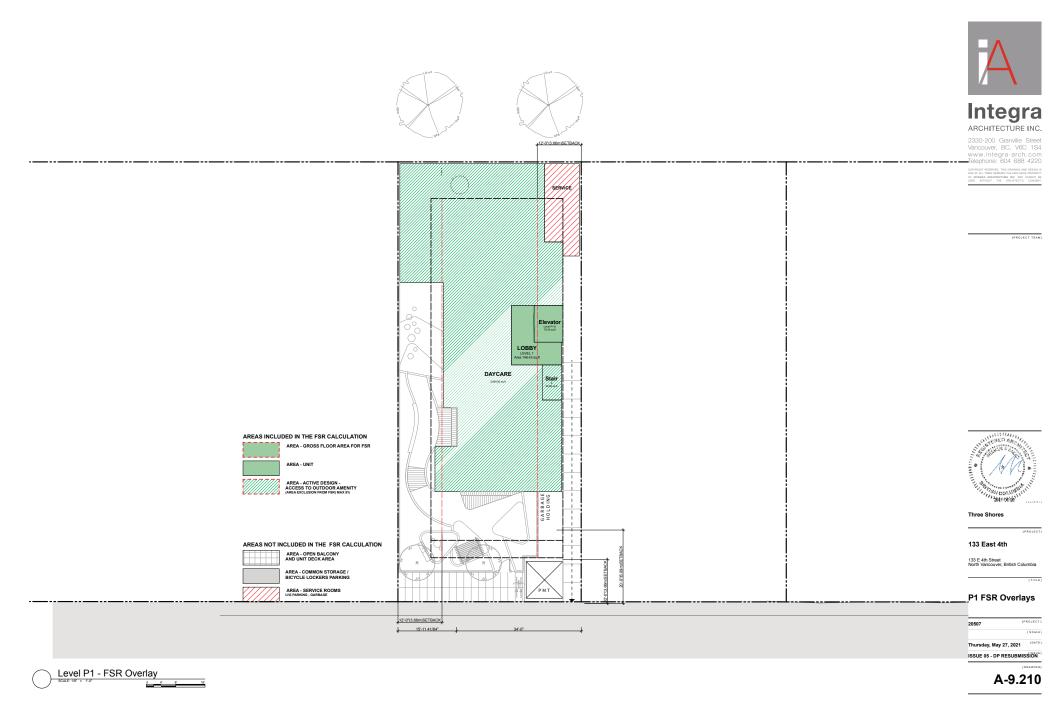
ree Shores

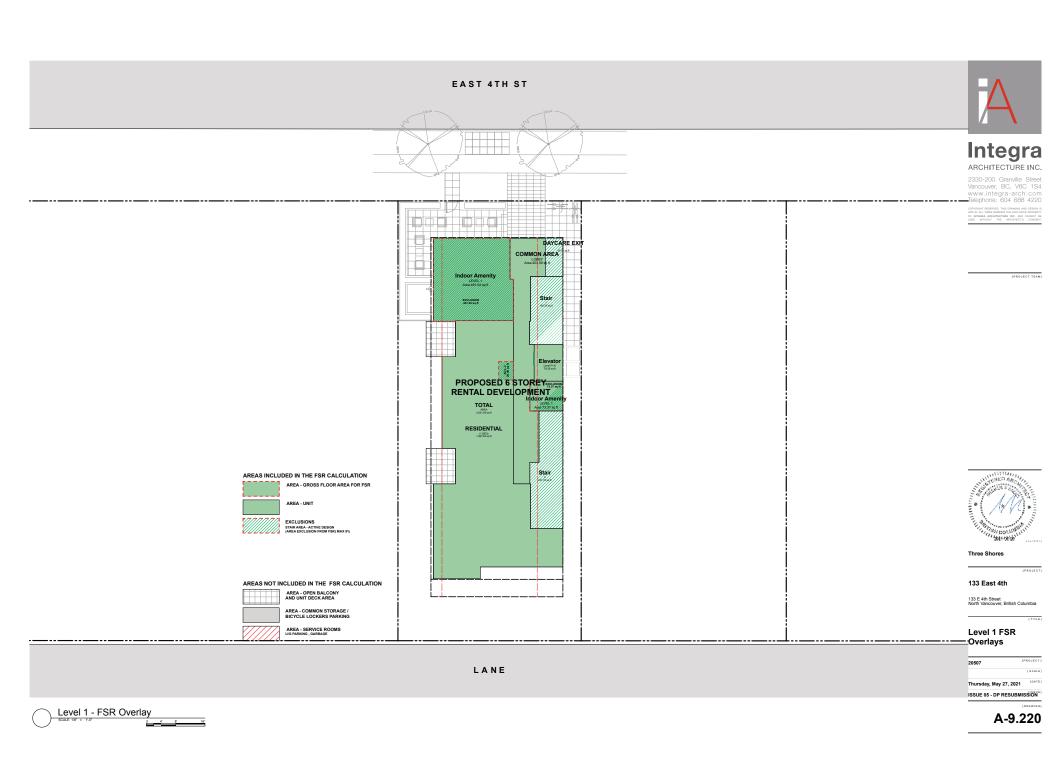
133 East 4th

133 E 4th Street North Vancouver, British Columbia

Shadow Study

A-8.200







Integra ARCHITECTURE INC. 2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220 .12'-0"(3.66m)SETBACK Stair Elevator Level 1-6 82:25 sq ft RESIDENTIAL TOTAL
AREA
2,060.21 sq ft Stair AREAS INCLUDED IN THE FSR CALCULATION AREA - GROSS FLOOR AREA FOR FSR AREA - UNIT EXCLUSIONS STAIR AREA - ACTIVE