

AGENDA FOR THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 19, 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

Regular Council Meeting Agenda, July 19, 2021

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 12, 2021

PROCLAMATION

Pride Week - July 26 to August 1, 2021

PUBLIC INPUT PERIOD

CONSENT AGENDA

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

BYLAW – ADOPTION

*3. "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2021, No. 8858" (2021 Filming Schedule of Fees)

PRESENTATION

Open Streets Central Lonsdale Update – Coordinator, Open Streets and Placemaking

REPORTS

- 4. Open Streets Central Lonsdale Update and Long-Term Planning
- 5. 2021 Funding Appropriations #2136 #2137 and Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8865 (2021 Capital Plan Funding)

Document Number: 2075518 V1

BYLAW - FIRST, SECOND AND THIRD READINGS

6. "Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8865" (2021 Capital Plan Funding)

REPORTS

- 7. New Pedestrian Crossing Facilities July 2021 Funding Appropriation
- 8. Mickey McDougall Facility and Flicka Gymnastics Next Steps
- 9. St. Roch Dock Hourly Moorage Fees

BYLAWS - FIRST, SECOND AND THIRD READINGS

- 10. "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2021, No. 8861" (St. Roch Dock Hourly Moorage Fees)
- "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021,
 No. 8862" (St. Roch Dock Hourly Moorage Fees)

REPORTS

- 12. Moodyville Development Permit Application: 427-435 East 3rd Street (Helen Besharat / BFA Studio Architects)
- 13. Rezoning Application for 261-263 West 6th Street (Karl Wein / Bradbury Architecture)

BYLAW - FIRST AND SECOND READINGS

14. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8849" (Karl Wein / Bradbury Architecture, 261-263 West 6th Street, CD-736)

REPORTS

- 15. Temporary Use Permit Renewal 214 East Esplanade Demonstrative Dive Tank
- 16. Zoning Bylaw Text Amendment: Open Appendage / Retractable Balcony Enclosure

BYLAW – FIRST AND SECOND READINGS

17. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863" (Open Appendage / Retractable Balcony Enclosure)

REPORT

18. Rezoning Application: 1220 St. Georges Avenue (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc.)

BYLAWS – FIRST AND SECOND READINGS

- "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835"
 (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733)
- 20. "Housing Agreement Bylaw, 2021, No. 8864" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments)

NOTICE OF MOTION

21. Child Care Design Guidelines

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, July 19, 2021

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 12, 2021

PROCLAMATION

Pride Week – July 26 to August 1, 2021

PUBLIC INPUT PERIOD

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

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

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

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

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

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

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

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

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

CONSENT AGENDA

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

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAW - ADOPTION

*3. "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2021, No. 8858" (2021 Filming Schedule of Fees)

RECOMMENDATION:

THAT "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2021, No. 8858" (2021 Filming Schedule of Fees) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

END OF CONSENT AGENDA

PRESENTATION

Open Streets Central Lonsdale Update – Coordinator, Open Streets and Placemaking Item 4 refers.

REPORTS

Open Streets Central Lonsdale Update and Long-Term Planning

 File: 15-8000-20-0001/2021

Report: Coordinator, Open Streets and Placemaking, July 7, 2021

RECOMMENDATION:

PURSUANT to the report of the Coordinator, Open Streets and Placemaking, dated July 7, 2021, entitled "Open Streets Central Lonsdale Update and Long-Term Planning":

THAT staff be directed to continue to engage with businesses, stakeholders, TransLink and the public on retaining Central Lonsdale Open Streets.

REPORTS – Continued

 2021 Funding Appropriations #2136 – #2137 and Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8865 (2021 Capital Plan Funding) – File: 05-1705-30-0019-2021

Report: Acting Director, Finance, July 7, 2021

RECOMMENDATION:

PURSUANT to the report of the Acting Director, Finance, dated July 7, 2021, entitled "2021 Funding Appropriations #2136 – #2137 and Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8865 (2021 Capital Plan Funding)":

THAT (Funding Appropriation #2136) an amount of \$497,250 be appropriated from the Capital General Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2137) an amount of \$50,000 be appropriated from the Sustainable Transportation Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT "Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8865" (2021 Capital Plan Funding), a Bylaw to appropriate an amount of \$222,750 from the Development Cost Charge (Parks) Reserve Fund to fund the 2021 Capital Plan, be considered;

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

Item 6 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

6. "Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8865" (2021 Capital Plan Funding)

RECOMMENDATION:

THAT "Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8865" (2021 Capital Plan Funding) be given first, second and third readings.

REPORTS

7. New Pedestrian Crossing Facilities – July 2021 Funding Appropriation – File: 11-5460-01-0001/2021

Report: Section Manager, Traffic Engineering, July 7, 2021

RECOMMENDATION:

PURSUANT to the report of the Section Manager, Traffic Engineering, dated July 7, 2021, entitled "New Pedestrian Crossing Facilities – July 2021 Funding Appropriation":

THAT (Funding Appropriation #2139) an amount of \$700,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding New Pedestrian Crossing Facilities comprising traffic signals at East Keith Road at Ridgeway Avenue and East Keith Road at Moody Avenue;

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.

Mickey McDougall Facility and Flicka Gymnastics – Next Steps
 File: 02-0800-30-0013/1

Report: Manager, Strategic Initiatives, July 7, 2021

RECOMMENDATION:

PURSUANT to the report of the Manager, Strategic Initiatives, dated July 7, 2021, entitled "Mickey McDougall Facility and Flicka Gymnastics – Next Steps":

THAT staff be directed to proceed with detailed design and construction of Mickey McDougall facility improvements, as outlined in the report, to facilitate the use of the facility by Flicka Gymnastics;

THAT an amount of \$420,000 be transferred from "Harry Jerome Community Recreation Centre" (Project #45232) to "Mickey McDougall" (Project #45338) and the funding returned to "Harry Jerome Community Recreation Centre" (Project #45232) as part of the 2021 Revised Financial Plan process;

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 – Harry Jerome Fund;

Continued...

REPORTS – Continued

Mickey McDougall Facility and Flicka Gymnastics – Next Steps
 File: 02-0800-30-0013/1 – Continued

THAT staff be directed to submit a grant application, in the amount of \$2.99 million, to Infrastructure Canada's "Green and Inclusive Community Buildings Program" in support of a medium retrofit project for the Mickey McDougall facility focused on additional accessibility and sustainability improvements;

THAT funding for ongoing capital maintenance and repairs of the Mickey McDougall facility, as outlined in the report, be referred to the 2022 Capital Plan process;

THAT staff be authorized to negotiate a Memorandum of Understanding with Flicka Gymnastics Club, setting out the terms and conditions by which the City will grant a Community Facility Lease for the Mickey McDougall building that will address the following terms:

- Term 1: Lease Area Flicka will lease the entire facility (approximately 22,500 sq.ft. (2090.3 sq.m.) over two storeys);
- Term 2: Term of Lease The lease will be for a period of 10 years;
- Term 3: Renewals Two renewal options of 5 years each;
- Term 4: Rent Rent will be nominal (\$10+GST for the term and any renewal terms);
- Term 5: Property Taxes Flicka would be responsible for property taxes, if not exempt. Flicka would also be responsible to submit an application for a Permissive Tax Exemption;
- Term 6: Utilities, Maintenance and Repairs Flicka would be generally responsible, with the City maintaining responsibility for major repairs and replacement of building systems;

THAT the Mayor and Corporate Officer be authorized to sign a Memorandum of Understanding confirming the terms set out in this motion;

AND THAT staff be directed to negotiate a Facility Lease and return to Council for authorization to enter into legal agreements.

REPORTS – Continued

9. St. Roch Dock Hourly Moorage Fees – File: 09-3900-01-0001/2021

Report: Manager, Bylaw Services, July 7, 2021

RECOMMENDATION:

PURSUANT to the report of the Manager, Bylaw Services, dated July 7, 2021, entitled "St. Roch Dock Hourly Moorage Fees":

THAT the following bylaws be considered:

- "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2021, No. 8861" (St. Roch Dock Hourly Moorage Fees); and
- "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021, No. 8862" (St. Roch Dock Hourly Moorage Fees).

Items 10 and 11 refer.

BYLAWS - FIRST, SECOND AND THIRD READINGS

10. "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2021, No. 8861" (St. Roch Dock Hourly Moorage Fees)

RECOMMENDATION:

THAT "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2021, No. 8861" (St. Roch Dock Hourly Moorage Fees) be given first, second and third readings.

11. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021, No. 8862" (St. Roch Dock Hourly Moorage Fees)

RECOMMENDATION:

THAT "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021, No. 8862" (St. Roch Dock Hourly Moorage Fees) be given first, second and third readings.

REPORTS

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

Report: Planner 1, July 7, 2021

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated July 7, 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.

Item 12 was referred back to staff at the Regular meeting of June 21, 2021.

13. Rezoning Application for 261-263 West 6th Street (Karl Wein / Bradbury Architecture) – File: 08-3360-20-0463/1

Report: Planner 1, July 7, 2021

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated July 7, 2021, entitled "Rezoning Application for 261-263 West 6th Street (Karl Wein / Bradbury Architecture)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8849" (Karl Wein / Bradbury Architecture, 261-263 West 6th Street, CD-736) be considered and the Public Hearing be waived;

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

Item 14 refers.

BYLAW - FIRST AND SECOND READINGS

14. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8849" (Karl Wein / Bradbury Architecture, 261-263 West 6th Street, CD-736)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8849" (Karl Wein / Bradbury Architecture, 261-263 West 6th Street, CD-736) be given first and second readings.

REPORTS

15. Temporary Use Permit Renewal – 214 East Esplanade – Demonstrative Dive Tank – File: 08-3400-20-0062/1

Report: Planner 2, July 7, 2021

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated July 7, 2021, entitled "Temporary Use Permit Renewal – 214 East Esplanade – Demonstrative Dive Tank":

THAT Temporary Use Permit No. TUP2018-00001, to permit a demonstration dive tank at 214 East Esplanade for a 3-year term, be renewed in accordance with Section 497 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign the renewed permit, Temporary Use Permit No. PLN2021-00017, on or before the current Permit's expiration date of September 17, 2021.

16. Zoning Bylaw Text Amendment: Open Appendage / Retractable Balcony Enclosure – File: 09-3900-30-0003/1

Report: Planner 2, July 7, 2021

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated July 7, 2021, entitled "Zoning Bylaw Text Amendment: Open Appendage / Retractable Balcony Enclosure":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863" (Open Appendage / Retractable Balcony Enclosure) be considered and referred to a Public Hearing;

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

AND THAT, subject to adoption of "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863", the Revised Balcony Enclosure Guidelines be endorsed.

Item 17 refers.

BYLAW – FIRST AND SECOND READINGS

17. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863" (Open Appendage / Retractable Balcony Enclosure)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863" (Open Appendage / Retractable Balcony Enclosure) be given first and second readings.

REPORT

18. Rezoning Application: 1220 St. Georges Avenue (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc.) – File: 08-3400-20-0013/1

Report: Development Planner, July 7, 2021

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated July 7, 2021, entitled "Rezoning Application: 1220 St. Georges Avenue (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc.)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835" (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) and "Housing Agreement Bylaw, 2021, No. 8864" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, 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 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 the motion.

Items 19 and 20 refer.

BYLAWS – FIRST AND SECOND READINGS

"Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835"
 (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835" (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) be given first and second readings.

20. "Housing Agreement Bylaw, 2021, No. 8864" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments)

RECOMMENDATION:

THAT "Housing Agreement Bylaw, 2021, No. 8864" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments) be given first and second readings.

NOTICE OF MOTION

21. Child Care Design Guidelines – File: 10-4750-01-0001/2021

Submitted by Mayor Buchanan

RECOMMENDATION:

WHEREAS a key priority of the City of North Vancouver Council is to improve access, affordability and quality of child care and early childhood development opportunities within the City (Council Strategic Plan);

WHEREAS the City is a partner with other levels of government, community agencies, child care providers and the private sector in the facilitation and creation of a child care system that meets the needs of children, families and the community;

WHEREAS quality child care is a key contributor to the economy, labour force participation, gender equality, social inclusion and poverty reduction;

WHEREAS Council has adopted the Child Care Action Plan (2020);

AND WHEREAS the City would like to exceed provincial licensing requirements for the quantity and quality of design for indoor and outdoor spaces;

THEREFORE BE IT RESOLVED THAT staff be directed to report back with a recommendation to apply updated key principles and criteria of Child Care Design Guidelines to all child care facilities in the City of North Vancouver to ensure quality design, care and operational needs are met.

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

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

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**, **JULY 12**, **2021**

PRESENT

COUNCIL MEMBERS STAFF MEMBERS	COUNCIL MEMBERS ST	AFF MEMBERS
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Mayor L. Buchanan Councillor H. Back Councillor D. Bell Councillor A. Girard Councillor T. Hu Councillor J. McIlroy (joined at 5:38 pm) Councillor T. Valente 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

L. Garber, Acting Director, Finance

J. Draper, Deputy Director, Planning and Development

Y. Zeng, Manager, Development Planning
A. Devlin, Manager, Transportation Planning

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

D. Johnson, Development Planner

K. Montgomerie, Planner

K. Magnusson, Acting Deputy Director, Engineering, Parks and

Environment

R. Skene, Director, Community and Partner Engagement

L. Orr, Deputy Director, Community and Partner Engagement

C. Husk, Film and Community Events Coordinator

G. Schalk, Public Safety Director and Fire Chief

The meeting was called to order at 5:33 pm.

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Bell

1. Regular Council Meeting Agenda, July 12, 2021

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Bell, seconded by Councillor Back

2. Regular Council Meeting Minutes, July 5, 2021

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD

 Zoltan Virag, 115 East Keith Road, North Vancouver, spoke regarding Item 18 – Updated Residential Tenant Displacement Policy.

Document Number: 2073807

CONSENT AGENDA

Moved by Councillor Bell, seconded by Councillor Girard

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

*3. "Fire Department Regulation Bylaw, 1982, No. 5437, Repeal Bylaw, 2021, No. 8836"

Moved by Councillor Bell, seconded by Councillor Girard

THAT "Fire Department Regulation Bylaw, 1982, No. 5437, Repeal Bylaw, 2021, No. 8836" be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

*4. "Fire Bylaw, 2005, No. 7709, Repeal Bylaw, 2021, No. 8850"

Moved by Councillor Bell, seconded by Councillor Girard

THAT "Fire Bylaw, 2005, No. 7709, Repeal Bylaw, 2021, No. 8850" be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

*5. "Fire Chief Powers Bylaw, 2004, No. 7583, Repeal Bylaw, 2021, No. 8851"

Moved by Councillor Bell, seconded by Councillor Girard

THAT "Fire Chief Powers Bylaw, 2004, No. 7583, Repeal Bylaw, 2021, No. 8851" be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

*6. "Fire Bylaw, 2021, No. 8852"

Moved by Councillor Bell, seconded by Councillor Girard

THAT "Fire Bylaw, 2021, No. 8852" be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

CONSENT AGENDA – Continued

BYLAWS – ADOPTION – Continued

*7. "Radio Amplification Bylaw, 2021, No. 8853"

Moved by Councillor Bell, seconded by Councillor Girard

THAT "Radio Amplification Bylaw, 2021, No. 8853" be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

*8. "Fireworks Regulation Bylaw, 2005, No. 7677, Amendment Bylaw, 2021, No. 8854" (Text Amendments)

Moved by Councillor Bell, seconded by Councillor Girard

THAT "Fireworks Regulation Bylaw, 2005, No. 7677, Amendment Bylaw, 2021, No. 8854" (Text Amendments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

*9. "Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2021, No. 8855" (Fire Bylaw Penalties; Fireworks Regulation Bylaw Penalties; Radio Amplification Bylaw Penalties)

Moved by Councillor Bell, seconded by Councillor Girard

THAT "Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2021, No. 8855" (Fire Bylaw Penalties; Fireworks Regulation Bylaw Penalties; Radio Amplification Bylaw Penalties) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

*10. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021, No. 8856" (Fire Bylaw Penalties; Fireworks Regulation Bylaw Penalties; Radio Amplification Bylaw Penalties)

Moved by Councillor Bell, seconded by Councillor Girard

THAT "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021, No. 8856" (Fire Bylaw Penalties; Fireworks Regulation Bylaw Penalties; Radio Amplification Bylaw Penalties) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

CONSENT AGENDA – Continued

BYLAWS – ADOPTION – Continued

*11. "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2021, No. 8857" (Fire Bylaw)

Moved by Councillor Bell, seconded by Councillor Girard

THAT "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2021, No. 8857" (Fire Bylaw) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

*12. "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 Bell, seconded by Councillor Girard

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 adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

CORRESPONDENCE

*13. Board in Brief, Metro Vancouver Regional District, June 25, 2021 – File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

Moved by Councillor Bell, seconded by Councillor Girard

THAT the correspondence from Metro Vancouver, dated June 25, 2021, regarding the "Metro Vancouver – Board in Brief", be received and filed.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

PUBLIC HEARING – 133 East 4th Street

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting recess to the Public Hearing for "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837" (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) and "Housing Agreement Bylaw, 2021, No. 8838" (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734, Rental Housing Commitments).

(CARRIED UNANIMOUSLY)

The meeting recessed to the Public Hearing at 5:38 pm and reconvened at 8:01 pm.

BYLAWS – THIRD READING

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

Moved by Mayor Buchanan, seconded by Councillor Girard

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 amended by removing the wording for Section 3.B(12) and replacing it with the following:

"Section 507(5)(h) Child Care Use is varied to allow a maximum of 24 children in care at any one time.";

AND THAT the Bylaw be given third reading, as amended.

CARRIED

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

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

Moved by Mayor Buchanan, seconded by Councillor Girard

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 third reading.

CARRIED

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

REPORT

16. Proposed 2021 Filming Schedule of Fees – File: 15-8110-01-0001/2021

Report: Film and Community Events Coordinator, June 30, 2021

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Film and Community Events Coordinator, dated June 30, 2021, entitled "Proposed 2021 Filming Schedule of Fees":

THAT "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2021, No. 8858" (2021 Filming Schedule of Fees) be considered.

CARRIED UNANIMOUSLY

BYLAW - FIRST, SECOND AND THIRD READINGS

17. "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2021, No. 8858" (2021 Filming Schedule of Fees)

Moved by Councillor Bell, seconded by Councillor Valente

THAT "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2021, No. 8858" (2021 Filming Schedule of Fees) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Councillor Valente

THAT "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2021, No. 8858" (2021 Filming Schedule of Fees) be given third reading.

CARRIED UNANIMOUSLY

REPORT

18. Updated Residential Tenant Displacement Policy – File: 10-5040-08-0001/2021

Report: Planner 2, June 29, 2021

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 2, dated June 29, 2021, entitled "Updated Residential Tenant Displacement Policy":

THAT the updated Residential Tenant Displacement Policy, a policy to mitigate the impacts resulting from redevelopment of rental buildings on current tenants, be endorsed.

CARRIED UNANIMOUSLY

COUNCIL INQUIRIES / REPORTS

19. Noise Committee – File: 01-0220-01-0001/2021

Inquiry by Councillor Valente

Councillor Valente inquired of Mayor Buchanan regarding an update on the status of noise in the community. Mayor Buchanan requested that staff report back on this matter.

20. Construction Impacts – File: 01-0220-01-0001/2021

Inquiry by Councillor Valente

Councillor Valente inquired of Mayor Buchanan regarding the City's current practices on mitigating construction noise and impacts to residents and businesses. Mayor Buchanan requested that staff report back on this matter.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Mayor Buchanan commented that she intends to bring forward a Notice of Motion on Key Principles and Criteria for Child Care Design Guidelines at the next Regular Council meeting.

RECESS TO CLOSED SESSION

Moved by Councillor Back, seconded by Councillor Hu

THAT Council recess to the Committee of the Whole (Closed Session) pursuant to the *Community Charter*, Sections 90(1)(e) [land matter], 90(1)(i) [legal advice], 90(1)(j) [information privacy] and 90(2)(b) [negotiations].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole (Closed Session) at 9:06 pm and reconvened at 10:38 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

21. Reciprocal Underpinning and Crane Swing Agreements – Fire Hall and North Shore Neighbourhood House Sites – File: 02-0800-01-0001/2021

Report: Manager, Real Estate, June 28, 2021

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Manager, Real Estate, dated June 28, 2021, entitled "Reciprocal Underpinning and Crane Swing Agreements – Fire Hall and North Shore Neighbourhood House Sites":

THAT staff be authorized to enter into a reciprocal crane swing and underpinning agreement with Millennium Northmount for the development site located at 145 East 13th Street and the City-owned property located at 165 East 13th Street;

THAT staff be authorized to enter into a reciprocal crane swing agreement with 2278372 Ontario Inc. and 2281140 Ontario Inc. for the development site located at 222 East 2nd Street and the City-owned properties located at 207 and 225 East 2nd Street;

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

CARRIED UNANIMOUSLY

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

22. Encroachments on City Road Allowance - File: 06-2370-01-0001/2021

Report: Deputy Director, Engineering, Parks and Environment, June 29, 2021

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Deputy Director, Engineering, Parks and Environment, dated June 29, 2021, entitled "Encroachments on City Road Allowance":

THAT Council permit the encroachments from residential properties located at 965 Shavington Street and 125 East 20th Street on City road allowance;

THAT Council authorize title to be raised on a portion of City lane east of the 1900 Block Lonsdale Avenue to permit the registration of an easement for the encroachment from the residential property located at 125 East 20th Street;

THAT the Mayor and Corporate Officer be authorized to execute the necessary documentation related to such encroachments;

THAT notice of disposition be given in accordance with the *Community Charter*, if required;

AND THAT the report of the Deputy Director, Engineering, Parks and Environment, dated June 29, 2021, entitled "Encroachments on City Road Allowance", remain in the Closed session.

CARRIED UNANIMOUSLY

23. Auditor Selection – 2021 to 2025 – File: 03-1220-20-0941/1

Report: Acting Director, Finance, July 7, 2021

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Acting Director, Finance, dated July 7, 2021, entitled "Auditor Selection – 2021 to 2025":

THAT Council appoint BDO Canada LLP as auditors for the City of North Vancouver, the North Vancouver City Library and the North Vancouver Museum and Archives, effective July 31, 2021, for a five-year term;

AND THAT the report of the Acting Director, Finance, dated July 7, 2021, entitled "Auditor Selection – 2021 to 2025", remain in the Closed session.

CARRIED UNANIMOUSLY

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

24. Land Matter / Negotiations – File: 01-0400-80-0001/2021

Report: Chief Administrative Officer, July 5, 2021

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Chief Administrative Officer, dated July 5, 2021, regarding a land matter / 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 July 5, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

25. Land Matter / Legal Advice - File: 01-0620-03-0001/2021

Report: Research and Communications Specialist, July 2, 2021

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Research and Communications Specialist, dated July 2, 2021, regarding a land matter / legal advice:

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 Research and Communications Specialist, dated July 2, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Bell, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:39 pm.

"Certified Correct by the Corporate Officer"

CORPORATE OFFICER





Proclamation

PRIDE WEEK

Whereas Whereas LGBTQ2+ citizens work and live with pride in the City of North Vancouver and make valuable contributions to our City;

LGBTQ2+ citizens have historically faced significant challenges as they

strive for equality and continue to face barriers in areas such as healthcare, public safety, employment and recognition of family

relationships;

And Whereas the City of North Vancouver embraces the 2021 Pride theme "Show

Your Pride" and respects that all citizens including LGBTQ2+

individuals have unique and personal narratives that have a bearing

on their experience of Pride Week;

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby Now Therefore proclaim July 26 to August 1, 2021 as Pride Week in the City of North

Vancouver, the traditional territories of the Squamish and Tsleil-

Waututh Nations.