DESIGN (AREA EXCLUSION FROM FSR) MAX 8% Three Shores AREAS NOT INCLUDED IN THE FSR CALCULATION 133 East 4th AREA - OPEN BALCONY AND UNIT DECK AREA 133 E 4th Street North Vancouver, British Columbia AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING AREA - SERVICE ROOMS U/G PARKING , GARBAGE Level 2 FSR Overlays 9"0"(2.74m)SETBACK 12'-0"(3.66m)SETBACK 20507

Level 2 - FSR Overlay

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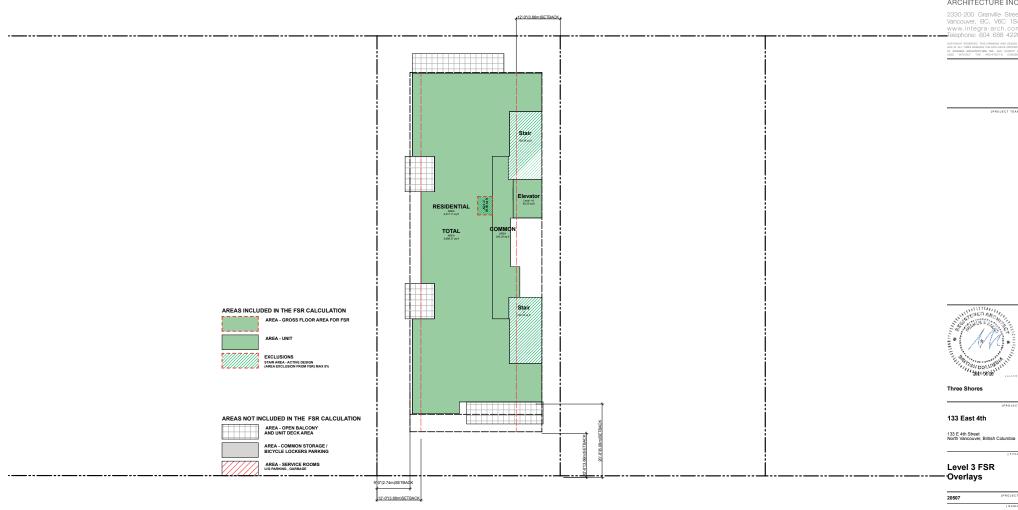