So proclaimed on Monday, July 19, 2021

Linda C. Guchavan

Mayor Linda Buchanan



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8858

A Bylaw to amend "Fees and Charges Bylaw, 1993, No. 6383"

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 "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2021, No. 8858" (2021 Filming Schedule of Fees).
- 2. "Fees and Charges Bylaw, 1993, No. 6383" is amended as follows:
 - A. By deleting Schedule "C" Schedule of Fees for Filming in its entirety and replacing it with the new Schedule "C" attached to this bylaw.

READ a first time on the 12 th day of July, 2021.
READ a second time on the 12 th day of July, 2021.
READ a third time on the 12th day of July, 2021.
ADOPTED on the <> day of <>, 2021.
MAYOR

CORPORATE OFFICER

The Corporation of the City of North Vancouver Bylaw, 2021, No. 8858

SCHEDULE "C" SCHEDULE OF FEES FOR FILMING

PERMIT	
Film Permit Fee	\$230
Material changes to Issued Permit	\$75
Cancellation of Issued Permit	Permit fee plus all non recoverable costs to the City
Each additional location	\$230
Commercial Media: i.e. still photography, reality TV, corporate video	\$225
Student Film Permit	Free
Damage Deposit	\$5,000 (dependent on location/project)
Youth in Film (one time annual fee, not mandatory) (GST EXEMPT)	\$250

ELECTRICAL PERMIT (GST EXEMPT)	
Single Location permit (one inspection/location)	\$124
Annual Permit	\$750

PARKING, STREET USE & TOW SHOTS	
Street Encroachment Fee	\$350 per day per 100m block face
Missing No Parking Sign, replacement cost	\$15/sign
Signage Amendment	\$6/sign
Tow shots	\$150
Street Filming User Fee (per block)	\$175
Street Meter Charges / Surface Lot Stalls	\$15 each per day
Parkade Stall Charges	\$15 per stall per day + TransLink tax
Parking Lots/Gravel Fields	\$500/day
Parking Infraction	to \$150/day per occurrence

RCMP (MINIMUM 4 HOUR CALLOUT AND 48 HOUR CANCELLATION NOTICE)		
RCMP Officer (Cst/Cpl)	\$155/hour	
RCMP Sergeant	\$185/hour	
Clerical Staff Time (overtime)	\$80/hour (no 4 hour minimum)	

FIRE DEPARTMENT (MINIMUM 4 HOUR CALLOUT AND 48 HOUR CANCELLATION NOTICE)	
Firefighters & Vehicles	Charged as per Fire Bylaw No. 8852

SPECIAL EFFECTS APPLICATION (PYROTECHNICS)	
Special Effects Permit (SPFX)	\$150 (minimum)
Special Effects On-Site Inspection by Fire Officer	\$100/hour

CITY BUILDINGS AND PLAZAS: DAILY RATE	
Fire Hall, Operations Yard, 14 th Street Plaza & other similar sites	\$600/day
City Hall (per named component)	\$600/day
City Library	\$1,000/day
Parks	\$600/day
Lunch Tents in Parks	\$250/day
Prep and Wrap Days – 50% daily amount	
Parks Restoration Fee (not mandatory) (GST EXEMPT)	

CITY SHIPYARDS PUBLIC REALM: DAILY RATE	
Each named component (e.g. Spirit Trail, Wallace Mews, Shipbuilder Square, etc.)	\$1,000/day
Burrard Dry Dock	\$2,500/day
The Shipyard Commons	\$4,500/day

CITY SHIPYARDS PUBLIC REALM: DAILY RATE	
The Commons Ice Rink (in addition to the Commons Fee)	\$1,500/day
Prep and Wrap Days	50% daily amount (min)
Electrical connection	\$150 per day per connection
Parking at Wallace Mews	\$350 per half block face per day

CEMETERY: DAILY RATE	
Cemetery (Heritage Section)	\$3,000/day
Prep and Wrap Days – 50% daily amount	
Cemetery Caretaker (out of hours only)	\$80/hour
Grave Digging (incl. digger, truck & two staff)	\$1,600
Parks Restoration Fee (not mandatory) (GST EXEMPT)	

MISCELLANEOUS FEES	
Site Meeting / site liaison fee, for City of North Vancouver staff	at cost
Film Liaison on site	\$75/hour

GST applies to the fees listed above, expect for Electrical Permits. Please note that items in this Schedule of Fees are subject to change without notice.

FEE REDUCTION

The City's Film Office staff have the authority to consider a request for a one-time 50% fee reduction of the City's location fees, subject to the following criteria:

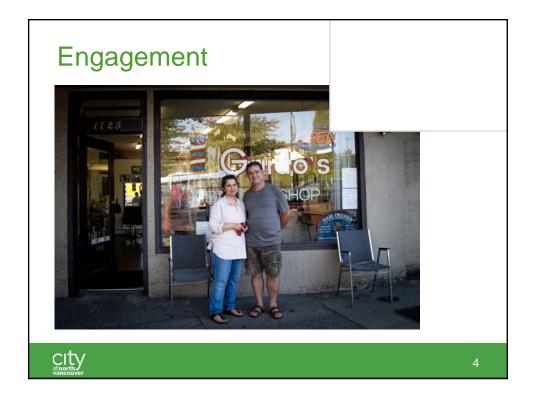
- 1. Productions should be either non-theatrical (such as shorts, student foundation films, documentaries), or
- 2. Theatrical productions that are under \$500,000 total gross budget (staff will request they provide their budget top sheet to verify),
- 3. Filming will not take place over more than two days in the City location,
- 4. This reduction does not apply to The Shipyards Public Realm.

Document: 2065586-v1





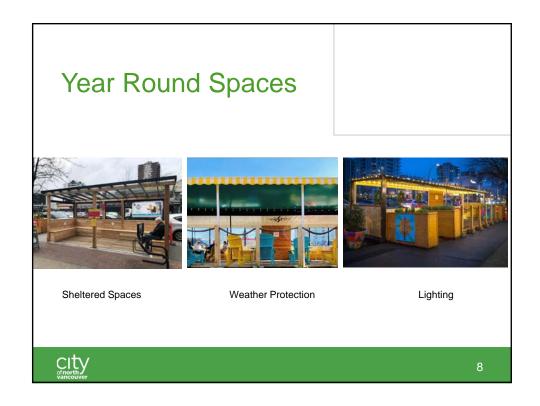
















What We've Learned



- The power of small interventions
- Open Streets became a leader on a number of fronts
- Keep it modular
- Successful spaces = increased waste





11

Path Forward



- Promote and celebrate Central Lonsdale
- Listen, Learn, Try, Repeat
- Co-create with community and business



12













The Corporation of THE CITY OF NORTH VANCOUVER COMMUNITY & PARTNER ENGAGEMENT DEPARTMENT

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Leah Herman, Coordinator, Open Streets and Placemaking

Subject:

OPEN STREETS CENTRAL LONSDALE UPDATE AND LONG-TERM

PLANNING

Date:

July 7, 2021

File No: 15-8000-20-0001/2021

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

RECOMMENDATION

PURSUANT to the report of the Open Streets and Placemaking Coordinator, dated July 7, 2021, entitled "Open Streets Central Lonsdale Update and Longterm Planning":

THAT staff be directed to continue to engage with businesses, stakeholders, TransLink and the public on retaining Central Lonsdale Open Streets.

SUMMARY

The purpose of the report is to provide an update on the Open Streets initiative in Central Lonsdale and to seek direction to engage with businesses, stakeholders, TransLink and the public on the future of Open Streets beyond October 2021.

BACKGROUND

In May 2020, Council endorsed a COVID-19 adaptation and recovery framework that outlined a multi-stage approach for organizing City actions and efforts to respond to the pandemic. The Open Streets initiative was one of those actions targeted at supporting business recovery and community resilience through the reallocation of roadway space. The initial Open Streets plan included changes to neighbourhood and destination streets but was later refocused to Central Lonsdale from 14th to 18th Streets, the Shipyards and West Grand Boulevard between Keith Road and 19th Street.

Document Number: 2068434 V4

DISCUSSION

Feedback from Users and Businesses

Since the launch of Open Streets, staff have committed to listening to businesses and the public to help refine interventions leading to better spaces to serve the community. This outreach has included: generating a business email distribution list, creating an Open Streets email address and Central BIA recruitment. Additionally, staff have engaged with businesses by visiting 80 out of 82 businesses and having detailed conversations with 57 businesses.

Efforts to improve the spaces have focused on:

- Waste collection and cleanliness Greater use of public spaces has generated more waste. Staff have added more waste receptacles, increased frequency of collection from twice to three times per day and contracted services to provide a more thorough cleaning of all spaces three times a week.
- Providing a variety of seating options People are using the parklets and seating spaces on Lonsdale for different purposes and desire more seating that is accessible for seniors and appropriate for dining. Staff have provided more tables and upright chairs that are the preferred option for seniors and people enjoying a meal on the street.
- Sheltered spaces Shelter is a significant determinant of use during wet and hot weather. Staff have retrofitted three parklets with overhead protection in the corridor to offer greater weather protection and create comfortable spaces for people year round.
- Parking and loading regulation legibility The demand for curbside space
 has increased as delivery services have become a more prominent component of
 many business models. Staff have responded to the new demand by adding new
 loading zones and improving the legibility of curbside regulations by shifting
 signage out closer to the street. To help identify and utilize loading zones, large
 instructional signage and pavement markings have been added to locations in
 Central and Lower Lonsdale.
- Spaces that support Public Health Order compliance Health Orders
 through the pandemic have evolved to keep the public safe. Staff have modified
 Open Streets spaces to align with Public Health direction by partitioning spaces
 to keep occupant numbers low and removed some weather vinyl protection to
 ensure airflow.

New Patio Culture

A patio culture has emerged throughout the City and has brought a new vibrancy and energy to Central Lonsdale. Through investment by the City and businesses at the outset of the pandemic, people's relationship with Central Lonsdale began to change. Enthusiasm grew around the new public spaces with more people choosing to spend time in the corridor. When the pandemic's third wave struck the province and restrictions on gathering indoors were reintroduced, there was an explosion in demand for patio and public space and a strong patio culture emerged. In spring 2021, 52 businesses, City wide, applied for the Temporary Patio Program.

To document and assess the change, staff performed a number of post-occupancy reviews on parklets that involved gathering observational and survey feedback to understand how spaces are being used. The reviews determined that:

- A typical stay at a parklet or seating area ranges from 5 minutes to over an hour depending on the purpose of the visit
- Youth and seniors used the spaces as places to meet and socialize
- Seniors frequently utilized the seating for short breaks while walking along Lonsdale
- Eating take-out lunch or dinner was a very popular activity
- · Covered parklets were generally most popular especially during wet weather

Quantifying public space usage is difficult given the dynamic nature of usage. Staff have monitored waste collection as a primary indicator of usage to help assess the success of Open Streets. Volumes have increased 2x on the corridor compared to pre-pandemic levels with the areas around parklets on the west side of 1700 block and east side of 1400 and 1500 block seeing the greatest increase in takeout waste. As restrictions have lifted, staff continue to observe high levels of usage and waste production indicating sustained interest in these spaces.

COVID-19 Recovery Grant Funding

As part of the COVID-19 Recovery Grant funding, staff continue to focus on improving the vibrancy and experience of the Central Lonsdale area by investing in activation along the corridor and in other pockets of the City including Lower Lonsdale, Living Lane, Fun Alley, Rogers Lane and the Brewery District. Work is already underway in some of these areas to create new parklet spaces, greenscape, artwork and creative seating to support social and economic recovery.

Animating the streetscape through art has contributed to the success of the Central Lonsdale initiative and engaged community and local businesses in the process. Through expanding the City's Studio in the City program, youth artists continue to add colourful and playful interventions to the streetscape seasonally, reflecting and celebrating the City through art. Youth will be out in the corridor again this summer to build on this work and elevate the experience for everyone on Lonsdale and in other areas of the City.

The west side of the 1500 block is slated for further modifications. Initial interventions on this block in 2020 focused on passive activation by introducing creative seating using large logs reflecting the North Shore's connection to nature and forestry industry. The logs were well used, however staff have learned that providing a variety of seating options generates the greatest use. Working with the adjacent businesses, staff have developed a plan to elevate the function and aesthetic of this block by introducing barrier gardens, benches and street murals similar to the rest of Central Lonsdale.

Staff expect that the majority of Open Streets activation work in Central Lonsdale to be complete within the next few weeks, which will allow staff to focus attention on other pockets of the City. COVID-19 Recovery Grant maintenance funding is currently trending under budget in Central Lonsdale. Engineering, Parks and Environment staff have found efficiencies within the maintenance and cleaning needs of the project, allowing them to offer higher levels of service at a reduced cost.

Dedicated Staff Resource

Community and Partner Engagement has added a dedicated TFT Open Streets and Placemaking Coordinator to support the Open Streets program through ongoing placemaking, consultation and coordination efforts. The scope of this role includes:

- Overseeing the City's Open Streets and Placemaking Program
- · Coordinating the artistic and physical infrastructure of the streetscape
- Coordinating street activation with EPE and City Operations
- Project management of all parklet construction, maintenance and stewardship
- Leading the consultation process with adjacent businesses
- · Seeking and obtaining sponsorship to support the program infrastructure
- Leveraging existing relationships with community partners to program and activate newly created public spaces
- Continuing to refine and expand existing Open Street installations

Transportation Network

The transportation network has been able to accommodate the increase in traffic as traffic patterns adapt to the new normal. As restrictions have eased, a slow and subtle increase in traffic volume on Chesterfield, St. Georges and Lonsdale has been observed. Chesterfield and St. Georges Avenue continue to demonstrate the capacity to absorb additional traffic volume diverted from Lonsdale with no impact in travel speed. In Central Lonsdale, the peak hour traffic volume has resulted in lower average travel speeds (~30km/h) but continues to move people, goods and transit. During the off-peak hours of the day, the existing street configuration moves vehicles effectively. Staff will continue to monitor how the transportation network adapts as the province reopens and work with Translink on further data collection.

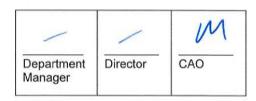
Long Term Planning

Community response indicates there is support for retaining and evolving Open Streets as the City builds back to recovery. At the outset of the pandemic, Open Streets was conceived as a temporary, quick response program to support businesses and the community. Through Council's vision and support, placemaking investments in the corridor have ignited a sense of connection, pride and community in the area. Staff are seeking direction to engage with the businesses, stakeholders and the public on retaining and building upon the Open Streets program beyond October 2021. As we look to long term resilience, public space and street activation will continue to play a key role in building neighbourhood identity, while promoting Central Lonsdale as an area to be celebrated.

RESPECTFULLY SUBMITTED:

Leah Herman

Coordinator, Open Streets and Placemaking





The Corporation of THE CITY OF NORTH VANCOUVER FINANCE DEPARTMENT

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Leslie Garber, Acting Director of Finance

Subject:

2021 FUNDING APPROPRIATIONS 2136 - 2137 AND BYLAW 8865

Date:

July 7, 2021

File No: 05-1705-30-0019/2021

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

RECOMMENDATION

PURSUANT to the report of the Acting Director of Finance, dated July 7, 2021, entitled "2021 Funding Appropriations 2136 – 2137 and Bylaw 8865":

THAT (Funding Appropriation #2136) an amount of \$497,250 be appropriated from the Capital General Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2137) an amount of \$50,000 be appropriated from the Sustainable Transportation Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT "Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8865" (2021 Capital Plan Funding) a Bylaw to appropriate an amount of \$222,750 from DCC (Parks) Reserve Fund to fund 2021 Capital Plan, be considered;

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

ATTACHMENTS

- 1. 2021 Capital Funding Allocation Detail by Source (CityDocs 2072272)
- 2. 2021 Project Sheets (CityDocs 2072266)

Document Number: 2072068 V1

REPORT: 2021 FUNDING APPROPRIATIONS 2136 - 2137 AND BYLAW 8865.

Date: July 7, 2021

3. Supporting information for Engineering, Parks & Environment Appropriation Requests (CityDocs 2072064)

 Proposed Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8865 (CityDocs 2072074)

DISCUSSION

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

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

FINANCIAL IMPLICATIONS

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

INTER-DEPARTMENTAL IMPLICATIONS

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

RESPECTFULLY SUBMITTED:

Leslie Garber Acting Director of Finance

Document Number: 2072068 V1

2021 Capital Funding Allocation Detail by Source July 7 2021

Appr#	Page	Funding Source	Description	,	Amount	Manager
2136	3-8	General Capital Reserve	Active Transportation Wayfinding Program		15,000	Hall,Justin
2136	3-17	General Capital Reserve	Upper Levels Greenways		227,250	Hall,Justin
2136	3-45	General Capital Reserve	Living City Tree Planting Program		120,000	Budgell,Jonathan
2136	6-17	General Capital Reserve	Automated Materials Handling & RFID System Replacements		21,000	Koep,Deb
2136	6-20	General Capital Reserve	A/V and Multimedia Systems Renewal		14,000	Koep,Deb
2136	10-25	General Capital Reserve	Exempt Compensation Market Review		50,000	Nichols,Corinne
2136	10-26	General Capital Reserve	Review and Update of the City's Human Resources Policies and Strategies		50,000	Nichols,Corinne
			Subtotal Appropriation #2136	\$	497,250	
2137	3-15	Sustainable Transportation Reserve	Micro Mobility (E-Bike/Scooter Docking)		50,000	Hall,Justin
			Subtotal Appropriation #2137	\$	50,000	-
8865	3-17	Parks DCC Fund	Upper Levels Greenways		222,750	Hall,Justin
			Subtotal Bylaw# 8865	\$	222,750	
			Grand total	\$	770,000	_

Duningst Names	TA atio	Transı		efinalina D		-							2004		
Project Name: Department:	Activ	/e Transp	oortation Wa	yiinaing P	_		_			D.,	siant Tuma.	Nic		2030 Project Pla	n
Project Manager:	lat	in Hall			Engi	ineering: Streets	5	D-4	1 04/00		oject Type:	Ne	ew Capital Ass	et	
Description			continuo to cun	ort cmall im	rovom	ents to the existing	active transport		uly 31/20			ufinding stratogy	focused on pode	ostrians evolists	and other
Description	mobili	ity device u	sers will be dev	eloped for m	oveme	nt throughout the C gnage, ground sten	ity. The Strategy	y aim to improve	the navigab						
Purpose	: To de	velop an ad	ctive transporta	ion wayfindir	ng strat	egy for the City and	support the imp	plementation of	he strategy	o impro	ove the navigabilit	ty of the City.			
Alignment With Official Community Plan		oroject supp imenities.	oorts the goals i	n Chapters 2	,3 and	5 (Transportation, I	Mobility & Acces	ss; Community \	/ell-bring; an	d Park	s, Recreation & O	pen Space) by a	adding to new and	d existing public i	nfrastructure
Strategic Plan		A City fo	r People	А	Livabl	e City	A Vibrant	t City	A Cor	nected	d City	A Prosperou	is City	Total	
Use percentages to allocate the project across the strategic priorities										100%				100%	
Service Levels Impact on the service levels to the public as a resul		Incre	eases level of s	ervice	N	Notes:		l.			1		1		
COVID-19 Adaptation How significantly this project assists residents, local business and/or vulnerable populations under COVID-1	ses		Low Impact		N	Notes:									
Risk Assessment Impact of the project not proceeding to public healt and/or occupational health and safet	th		Low Impact		N	Notes:									
External Funding If applicable, specify funding agency/prograr			N/A				N/A	•	pecify Fundi	ng Age	ncy/Program				
GHG Implications Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available informatior	e throug th					n installation (fuel a	nd materials). F	Reduction of GH	G's anticipate		ector Approval: oved by D. Pope Februar	ry 3, 2021			
,		011-2020 Budget	2021 Budget	2022 Budge	t	2023 Budget	2024 Budget	2025 Budget	2026 Budget	•	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL
Funding Requirements															
City Funding (Fund Appropriation)	\$	170,000	\$ 15,000	\$ 15	5,000	\$ 110,000 \$	30,000 \$	30,000	30,0	00 \$	30,000 \$	30,000 \$	30,000 \$	30,000 \$	350,000
External Funding/Contributions	\$	-	\$ -	\$	- :	\$ - \$	- \$	-	-	\$	- \$	- \$	- \$	- \$	-
Total Project Expenditures	\$	170,000	\$ 15,000	\$ 15	5,000	\$ 110,000 \$	30,000 \$	30,000	30,0	00 \$	30,000 \$	30,000 \$	30,000 \$	30,000 \$	350,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated			04	6	0%	0%	7%	7%		7%	7%	7%	7%	7%	
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget) Revenues Expenses net of recoveries(Include staffing) Total			\$ - \$ -	\$ \$	- :	\$ - \$ \$ - \$ \$ - \$	- \$ - \$ - \$	<u> </u>	6 - 6 -	\$ \$	- \$ - \$ - \$	- \$ - \$	- \$ - \$ - \$	<u>-</u>	
Staffing (FTE) Regular Temporary Total Staffing					-	- - -	- 0.0500 0.0500	0.0500 0.0500	0.05 0.05	00	- 0.0500 0.0500	- 0.0500 0.0500	- 0.0500 0.0500	- 0.0500 0.0500	

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

Project Name:	Micro N	Mobility	y (E-Bike/Scoo	ter Docking)							2021 - 2030 Pro	oject Plan	1
Department:				Eng	gineering: Str	eets			Project Type:	New Cap	ital Asset		
Project Manager:	Justin	Hall			_		Date:	July 31/20	New Initiative				
Description:	This fund	ding will l	be used to constr	uct and maintair	charging infrast	ructure to support	the new bike/sco	ooter share syste	m.				
Purpose:	To const	truct and	maintain new E-l	Bike or E-Scoote	er charging statio	ns.							
Alignment With Official Community Plan:	travelling 2.3.5 Col Shore; 2.3.7 End 2.3.8 End	g over sir illaborate courage courage	ngle-occupant vel with neighbourin technological inn transportation op	nicle use; g municipalities ovation to overce tions that reduce	and other levels ome physical bar e fossil fuel use,	of government to i	mprove the safe	ty, security, acce	essibility and connectives	ctivity of the transportation		e City and	
Strategic Plan :	A	City for	r People	A Lival	ble City	A Vibra	nt City	A Conne	ected City	A Prosperous City		Total	
Use percentages to allocate the project across the 5 strategic priorities								10	0%			100%	
Service Levels: Impact on the service levels to the public as a result of the project			urrent service leve ervice standard is		Notes:								
COVID-19 Adaptation: How significantly this project assists residents, local businesse and/or vulnerable populations under COVID-19	s		Low Impact		Notes:								
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety	,		No Impact		Notes:								
External Funding: If applicable, specify funding agency/program			N/A			N/A		. ,	Agency/Program				
	ic evnect	ted to rea	duce our commun	situle CHC amies		ons are attributed to g non-polluting sus			Director Approva				
	2011-: Bud		2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 2029 Budget Budge		t	TOTAL
Funding Requirements													
City Funding (Fund Appropriation)	\$	50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - 9	- \$	- \$	- \$	50,000
External Funding/Contributions	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - 9	- \$	- \$	- \$	-
Total Project Expenditures	\$	50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - 9	- \$	- \$	- \$	50,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget) Revenues Expenses net of recoveries(Include staffing) Total			\$ -	\$ - \$ - \$ -	\$ - \$ - \$ -	\$ -		\$ - \$ - \$ -	\$ - 3 \$ - 3 \$ - 3	- \$	- \$ - \$ - \$	- - -	
Staffing (FTE) Regular Temporary Total Staffing		-	- -	- -	-	- - -	-	-	- - -	- -	-	- -	

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

Project Name:	Upper Leve	ls Gre	eenways											- 2030 Proje	ct Pla	n
Department:				Er	gineering	j: Stree	ts			Pro	ject Type:	Ne	w Capital As	sset		
Project Manager:	Justin Hall								July 31/20		w Initiative					
Description:	existing Distric	ct trail s	systems. The	greenway would	d consist of	a combin	nation of enhan		environments			hts Park, with co ed multi-use trail				
Purpose:				nulti-year plan to nd recreation ro					. Improved lir	nkages b	etween parks a	nd open spaces,	improved pede	strian safety	, provis	sion of multi
Alignment With Official Community Plan:	' '		0		,	•			0,		,	Open Space). G transportation, a	,		,	
Strategic Plan :	A City	for Pe	ople	A Liv	able City		A Vibra	nt City	A Co	nected	City	A Prosperou	s City		Total	
Use percentages to allocate the project across the 5 strategic priorities										100%					100%	
Service Levels: Impact on the service levels to the public as a result of the project	:	crease	es level of serv	vice	Notes:								· ·			
COVID-19 Adaptation: How significantly this project assists residents, local businesse and/or vulnerable populations under COVID-19		Mod	derate Impact		Notes:											
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety		Mod	derate Impact		Notes:											
External Funding: If applicable, specify funding agency/program		² rovinc	cial Contributio	on		Unse	cured Contributi		Specify Fund Translink / Pro		ncy/Program					
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information	construction o	f green	nways should		creased use			: in the long-tern rtation, and sho			ector Approval: oved by D. Pope Februa	ry 3, 2021				
	2011-2020 Budget		2021 Budget	2022 Budget	2023 Budge		2024 Budget	2025 Budget	2026 Budget	·	2027 Budget	2028 Budget	2029 Budget	2030 Budget		TOTAL
Funding Requirements																
City Funding (Fund Appropriation)	\$ 140,00	\$	450,000	\$ 2,550,000	\$	- \$	-	\$ -	\$	\$	- \$	- \$	- \$	-	\$	3,000,00
External Funding/Contributions	\$ -	\$	-	\$ 2,000,000	\$	- \$	-	\$ -	\$	\$	- \$	- \$	- 9	-	\$	2,000,00
Total Project Expenditures	\$ 140,00	0 \$	450,000	\$ 4,550,000) \$	- \$	-	\$ -	\$.	\$	- \$	- \$	- (-	\$	5,000,00
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated			7%	7%	/ ₀	0%	0%	0%		0%	0%	0%	0%	(0%	
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)		\$		\$ -	\$	- \$			\$.	\$	- \$	- \$	- \$			
Revenues						- \$	-	\$ -	\$	\$	- \$	- \$	- 9	-		
		\$	25,000 (25,000)		_	- ş		\$ -	\$.	\$	- \$	- \$	- 9	-		
Revenues Expenses net of recoveries(Include staffing)		\$			_			-	\$	\$	- \$	- \$	- (-	<u> </u>	
Revenues Expenses net of recoveries(Include staffing) Total Staffing (FTE)		\$		\$ (25,000	0) \$			*			- \$ - -	- \$ - -	- - -		_	

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

Project Name:	Living C	City Tr	ee Planting P	rogram							2021 - 2	2030 Project Plar	١
Department:				En	gineering: Street	s		F	Project Type:	Ma	intenance & I	Replacement	
Project Manager:	Jonatha	ın Bud	lgell				Date: July	/ 31/20 E	Base Program				
Description	: Implemen vehicles e		of the Capital Stre	eet Tree Planting	program as per the	Street Tree Maste	er Plan. This is a	50% increase	over past years and	l is all that can be	achieved withou	t triggered more s	staff/
Purpose				,	or no street trees an tree type to be plante	•	rees on present a	nd future greei	nways, bike routes	and pedestrian co	orridors. The ma	ster plan will guid	е
Alignment With Official Community Plan		12 Susta			ts of climate change hrough sound manaç								
Strategic Plan		City for	r People	A Liva	ble City	A Vibrant	City	A Connec	ted City	A Prosperou	s City	Total	
Use percentages to allocate the project across the strategic priorities				10	00%							100%	
Service Levels Impact on the service levels to the public as a resu of the projec	lt	Incre	eases level of ser	vice	Notes:								
COVID-19 Adaptation How significantly this project assists residents, local business and/or vulnerable populations under COVID-1	es		No Impact		Notes:								
Risk Assessment Impact of the project not proceeding to public healt and/or occupational health and safet	h		Low Impact		Notes:								
External Funding If applicable, specify funding agency/prograr		С	Other Contribution	າ	Unsec	ured Contribution		ecify Funding A Hydro	gency/Program				
	1												
GHG Implications Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project wit readily available informatior	with the g	rowth o		rees. Realize si					Director Approval: pproved by D. Pope on Dec				
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project wit	with the g	rowth og the Ci	f newly planted t	rees. Realize si	gnificant carbon off-s						2029 Budget	2030 Budget	TOTAL
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project wit	with the g h supporting 2011-20	rowth og the Ci	of newly planted to tity in attaining its 2021	rees. Realize si GHG reduction 2022	gnificant carbon off-s targets. 2023	ets through the p	anting of street tr	ees thus 2026	pproved by D. Pope on Dec	2028			TOTAL
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project wit readily available information	with the grant with t	rowth o g the Ci 020 eet	of newly planted to tity in attaining its 2021	rees. Realize si GHG reduction 2022 Budget	gnificant carbon off-s targets. 2023 Budget	ets through the p	anting of street tr	ees thus 2026	pproved by D. Pope on Dec 2027 Budget	2028			TOTAL 1,200,000
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project wit readily available information Funding Requirements	with the g h supporting 2011-20 Budge \$ 4	rowth o g the Ci 020 eet	of newly planted to the free street of the s	rees. Realize si GHG reduction 2022 Budget \$ 120,000	gnificant carbon off-s targets. 2023 Budget \$ 120,000 \$	ets through the p 2024 Budget	anting of street tr 2025 Budget	ees thus A 2026 Budget	2027 Budget	2028 Budget	Budget	Budget	
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project wit readily available information from the figure for the	with the g supporting 2011-21 Budge \$ 4	rowth o g the Ci 020 et	of newly planted to the free street of the s	rees. Realize si GHG reduction 2022 Budget \$ 120,000 \$ 5,000	gnifficant carbon off-s targets. 2023 Budget \$ 120,000 \$ \$ 5,000 \$	2024 Budget	2025 Budget	2026 Budget	2027 Budget \$ 120,000 \$ \$ 5,000 \$	2028 Budget 120,000 \$	Budget 120,000 \$	120,000 \$	1,200,000
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project wit readily available information readily available information Funding Requirements City Funding (Fund Appropriation) External Funding/Contributions	with the g supporting 2011-21 Budge \$ 4	rowth o g the Ci 020 et 667,000 42,300	of newly planted to the planted to t	rees. Realize si GHG reduction 2022 Budget \$ 120,000 \$ 5,000	gnifficant carbon off-s targets. 2023 Budget \$ 120,000 \$ \$ 5,000 \$	2024 Budget 120,000 \$ 5,000 \$	2025 Budget 120,000 \$ 5,000 \$	2026 Budget 120,000 :	2027 Budget \$ 120,000 \$ \$ 5,000 \$	2028 Budget 120,000 \$ 5,000 \$	120,000 \$ 5,000 \$	120,000 \$ 5,000 \$	1,200,000 50,000
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project wit readily available information Funding Requirements City Funding (Fund Appropriation) External Funding/Contributions Total Project Expenditures Overhead Staffing (Engineering/Facilities)	with the g supporting 2011-21 Budge \$ 4	rowth o g the Ci 020 et 667,000 42,300	f newly planted to the planted to th	rees. Realize si GHG reduction 2022 Budget \$ 120,000 \$ 5,000 \$ 125,000	gnificant carbon off-s targets. 2023 Budget \$ 120,000 \$ \$ 5,000 \$ \$ 125,000 \$	2024 Budget 120,000 \$ 5,000 \$ 125,000 \$	2025 Budget 120,000 \$ 5,000 \$ 125,000 \$	2026 Budget 120,000 : 5,000 : 125,000 :	2027 Budget \$ 120,000 \$ \$ 5,000 \$ \$ 125,000 \$	2028 Budget 120,000 \$ 5,000 \$ 125,000 \$	120,000 \$ 5,000 \$ 125,000 \$ 3%	120,000 \$ 5,000 \$ 125,000 \$	1,200,000 50,000
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project wit readily available information Funding Requirements City Funding (Fund Appropriation) External Funding/Contributions Total Project Expenditures Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)	with the g supporting 2011-21 Budge \$ 4	rowth o g the Ci 020 let 667,000 42,300	f newly planted to the planted to th	rees. Realize si GHG reduction 2022 Budget \$ 120,000 \$ 5,000 \$ 125,000 \$ 4,000	### spanning continuation of the stargets. #### 2023 ### Budget ### 120,000 \$ ### 5,000 \$ ### 125,000 \$ ### 3% ### 3% ### 4,000 \$	2024 Budget 120,000 \$ 5,000 \$ 125,000 \$ 3% - \$ 4,000 \$	2025 Budget 120,000 \$ 5,000 \$ 125,000 \$ 3% - \$ 4,000 \$	2026 Budget 120,000 : 5,000 : 125,000 : 3%	2027 Budget \$ 120,000 \$ \$ 5,000 \$ \$ 125,000 \$ \$ 4,000 \$	2028 Budget 120,000 \$ 5,000 \$ 125,000 \$ \$ 4,000 \$	120,000 \$ 5,000 \$ 125,000 \$ 3%	120,000 \$ 5,000 \$ 125,000 \$ 3%	1,200,000 50,000
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project wit readily available information Funding Requirements City Funding (Fund Appropriation) External Funding/Contributions Total Project Expenditures Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget) Revenues	with the g supporting 2011-21 Budge \$ 4	rowth o g the Ci 020 let 667,000 42,300	f newly planted to the planted to th	rees. Realize si GHG reduction 2022 Budget \$ 120,000 \$ 5,000 \$ 125,000 \$ - \$ 4,000	### spanning continuation of the stargets. #### 2023 ### Budget ### 120,000 \$ ### 5,000 \$ ### 125,000 \$ ### 3% ### 3% ### 4,000 \$	2024 Budget 120,000 \$ 5,000 \$ 125,000 \$ - \$	2025 Budget 120,000 \$ 5,000 \$ 125,000 \$ - \$	2026 Budget 120,000 : 5,000 : 125,000 : 3%	2027 Budget \$ 120,000 \$ \$ 5,000 \$ \$ 125,000 \$ \$ 4,000 \$	2028 Budget 120,000 \$ 5,000 \$ 125,000 \$ \$	120,000 \$ 5,000 \$ 125,000 \$ 3%	120,000 \$ 5,000 \$ 125,000 \$ 3%	1,200,000 50,000
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project wit readily available information Funding Requirements City Funding (Fund Appropriation) External Funding/Contributions Total Project Expenditures Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget) Revenues Expenses net of recoveries(Include staffing) Total Staffing (FTE) Regular	with the g supporting 2011-21 Budge \$ 4	rowth o g the Ci 020 let 667,000 42,300	f newly planted to the planted to th	rees. Realize si GHG reduction 2022 Budget \$ 120,000 \$ 5,000 \$ 125,000 \$ 4,000	### spanning continuation of the stargets. #### 2023 ### Budget ### 120,000 \$ ### 5,000 \$ ### 125,000 \$ ### 3% ### 3% ### 4,000 \$	2024 Budget 120,000 \$ 5,000 \$ 125,000 \$ 3% - \$ 4,000 \$	2025 Budget 120,000 \$ 5,000 \$ 125,000 \$ 3% - \$ 4,000 \$	2026 Budget 120,000 : 5,000 : 125,000 : 3%	2027 Budget \$ 120,000 \$ \$ 5,000 \$ \$ 125,000 \$ \$ 4,000 \$	2028 Budget 120,000 \$ 5,000 \$ 125,000 \$ \$ 4,000 \$	120,000 \$ 5,000 \$ 125,000 \$ 3%	120,000 \$ 5,000 \$ 125,000 \$ 3%	1,200,000 50,000
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project wit readily available information Funding Requirements City Funding (Fund Appropriation) External Funding/Contributions Total Project Expenditures Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget) Revenues Expenses net of recoveries(Include staffing) Total Staffing (FTE)	with the g supporting 2011-21 Budge \$ 4	rowth o g the Ci 020 let 667,000 42,300	\$ 120,000 \$ 125,000 \$ 125,000 \$ 4,000 \$ (4,000)	rees. Realize si GHG reduction 2022 Budget \$ 120,000 \$ 5,000 \$ 125,000 \$ 3% \$ - \$ 4,000 \$ (4,000	\$ 120,000 \$ \$ 125,000 \$ \$ 3% \$ 4,000 \$ \$ (4,000) \$	2024 Budget 120,000 \$ 5,000 \$ 125,000 \$ 3% - \$ 4,000 \$ (4,000) \$	2025 Budget 120,000 \$ 5,000 \$ 125,000 \$ 3% - \$ 4,000 \$ (4,000) \$	2026 Budget 120,000 : 5,000 : 125,000 : 3% 4,000 : (4,000) :	2027 Budget \$ 120,000 \$ \$ 5,000 \$ \$ 125,000 \$ \$ 3% \$ - \$ \$ 4,000 \$ \$ (4,000) \$	2028 Budget 120,000 \$ 5,000 \$ 125,000 \$ - \$ 4,000 \$ (4,000) \$	120,000 \$ 5,000 \$ 125,000 \$ 3% - \$ 4,000 \$	120,000 \$ 5,000 \$ 125,000 \$ 3% - 4,000 (4,000)	1,200,000 50,000

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

Automated M	aterials Hand	ling & RFID S	ystem Replace	ments					2021 -	2030 Project Pla	ın
			Library				Project Type:	M	aintenance &	Replacement	
Wai-Lin Chee	!				Date:	22-Jul-20	Base Program				
						machine, bins	s, antennae and self-	service checkouts	s). These system	ns automate repet	titive, labour-
To ensure ongoin	ng equipment fui	nctionality, reliabi	lity and compatibil	ity with current, sec	ure systems; to e	extend the lifes	span of critical machi	nery; to maximize	loss prevention		
ife on individual	elements, and to	identify and rect	ify weaknesses be	efore failure, thereb							
A City fo	r People	A Liva	ble City			A Conne	ected City	A Prosperou	is City	Total	
				100%						100%	ı
Has no	impact on servi	ce level									
	Moderate Impac	t	Notes: These sys	tems support contac	ctless and self-se	rvice functions	s consistent with pub	lic health and wor	rkplace safety red	commendations.	
	Moderate Impac	t					d break down. If syste	em is offline, addi	tional staffing wil	ll be required to p	rocess
	N/A			N/A	Sp	ecify Funding	Agency/Program				
Ainimal impact. I	Expect to see im	proved energy ef	ficiency with new	generations of equi	oment.						
2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL
\$ 18,000	\$ 21,000	\$ 71,000	\$ 20,000	\$ 21,000 \$	21,000 \$	21,000	\$ 71,000 \$	37,000 \$	61,000 \$	21,000 \$	365,00
\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	-	\$ - \$	- \$	- \$	- \$	-
\$ 18,000	\$ 21,000	\$ 71,000	\$ 20,000	\$ 21,000 \$	21,000 \$	21,000	\$ 71,000 \$	37,000 \$	61,000 \$	21,000 \$	365,00
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ \$ - \$	- \$	-	\$ - \$ \$ - \$	- \$ - \$	- \$ - \$	<u> </u>	
	-	ψ <u>-</u>	ψ <u>-</u>	<u> </u>	<u> </u>		- -	<u> </u>	\$		
T Bin	Mai-Lin Chee Replace end-of- Intensive tasks, of o ensure ongoi 3.2 Employ a profife on individual obust, well-mair A City for Has not the second of the s	Mai-Lin Chee Replace end-of-life automated montensive tasks, enabling staff to the following staff to the followin	Replace end-of-life automated materials handling intensive tasks, enabling staff to focus on providing to ensure ongoing equipment functionality, reliable in the state of the	Replace end-of-life automated materials handling and RFID system intensive tasks, enabling staff to focus on providing direct service for one ensure ongoing equipment functionality, reliability and compatibility. The ensure ongoing equipment functionality, reliability and compatibility and rectify weaknesses be obust, well-maintained facilities and infrastructure that support service in the ensure of the	Replace end-of-life automated materials handling and RFID system components (secur intensive tasks, enabling staff to focus on providing direct service for community members for ensure ongoing equipment functionality, reliability and compatibility with current, sec in a second provided and second provided and second provided and rectify weaknesses before failure, thereby obust, well-maintained facilities and infrastructure that support service delivery) A City for People A Livable City A Vibrant 100% A City for People A Livable City A Vibrant 100% Has no impact on service level Notes: Periodic renewal of essential current service provision and enables and infrastructure that support service provision and enables which is the service provision and enables of the service provision and enables and infrastructure that support service delivery) Notes: Periodic renewal of essential current service provision and enables and infrastructure that support service provision and enables are service level notes: These systems support contains and enables are serviced by the service provision and enables are serviced by the service	Nai-Lin Chee Replace end-of-life automated materials handling and RFID system components (security gates, sorting intensive tasks, enabling staff to focus on providing direct service for community members. To ensure ongoing equipment functionality, reliability and compatibility with current, secure systems; to easier or individual elements, and to identify and rectify weaknesses before failure, thereby optimizing capit obust, well-maintained facilities and infrastructure that support service delivery) A City for People A Livable City A Vibrant City 100% A City for People A Livable City A Vibrant City 100% Notes: Periodic renewal of essential infrastructure ensurements and enables customers to characteristic expect to see improved energy efficiency with new generations of equipment. Notes: Risk of workplace injury as machinery and equipment materials manually, with increased risk of repetitive st expect to see improved energy efficiency with new generations of equipment. 2011-2020 Budget B	Rai-Lin Chee Date: 22-Jul-20	Nai-Lin Chee Date: 22-Jul-20 Project Type: Base Program Replace end-of-life automated materials handling and RFID system components (security gates, sorting machine, bins, antennae and self-tensive tasks, enabling staff to focus on providing direct service for community members. To ensure ongoing equipment functionality, reliability and compatibility with current, secure systems; to extend the lifespan of critical machine, bins, antennae and self-tensive tasks, enabling staff to focus on providing direct service for community members. To ensure ongoing equipment functionality, reliability and compatibility with current, secure systems; to extend the lifespan of critical machine discrimination of the condition of our infrastructure (en individual elements, and to identify and rectify weaknesses before failure, thereby optimizing capital and maintenance program expeobust, well-maintained facilities and infrastructure that support service delivery) A City for People A Livable City A Vibrant City A Connected City Has no impact on service level Notes: Periodic renewal of essential infrastructure ensures safety, reliability and continuit current service provision and enables customers to checkout materials and manage their unreliable in the provision and enables customers to checkout materials and manage their materials manually, with increased risk of repetitive strain injury. Notes: These systems support contactless and self-service functions consistent with put materials manually, with increased risk of repetitive strain injury. Notes: Risk of workplace injury as machinery and equipment age and break down. If system materials manually, with increased risk of repetitive strain injury. Notes: Risk of workplace injury as machinery and equipment age and break down. If system materials manually, with increased risk of repetitive strain injury. Director Approval. Specify Funding Agency/Program Notes: 18,000 \$ 21,000 \$ 21,000 \$ 21,000 \$ 21,000 \$ 21,000 \$ 21,000 \$ 21,000 \$ 21,000 \$ 21,000 \$ 21,000 \$ 21,000	Library Nai-Lin Chee Date: 22-Jul-20 Base Program Replace end-d-life automated materials handling and RFID system components (security gates, sorting machine, bins, antennae and self-service checkout intensive tasks, enabling staff to focus on providing direct service for community members. To ensure ongoing equipment functionality, reliability and compatibility with current, secure systems; to extend the lifespan of critical machinery; to maximize to ensure ongoing equipment functionality, reliability and compatibility with current, secure systems; to extend the lifespan of critical machinery; to maximize to ensure ongoing equipment functionality, reliability and continuing the condition of our infrastructure on a regular basis fer on individual elements, and to identify and rectify weaknesses before failure, thereby optimizing capital and maintenance program expenditure. (Alignme obust, well-maintained facilities and infrastructure that support service delivery) A City for People A Livable City A Vibrant City A Vibrant City A Connected City A Prosperot 100% Notes: Periodic renewal of essential infrastructure ensures safety, reliability and continuing fitness for purp current service provision and enables customers to checkout materials and manage their accounts secured materials manually, with increased risk of repetitive strain injury. Notes: Risk of workplace injury as machinery and equipment age and break down. If system is offline, addit materials manually, with increased risk of repetitive strain injury. Notes: Risk of workplace injury as machinery and equipment age and break down. If system is offline, addit materials manually, with increased risk of repetitive strain injury. Notes: Risk of workplace injury as machinery and equipment age and break down. If system is offline, addit materials manually, with increased risk of repetitive strain injury. Political Risk of workplace injury as machinery and equipment age and break down. If system is offline, additing the provided in the provide	Ad-Lin Chee	Library Polet: Polet: Type: Maintenance & Replacement Polet: 22-ub-20 Base Program Replace eard-of-file automated materials handling and RFID systems components (security gates, sorting machine, bins, antennae and self-service checkouts). These systems automate repertensive tasks, enabling staff to focus on providing direct service for community members. To ensure ongoing equipment functionality, reliability and compatibility with current, secure systems; to extend the lifespan of critical machinery; to maximize loss prevention. 1.2 Employ a proactive approach to infrastructure maintenance and upgrades; 8.2.2 Identify and monitor the condition of our infrastructure on a regular basis in order to identify the remaining fe on individual elements, and to identify and re-city weeknesses before follow; hereby optimizing capital and maintenance program expenditure. (Alignment with City Library Strategic Plan obtost, well-trialmanied facilities and infrastructure that support service delivery) A City for People A Livable City A Vibrant City Notes: Periodic renewal of essential infrastructure ensures safety, reliability and continuing fitness for purpose. This is a critical system that current service provision and enables customers to checkout materials and manage their accounts securely and return materials automatical finance. **Notes: These systems support contactless and self-service functions consistent with public health and workplace safety recommendations. **Notes: These systems support contactless and self-service functions consistent with public health and workplace safety recommendations. **Notes: These systems support contactless and self-service functions consistent with public health and workplace safety recommendations. **Notes: These systems support contactless and self-service functions consistent with public health and workplace safety recommendations. **Notes: These systems support contactless and self-service functions consistent with public health and workplace safety recommendations

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

Automated Materials Handling & RFID System Replacements

2021 - 2030 Project Plan

Supplemental Information

System	Replacement Cycle	Last Replaced?	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
Security gates (2)	10 years	2019									\$40,000		\$40,000
Sorter bins (14)	5 years (4-5/year)	2020 (5)	\$18,000			\$18,000	\$18,000	\$18,000			\$18,000	\$18,000	\$108,000
RFID antennae (10)	5 years (2/year)	2010	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$30,000
Self-service checkouts (4)	5 years	2017		\$68,000					\$68,000				\$136,000
Sorting machine overhaul	5 year (partial) / 10 year (complete)	2018 (complete)			\$17,000					\$34,000			\$51,000
TOTA	L		\$21,000	\$71,000	\$20,000	\$21,000	\$21,000	\$21,000	\$71,000	\$37,000	\$61,000	\$21,000	\$365,000