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Level 3 - FSR Overlay





Three Shores

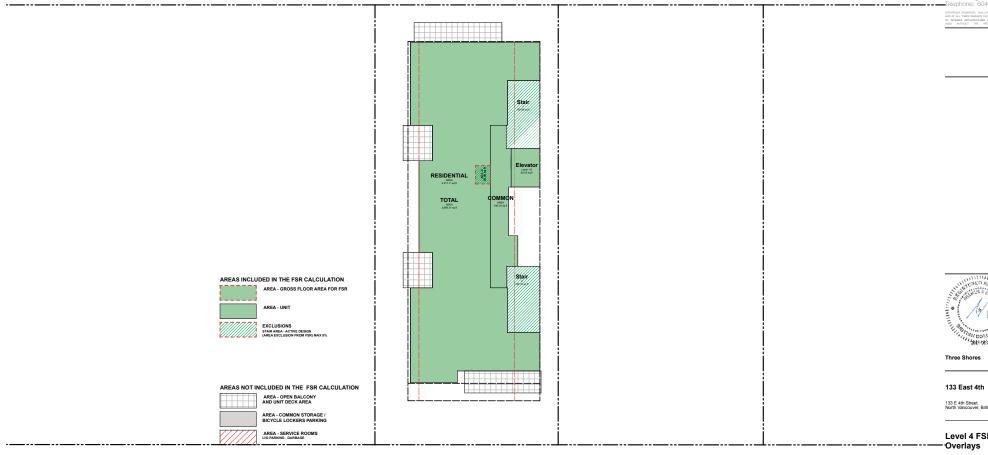
Level 4 FSR Overlays

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ISSUE 05 - DP RESUBMISSION

A-9.250





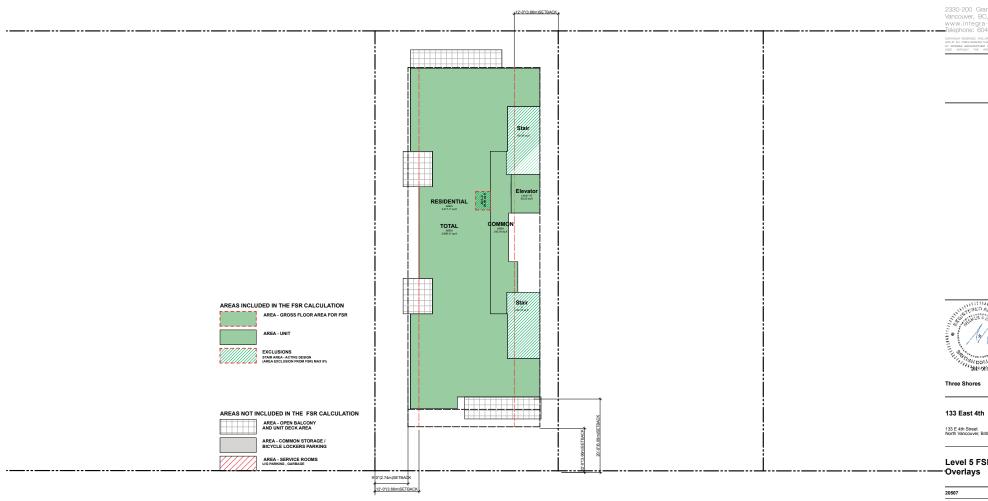


Level 5 FSR

Thursday, May 27, 2021

ISSUE 05 - DP RESUBMISSION

A-9.260



Level 5 - FSR Overlay



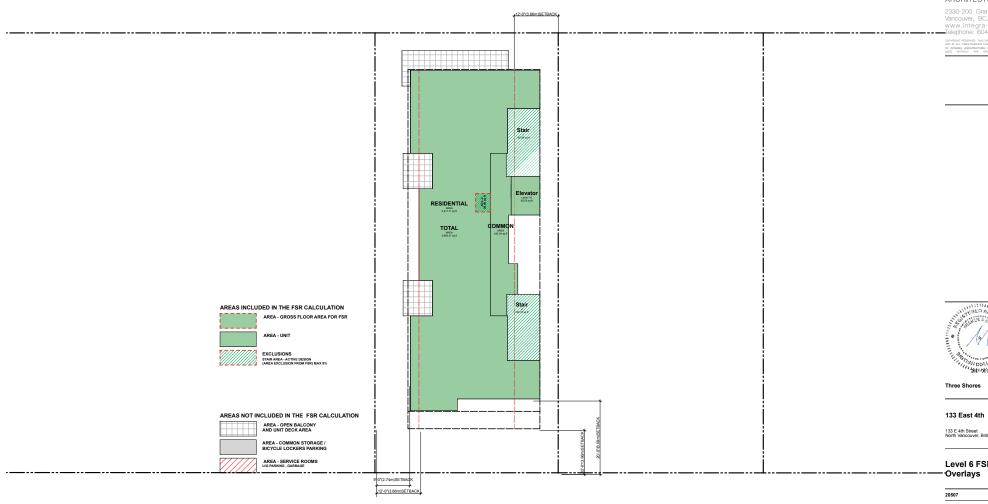


Level 6 FSR

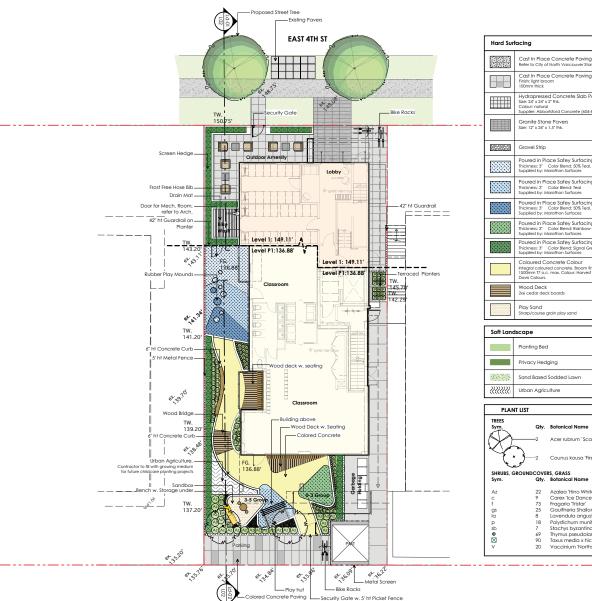
Thursday, May 27, 2021

ISSUE 05 - DP RESUBMISSION

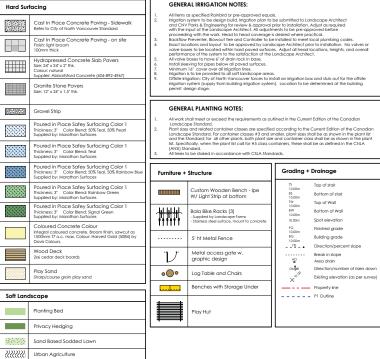
A-9.270



Level 6 - FSR Overlay



LANE



Red Sunset Maple

Common Name

Sword Fem Lamb's Ear

Woolly Thyme

Dwarf Blueberry

Azelea Hino White

Variegated Japanese Sedge Everbearing Strawberry

Hidcote English Lavender

Yew Hedge (Male only)

Kousa Dogwood (Pink)

Size/Spacing

7cm cal, B&B

5cm cal. B&B

#2 pot 18" O.C.

#1 pot 12" O.C. 4" pot, 6" o.c.

#1 pot 15" O.C.

#2 pot 18" O.C.

#2 pot 16" O.C. #1 pot, 12" o.c. #1 pot, 12" o.c.

#2 pot 12" O.C

Qty. Botanical Name

Acer rubrum 'Scarsen' (Stree Trees)

Counus kousa 'Fireworks'

Azalea 'Hino White'

Carex 'Ice Dance' Fragaria 'Tristar' Gaultheria Shallon

Taxus media x hicksii

Vaccinium 'Northsky'

Lavendula angustifolia 'Hidcote

Polystichum munitum Stachys byzantina 'Big Ears'

Thymus pseudolanuginosus



133 East 4th Street, North Vancouver

Drawn by:	Ø1
Checked by:	SV
Date:	Feb 12, 2020
Scale:	1/8" -1'-0"