Project Name:	A/V and Mu	ultin	nedia Systen	ns Renewal									2021 -	- 2030 Project Pla	ın
Department:					Librar	у					Project Type:	N	laintenance &	& Replacement	t
Project Manager:	Wai-Lin Ch	ee						Da	ite:	22-Jul-20	Base Program	1			
Description:	Replace end-	of-lif	e A/V and multi	media systems i	n community	meeting	rooms and pub	lic spaces.							
Purpose:	To ensure co	mmu	unity spaces are	well-equipped v	vith reliable,	up-to-dat	te equipment tha	at is compat	ible v	vith current tec	hnology standards.				
Alignment With Official Community Plan:	life on individ	ual e	elements, and to		ify weaknes	ses befo	re failure, thereb				of our infrastructur nance program exp				
Strategic Plan :	A City	/ for	People	A Liva	ble City		A Vibrant	t City		A Conne	ected City	A Prosperou	ıs City	Total	
Use percentages to allocate the project across the 5 strategic priorities							100%	o o						100%)
Service Levels: Impact on the service levels to the public as a result of the project	Has	no i	impact on servio	ce level	Notes: Peri	odic rene	ewal of heavily-us	sed equipm	ent er	nsures safety, r	eliability and contin	uing fitness for pu	rpose.		
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19		N	Moderate Impact	•							to provide digital p be used to support				
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety			No Impact		Notes: The	re is incr	eased risk of ma	jor repairs	or uns	scheduled repla	acement if equipme	nt is not replaced ir	a timely manne	er	
External Funding: If applicable, specify funding agency/program			N/A				N/A		s	pecify Funding	Agency/Program				
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with	Minimal impa	ct. E	xpect to see im	proved energy e	ficiency with	new ger	nerations of equi	ipment.			Director Approva				
	2011-2020 Budget		2021 Budget	2022 Budget	2023 Budge	t	2024 Budget	2025 Budget		2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL
Funding Requirements															
City Funding (Fund Appropriation)	\$ -	. :	\$ 14,000	\$ 11,000	\$ 2	2,000 \$	2,000 \$	8,0	00 \$	38,000	\$ 13,000	\$ 2,000 \$	14,000	\$ 20,000 \$	124,000
External Funding/Contributions	\$ -	. :	\$ -	\$ -	\$	- \$	- \$		\$	-	\$ - 9	- \$	- 9	- \$	-
Total Project Expenditures	\$ -	. ;	\$ 14,000	\$ 11,000	\$ 2	2,000 \$	2,000 \$	8,0	00 \$	38,000	\$ 13,000	\$ 2,000 \$	14,000	\$ 20,000 \$	124,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated			0%	0%	,	0%	0%		0%	0%	0%	0%	0%	0%	
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget) Revenues Expenses net of recoveries(Include staffing)		;	\$ - \$ -	\$ - \$ -	\$	- \$ - \$	- \$ - \$		9	-	\$ - 5	7	- S	-	
Total Staffing (FTE) Regular Temporary			- - -	\$ - - -	\$	- \$ - -	- \$ - -		4	-	<u> </u>	- - -	- S	- -	
Total Staffing		\dashv	-	-		-	-	-		-	-	-	-	-	

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

A/V & Multimedia Systems Renewal

Supplemental Information

System	Replacement C	Cycle Last Replaced?	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
Projection System (3 FI)	7 years	2019						\$30,000					\$30,000
Monitor System (3 FI)	10 years	2019									\$6,000		\$6,000
Monitor System (Room)	10 years	2020										\$6,000	\$6,000
Monitor System (Lab)	10 years	2020										\$6,000	\$6,000
Monitor System (Portable)	10 years	2010		\$3,000									\$3,000
Monitor System (2 FI)	10 years	2010	\$6,000										\$6,000
Creation Stations (1)	4 years	2015	\$3,000				\$3,000				\$3,000		\$9,000
Creation Stations (1)	4 years	2017	\$3,000				\$3,000				\$3,000		\$9,000
Creation Stations (2)	4 years	2018		\$6,000				\$6,000				\$6,000	\$18,000
Peripherals	varies	varies	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$20,000
Digital Microfilm Reader-Printe	er 10 years	2017							\$11,000			·	\$11,000
TOTA	۱L		\$14,000	\$11,000	\$2,000	\$2,000	\$8,000	\$38,000	\$13,000	\$2,000	\$14,000	\$20,000	\$124,000

Project Name:	Exempt Cor	npensation Ma	arket Review									20	21 - 2030 P	roject Pla	n
Department:			H	luman Reso	ırces				Pı	roject Type:	C	ther Projec	ts	-	
Project Manager:	Corinne Nic	hols					Date:		31-Jul-20 N	ew Initiative					
Description:	To complete a	compensation ma	arket review for E	xempt positions	s using a	an External Cor	npensation Co	nsultar	nt.						
Purpose:	To ensure that	the City's Exemp	t Compensation	Structure and P	olicy is r	market related	and takes into	accoun	nt any organis	sational changes.					
Alignment With Official Community Plan:		oloyees are appro accordance of the			dedicat	ed, talented, er	nergetic and inr	ovativ	e employees	to be successful t	hrough their co	ommitment an	d passion to	meet the	needs of the
Strategic Plan :	A City	for People	A Liv	able City		A Vibrant	City		A Connecte	ed City	A Prospero	ous City		Total	
Use percentages to allocate the project across the 5 strategic priorities	1	00%		0%		0%			0%		0%			100%	
Service Levels: Impact on the service levels to the public as a result of the project	Has	no impact on serv	ice level	Notes:											
COVID-19 Adaptation: How significantly this project assists residents, local businesse and/or vulnerable populations under COVID-19	s	No Impact		Notes:											
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety	1	No Impact		Notes:											
External Funding: If applicable, specify funding agency/program	ì	N/A				N/A		Specify	y Funding Ag	ency/Program					
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.										rector Approval: proved by B. Pearce on De	cember 2, 2020				
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget		2024 Budget	2025 Budget		2026 udget	2027 Budget	2028 Budget	2029 Budget	2030 Budg		TOTAL
Funding Requirements															
City Funding (Fund Appropriation)	\$ 40,00	o \$ 50,000	- \$	\$ -	\$	- \$	-	\$	- \$	- \$	- 9	-	\$	- \$	50,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$	- \$	-	\$	- \$	- \$	- \$	-	\$	- \$	-
Total Project Expenditures	\$ 40,00	0 \$ 50,000	- \$	\$ -	\$	- \$	-	\$	- \$	- \$	- 9	; -	\$	- \$	50,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		09	6 09	%	0%	0%	0%		0%	0%	0%	09	6	0%	
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget) Revenues Expenses net of recoveries(Include staffing)		\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ \$	- \$ - \$	-	\$ \$	- \$ - \$	- \$ - \$	- 9	; -	\$ \$	- -	
Total		\$ -	\$ -	\$ -	\$	- \$	-	\$	- \$	- \$	- 9	-	\$		
Staffing (FTE) Regular Temporary		-	-	-		-	-		-	-	-	-		- -	
Total Staffing		-	-	-		-	-		-	-	-	-			

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

Project Name:	Revie	ew and l	Jpda	ate of the (City's	s Human	Reso	urces l	Polici	es and S	trate	gies													0 Proje	ct Pla	n
Department:						Hu	ıman	Resou	rces							P	roject Ty	/pe:			Oth	ner Pro	ject	S			
Project Manager:	Corir	nne Nich	ols									1	Date:		31-Jul-2	20 N	ew Initia	tive									
Description:	То сог	mplete a r	eview	/update of H	lumar	n Resource	s Polic	cies and S	Strateg	jies to ada _l	ot to e	volving l	abour	and	employmo	ent le	egislation a	and b	est pra	ctices.	This in	nitiative	woul	d requ	ire addi	tional ı	esources.
Purpose:	To ass	sist in the	reviev	w and updati	ing of	Human Re	source	es Policie	s and	Strategies																	
Alignment With Official Community Plan:				ity Departme			edicate	ed, talent	ed, en	ergetic and	d inno	vative en	nploye	ees t	o be succe	essfu	ul through	their	commit	ment a	ind pas	ssion to	meet	the ne	eds of	the co	mmunity, in
Strategic Plan :		A City fo	or Pe	ople		A Liva	ble Ci	ty		A Vil	orant	City			A Conr	ecte	ed City			A Pros	perou	s City				Total	
Use percentages to allocate the project across the 5 strategic priorities		10	0%			0	%				0%					0%					0%					100%	
Service Levels: Impact on the service levels to the public as a result of the project		Has no	o impa	act on servio	ce lev	rel	Notes	S :																			
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19			N	lo Impact			Notes	S :																			
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety			Lo	ow Impact			Notes	S:																			
External Funding: If applicable, specify funding agency/program				N/A						N/A			,	Spec	ify Fundin	g Ag	gency/Prog	ıram									
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with	n/a																irector Ap			ry 3, 2021							
•		11-2020 Budget		2021 Budget		2022 Budget	ı	2023 Budget		2024 Budget		2025 Budget			2026 Budget	•	2027 Budget			028 dget		2029 Budget			2030 Judget		TOTAL
Funding Requirements																											
City Funding (Fund Appropriation)	\$	120,000	\$	50,000	\$	-	\$	-	\$	-	\$		-	\$	-	\$		-	\$	-	\$		-	\$	-	\$	50,00
External Funding/Contributions	\$	-	\$	-	\$	-	\$	-	\$	-	\$		-	\$	-	\$		-	\$	-	\$		-	\$		\$	-
Total Project Expenditures	\$	120,000	\$	50,000	\$	-	\$	-	\$	-	\$		-	\$	-	\$		-	\$	-	\$		-	\$		\$	50,00
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated				0%		0%																					
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget) Revenues Expenses net of recoveries(Include staffing)			\$ \$	- - -	\$ \$	- - -	\$ \$	- - -	\$ \$	-	\$ \$		-	\$ \$	- - -	\$ \$	1	-	\$ \$	- - -	\$ \$		- - -	\$ \$			
Staffing (FTE) Regular Temporary Total Staffing				1.0000 1.0000				- - -					-		- - -			- - -		- - -			- -		-	· ·	

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

Supporting Information for Engineering, Parks & Environment Appropriation Requests

Page	Project Name	Total Approved	19-Jul	Comments
3-8	Active Transportation Wayfinding Program	15,000	15,000	Funding to install wayfinding and behaviour modification signage in response to inquiries.
3-15	Micro Mobility (E- Bike/Scooter Docking)	50,000	50,000	Funding to support launch of e-bike share
3-17	Upper Levels Greenways	450,000	450,000	Funding to begin consultation and procure consulting services support.
3-28	New Pedestrian Crossing Facilities	1,710,000	700,000	Funding for construction of new traffic signals on East Keith Rd at Ridgeway and on East Keith Rd at Moody.
3-45	Living City Tree Planting Program	120,000	120,000	Funding to procure and plant trees throughout the city as part of our annual program to increase the urban canopy.

Document Number: 2072064 V1

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8865

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

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

AND WHEREAS the development of park land is a capital cost permitted to be paid using Development Cost Charge funds under Section 566 of the *Local Government Act*;

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

- 1. This Bylaw shall be known and cited for all purposes as "Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8865" (2021 Capital Plan Funding).
- 2. The following amount is hereby appropriated from the Development Cost Charge (Parks) Reserve Fund for the purpose of funding:
 - A. \$222,750 for the "Upper Levels Greenways" 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











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

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Kliment Kuzmanovski, Section Manager – Traffic Engineering

Subject:

NEW PEDESTRIAN CROSSING FACILITIES - JULY 2021 FUNDING

APPROPRIATION

Date:

July 7, 2021

File No: 11-5460-01-0001/2021

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

RECOMMENDATION

PURSUANT to the report of the Section Manager, Traffic Engineering, dated July 7, 2021, entitled "New Pedestrian Crossing Facilities – July 2021 Funding Appropriation":

THAT (Funding Appropriation #2139) an amount of \$700,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding New Pedestrian Crossing Facilities comprising traffic signals at East Keith Road at Ridgeway Avenue and East Keith Road at Moody Avenue;

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.

PURPOSE

The purpose of this report is to appropriate funding approved in the 2021 Capital Plan for construction of two new traffic signals on East Keith Road at Ridgeway Avenue and on East Keith Road at Moody Avenue.

DISCUSSION

Roadway safety is a primary goal of the City's traffic projects and programs. Intersections are the locations where the highest number of motor vehicle collisions and collisions

Document Number: 2068611 V2

REPORT: New Pedestrian Crossing Facilities - July 2021 Funding Appropriation

Date: July 7, 2021

involving vulnerable road users (pedestrian and cyclists) occur. Implementation of new pedestrian crossing facilities is expected to significantly reduce collisions.

The proposed funding will be used for construction of two new pedestrian activated traffic signals on East Keith Road at Ridgeway Avenue, and on East Keith Road at Moody Avenue. These locations meet the warrant threshold for this type of improvement due to the pedestrian demand generated by Ridgeway Elementary and the challenges for pedestrians to cross the busy arterial.

FINANCIAL IMPLICATIONS

The 2021 Capital Plan includes \$1,710,000 for New Pedestrian Crossing Facilities with \$920,000 previously appropriated. The current appropriation of \$700,000 will leave \$90,000 unappropriated for New Pedestrian Crossing Facilities.

The Insurance Corporation of British Columbia (ICBC) and TransLink support this approach to improving safety and may contribute funding, but the amount and probability of a contribution is unknown at this time.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This project supports a "Connected City," provides active and sustainable ways for people to move to, from and within the City safely and efficiently, and results in safe accessibility, improved walking and active transportation mode split.

The collision reductions align with the City's safety and livability goals.

This project is consistent with the City's Official Community Plan goals:

- 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;
- 2.1.3 Invest in public realm improvements and locate public art in public places, trails and greenways to enhance the character of the walking environment.

RESPECTFULLY SUBMITTED:

Kliment Kuzmanovski

Section Manager - Traffic Engineering









The Corporation of THE CITY OF NORTH VANCOUVER STRATEGIC & CORPORATE SERVICES DEPARTMENT

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Mike Friesen, Manager, Strategic Initiatives

Subject:

MICKEY MCDOUGALL FACILITY & FLICKA GYMNASTICS - NEXT

STEPS

Date:

July 7, 2021

File No: 02-0800-30-0013/1

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

RECOMMENDATION

PURSUANT to the report of the Manager, Strategic Initiatives, dated July 7, 2021, entitled "Mickey McDougall Facility & Flicka Gymnastics – Next Steps":

THAT staff be directed to proceed with detailed design and construction of Mickey McDougall facility improvements, as outlined in the report below, to facilitate the use of the facility by Flicka Gymnastics;

THAT the transfer of \$420,000 from "Harry Jerome Community Recreation Centre" (Project #45232) to Mickey McDougall (Project #45338) be approved and the funding returned to the "Harry Jerome Community Recreation Centre" project as part of the 2021 Revised Financial Plan process;

THAT should any of the above amounts remain unexpended as at December 31, 2024, the unexpended balance shall be returned to the credit of the Civic Amenity – Harry Jerome Fund;

THAT staff be directed to submit a grant application in the amount of \$2.99M to Infrastructure Canada's "Green and Inclusive Community Buildings Program" in support of a medium retrofit project for Mickey McDougall facility focused on additional accessibility and sustainability improvements;

Document Number: 2067916 V4

THAT funding for ongoing capital maintenance and repairs of the Mickey McDougall facility as outlined in the report below be referred to the 2022 Capital Plan process;

THAT Council authorize staff to negotiate a Memorandum of Understanding with Flicka Gymnastics Club setting out the terms and conditions by which the City will grant a Community Facility Lease for the Mickey McDougall building that will address the following key terms:

- Term 1: Lease Area Flicka will lease the entire facility (approximately 22,500sq.ft over two storeys);
- Term 2: Term of Lease The lease will be for a period of 10 years;
- Term 3: Renewals Two renewal options of 5 years each will be included;
- Term 4: Rent Rent will be nominal (\$10+GST for the term and any renewal terms);
- Term 5: Property Taxes Flicka would be responsible for property taxes if not exempt. Flicka is responsible to submit application for a Permissive Tax Exemption;
- Term 6: Utilities, Maintenance, and Repairs Utilities, maintenance, and repairs are generally the responsibility of Flicka, with the City maintaining responsibility for major repairs and replacement of building systems;

THAT the Mayor and Corporate Officer be authorized to sign a Memorandum of Understanding confirming the terms set out in this motion;

AND THAT staff be directed to negotiate a Facility Lease and return to Council for authorization to enter into legal agreements.

ATTACHMENTS

- "Updated Feasibility and Schematic Option Studies for the Mickey McDougall Site" dated July 5, 2021 (<u>Citydocs 2073869</u>)
- 2021 Capital Plan sheet "Mickey McDougall Feasibility Study & Building Upgrades" (Citydocs 2073583)

SUMMARY

As part of the overall Harry Jerome Community Recreation Centre replacement project, the City and Flicka Gymnastics Club (Flicka) have collaborated on the potential re-use of the Mickey McDougall facility for Flicka's program. A feasibility study was completed

in 2018 and refreshed in 2021. Through the 2021 Feasibility Study Update, a preferred option has been confirmed which focuses on Flicka relocating to Mickey McDougall as soon as possible; with tenant improvements concentrated on a foam pit to accommodate trampoline and aerial equipment and its required ceiling clearance for Flicka's program and owner improvements to address the most pressing building maintenance items.

Future, more substantial, City maintenance, repair and replacement upgrades will be considered within the context of a five-year timeframe where Flicka will explore how the existing facility is meeting their program needs and whether Flicka will pursue long-term plans for a major renovation or rebuild and an associated fundraising campaign.

Staff are also pursuing grant funding to support improvements to the Mickey McDougall Facility. Grant funding, if successful, will be utilized towards improving the sustainability and accessibility of the facility to the benefit of both owner and tenant.

BACKGROUND

Mickey McDougall Facility

The Mickey McDougall building is a City-owned facility that was constructed in 1967 for use as a school. Since 1982, North Vancouver Recreation and Culture Commission (NVRC) have operated the facility as a Community Recreation Facility. NVRC programming has focused on activities such as drop in and registered sports, summer camps, fitness classes, private school activities, toddler and me classes, martial arts, yoga, birthdays and performing arts. Spaces in the centre are also regularly rented to community organizations for a variety of uses. The building is generally in fair condition for a building of its age, although it does not meet today's building code standards. Continued use, consistent with the current recreational use, is reasonable for the next 10-20 years, assuming on-going base building maintenance as well as component replacements to the building systems.

Flicka Gymnastics Club

Flicka has operated as a non-profit on the North Shore since 1962 and has been a tenant in the existing Harry Jerome Community Recreation Centre since 2000. Flicka's program focuses on both community gymnastics and high performance training. They have ~1,700 participants per year.

The Flicka space in the existing HJCRC facility provides ~13,500 sq.ft. of program area. The Mickey McDougall facility will provide ~14,600 sq.ft of program area – 11,240 sq.ft in the gymnasium, 1,100 sq.ft in the stage, and 2,300 sq.ft in the multipurpose room – as well as change facilities, storage space, an office and staff areas.

Date: July 7, 2021

DISCUSSION

In early 2021, the City and Flicka partnered to undertake a Feasibility Study Update to review and update the options for reuse of the Mickey McDougall facility by Flicka (see Attachment 1). The feasibility update considered three options:

- Renovation: This option focused on tenant improvements to facilitate / enhance
 Flicka's use of the existing facility. The estimated cost for the renovation option is
 \$4.1 million (not including owner improvements for base building). Within this
 option, renovation components can occur on independent timelines and were
 priced separately to allow for consideration of renovations over time as funding
 allowed.
- Repurpose: This option considered renovation of the existing facility as well as a
 phased expansion to increase the program area of the gym and to improve
 connections and accessibility throughout, including a new entry and reception
 area. The estimated cost for the renovation and expansion option is \$12.2
 million.
- 3. **Replace:** This option explored the creation of a new facility on the site which would satisfy Flicka's ideal program requirements. The estimated cost for a new build is \$24.4 million.

The feasibility update process supported the determination of both Flicka's needs and capacity for a new home in Mickey McDougall. Ultimately, both staff and Flicka selected "Renovation" as the preferred option. The Renovation option minimizes downtime to Flicka's programming and allows Flicka to operate in the facility in a relatively cost-effective manner while determining how well the facility functions for their program before ultimately determining if and how to pursue more comprehensive renovations or new construction.

To facilitate Flicka's initial use of the facility, there are tenant improvements to make the space more conducive to gymnastics programming, as contemplated in the feasibility study, and owner improvements to the base building and building systems that are required. Table 1, below, indicates the anticipated investment schedule and for the City and Flicka, and the initial scope of these improvements are summarized in the **Tenant Improvements** and **Owner Maintenance**, **Repair & Replacement Scope** sections below. If the City is successful in its grant application, a portion of the grant would reduce the anticipated investment of the City (i.e. heating and cooling system replacements, roof replacement, etc.), and a portion of the grant would reduce anticipated investment of Flicka (i.e. reorientation of the primary entrance to better accommodate accessibility, washroom/locker room renovations, etc.).

Table 1: Anticipated Renovation Option Investment Schedule

	Flicka	Gymnastics Club	City of I	North Vancouver
Move In	\$	300,000	\$	746,000
1-5 years		3,800,000*	\$	2,000,000
5+ years			\$	500,000

^{*} Final investment to be determined based on need and fundraising capacity

REPORT: Mickey McDougall Facility & Flicka Gymnastics – Next Steps

Date: July 7, 2021

Tenant Improvements

Through the process of the Feasibility Study Update, many tenant improvements were explored and incorporated into the overall Renovation option, the most critical of which, identified by Flicka, is the creation of a foam pit for safe operations (height clearance) of the trampolines and aerial equipment. As such, Flicka has identified this as the key tenant improvement to advance at this point in time.

In support of the Feasibility Update process, Flicka's Board endorsed the preferred "Renovation" option on June 22, 2021 through the following motion:

Whereas Flicka Gymnastics and the City of North Vancouver have undertaken and finalized a joint feasibility study to explore options for Flicka's use of the Mickey McDougall Community Recreation Centre as a gymnastic facility;

And whereas the top priority for Flicka Gymnastics is continuity of programming, the preferred option is to advance construction of a gymnastics pit and relocate as soon as feasible;

And whereas Flicka will focus on a five-year planning horizon for determining next steps for fundraising and facility improvements or rebuild as outlined in the feasibility study;

Therefore, be it resolved that Flicka commits funding in the amount of \$400,000 towards the gymnastics pit, and moving expenses and that the Board is authorized to negotiate and enter into a lease for the use of Mickey McDougall Community Recreation Centre facility.

Flicka has committed up to \$300,000 towards the design and construction of the foam pit element. The estimated cost (Class D +/- 25%) to construct the foam pit is between \$125,000 – \$685,000 depending on the parameters of the final design. A moderate approach to the design will be implemented – it is anticipated that a raised platform and use of the existing crawl space will be detailed – to ensure the scope remains in keeping with Flicka's budget. It is anticipated that the design and construction of the foam pit will be facilitated by city staff in coordination with owner works on the facility.

Should Flicka consider future renovations that are more significant in nature, or consider an expansion of the existing facility, a deeper exploration of building code implications would need to be undertaken as part of that work. Any future tenant improvement would be overseen and coordinated by Flicka.

Owner Maintenance, Repair & Replacement Scope

As the owner of the facility, the City is responsible for maintenance of the base building components including lifecycle replacement of the building systems (heating, cooling, electrical, plumbing, etc.). The building has been well-maintained, but as it has not seen significant investment in some time, the major building elements and equipment will need replacement in the short to mid-term (1-10 years).

REPORT: Mickey McDougall Facility & Flicka Gymnastics - Next Steps

Date: July 7, 2021

The immediate maintenance required on the facility is focused on general maintenance – such as painting, replacement of damaged façade / roof / floor / stair elements and replacement of the boiler and hot water tank. The costs for these items, as well as an allocation of a 0.5 TFT staff position, have been identified as approximately \$746,000. Funding is being requested as part of this report to cover this initial scope of work.

The short-term assessment (1-5 years) for owner maintenance and repair scope contemplates work such as roof replacement, entry ramp replacement and HVAC and water piping upgrades, with an estimated cost of ~\$2.0M in 2021 dollars. This estimated cost would be included within the first five years of the 2022 capital plan process for Council's consideration. If successful with the grant application, grant funding would be utilized for many of these upgrades, significantly mitigating the anticipated City funding required.

The mid-term (5-10 years) and long-term (10+ years) funding allocations are anticipated to be less significant, in the range of \$500,000, assuming the majority of required upgrades to building systems and base building components are addressed in the shorter term. These mid-term / longer-term cost allocations assume a continued facility use which is in keeping with the current recreational use and does not contemplate building code upgrades associated with a significant renovation. The mid / longer term allocation should be considered and evaluated in more detail over the coming years.

Memorandum of Understanding:

To advance the proposed use of Mickey McDougall by Flicka, a non-binding Memorandum of Understanding (MOU) would be entered into between the City and Flicka setting out the roles and responsibilities of the parties during this lease negotiation phase, any conditions that may be required to be satisfied prior to entering into a lease and the key lease terms to be negotiated. The key lease terms being proposed include:

- Lease Area Flicka will lease the entire Mickey McDougall building as a dedicated facility (approximately 22,500 sq.ft over two storeys);
- Term of Lease The lease will be for a period of 10 years;
- Renewals Two renewal options of 5 years each will be included;
- Rent Rent will be nominal (\$10 for the term and any renewal terms);
- Property Taxes Flicka would be responsible for property taxes if not exempt.
 Flicka is responsible to submit application for a Permissive Tax Exception;
- Utilities, Maintenance, and Repairs Flicka will be responsible for ongoing operations, maintenance and utility expenses. City will be responsible for major repairs and replacement of building systems. Detailed responsibilities will be further defined within a Service Level Agreement.

With completion of a MOU, staff will negotiate a Facility Lease with Flicka and return to Council for authorization to enter into the legal agreements. Notice of provision of assistance and the disposition of the lands by the lease will be required in accordance with the Community Charter prior to entering into the lease.

REPORT: Mickey McDougall Facility & Flicka Gymnastics – Next Steps

Date: July 7, 2021

Coordination with NVRC Closure Plan

NVRC has existing programming and bookings in Mickey McDougall until end of December 2021. It is anticipated that minor works associated with owner maintenance and repair can be accommodated without impacts to NVRC programs over the coming months. We will work with NVRC to evaluate options for advancing construction of the foam pit, potentially beginning in December 2021.

Flicka's current lease in HJCRC expires December 31, 2021. Flicka, NVRC and City staff will coordinate on timing for Flicka's anticipated move to Mickey McDougall for the end of 2021 / early 2022. Flicka is responsible for the cost and coordination of moving.

The installation of the foam pit will require closure of the gym to any programming and is anticipated to will be scheduled for as early in 2022 as possible. Once completed, Flicka will be able to commence programming within Mickey McDougall.

FINANCIAL IMPLICATIONS

Funding appropriated to date towards the Mickey McDougall Feasibility Study and Improvements are as follows:

2017	\$ 71,368
2018	\$ 78,632
2021	\$296,068
Adri ordina succe	\$446,068

There is approximately \$326,700 in funding remaining. The 2021 Feasibility Study Update was a 50/50 cost share with Flicka and invoicing is currently being processed.

The immediate owner improvements, which also includes an allowance for a 0.5 TFT staff position, have an estimated total cost of \$746,000. With the remaining funds available, a total of \$420,000 is required for this year for owner improvements.

The capital funding request for Mickey McDougall contemplated the majority of upgrades to occur in 2022 (see Attachment 2). In order to advance much of the work as soon as possible, it is requested that \$420,000 be transferred from "Harry Jerome Community Recreation Centre" (Project #45232), with the funding to be returned to "Harry Jerome Community Recreation Centre" (Project #45232) from the Civic Amenity – Harry Jerome Fund as part of the Revised Financial Plan process in Fall 2021.

This interim transfer of funding will not impact the scope or timing of the Harry Jerome Community Recreation Centre project.

Flicka has committed a contribution of \$300,000 towards the design and construction of the foam pit as a tenant improvement. The City anticipates it will help facilitate the design and construction of the foam pit. The design of the foam pit will be refined and detailed in consideration of Flicka's available funding.

In order to ensure the preservation of its asset over the long-term, the City will maintain the facility and replace systems and components as they come to end-of-life. Building

REPORT: Mickey McDougall Facility & Flicka Gymnastics - Next Steps

Date: July 7, 2021

and building system improvements - totaling approximately \$3.2 million over the next 10+ years – will be scheduled in a manner that is fiscally responsible and that dovetails rationally with investments potentially to be undertaken by Flicka.

Staff are currently pursuing a Green and Inclusive Community Buildings grant through Infrastructure Canada. Should the grant be successful the City would have the opportunity to significantly improve the energy efficiency, climate resilience, and accessibility of the facility, while reducing carbon emissions through the replacement of its gas-fired equipment with electric equivalents. Staff are requesting a motion in support of submitting the grant application.

NEXT STEPS

With Council support, the following next steps would be completed in a timely manner:

- Enter into a Memorandum of Understanding with Flicka regarding the proposed use of the Mickey McDougall facility;
- Draft a Facility Lease to be approved by Council;
- Complete and submit the Green and Inclusive Community Building grant application;
- Begin and complete designs for the owner and tenant improvements;
- Commence owner improvements as soon as possible, mitigating impact to NVRC programming;
- Commence construction of tenant improvement (foam pit) as early in 2022 as possible, and potentially commence construction in December 2021.

INTER-DEPARTMENTAL IMPLICATIONS

The Strategic & Corporate Services department will coordinate the next steps with NVRC and the City solicitor.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The retention of Flicka Gymnastics Club as a part of the overall Harry Jerome Community Recreation Centre project will contribute to health and wellness opportunities within our community, providing the opportunity for recreational and high-performance gymnastics training.

RESPECTFULLY SUBMITTED:

Mike Friesen Manager, Strategic Initiatives



ARCHITECTURAL FEASIBILITY STUDY REPORT FOR

PROJECT TITLE

City of North Vancouver

Updated Feasibility and Schematic Option Studies for the Mickey McDougall Site

PREPARED FOR

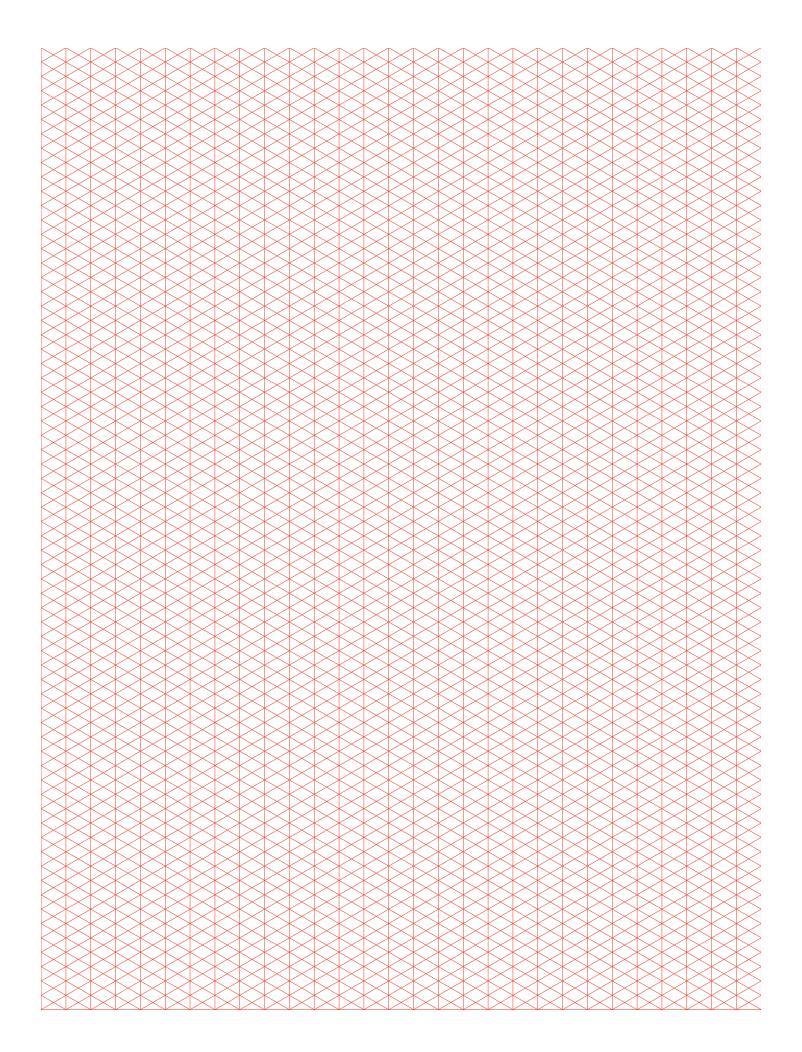
City of North Vancouver Strategic Initiatives & Services 141 West 14th Street North Vancouver BC V7M 1H9

Mike Friesen, PROJECT MANAGER

DATE + DELIVERABLES

July 5, 2021

1 PDF by email to mfriesen@cnv.org





July 5, 2021

City of North Vancouver

Attn: 'Mike Friesen, strategic initiatives manager mfriesen@cnv.org

141 West 14th Street

North Vancouver BC V7M 1H9

Dear Mike,

Re: City of North Vancouver – Updated Feasibility and Schematic Options Studies for the Mickey McDougall Site

Please find enclosed 2021 Feasibility & Schematic Option Study Report for the Mickey McDougall Site, for your review.

The consultant team would like to thank you for your direction and comments throughout the process of preparing the report. We are pleased to have had the opportunity to work with yourself and the steering committee.

Yours truly,

Ian Ross McDonald Partner architect aibc aaa nwtaa oaa leed ga®

2018 Study Context 1 **2021 Update Summary** 2 Introduction 3 Project Team **Report Organization Urban Design Strategy Program Requirements** 5 **Existing Site** 6 **Concept Options** 7 **Preferred Concept** 15 Budget **BCBC** Compliance Conclusion 18 **Appendices** 19

CONTENTS



2018 STUDY CONTEXT

In 2018, the City of North Vancouver ("the City") retained Carscadden Stokes McDonald Architects ("Carscadden"), and their consultant team to explore the potential for repurposing the Mickey McDougall site for two stakeholder groups – Flicka Gymnastics Club ("Flicka") and the North Vancouver Lawn Bowling Club ("NVLBC").

The Mickey McDougall Recreation Centre was built as an elementary school in 1967, repurposed as a community centre in 1982, and currently houses a large gymnasium, activity and change rooms, and a performing arts studio. Flicka Gymnastics currently leases spaces in the existing Harry Jerome Community Recreation Centre and will not be moving to the new facility, and the North Vancouver Lawn Bowling Club has a license to use Rodger Burnes Green Park directly south of the existing Harry Jerome Community Recreation Centre, which will be redeveloped as a part of the new Harry Jerome Neighbourhood Laws project.

As in the case of any project, the key to success lies in how to balance stakeholder need, feasibility, cost, and results – all with the ambition of providing a facility that will serve the user well into the future.

2021 UPDATE SUMMARY

In 2021 Carscadden was engaged to refresh and update this 2018 feasibility report for the Mickey McDougall site. This effort including consultation with the City of North Vancouver and Flicka Gymnastics Club to identify how they could best utilize the site for their program. As the NVLBC project has continued course, this refresh is focused on Flicka Gymnastics.

Key findings of this project were as follows:

- The project timeline for Flicka is accelerated due to the closure at the end of 2021. Flicka is motivated to run programs in the new facility as soon as possible.
- The largest consideration for their use of the gym
- space is whether the facility can accommodate their minimum dimensions and requirements for certain gymnastic equipment.
- City of North Vancouver has identified funding to undertake required building improvements

for the change in tenant. Base building upgrade requirements to be discovered through a separate Detailed Facility Assessment to be completed Spring 2021.

Please see Appendix I 2018 Mickey McDougall Site Feasibility & Options Study for additional context.

^{*}Concurrent with this feasibility study, an energy modelling specialist identified the potential to increase the facility's energy efficiency by 33.6% total energy reduction and 31% (6.1 tonnes) GHG reduction. The specialist, Red Pelican, considered HRV upgrades, LED lighting upgrades, and insulating weak points at the building's exterior in their analysis.

INTRODUCTION

Project Team

Architecture Carscadden Stokes McDonald Architects Inc

Ian McDonald, Partner architect aibc Halley Sveinson, intern architect aibc

Quantity Surveying Ross Templeton + Associates

Ross Templeton, PRINCIPAL MRCIS PQS

The consulting team was assisted by the City of North Vancouver and contributions from the stakeholder groups who gave their time, energy, and guidance in this process and in the preparation of this report. Key participants include:

City of North Vancouver Flicka Gymnastics Club

Mike Friesen, Manager, Strategic Initiatives

Heather Reinhold, Dep. Director, Strategic & CORP.

SERVICES

Kerri Postill, CO-PRESIDENT

Sue Whittred, CO-PRESIDENT

Tyson Carvell, BOARD OF DIRECTORS

Nancy Hollstedt, FLICKA

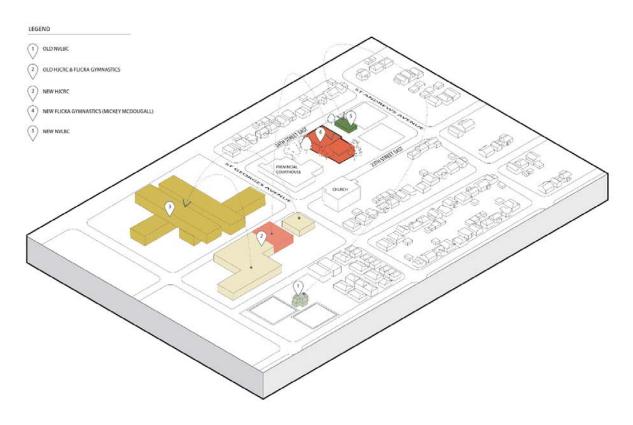
Report Organization

This report is structured to reflect the design research process employed in arriving at the report's final outcomes as well as to provide the City of North Vancouver with a suitable document to frame future discussions surrounding the Mickey McDougall Community Centre and Flicka.

To that end, the report details the review and analysis conducted through the course of research as well as the design options that were further explored. It is intended to capture, in a broad sense, issues critical to the potential project moving forward.

2021 Refresh Design

URBAN DESIGN STRATEGY



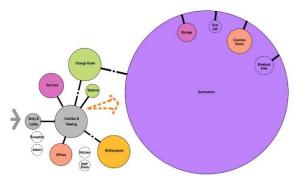
CITY OF NORTH VANCOUVER HARRY JEROME PROJECT SITE DIAGRAM (FIG 1)

The following section is the 2021 Mickey McDougall Feasibility Study Refresh. The design options identified in this section include modifications of the previous 2018 drawings as well as new design strategies and program arrangements, that reflect Flicka's current needs (See Appendices).

PROGRAM REQUIREMENTS

Functional Program

A revision to the 2018 program requirements was a key part of this refresh. The updated program is based on feedback during the February 4th and March 1st 2021 stakeholder meetings. The 2021 diagram (see fig. 2) includes the addition of the following program areas; a coach's room, first aid room, gymnasium storage, a staff room, and a reception area adjacent to the lobby.



2021 REVISED FLICKA PROGRAM DIAGRAM (FIG 2)

Flicka's functional program established a total area of roughly 4,500ft² for support spaces, plus gymnasium space that could range from 15,000ft², 20,000ft², to 25,000ft², depending on the design concept and level of intervention on the Mickey McDougall site (see Appendix B).

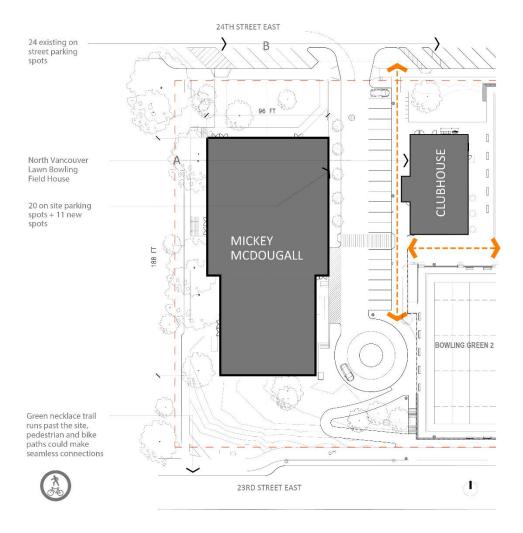
Room Data Sheets

Room data sheets were revised to support the functional program and concept option development (see Appendix C).

Room data sheets are included for the new programs: coach's room and gymnasium. These include equipment and fixtures required by Flicka for each room.

EXISTING SITE

The 2018 North Van Lawn Bowling Greens will be completed in 2021, with the new fieldhouse being developed in 2021-2022. The existing site plan has been modified to reflect those projects. They include a new shared parking lot, sidewalk access, and roundabout to be shared between both NVLBC and Mickey McDougall.



2021 MICKEY MCDOUGALL SITE PLAN (FIG 3)

Parking requirements were considered as part of the current, ongoing North Van Lawn Bowling Club project. There will be 18 standard and 2 accessible parking stalls (20 total) provided. The CNV has indicated this is sufficient to serve both the NVLBC and Mickey McDougall Site.

CONCEPT OPTIONS

A series of concept design meetings were held with Flicka, the City of North Vancouver, and Carscadden to receive feedback and identify user needs for the space. This includes a site visit with all parties at the Mickey McDougall site in March 2021. Through this process the team arrived at the Preferred Concept Option (see following section) with consensus from all stakeholders. The preferred option is defined by the concept that meets the program, schedule, and budget needs of all stakeholders.

The Concept Options are advancements of the previous 2018 options; *Repurpose*, *Renovate*, and *Replace*, that have been updated to reflect the current needs of Flicka. The options presented here were the synthesis of the feedback provided to us as a result of reviewing existing documentation, site visits, and the requirements provided to Carscadden by Flicka and the City of North Vancouver.

Concept Option 1 – Renovation

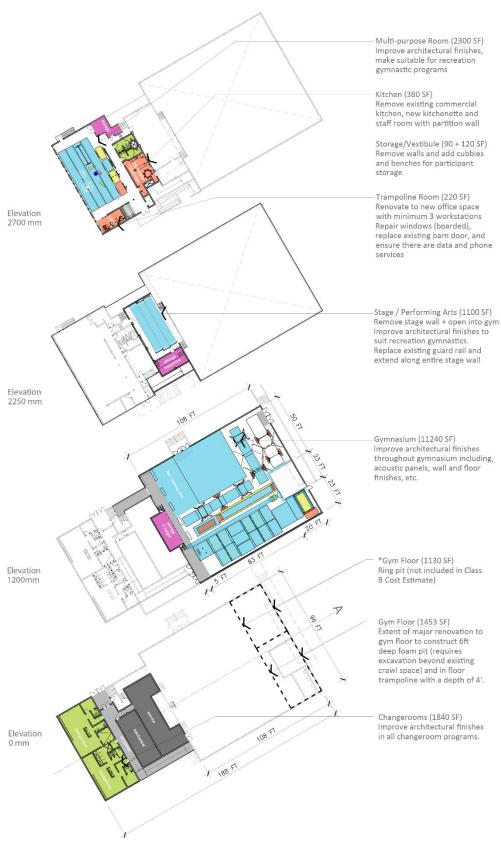
This option was requested by Flicka to determine if interim use of the building could be allowed. This option focuses on the minimum upgrades required for a change in tenant for Mickey McDougall. Carscadden, Flicka, and CNV conducted a site visit on March 19, at which time Flicka requested a minimal renovation option be considered.

The extent of renovation considers immediate needs only and is dependent on the ongoing *Detailed Building Assessment of Mickey McDougall* (to be completed May 2021).

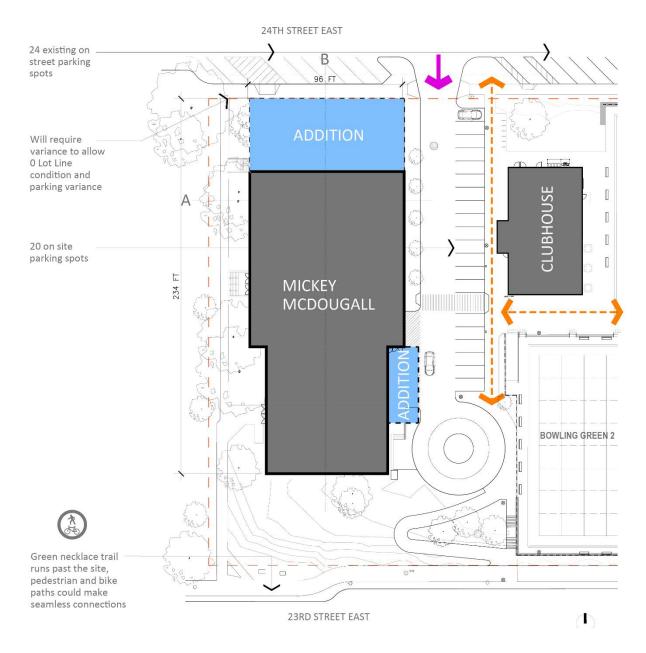
Concept 1 (see fig. 4) considers the most immediate use of the existing facility with minimal upgrades as requested for the installation and use of the gymnastic equipment. Key features of the design include:

- Flicka can accommodate both their recreational and competition gymnastic programs in the existing multi-purpose room, performance arts studio (stage), and gymnasium that have a combined total of 11,560 SF of programmable space.
- Flicka has identified their desire to have an in-ground foam pit in the gym. The pits location is influenced by the adjacent equipment areas that require the use of the pit as a landing area. The foam pit requires a minimum depth of 6 FT and width of 20 FT to ensure safe landing of gymnasts.

- A pit is also required under the ring set, with a total area of 400 SF.
- The conversion of the existing storage room in the multi-purpose room to an office space for 3 workstations.
- Demolition of the stage wall to open the stage to the gymnasium (excluded from Quantity Survey).
- Flicka requested the renovation of the existing commercial grade kitchen to a kitchenette and staff room area that can serve both the multi-purpose room and serve as a break area for staff.



Concept Option 2 – Repurpose (Revised 2018 Preferred Option)



CONCEPT 2 ADDITION SITE PLAN (FIG 5)

This option considers the renovation of the existing building and a phased addition broken into two areas.