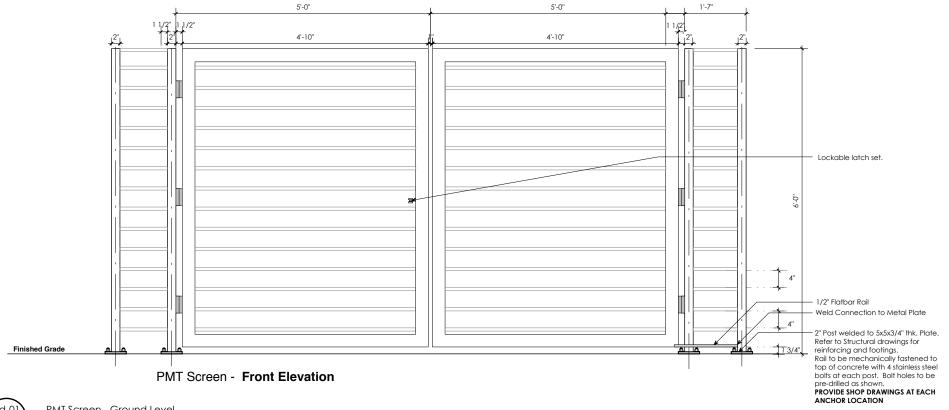
Landscape Site Plan

Project No.:		
20041		

Sheet No.:

L-01 of

4



Ld-01

PMT Screen - Ground Level

Scale 1" = 1'-0"



DEVELOPERS INFORMATION MEETING – SUMMARY REPORT

To: David Johnson, City of North Vancouver

From: Barry Savage, Three Shores Development

Re: 133 East 4th Street – Virtual Developer's Information Session

Date: November 20, 2020

Event Date: Thursday, November 19, 2020

Time: 6:00 PM – 8:00 PM

Location: Virtual Meeting (GoTo Meeting)

Attendees: Fifteen (15) people

Notification

Information Flyer

The Early Application Information Flyer was delivered to approximately 211 residents within a 40 meter radius of the site as per CNV requirements. See Appendix A for a copy of the information flyer and Appendix B for the address labels used for Canada Post delivery.

Site Signs

A site sign was erected on November 6, 2020 on E4th Street. See Appendix C.

Newspaper Advertisement

Advertisements were placed in the North Shore News, on November 4, 2020 and November 11, 2020. See Appendix D.

Event Details

Attendees

Eighteen (18) members of the public registered for the Virtual Developers Information Meeting and Fifteen (15) members of the public attended the meeting. See Appendix E.

Comment Sheets

Six (6) of the comment sheets were completed and submitted to the applicant. Two (2) emails were also received.

In addition, the following project team members and City of North Vancouver staff were in attendance.

City of North Vancouver

David Johnson

Project Team

Barry Savage, Three Shores Development Mehdi Shokri, Three Shores Development Stephen Vincent, DKL Landscape Architects Mladen Pecanac, IBI (Traffic Consultant)

OVERVIEW

An early input Developers Information Session provides an opportunity for participants to hear about the proposed development and to ask questions and provide comments. Since this was a Virtual Developers Information Session, the applicant and architect did a 30 minute slide show presentation at the beginning of the meeting to go through the project and to provide some context and rationale for the development. The members of the public were asked to provide their questions through the online platform chat function so that the questions could be answered at the end of the presentation. During the question and answer portion of the meeting, the person asking the question had their microphone turned on so that the applicant and consultant team could answer the question and provide an opportunity for discussion and clarification. A summary of the questions and responses is provided in Appendix F.

Eighteen (18) members of the public registered for the meeting and Fifteen (15) attended the meeting. Six (6) comment sheets and two (2) emails were received. The comment sheets included a series of questions. See Appendix G

QUESTION			
	Yes	No	Not Sure
Do you support the proposed project?	6	0	0
	RESPO	ONSE T	HEMES
What do you like most about the proposed project?	Need more rental supply		
	Attrac	tive de	sign
	Childo	are Fac	cility
		yees o	e needs of n the North

Do you have any concerns about the proposed project?	Impact on traffic during construction
What would you suggest to improve or enhance the proposed project?	Add additional landscaping
	Small mural on E4th
	Parking solutions for the neighbourhood
	More density
Please provide additional comments.	Good use of space and a much needed daycare
	Architecture is a nice addition to the neighbourhood
	New rental allows young people and families to enjoy the community lifestyle.
	Common Rooftop deck would be good for the residents.
	Will help keep young talented employees on the North Shore.

See Appendix H for copies of the Display Boards.