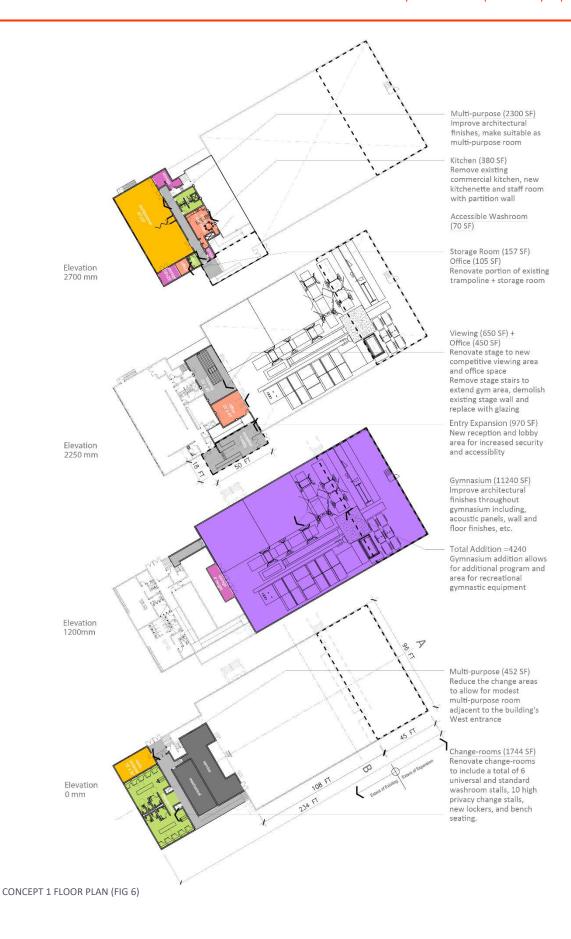
The first is 970 SF addition to the East side of the building, replacing the existing ramp entry and connecting the gym and multi-purpose rooms levels to provide a more welcoming entry and reception area. The additions allow for increased security to the building and changerooms, as well as improves the overall accessibility of the facility. This will be adjacent to the new parking lot to be constructed with the NVLBC project.

The second addition is a proposed expansion to the gymnasium on the north side. This requires the demolition of the existing exterior wall and ramps on the site. The expansion will be approximately 4240 SF and accommodate two 40'x40' gymnastic springboards and additional gymnastic equipment.

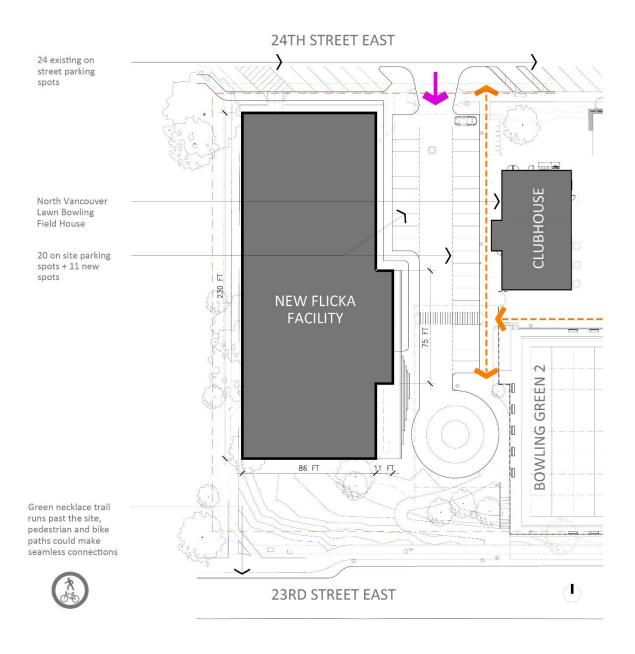
Notable building modifications shown in this design that expand beyond the scope of the proposed renovations in Option 1 are:

- The renovation to the existing changeroom space. It is shown as two separate changerooms, that each include two toilet rooms with sinks, two universal change stalls with a shower, toilet, and sink, as well as 5 change stalls, lockers, and bench seating (see fig. 6).
- The changeroom areas were reduced to allow for the addition of a modest sized

- multi-purpose room, adjacent to the West entry.
- Requires variance to allow for zero lot line of the North edge of the site.
- Project may require phasing; future development of this option should consider what can be completed while maintaining operations.



Concept Option 3 – Replace

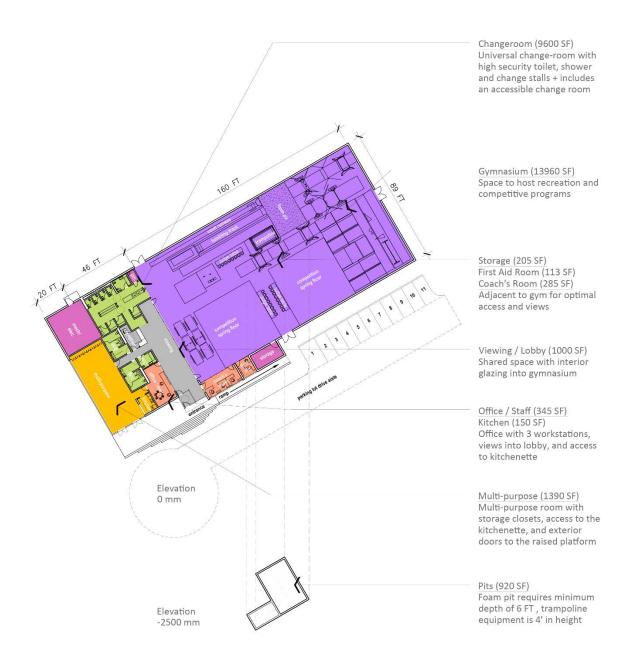


CONCEPT 3 SITE PLAN (FIG 7)

Flicka requested Carscadden consider a design for a new building on the Mickey McDougall site, that satisfies their ideal program requirements. This single-story design (see fig. 8) provides an expansive gymnasium space and more efficient multi-purpose, kitchen, and office spaces. Notable design elements include:

- The new entry is located at the East side, responding to the new drop off area and parking lot as part of the NVLB clubhouse project.
- The shared lobby and viewing area has an area of 930 SF, with interior glazing into the gymnasium for competitive viewing.
- 14,000 SF gymnasium, that includes the sub-floor foam pit and trampoline.
- The reception area acts as a security threshold between the public viewing and multi-purpose space and the changeroom.
- This new build design proposes a universal changeroom with single change stalls, toilet rooms, one shower room, and an accessible changeroom with a shower and toilet.
- Programs adjacent to the gym include equipment storage, janitor closet, first aid room, and coach's room.

- 1,500 SF Multi-purpose room with an adjacent kitchenette and storage millwork along the interior wall for storage of chairs and tables.
- The kitchenette is designed to be shared between the multi-purpose room and staff office, with adjoining doors.
- A large exterior area is provided on the East side, that can be accessed from the multi-purpose room or entry area.
- Requires variance regarding the lot line setback and parking requirements.
- Mechanical and electrical areas are designed to be accessed independently from the exterior.



CONCEPT 3 FLOOR PLAN (FIG 8)

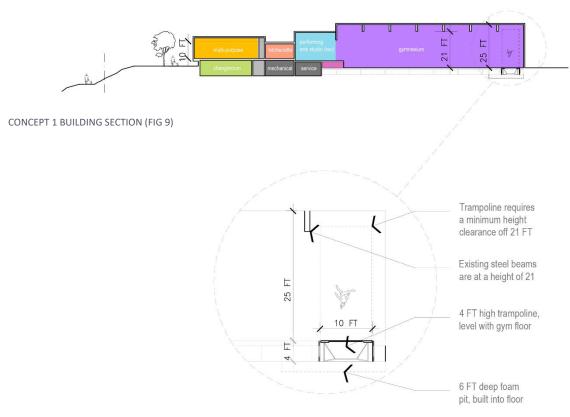
2021 PREFERRED CONCEPT OPTIONS

Through the concept option process, Flicka was able to identify a Preferred Concept based on aspects of the earlier designs and with further consideration of programming, budget, and scheduling needs.

The Preferred Interim Concept was determined based off multiple discussion with Flicka and their desire to immediately occupy the facility to be able to provide gymnastic programs as soon as possible to North Vancouver. The primary consideration for the Mickey McDougall site was Flicka's schedule and current budget.

Flicka Preferred Concept – Concept Option 1 Renovation

Through further consideration of the schedule and budget, the stakeholders chose to proceed with the 'Renovation' option for their use of the Mickey McDougall facility. This was selected as the most feasible solution for their immediate needs. The design modifies the 2018 preferred option to use only the existing building, as Flicka may consider potential additions identified in Option 2 Addition in the future. By utilizing the available spaces, including the gymnasium, stage area, multipurpose room, change rooms and support spaces, with minor renovations, Flicka feels that they will be able to meet their basic programming needs in the existing facility (see Appendix D & E).



GYMNASIUM TRAMPOLINE LAYOUT (FIG 10)

The primary driver for this refresh project was that any proposed design options reflected the requirements for Flicka's gymnastic equipment. This equipment is provided and organized through *Spieth Canada*. They are the organization responsible for designing the layout of equipment and their specific requirements. Carscadden, Flicka, and Spieth had an equipment layout workshop on April 5th, 2021.

For this exercise, the existing building was used to determine a minimum equipment layout to assess the feasibility of immediate use of the existing gymnasium space. Flicka agreed that the preferred organization of programs was to host competition type gymnastics in the gymnasium, and all other recreation programs will occur in the stage area (performing arts studio) and multipurpose room.

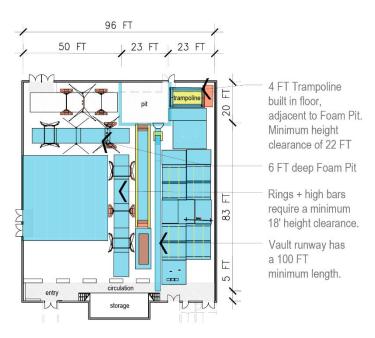
The vault runway, foam pit, and trampoline proved to have the most specific requirements that informed the rest of the gymnasium layout.

Foam Pit

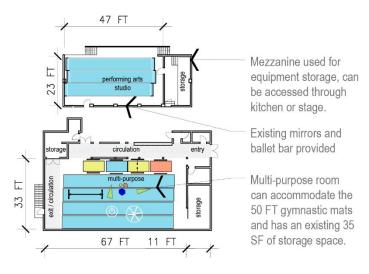
- The foam pit was requested by Flicka to be located in the ground, accessible at the gym level.
 Carscadden considered a raised floor option for the building renovation in 2018, that extended into the stage area, which Flicka confirmed was not ideal for their immediate needs.
- The foam pit must have a minimum width of 20ft (6 meters)
- The vault, tumbling track, trampoline, and one set of rings are to use the foam pit as a landing area. Equipment should be laid out accordingly.

Vault runway

• The vault runway requires a minimum of 100' (25 meters).



COMPETITION: GYMNASIUM (FIG 12)



RECREATION: PERFORMING ARTS (1100 SF) + MULTI-PURPOSE (2300 SF) (FIG 11)

Trampoline

- A minimum of 22' height clearance is required for safe use of the trampoline.
- The trampoline is 4' in height and ideally sub-set into the floor to be aligned with the gym floor.

Due to the existing gymnasium structure, it was determined the trampoline was to be designed sub-set into the floor and located parallel to the beams, running in between them (see fig. 10) to achieve the required height. This approach was approved by Flicka's trampoline gymnastics coach as suitable clearance for safety.

BUDGET

Carscadden created a cost estimate for all three concepts based on a cost/ft² for similar projects for Flicka to help inform decisions and to arrive at the Preferred Concept (see Appendix F).

A Class D cost estimate report was prepared following the completion of the Preferred Concept design (see Appendix G) Generally, the cost estimates generated by external consultant at Class D level are within range of the estimates made throughout the design process (see Appendix J). The estimate includes pricing for the areas identified in the C1 Renovation project scope, which allows for the owner to see the Net Construction cost per program area.

The total project cost for the preferred Concept Renovation is estimated at \$4.1 million for the renovation of Mickey McDougall. The Class D Cost Estimate includes the gym floor renovation for the foam pit and trampoline subfloor. The additional 400 SF for the foam pit below the ring equipment could increase the project budget by up to \$110,000 (excluding fees and contingencies).

It is worth noting that the Class D cost estimate represents an early observation of associated costs in the development of a project. The *PPP Canada Schematic Design Estimate Guide* defines a Class D cost estimate as intended for the "screening of various alternative solutions" and is expected to hold a level of precision of +/-20%-30%. That is to say, the intent is to understand the cost implications of a particular proposal in a calculated, but still general way.

Development of the Mickey McDougall site and incorporation of Flicka Gymnastics Club and the North Vancouver Lawn Bowling Club is a significant contribution to recreation in North Vancouver. The analysis and options presented in this report provide a framework for discussion and future phases of the project.

BCBC COMPLIANCE

The British Columbia Building Code (BCBC) provides an administrative structure that clarifies when upgrades are required and to what degree of compliance is required. Commonly referred to as The Triggers, the British Columbia Building Code references the National Building Code for Structural upgrade requirement and the Vancouver Building Bylaw has a similar native strategy that provides a method for addressing building upgrades wholistically. In general, projects that do not propose a change of use (converting a firehall to a museum, for instance) have upgrade requirements linked to the scope of the proposed project.

CONCLUSION

The general structure of this report is intended to record the previous 2018 Feasibility Report, and the revised 2021 Refresh. The intention is to provide design options that can address Flicka's interim, short, and long term needs so the owner can accurately assess the next steps for the Mickey McDougall Site.

While the mandate of the 2021 update was ostensibly to refresh the 2018 study, a requirement of the present work was the revisiting of design and programming assumptions made in 2018. It is notable to observe that after several months of work and reviews with both the City and Flicka, that the conclusion of this report remains consistent with the 2018 report: that given the limited budget available to Flicka, and the club's need to maintain operations with limited interruption, that the more modest renovations and upgrades are preferred.

To determine the feasibility of the Preferred Concept for all stakeholder groups – program, budget, and schedule were carefully considered to accommodate for a wide variety of existing and future conditions.

APPENDIX: 2018 MICKEY MCDOUGALL SITE FEASIBILITY & OPTIONS STUDY

CARSCADDEN STOKES MCDONALD ARCHITECTS INC



ARCHITECTURAL FEASIBILITY STUDY REPORT FOR

PROJECT TITLE

City of North Vancouver

Mickey McDougall Site Feasibility & Schematic Option Studies

PREPARED FOR

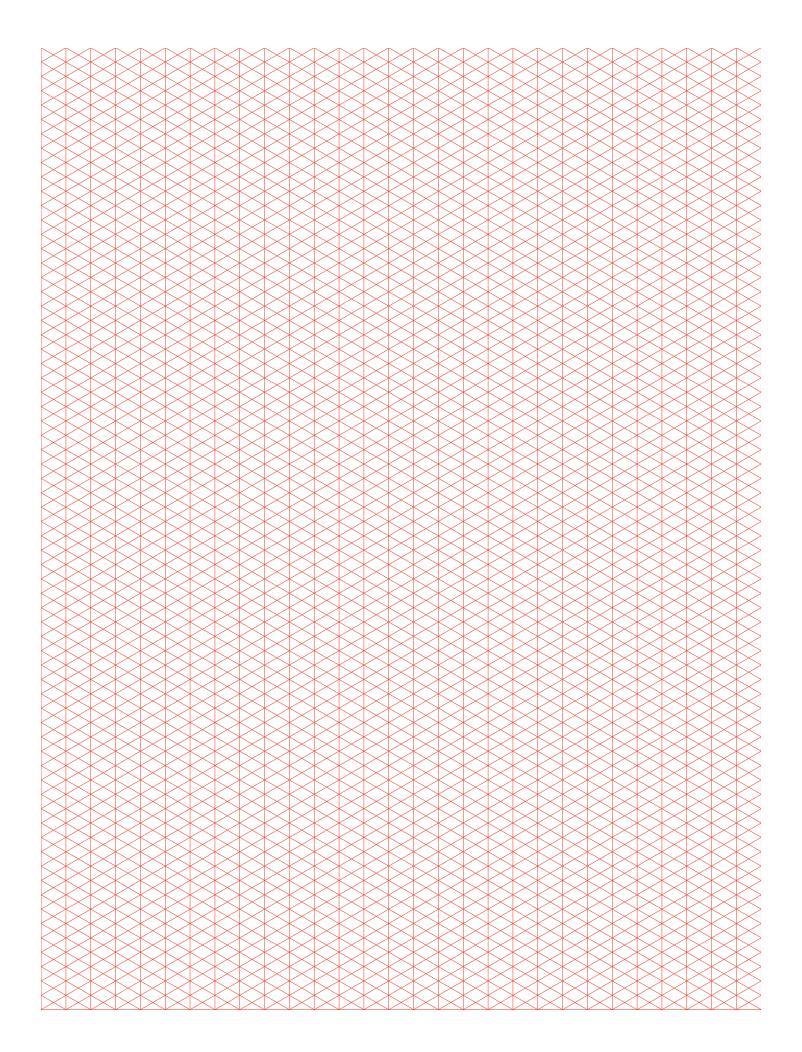
City of North Vancouver Strategic Initiatives & Services 141 West 14th Street North Vancouver BC V7M 1H9

'Gret Sutherland, PROJECT MANAGER

DATE + DELIVERABLES

July 13, 2018

1 PDF by email to gsutherland@cnv.org



Executive Sui

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As in the case of any project, the key to success lies in how to balance stakeholder need, feasibility, cost, and results – all with the ambition of providing a facility that will serve the user well into the future.

EXECUTIVE SUMMARY

In the winter of 2018, the City of North Vancouver ("the City") retained Carscadden Stokes McDonald Architects ("Carscadden"), and their consultant team to explore the potential for repurposing the Mickey McDougall site for two stakeholder groups — Flicka Gymnastics Club ("Flicka") and the North Vancouver Lawn Bowling Club ("NVLBC"). This Feasibility and Schematic Options Study has included a substantial stakeholder engagement process to assess the needs of both groups; and explored siting, programming, and schematic options for each on the Mickey McDougall site.

The City of North Vancouver is embarking in a bold new direction for community recreation in the city with the development of the new Harry Jerome Community Recreation Centre ("HJCRC"). As this significant project proceeds, the City recognizes the importance of planning for the future of the adjacent Mickey McDougall Site, in coordination with Flicka Gymnastics and the North Vancouver Lawn Bowling Club which are both currently located in the existing Harry Jerome complex.

The Mickey McDougall site is home to a gravel field and the Mickey McDougall Recreation Centre. The facility was built as an elementary school in 1967, repurposed as a community centre in 1982, and currently houses a large gymnasium, activity and change rooms, and a performing arts studio. Flicka Gymnastics currently leases spaces in the existing Harry Jerome Community Recreation Centre and will not be moving to the new facility, and the North Vancouver Lawn Bowling Club leases land in Rodger Burnes Green Park directly south of the existing Harry Jerome Community Recreation Centre, which will be redeveloped as a part of the new HJCRC project.

As many of the current uses of the Mickey McDougall facility will be accommodated by the new HJCRC, this study looked at options to either repurpose, renovate, or replace the Mickey McDougall facility as the new home for Flicka Gymnastics Club. Similarly, this study explores schematic design options for a new North Vancouver Lawn Bowling Club clubhouse and greens on the Mickey McDougall site. Through consultation with the City, the project team, and the stakeholder groups, a Preferred Concept was developed for the site and both groups.

Together with the new HJCRC, the redevelopment of the Mickey McDougall site will help create a refreshed recreation and community precinct in Upper Lonsdale and a true community hub for all of North Vancouver. This study establishes critical groundwork as a part of this exciting process.

Some key considerations were established from the start, in addition to the needs of the stakeholder groups:

- The project timeline for both Flicka and NVLBC is closely tied to the development of the new HJCRC and is carefully considered as it relates to the budget and program for these groups.
- The Mickey McDougall site is adjacent to a residential neighbourhood and development of the site must be sensitive to their needs and contribute positively to area.
- North Vancouver has set ambitious energy and sustainability targets and this project will target LEED Silver.

INTRODUCTION

Project Team

Architecture Carscadden Stokes McDonald Architects Inc

Bruce Carscadden, Partner architect AIBC Kelsy Whitten, Intern architect AIBC

Structural Read Jones Christoffersen Engineers

Damien Stoneham, ASSOCIATE P.ENG Michael Dunn, DESIGN ENGINEER

Mechanical The AME Group

Harold Stewart, PRINCIPAL Kevin Shea, ASSOCIATE P.ENG

Landscape Architecture Binnie + Associates

Matthew Harbut, LANDSCAPE ARCHITECT Catherine Eiswerth, LANDSCAPE ARCHITECT

Quantity Surveying Ross Templeton + Associates

Ross Templeton, PRINCIPAL MRCIS PQS

The consulting team was assisted by the City of North Vancouver and contributions from the stakeholder groups who gave their time, energy, and guidance in this process and in the preparation of this report. Key participants include:

City of North Vancouver

'Gret Sutherland, Architect AIBC, PROJECT MANAGER Robert Skene, MANAGER, FACILITIES AND REAL ESTATE

Flicka Gymnastics Club

Keith Ryan, EXECUTIVE DIRECTOR
Nicole Turcotte, BOARD OF DIRECTORS
Julie Privora, BOARD OF DIRECTORS
Scott Morgan, BOARD OF DIRECTORS

North Vancouver Lawn Bowling Club

Harry Caruthers, PRESIDENT
Bruce Murray, 1ST VICE PRESIDENT
Robin Woods, 2ND VICE PRESIDENT
Nannely Lawson, PAST PRESIDENT
Brian Newman, TREASURER
Bonnie Smith, SECRETARY

Report Organization

This report is structured to reflect the design research process employed in arriving at the report's final outcomes as well as to provide the City of North Vancouver with a suitable document to frame future discussions surrounding the Mickey McDougall site and stakeholder groups – Flicka and the NVLBC.

To that end, the report details the review and analysis conducted through the course of research as well as the design options that were explored. It is intended to capture, in a broad sense, issues critical to the potential project moving forward.

REVIEW + ANALYSIS



MICKEY MCDOUGALL FACILITY (FIG 1)



NVLBC (FIG 2)

A project initiation meeting with both stakeholder groups and a Mickey McDougall facilities tour was held on February 23rd, 2018. The City of North Vancouver, Carscadden Stokes McDonald Architects, and Flicka Gymnastics Club toured the existing Flicka gymnasium and the Mickey McDougall facility. Afterward, the City, Carscadden, and the North Vancouver Lawn Bowling Club met at their clubhouse and toured their existing facility.

The intention of this meeting was to introduce the project team to the stakeholder groups and to visit the existing Flicka and NVLBC facilities and the Mickey McDougall building and site. The programmatic requirements for Flicka and the NVLBC were reviewed in general terms as well as potential opportunities for both groups on the site.

Received Documents

In addition to meetings and tours of the existing facility and site, the following important documents were made available for reference by the City of North Vancouver and stakeholder groups:

- North Vancouver Recreation Commission. *Drawings*. "Mickey McDougall Rec Centre." December 2003. Received 21 Feb 2018.
- City of North Vancouver. "Mickey McDougall Existing Gross Floor Area". Received 21 February 2018.
- Altus Group Limited. "Mickey McDougall Property Condition Review" Mickey McDougall Community Recreation Centre." 6 March 2015. Received 21 February 2018.
- Hobbs, Winter & MacDonald, BC Land Surveyors. *Drawings.* "Topographic Survey Plan." 1 February 2018. Received 28 February 2018.
- Diamond Head Consulting Ltd. "Mickey McDougall Preliminary Arborist Report." 6 February 2018. Received 28 February 2018.
- Diamond Head Consulting Ltd. "Mickey McDougall Preliminary Tree Retention & Removal Plan."
 6 February 2018. Received 28 February 2018.
- City of North Vancouver. *Drawings*. "Green Necklace Multi-use Trail." 26 January 2018. Received 1 March 2018.
- CEI. "Harry Jerome Recreational Centre Precinct Assessment Analysis." 4 January 2011. Received 13 March 2018.
- Thompson, Berwick & Pratt Architects. *Drawings*. "North Vancouver Senior High School." 1964. Received 13 March 2018.
- City of North Vancouver. "Lawn Bowling Club Tours." 26 September 2017. Received 15 March 2018.

- North Vancouver Lawn Bowling Club. "Lawn Bowling Clubhouse Areas." Received 15 Machr 2018
- North Vancouver Lawn Bowling Club "Lawn Bowling Club Space Requirements.". Received 15
 March 2018.
- North Vancouver Lawn Bowling Club. *Drawings*. "Existing N.V. Lawn Bowling Club Clubhouse." Received 15 March 2018.
- Flicka Gymnastics. "Flicka Gymnastic Facility Precedents." Received 16 March 2018.
- Flicka Gymnastics. *Drawings*. "Flicka HJCRC Gym D Layout." Received 17 April 2018.
- Ehling & Brockington Architects. *Drawings*. "North Vancouver Recreation Centre Sports Complex drawings (Gym D)." 1964. Received 25 April 2018.
- North Vancouver Lawn Bowling Club. "NVLBC Program Schedule." Received 17 May 2018.
- Flicka Gymnastics. "Flicka Program Overview Options." Received 28 May 2018.



CONTEXT PLAN, CITY OF NORTH VANCOUVER RFP (FIG 3)

Site analysis included consideration of sun exposure, physical site constraints, access and site circulation, and adjacent program implications, views, and orientation.



AERIAL VIEW OF MICKEY MCDOUGALL SITE, SW CORNER (FIG 4)

On the site itself, several key factors were observed:

Site Condition

Site Analysis

The site is centrally located in the North Vancouver Regional City Centre, in close proximity to the future Harry Jerome Community Recreation Centre. A primary artillery road through the City of North Vancouver, Lonsdale Avenue, runs north-south just one block west of the Mickey McDougall site. Directly north, the Trans Canada Highway makes the site accessible from all over the Lower Mainland.

Through site visits, along with the "Preliminary Arborist Report" by Diamond Head Consulting Ltd. in 2018 (see Appendix A), and other documents provided by the City of North Vancouver, the current condition of the Mickey McDougall site was analyzed.

The total area of the site is approximately 10,500 m² and consists of the Mickey McDougall facility building, two tennis courts, and a gravel field used occasionally for informal activities, soccer practice, etc. The site has well-maintained landscaped lawns, garden beds, and trees on and off-site.

The arborist report identifies the trees on the site as primarily native species, including Douglas-fir, Western redcedar, and Western Hemlock. Adjacent the Mickey McDougall building, there are ornamental deciduous trees including a Japanese Maple, Purple Plum, and Weeping Willow. A large oak tree located at the entrance to the Mickey McDougall facility, holds high retention value on the site. Diamond Head Consulting Ltd. also provided a "Preliminary Tree Retention and Removal Plan" (see Appendix A) outlining tree retention in relation to their preliminary arborist report tree inventory. This

has been further illustrated in the Site Analysis drawing for this feasibility study (see fig.8 and Appendix B) and considered throughout the development of the design options.



LANDSCAPING AT THE NORTH END OF THE MICKEY MCDOUGALL FACILITY (FIG 5)

Topography

Unsurprising for its location on the North Shore, the site experiences a change in grade. Its location in Upper Lonsdale means that it sits with the North Shore mountains to the north and Vancouver Harbour to the south. From the SW corner of the Mickey McDougall site in particular, there are views of the city skyline to the south. These qualities bring interest and appeal to the site, but also create certain challenges for siting and access.

The change in grade is roughly 7.5m across the entire site and runs generally from the NE corner down to the SW (see Appendix A). On the site there are two existing tennis courts and a gravel field – all of which are enclosed by chain link fencing. Within the fenced areas, the site is generally flat and level.

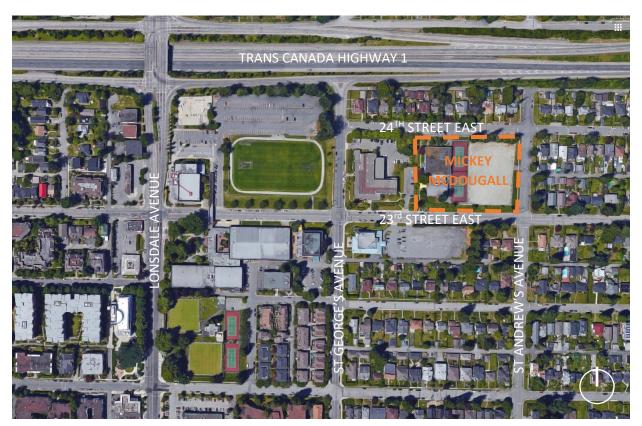
In this feasibility study, the topography of the site was carefully considered in several ways, including: how it would affect access to the site for vehicle parking or providing services, bicycles, and pedestrians. Topography was very important in locating the lawn bowling greens which are required to be very level.

Neighbourhood

The City of North Vancouver is growing, and the immediate vicinity of Central Lonsdale will see significant changes in the coming years. New residential development, related commercial development, and the community recreation centre development are planned for the area. That being said, the existing neighbourhood surrounding the Mickey McDougall site still consists of primarily residential single-family homes, zoned RS-1.

The Mickey McDougall site is located two blocks east of one of the primary vehicular arteries through the City of North Vancouver, Lonsdale Avenue. High density residential and commercial uses in this area are generally contained within the blocks immediately lining Lonsdale Avenue. Beyond these blocks, uses shift to primarily residential and park space. The Mickey McDougall site bridges between these two scales of development. Any future facility growth with increased use of the site should be sensitive to the surrounding residential neighbourhood and its scale.

The block is shared with the Provincial Courthouse. There is a church and parking lot to the south. The Mickey McDougall site is zoned P-1 for park use and there is a required 7.62m (25 foot) building setback required from the property line (see fig. 8 and Appendix B).



AERIAL VIEW, NEIGHBOURHOOD (FIG 6)

Site Access

Cities throughout the Lower Mainland and the rest of the country are actively working to improve access for all members of their communities. Forms of transportation and accessibility need to be considered from the start of any development on the Mickey McDougall site.



GREEN NECKLACE TRAIL, IMAGE CITY OF NORTH VANCOUVER (FIG 7)

The site is in a prime location for public transportation and vehicle access off of Lonsdale Avenue, and is situated along the City of North Vancouver's new 'Green Necklace Trail', currently under construction (see fig. 7 & 8). The trail will provide a cycling and pedestrian connection across the city, complete with landscaping and green features. This adjacency provides the Mickey McDougall site with the exciting opportunity to align its development with the active transportation and community improvement intentions of the new trail.

There is not currently any existing onsite parking on the Mickey McDougall site; as it is zoned P-1 for park use the city does not have a requirement for parking to be provided. However, there are 24 existing on street parking stalls at the north edge of the site as well as service vehicle access to the Mickey McDougall building.



SITE ANALYSIS PLAN (FIG 8)

In reviewing the existing Mickey McDougall facility and the current facilities being used by Flicka and the NVLBC, we can better understand the needs of all stakeholder groups moving forward.



MICKEY MCDOUGALL ENTRANCE, WEST SIDE (FIG 9)

Existing Facilities Review

The feasibility study brings together two unique stakeholder groups within the City of North Vancouver's public recreation programming and explores the potential for finding a new home for them on the Mickey McDougall site. Before establishing design options, it was necessary to understand not only the Mickey McDougall site and facility, but also the current facilities of Flicka Gymnastics Club and the NVLBC. Through this process we were able to better understand the needs and potential for both groups.

Mickey McDougall Facility

The existing Mickey McDougall Recreation Centre was built as an elementary school in 1967 and repurposed as a community centre in 1982. It currently houses a gymnasium, large activity area, kitchen, washrooms, change rooms, and a performing arts studio. At present, its primary programs include an Early Years Childcare, exercise classes, sports facility rentals, and occasionally interim use of the gymnasium by local schools undergoing renovations.

The Existing Facility Review of the Mickey McDougall Recreation Centre included analysis of the relevant building drawings and documents provided by the City of North Vancouver, and tours of the facility. A consultant meeting was held on April 12th, 2018 with RJC Structural and AME Mechanical engineering consultants, Carscadden and the City of North Vancouver. A subsequent site visit to Mickey McDougall was held with the structural consultant. The Structural and Mechanical reports for the facility are included in the Appendices to this report (see Appendix G & H) and are summarized below. The Concept Options for Flicka were broken into three categories, 1 – Repurpose, 2 – Renovate, and 3 – Replace, all with varying degrees of intervention on the existing facility. For this reason, the Structural and Mechanical reports address the building with these options in mind.

The "Property Condition Review" and Immediate Repairs & Capital Reserve Analysis prepared by Altus Group Ltd. in 2015 was a key document in determining the feasibility of repurposing the existing Mickey McDougall building for future use by Flicka (for building upgrade details, see Appendix A). Additionally, the "CEI-Building Assessment" (which is superseded by the Altus Group Report), which contains the Building Assessment completed by Structural Engineer Bogdonov Pao, and the Mechanical & Electrical Building Assessment by Cobalt Engineering, were reviewed by the consultants in addition to the Existing Mickey McDougall Building drawings and other received documents.

Although the building is over 50 years old now, the Mickey McDougall facility has been relatively well maintained and is still a well-loved facility in the community. Some key architectural features were observed through site visits and review of the received documents:

- Accessibility upgrades have been done to the building, including a ramp in the east corridor into
 the gymnasium, ramp access to the entries on the east and west sides of the building, and an
 exterior ramp to the second-floor multipurpose room.
- Fire Protection items are in need of upgrade, including the installation of a sprinkler system and replacement of the fire alarm system with an addressable system.
- The gymnasium has an attractive exposed steel beam and wood decking structure, with a wood gymnasium floor over a 4ft crawlspace.
- The multipurpose room has an attractive exposed glulam beam and wood decking structure, as well as hardwood floors. The multipurpose room has large windows bringing in a lot of natural light, and nice views of the city skyline.
- The existing change rooms are generous spaces and include male and female W/C and showers, and male and female instructor office with W/C and shower which could be converted for multiple uses.
- Interior finishes are aging and could be updated.
- Exterior finishes are showing wear, including deteriorating painted cedar siding and stucco in need of repair.
- Surrounding the building are hardscaping and landscaping features, including pathways, trees, and some garden.



EXISTING MICKEY MCDOUGALL GYM (FIG 10)



EXISTING MICKEY MCDOUGALL MULTIPURPOSE ROOM (FIG 11)

General **Structural** comments for the Mickey McDougall building are summarized below (See Appendix G for Structural Report):

- Generally, RJC agrees with the structural upgrade concepts presented by Bogdonov Pao in the "CEI Building Assessment" (see Appendix A).
- A cost-effective approach to expanding the existing gymnasium could be an expansion into the existing stage area, adding length to the gymnasium without affecting the exterior structure.
- An addition to the north end of the gymnasium would require demolition of the existing north wall and retaining wall (see fig. 12) and an expansion joint would be required to accommodate for the differential building movements. The structure of the addition could be different from the existing structure.

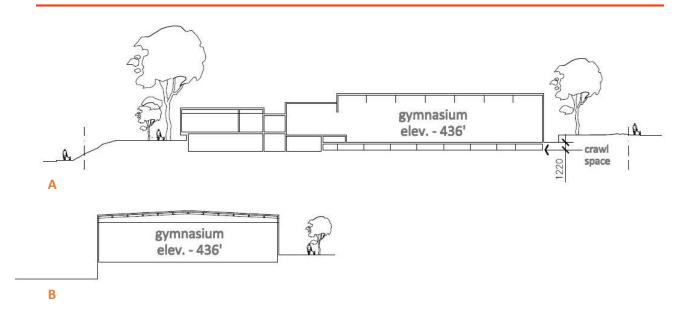


NORTH WALL & RETAINING WALL (FIG 12)

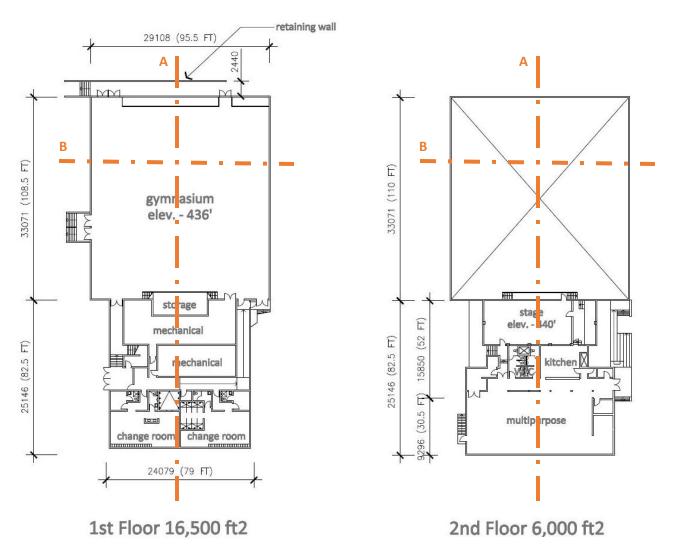
• Creating pits in the floor into the crawl space of the gymnasium is feasible, providing they don't interfere with foundations. Framing would be required around the pits (see sketch Appendix G).

General **Mechanical** comments for the Mickey McDougall building are summarized below (See Appendix H for Mechanical Report):

- The building Mechanical systems were reported to be near the end of their life span at the time of the *Building Assessment: Mechanical and Electrical Engineer Cobalt* as a part of the "Harry Jerome Recreation Centre Precinct: Assessment Analysis" by CEI in 2010 (see Appendix A) so there is the potential that replacement of these systems will be necessary in the near future.
- If a basic mechanical systems upgrade is considered, it would require that the facility be shutdown for a period of time. This could entail the replacement of the boiler systems, replacement of the Air Handler for the gymnasium, while potentially maintaining the existing ductwork distribution.
- With replacement of the mechanical systems, a rooftop Air Handler that feeds into the gymnasium could be an option, freeing up space inside the building for other use.
- If the facility was to be replaced, the project could have high potential for achieving Passive House certification because of the program and building type. Whether or not certification is sought, the design and construction of a Passive House standard envelope would be recommended.
- The facility is in proximity and could be connected to the Lonsdale Energy Corporation (LEC) district energy heating utility with a major renovation or rebuild.
- It is likely that the gymnasium may need to be cooled, unless Flicka is willing to accept a higher than maximum temperature with the addition of large overhead fans to help reduce the temperature effects. Thermal comfort is possible at higher temperatures with higher velocity airflow but should be considered further.
- Chalk dust could be addressed with a localised exhaust system located throughout the gymnasium.



EXISTING MICKEY MCDOUGALL SECTIONS (FIG 13)



EXISTING MICKEY MCDOUGALL PLANS (FIG 14)

Flicka - HJCRC Gym D

Flicka Gymnastics Club is currently running its program out of Gym D in the Harry Jerome Community Recreation Centre (see fig. 18 and Appendix B). When the community recreation centre was first constructed in 1964, the space was originally a curling rink but was eventually converted for use as a gymnasium. Flicka has leased the gymnasium space, which totals approximately 13,500ft², since 1999 and has access to the adjacent washroom facilities, upper viewing area, and multipurpose room within the HJCRC (approximately 1,000ft²).

In order to provide the pits required for programming, Flicka has installed a raised flooring system within the gym. The space also accommodates a small staff office and some cubbies for storage (see fig.15).

EXISTING FLICKA GYM, HJCRC GYM D (FIG 15)

NVLBC - Clubhouse & Greens

The NVLBC facility includes a two-storey clubhouse, two bowling greens, storage sheds and outbuildings (see fig 19 and Appendix B), located at the corner of Lonsdale Avenue and 21st Street East, where they have been since the club was founded in 1923. The site is easily accessible by transit or vehicle and parking stalls are provided for the members on site.

The current clubhouse was constructed in 1966 and renovated in 1981. The building itself is 3, 915ft² with approximately 400ft² deck space and a veranda, and storage sheds and outbuildings of approximately 450ft² for a total of nearly 5,000ft². The club membership is diverse and serves a range of age groups and abilities, however, the second floor is only accessible by stairs. The clubhouse contains a main room for events and programs such as banquets, darts and seasonal events with an adjacent kitchen and beverage area. There is also a men's and women's change room and washroom, office, and various equipment and maintenance rooms.

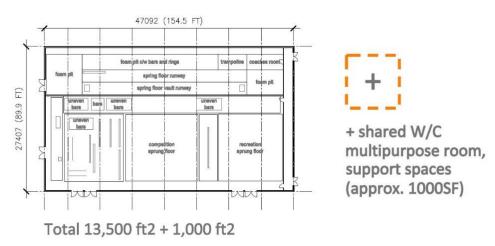
The bowling greens are both 126ft x 126ft and are staggered to allow for views of both greens from the clubhouse decks. They are natural grass which requires extensive maintenance and can not be used in the wet winter season.



EXISTING NVLBC MAIN ROOM (FIG 16)



EXISTING NVLBC CLUBHOUSE (FIG 17)



EXISTING FLICKA GYM D PLAN (FIG 18)



Total 3,915 ft2 + 1,000 ft2

EXISTING NVLBC CLUBHOUSE & GREENS PLAN (FIG 19)

Precedent Review

A review of relevant precedents for both Flicka and the NVLBC and tours of the Delta Gymnastics Society facility and the West Vancouver Lawn Bowling Club were conducted as a part of the process in establishing a desired program and informing concept options.

Flicka Gymnastics

Carscadden, along with Flicka and the City, visited the Delta Gymnastics Club on March 16th, 2018 for a tour of the facility (see Appendix K). Key take-aways from the tour include:

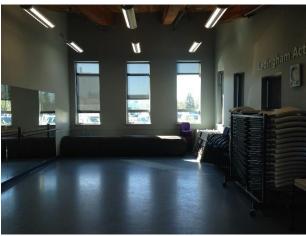
- Child size W/C facilities were a necessary addition to the facility (see fig. 21).
- Although a viewing area is an important feature, enclosing the space would help keep athletes from being distracted (see fig. 20).
- Lockers and a breakout space would be useful amenities for the programs.
- A direct connection between change rooms and W/C is provided.
- The gymnasium area is 15,500 ft² and is at full program capacity.
- During competitions, chairs for seating are arranged on the gym floor.
- The walls require protective surface to prevent damage from athletes.
- Primary acoustic treatment comes from the gym mats and equipment itself.
- The windows in the gym are south facing and create issues with glare.
- Delta Gymnastics has 11 staff workstations and an office of approximately 850 ft².
- The multipurpose room is well used for classes, birthday parties, etc. (see fig. 21).



DELTA GYMNSATIC SOCIETY GYMNASIUM & VIEWING BALCONY (FIG 20)



DELTA GYMNASTICS SOCIETY W/C FACILITIES (FIG 21)



DELTA GYMNSATIC SOCIETY MULTIPURPOSE ROOM (FIG 22)

A precedent review was done of gymnastics facilities from around the wold and some key features were identified:



Light & Air

Although glare from direct light can be an issue in gymnastics, natural light and air are integral to any building, especially one that is inhabited for such long periods of time like a gym. Clerestories and strategies for diffusing natural light can be implemented mitigate this.

GYM HALL TNW, UTRECHT, NL ARCHITECTS (FIG 23)

Welcoming & User Friendly

Although the primary user of the gym facility are the athletes, it is important to consider the facilities broader uses. Coaches, staff, parents, and the spectators should feel welcome day-to-day and during events.

Viewer seating, multipurpose room, and event spaces have the potential to further benefit the broader north shore community.



GYMNASTICS TRAINING CENTRE OF GUIMARÃES, PITAGORAS GROUP (FIG 24)

Function

The athletes' enjoyment and success are the primary focus of a gymnastics organization and subsequently the building itself. The facility can better serve the gymnasts be recognizing their needs, lockers for storage and changing facilities (including child size and family change for preschool age), a breakout room for eating/lounge, and of course ample space for programming for all ages and abilities.



GYMNASTICS TRAINING CENTRE OF GUIMARÃES, PITAGORAS GROUP (FIG 25)

NVLBC

Carscadden, along with the NVLBC and the City, visited the West Vancouver Lawn Bowling Club on March 15, 2018 for a tour of the facility (see Appendix K). Additionally, the City and the NVLBC conducted surveys of the West Vancouver, Ladner, New Westminster, and South Burnaby Lawn Bowling Clubs in September, 2017 (see Appendix A). Key take-aways from the West Vancouver tour include:

- The clubhouse has an indoor bowling facility in the basement (see fig.27).
- The main room has space to hold events, darts, carpet bowling, among other things.
- The club has two outdoor bowling greens, one is gravel and the other is natural turf.
- The clubhouse has one locker room for changing shoes and storing personal items, rather than gender specific change rooms.
- There is a kitchen and beverage room located off of the main room.



WEST VANCOUVER VIEWING AREA (FIG 26)



WEST VANCOUVER INDOOR BOWLING (FIG 27)

A precedent review was done of lawn bowling facilities from around the wold and some key features were identified:

Valued Viewing

Lawn bowling is not just for the players, but for the spectators as well. Views of the playing green from the sidelines and the clubhouse are important.

Shaded benches, an elevated deck, or shaded patio are all highly valued features of the lawn bowling facility.

Community Connection

A lawn bowling facility, especially within an urban context, provides green space and landscaping features which can benefit the larger community.

The walkways around the greens and benches on site can be accessed by the public and enjoyed by everyone.

Social Spaces

The lawn bowling club serves many purposes in addition to the bowling itself. The clubhouse is a gathering place and holds events and social activities for its members in all seasons.

The clubhouse should provide flexibility in its uses, from a space for hosting large dinners, to member meetings, barbeques, poker and game nights. It's a social club as well as a sports club for its members.



PROPOSED WARRAWEE CLUBHOUSE, SYDNEY, MCCULLUM ASHBY ARCHITECTS (FIG 28)



FLOWER CITY LAWN BOWLING FACILITY, BRAMPTON, ZAS ARCHITECTS (FIG 29)



KEAST PARK COMMUNITY PAVILION, SEAFORD, JACKSON CLEMENTS BURROWS (FIG 30)

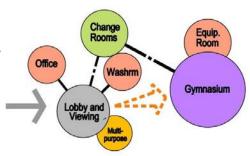
PROGRAM DEFINITION + ROOM REQUIREMENTS

Functional Program

<u>Flicka</u>

Flicka provides gymnastics programming for a variety of age groups and abilities and athletes come from all over the North Shore and the Lower Mainland. In 2016, they registered nearly 1600 athletes, roughly 1400 recreational gymnasts plus competitive athletes, and the waitlist continues to grow.

To develop a functional program for Flicka a Program Workshop was held on March 16th, 2018 and the program was refined throughout the feasibility study. It was important to establish the functional program early on in order to develop the concept options and, finally, the preferred concept.