APPENDIX A: INFORMATION FLYER



VIRTUAL DEVELOPER'S INFORMATION SESSION

Early Public Input Opportunity Rezoning Application 133 East 4th Street, North Vancouver

How to Participate:

Date & Time: Thursday November 19, 2020

6:00 PM - 6:30 PM - Presentation 6:30 PM - 8:00 PM - Q & A





Three Shores Development has submitted a rezoning application to the City of North Vancouver for 133 East 4th Street to support the development of a six-storey rental building with a ground floor childcare facility. Interested members of the public are invited to attend a Virtual Developer's Information Session with the applicant for an early opportunity to review the proposal, ask questions, and submit a comment form.

Applicant Contact

Barry Savage
Three Shores Development
E: bsavage@threeshoresdevelopment.com
T: 604-505-8818

City of North Vancouver Contact

David Johnson
Development Planner
E: djohnson@cnv.org
T: 604-990-4219

THREE SHORES

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8837

A Bylaw to amend "Zoning Bylaw, 1995, No. 6700"

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

- 1. This Bylaw shall be known and cited for all purposes as "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837" (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734).
- 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-734 (Comprehensive Development 734 Zone):

Lots	Block	D.L.	Plan	
10	132	274	878	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-733 Comprehensive Development 733 Zone":
 - "CD-734 Comprehensive Development 734 Zone"
 - B. Adding the following to Section 1101, thereof, after the "CD-733 Comprehensive Development 733 Zone":
 - "CD-734 Comprehensive Development 734 Zone"

In the CD-734 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) One Principal Building shall be permitted on one Lot;
- (2) The permitted Principal Uses on the Lot shall be limited to:
 - (a) Rental Apartment Residential Use:
 - i. Accessory Off-Street Parking Use;
 - ii. Accessory Home Office Use;
 - (b) Child Care Use, subject to Section 507(5) of this Bylaw:
 - Accessory Off-Street Parking Use;
- (3) Gross Floor Area:

- (a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the lot area, provided that this amount may be increased to a maximum of 1.60 times the Lot Area through the provision of Adaptable Design subject to Section 423;
- (b) Notwithstanding 3(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City, from the "Base Density" to the "Total Density" as follows:

	BASE D	ENSITY	
OCP Schedule	'A'	1.60 FSR	
	ADDITIONAL (BO	NUS) DENSITY	
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
100% Rental Housing	Secured rental apartment building, of which 3 units are mid-market	1.0 FSR	OCP Section 2.2
TOTAL DENSITY		2.60 FSR	

To a maximum of 2.60 FSR;

- (4) The Lot Coverage of the Principal Building shall not exceed a maximum of 51 percent;
- (5) Height:
 - (a) The Principal Building shall not exceed a Height of six storeys and 18.64 metres (61.17 feet) as measured from the average Building Grade at the North property line along East 4th Street;
- (6) The minimum required Principal Building setback, measured to each building face, shall be limited to:
 - (a) 3.05 meters (10 feet) from the Front Property Line (East 4th Street);
 - (b) 5.10 meters (16.75 feet) from the rear Lot Line;
 - (c) 2.74 meters (9.0 feet) from the west Interior Lot Line;
 - (d) 1.52 meters (5.0 feet) from the east Interior Lot Line.
- (7) Section 908 Minimum Provision of Parking Spaces shall be varied to waive the minimum parking requirement for off-street resident and visitor parking;
- (8) Section 510(3) Building Width and Length shall not apply;
- (9) Section 506(c) Minimum Lot Area shall be waived;
- (10) Section 906(4)(d) Parking Space access directly from Lane shall not apply.

Document: 2057560-v1

- (11) Section 906(4)(d) Parking Space access directly from Lane shall not apply.
- (12) Section 507(5)(h) Child Care Use maximum number of children shall not apply.

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

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

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

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

MAYOR

CORPORATE OFFICER

Document: 2057560-v1



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8838

A Bylaw to enter into a Housing Agreement (133 East 4th 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 shall be known and cited for all purposes as "Housing Agreement Bylaw, 2021, No. 8838" (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734, 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 133 4th Street Limited Partnership with respect to the lands referenced as 133 East 4th Street, "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837" (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734).
- 3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the <> day of <>, 2021.
READ a second time on the <> day of <>, 2021.
READ a third time on the <> day of <>, 2021.
ADOPTED on the <> day of <>, 2021.
MAYOR
CORPORATE OFFICER

RENTAL HOUSING AGREEMENT

THIS AGREE	MENT dated for reference the day of,	20
BETWEEN:		
	133 4 TH STREET LIMITED PARTNERSHIP, by its general partner, 133 4 TH STREET GP LTD. 2919 Altamont Crescent West Vancouver, British Columbia, V7V 3B9	
	(the "Owner")	
AND:		
	THE CORPORATION OF THE CITY OF NORTH VANCOUVER, a municipal corporation pursuant to the <i>Local Government Act</i> an having its offices at 141 West 14 th Street, North Vancouver, Britisl Columbia, V7M 1H9	
	(the "City")	

WHEREAS:

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

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

1. **DEFINITIONS**

- (a) "Act" means the Local Government Act, RSBC. 2015 c.1 as amended from time to time;
- (b) "Affordable Rent" means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the "Private Apartment Average Rents" for the corresponding bedroom type in the City of North Vancouver as established by CMHC's Housing Market Information Portal for the year the tenancy is entered into;
- (c) "Agreement" means this agreement as amended from time to time;

- (d) "Commencement Date" has the meaning set out in section 2.1 herein;
- (e) "Council" means the municipal council for the City of North Vancouver;
- (f) "CMHC" means Canada Mortgage and Housing Corporation;
- (g) "**Daycare**" means the daycare to be operated on a portion of the ground floor of the Residential Building;
- (h) "**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:
- (i) "**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;
- (j) "Lands" means those lands and premises legally described as

Parcel Identifier: 015-076-873 Lot 10 Block 132 District Lot 274 Plan 878;

- (k) "Mid-Market Rental Units" means Dwelling Units that are rented to tenants for Affordable Rent:
- (I) "Market Rental Units" means Dwelling Units that are rented to tenants for market rental rates as set by the Owner;
- (m) "Rental Purposes" means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the Residential Tenancy Act, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant:
- (n) "Rental Units" means the Market Rental Units and the Mid-Market Rental Units;
- (o) "Residential Building" means the six-storey building to be constructed on the Lands to be used for Rental Purposes with 23 Dwelling Units, of which 20 Dwelling Units will be Market Rental Units and 3 Dwelling Units will be Mid-Market Rental Units;
- (p) "RT Act" means the Residential Tenancy Act, SBC 2002 c. 78;
- (q) "**Rezoning Bylaw**" means the rezoning bylaw applicable to the Lands described as "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837"; and
- (r) "**Term**" has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by Council of "Housing Agreement Bylaw, 2021, No. 8838" (133 East 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734, Rental Housing Commitments), (the "Commencement Date") and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the "Term").
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. USE OF LANDS

- 3.1 The Owner covenants and agrees with the City that during the term of this Agreement, notwithstanding the Rezoning Bylaw, the Lands shall be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
 - (a) the Lands shall not be subdivided or stratified;
 - (b) the Residential Building shall be used for Rental Purposes only, except for the portion of the ground floor which may be used for the Daycare; and
 - (c) no Rental Unit in the Residential Building shall be occupied for any purpose except for Rental Purposes.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building shall be developed, built and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building shall be no fewer than 6 three-bedroom units, 5 two-bedroom units and 12 one-bedroom units or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The three Mid-Market Rental Units shall be provided in the following unit mix: two one-bedroom units, and one three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director of Planning with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the three Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner shall enter into a minimum 1 year tenancy agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

- 5.1 Without limiting section 3.1 of this Agreement:
 - (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing:
 - (b) Advertisement: the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units;
 - (c) Tenant Selection: the Owner will determine the selection of the tenants of the Mid-Market Rental Units, applying the suggested income qualification of a maximum household income determined by multiplying the low-end of market rents by 12 to yield the households' annual housing costs, and divided by 30% to meet the standard definition of affordability. Tenants from the existing rental building on the Lands should be provided first right of refusal in the Mid-Market Rental Units, regardless of income. In determining financial eligibility, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
 - (d) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased by the permitted annual rent increase then set under the RT Act.
 - (e) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
 - (f) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith; and
 - (g) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, at Business License renewal or upon request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice 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 default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement, which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

- 7.1 Except for the negligence 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 by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible; and
 - (b) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.
- 7.2 Except to the extent such advice or direction is given negligently 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 the Limited Common Property; and
 - (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.
- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.

- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 905 of the Act and as such will be binding on the Owner.
- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.
- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.
- 8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver

141 West 14th Street

North Vancouver. British Columbia

V7M 1H9

Attention: Director, Planning and Development

Facsimile: 604.985.0576

133 4th Street Limited Partnership

2919 Altamount Crescent

West Vancouver, British Columbia,

V7V 3B9

Attention: Barry Savage

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

- designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.
- 8.12 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.
- 8.13 This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

9. INTERPRETATION

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2021, No. 8838".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

9.8 This Agreement can be signed in counterpart.

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

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MAYOR Linda C. Buchanan
CORPORATE OFFICER
Karla D. Graham
133 4 th STREET LIMITED PARTNERSHIP, by its general partner 133 4 th STREET GP LTD.
B 5978
Authorized Signatory
Barry Savage
Printed Name
Authorized Signatory
Printed Name

NOTICE OF MOTION

17. Land Bridge and Creation of New Park – File: 11-5330-01-0001/2021

Submitted by Mayor Buchanan

RECOMMENDATION:

WHEREAS the City of North Vancouver Council vision is to be the Healthiest Small City with five key priorities;

WHEREAS Council has adopted the Safe Mobility Strategy (2020) and the Integrated Transportation Plan will be coming to Council in the fall 2021;

WHEREAS the City of North Vancouver is bisected by Highway No. 1;

WHEREAS the current intersection at Highway No. 1 and Lonsdale Avenue is outdated and perceived as unsafe for all road users;

WHEREAS the City of North Vancouver will begin consultation on the Upper Levels Greenway in the fall 2021;

WHEREAS the Ministry of Transportation and Infrastructure (MOTI) are currently engaged in the Upper Levels Interchange study;

WHEREAS recent local and international study findings show the positive, benefit to cost ratio, as high as 10 to 1 in investing in walking and cycling infrastructure:

WHEREAS a land bridge across Highway No. 1 would increase the City's land base, create a new park for residents and support economic development;

THEREFORE BE IT RESOLVED that staff be directed to explore the feasibility of constructing a land bridge over Highway No. 1 at Lonsdale Avenue;

BE IT FURTHER RESOLVED THAT the feasibility looks to the return on investment in creating such a land bridge;

BE IT FURTHER RESOLVED THAT staff continue to work with MOTI on interchange improvements to enable a future land bridge;

AND BE IT FINALLY RESOLVED THAT the Mayor, on behalf of Council, write the Minister of Transportation and Infrastructure on the above resolution.

Resources:

City Council Strategic Plan:

https://www.cnv.org/your-government/mayor-and-council/council-strategic-plan

City of North Vancouver Safe Mobility Strategy:

https://www.cnv.org/City-Services/Streets-and-Transportation/Safe-Mobility-Strategy

Where Matters: Health and Economic Benefits Study. UBC (2019). Health and Community Design Team:

https://health-design.spph.ubc.ca/research/current-research/health-wellbeingeconomic-benefits-study/

http://www.metrovancouver.org/services/regional-planning/PlanningPublications/WhereMatter-POLICYBRIEF.pdf

A Cost Benefit Analysis of an Active Travel Intervention with Health and Carbon Emission Reduction Benefits. Victoria University of Wellington and the New Zealand Centre for Sustainable Cities:

https://www.mdpi.com/1660-4601/15/5/962

https://www.wgtn.ac.nz/news/2018/05/cost-benefit-study-confirms-benefits-of-walking-and-cycling-investment

Linda Buchanan: Bridging communities across Highway 1 would create new park in North Vancouver. Opinion, Province Paper. May 17, 2021:

https://theprovince.com/opinion/linda-buchanan-bridging-communities-across-highway-1-would-revitalize-north-vancouver

North Van mayor floats idea of park over Highway 1. North Shore News. May 17, 2021

https://www.nsnews.com/local-news/north-van-mayor-floats-idea-of-park-over-highway-1-3553855