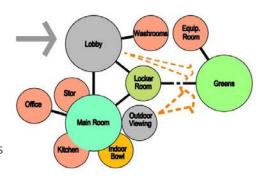
FLICKA PROGRAM DIAGRAM (FIG 31)

Flicka's functional program established a total area of roughly $2,800\text{ft}^2$ for support spaces, plus gymnasium space that could range from $15,000\text{ft}^2$, $20,000\text{ft}^2$, to $25,000\text{ft}^2$, depending on the design concept and level of intervention on the Mickey McDougall site (see Appendix C). Additionally, a multipurpose room of $500\text{ft}^2 - 800\text{ft}^2$ was considered a program enhancement. Parking requirements were also considered.

NVLBC

The NVLBC membership is open to everyone in the community and serves primarily City of North Vancouver and the District of North Vancouver residents. As of 2016, the club had around 250 members and is one of the largest bowling clubs in Canada.

To develop a functional program for the NVLBC a Program Workshop was held on March 15th, 2018 and the program was refined throughout the feasibility study. It was important to establish the functional program early on in order to develop the concept options and, finally, the preferred concept.



NVLBC PROGRAM DIAGRAM (FIG 32)

The NVLBC functional program established a total area of between 3,400 ft² and 5,000ft² with a program enhancement for indoor bowling of approximately 1,200ft² (see Appendix C). The program includes storage and facilities that are currently housed in sheds and outbuildings in the existing facility, and a generous main room with seating capacity for 150 people banquet style for events. Parking requirements were also considered.

Room Data Sheets

Room data sheets were created to support the functional program and concept option development (see Appendix D).

CONCEPT OPTIONS

The intention of the concept option process was to identify opportunities for architectural responses to the programmatic needs identified by Flicka and the NVLBC, and the City of North Vancouver, in the context of the existing Mickey McDougall site and facility. The long-term viability, budget and schedule considerations were integral to the discussion and design decisions.

A total of six Concept Option Workshops were held (three each for both stakeholder groups) in order to iterate on the Concept Options and to receive feedback from Flicka and the NVLBC. Through this process we were able to arrive at the Preferred Concept Option (see following section) with consensus from both groups and the City of North Vancouver.

The three concept options address the project at the scale of the entire Mickey McDougall site, as well as at the scale of Flicka's and the NVLBC's facility and program requirements. They show varying degrees of intervention on the site in order to zero in on an option that meets the program, schedule, and budget needs of all stakeholders.

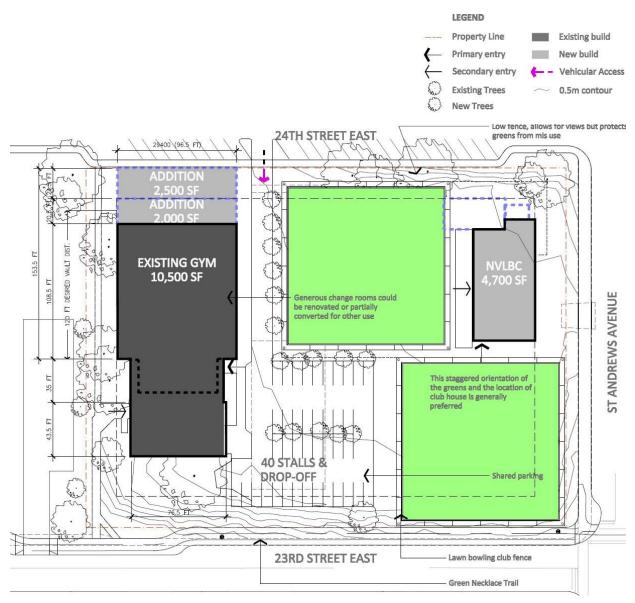
Concept Options

The Concept Options are separated into three distinct categories, *Repurpose*, *Renovate*, and *Replace*, all with varying approaches and degrees of intervention on the Mickey McDougall site. Through the Concept Option Workshop process these general themes were iterated on numerous times, and the options presented here in the report were the outcomes of this process ahead of the Preferred Concept.

Concept Option 1 - Repurpose

Concept Option 1 (see fig. 33) retains the existing Mickey McDougall building and appropriates the gym, performance space and activity room for Flicka programming (see Appendix E). At the north end of the building there is also room for a potential future addition, as the existing gym area does not fully meet Flicka's program needs. The NVLBC clubhouse is located at the NE corner of the site. The one-storey building overlooks both bowling greens, which are staggered on the site (see Appendix E). The clubhouse has the potential for an expansion to house an indoor bowling space (a program enhancement). Key features of the design to note:

- Minimal intervention to the existing Mickey McDougall facility, basic building upgrades to accommodate Flicka's program.
- The existing Mickey McDougall gymnasium, plus the stage and multipurpose areas, have a total of 13,800 ft², just over the area of Flicka's existing facility but less than their desired program.
- Staggered green layout provides views from the NVLBC clubhouse onto both greens.
- An addition at the north end of the gym could be phased and would allow Flicka to meet higher programming demands in the future.
- Parking is accessed off of 24th Street East due to the topography of the site. 40 stalls and a dropoff area are shared by Flicka and the NVLBC.



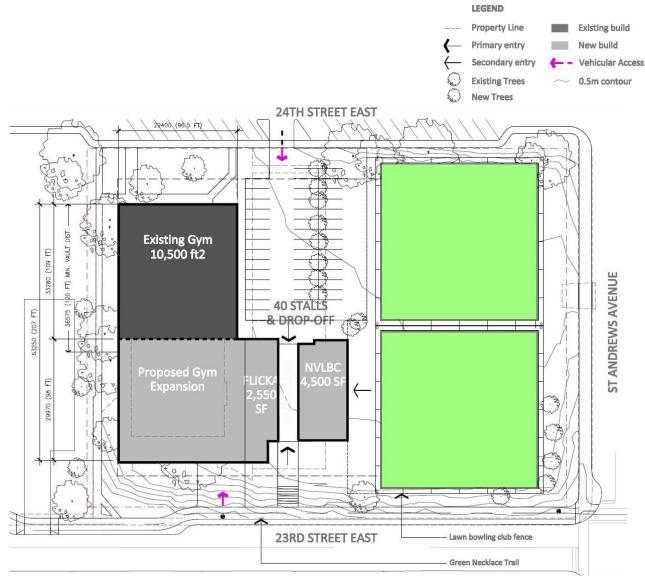
CONCEPT OPTION 1 - REPURPOSE (FIG 33)

Concept Option 2 - Renovate

This option retains the existing gymnasium at the north end of the Mickey McDougall facility, with an addition at the south end of the building (see fig.34). This provides Flicka with 20,000 ft² of gymnasium space and combines both Flicka and the NVLBC into one building, separated by a breezeway (see Appendix E). The shared facility provides opportunities for sharing event, multipurpose, and support spaces between Flicka and the NVLBC. Key features of the design to note:

- Shared facility spaces provide opportunities for cost savings and increased program spaces for both groups.
- The NVLBC clubhouse is a two-storey facility and looks out over the bowling greens.

- Parking is accessed off of 24th Street East due to the topography of the site. 40 stalls and a drop-off area are shared by Flicka and the NVLBC.
- Pedestrian access and entrance connects to the Green Necklace Trail to the south.
- Project schedule may require phasing, with the NVLBC facility built before the Flicka renovation of the Mickey McDougall building.



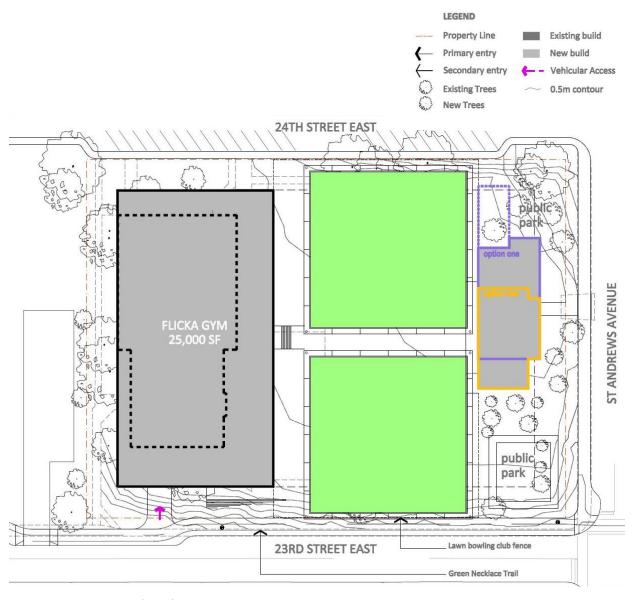
CONCEPT OPTION 2 - RENOVATE (FIG 34)

Concept Option 3 - Replace

This option removes the existing Mickey McDougall facility entirely and Flicka and the NVLBC facilities are new construction (see fig. 35). The NVLBC clubhouse is centered at the east edge of the site with public park space on either side. The Flicka facility is recessed into the existing topography, allowing the

double-height space to appear smaller, in response to the neighbourhood (see Appendix E). Key features of the design to note:

- This design responds to the scale surrounding neighbourhood by minimizing the apparent height
 of the Flicka gymnasium and the green park corners act as buffers and give back to the
 community.
- An underground parking lot is accessed from 23rd Street East and is shared between Flicka and the NVLBC, including bike parking accessed from the Green Necklace Trail.
- This option meets Flicka's maximum program with a 25,000 ft² gymnasium space.
- The site layout allows for either the one-storey or two-storey options for the NVLBC clubhouse.



CONCEPT OPTION 3 - REPLACE (FIG 35)

PREFERRED CONCEPT

Through the concept option process, the stakeholder groups were able to identify a Preferred Concept based on aspects of the earlier designs and with further consideration of programming, budget, and scheduling needs.

A total of four Preferred Concept Workshops were held with Flicka and the NVLBC including a joint workshop where both groups came together to discuss the Mickey McDougall Site Concept. This ongoing discourse translated itself into the Preferred Concept, which includes the overall Preferred Site Concept, as well as the preferred schematic options for Flicka and the NVLBC (see Appendix F).

A public information session was also held, in conjunction with the Harry Jerome Community Recreation Centre project, on May 23rd to present the Site Concept to-date for public input. Feedback and public opinion were also considered in arriving at the Preferred Concept.

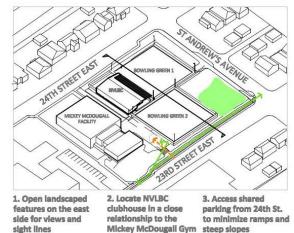
Preferred Concept

The Preferred Concept is comprised of the Preferred Site Concept, the Preferred Concept – Repurpose schematic design for Flicka, and the Preferred Concept – Two Storey schematic design for the NVLBC. Schedule was further considered in the feasibility of the Preferred Concept as well as budget, and the "Mickey McDougall Site Feasibility Study Class D Project Estimate" was prepared by the Quantity Surveyor for this design (see Budget and Appendix J).

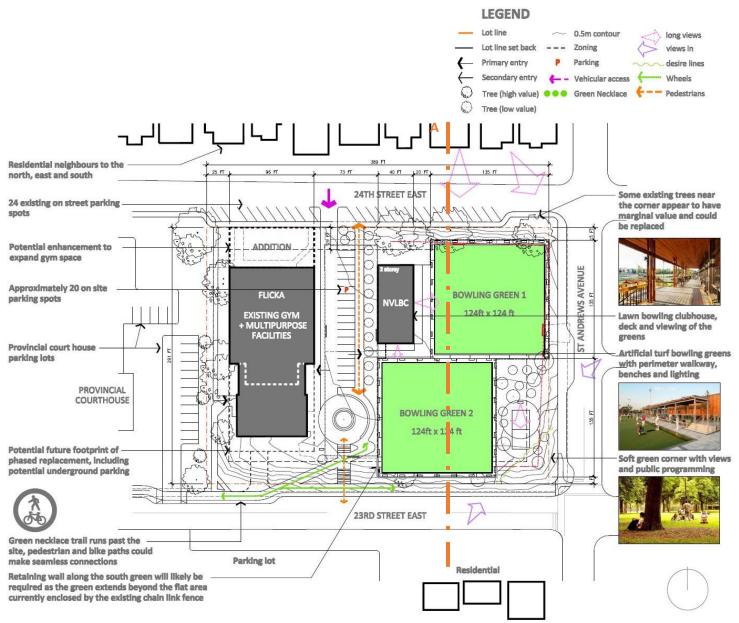
Preferred Site Concept

This site concept locates the NVLBC clubhouse in close relationship to the Mickey McDougall facility and 24th street vehicle access with shared parking. The bowling greens are on the east side of the site and are staggered to provide the clubhouse with views onto both (see Appendix I). A public green space softens the edge of the site in the SE corner and provides a public amenity for the neighbourhood. The Preferred Site Concept incorporates several preferred features that were identified through the concept option process, and addresses feasibility within the existing site condition, unique topography, neighbourhood context, and required access to the site as identified through the review and analysis. Key features of the design to note:

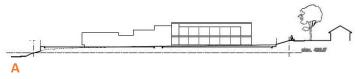
- The stakeholder groups reported that onsite parking was highly desirable to ensure the usability of the facilities; 20 parking stalls, a drop-off and roundabout serve both groups.
- A public green space is provided for the community at the SE corner of the site. There is space for activities such as pickleball and benches for enjoying views.
- Circulation through the site connects with stairs and a ramp to the Green Necklace Trail.
 Walkways around the bowling greens connect to the public green space.



PREFERRED SITE CONCEPT MASSING DIAGRAM (FIG 36)



PREFERRED SITE CONCEPT PLAN (FIG 37)



PREFERRED SITE CONCEPT SECTION (FIG 38)

Flicka Preferred Concept – Repurpose

Through further consideration of the schedule and budget, Flicka chose to proceed with the 'Repurpose' option for their use of the Mickey McDougall facility. By utilizing the available spaces, including the gymnasium, stage area, multipurpose room, change rooms and support spaces, with minor renovations, Flicka feels that they will be able to meet their basic programming needs in the existing facility (see Appendix F).

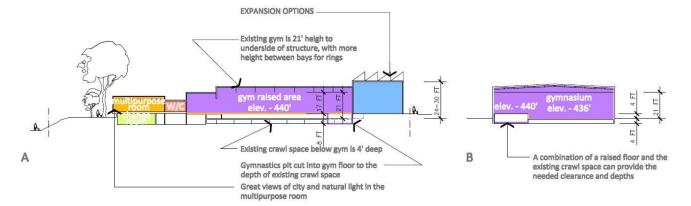
An expansion option was also explored, which would allow Flicka to construct an addition at the north end of the gymnasium, expanding it by approximately 3, 850 ft^s and allowing Flicka to grow their program to meet demand in the future. This addition could be built to accommodate pits, trampolines, rings, and other gymnastics features, and the structure could be different than that of the existing gym.

Key features of the design to note:

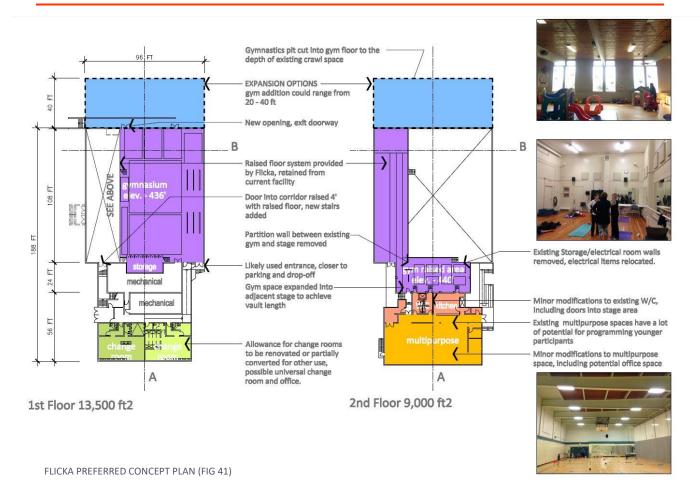
- A raised floor in the gymnasium connects to the existing stage area to provide the 120ft length required for competitive vault.
- By creating pits into the existing crawl space, in addition to the raised floor area, the pits would meet the depth required at 8ft (see fig. 40).
- With minor modifications, existing W/C on the second floor are connected to the gymnasium area, allowing supervision during programming.
- The multipurpose room provides program space for youth recreation groups. The 10ft to the underside of the structure in this space restricts programming possibilities.
- With renovation, the existing changeroom areas could serve multiple functions, which could include a universal changing area, office space, and storage.



FLICKA PREFERRED CONCEPT PHASING DIAGRAM (FIG 39)



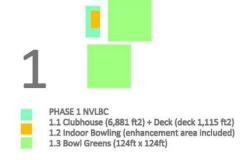
FLICKA PREFERRED CONCEPT SECTION (FIG 40)



NVLBC Preferred Concept – Two Storey

The two storey clubhouse option responds to the programming needs the NVLBC and the context of the Preferred Site Concept (see Appendix F). Located in close proximity to the shared parking and the Mickey McDougall facility, the clubhouse is easily accessed by vehicle or active transportation via the Green Necklace Trail. The smaller footprint of the two storey clubhouse design allows it to fit comfortably within the site and provides great views from the second-floor deck on to both bowling greens. The first floor has back-of-house items, like the workshop and equipment storage, which are accessible from the inside and outside. The project enhancement for indoor bowling is also included in this design (see Appendix C). Key features of the design to note:

- The main hall can extend into the covered deck area and seat 150 people for events. The main hall also includes space for storage for tables and chairs and is directly connected to the kitchen and beverage area.
- An elevator and circulation space are required for accessibility in the two storey clubhouse.



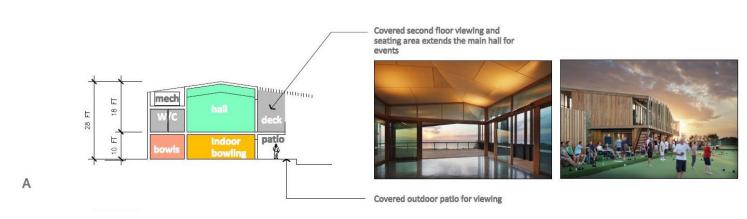
NVLBC PREFERRED CONCEPT PHASING DIAGRAM (FIG 42)

- A universal change room with lockers for shoes and other bowling equipment is provided on the first floor off of the indoor bowling space.
- The Indoor Bowling space allows the NVLBC to expand their programming in the winter and provides an alternative for members with physical limitations.
- Storage spaces that were previously accommodated in outbuildings and sheds at the existing NVLBC facility are now included in the main building and are accessible from the inside and outside.



1st Floor 3,555 ft2

NVLBC PREFERRED CONCEPT PLAN (FIG 43)



NVLBC PREFERRED CONCEPT SECTION (FIG 44)

BUDGET

Throughout the design concept process, early cost estimates based on cost/ft² for similar projects for Flicka and the NVLBC were developed to help inform decisions and to arrive at the Preferred Concept (see Appendix E & F).

A Class D cost estimate report was completed following the completion of the Preferred Concept design (see Appendix F) and includes the cost estimate provided for the cost of the lawn bowling greens (see Appendix I). Generally, the cost estimate generated by external consultant at Class D level are within range of the estimates made throughout the design process (see Appendix J).

The total project cost is estimated at \$6,538,900 for the NVLBC facility. Life safety upgrades for the Mickey McDougall building are \$400,000.

It is worth noting that the Class D cost estimate represents an early observation of associated costs in the development of a project. The *PPP Canada Schematic Design Estimate Guide* defines a Class D cost estimate as intended for the "screening of various alternative solutions" and is expected to hold a level of precision of 20%-30%. That is to say, the intent is to understand the cost implications of a particular proposal in a calculated, but still general way.

Development of the Mickey McDougall site and incorporation of Flicka Gymnastics Club and the North Vancouver Lawn Bowling Club is a significant contribution to recreation in North Vancouver. The analysis and options presented in this report provide a framework for discussion and future phases of the project.

CONCLUSION

The general structure of this report is intended to record the process of its development and to offer a series of varied but related strategies for how the City of North Vancouver might utilize the Mickey McDougall site and incorporate Flicka Gymnastics Club and the North Vancouver Lawn Bowling Club.

The Concept Options – and in particular the final Preferred Concept – are the result of extensive consultation with both groups and the City of North Vancouver in order to arrive at a shared idea for what the future of the Mickey McDougall site may be. The Preferred Concept strives to address the existing site and building conditions, topography, the neighbourhood context, and required site access.

To determine the feasibility of the Preferred Concept for all stakeholder groups – program, budget, and schedule were carefully considered to accommodate for a wide variety of existing and future conditions.

The Concept Option and Preferred Concept material produced by Carscadden Stokes McDonald Architects, as well as the Review and Analysis, Program Definition, and Budget are intended to provide the City of North Vancouver with a framework for discussion and information useful in future phases of the project.

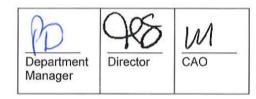
APPENDICES

- A. Received Documents
- B. Review + Analysis Panels
- C. Functional Program Panel
- D. Room Data Sheets
- E. Concept Option Panels
- F. Preferred Concept Panels
- G. Structural Report *RJC Engineers*
- H. Mechanical Report *The AME Group*
- I. Landscaping Report Binnie + Associates
- J. Budget Report Ross Templeton + Associates
- K. Meeting Records

Project Name:	Mickey McDo	ougall - Feasibil	ty Study &	Building Upgi	rades						2021 - 2	030 Proje	ct Plai	n
Department:				gic & Corporate Services				Project Type:						
Project Manager:	Dianna Foldi		_	•		Date:	14-Jul-	New Initiati	/e					
Description:		for feasibility study er. Request include:			the Mickey McDou	gall building.	Upgrades are	focused on life-s	ifety systems ir	support of te	nant impr	ovements t	to be u	ındertaken
Purpose:	To enable feasb	ility study update a	nd owner upg	rades for Mickey N	McDougall building	in support of to	enant improve	ments to be unde	rtaken by proje	ct partner				
Alignment With Official Community Plan:	This project sup	ports the Parks, Re	creation & Op	en Space and Mu	unicipal Services &	nfrastructure o	chapters of the	OCP.						
Strategic Plan :	A City for People		A Livable City		A Vibrant City		A Connected City		City A Prosperou		us City		Total	
Use percentages to allocate the project across the 5 strategic priorities	30	30% 4		0% 30%								•	100%	
Service Levels: Impact on the service levels to the public as a result of the project	Addresses a cu	urrent service level o ervice standard is ac		Notes:										
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19		No Impact		Notes:										
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety		Moderate Impact		Notes:										
External Funding: If applicable, specify funding agency/program		Other Contribution			Other Specify Funding A External Funding fo					ndertaken by I	licka Gym	nastics.		
ALIA I														
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	emissions over	G emissions associal existing facility.	ated with new	construction. Nev	v facility to be desig	ned to reduce	GHG	Director Appl (to be entered after	OVAÍ: Draft Project Plan goe	es to DT)				
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	emissions over		ated with new 2022 Budget	construction. Nev 2023 Budget	v facility to be desig 2024 Budget	ned to reduce 2025 Budget	GHG 2026 Budget			es to DT) 2029 Budg		2030 Budget		TOTAL
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	emissions over	existing facility.	2022	2023	2024	2025	2026	(to be entered after	Oraft Project Plan goo	2029				TOTAL
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	emissions over	existing facility.	2022	2023 Budget	2024	2025 Budget	2026	(to be entered after	Oraft Project Plan goo	2029			\$	TOTAL 1,358,436
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information. Funding Requirements	emissions over 2011-2020 Budget	existing facility. 2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	(to be entered after	Oraft Project Plan god 2028 Budget	2029 Budg	et		\$	
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information. Funding Requirements City Funding (Fund Appropriation)	2011-2020 Budget	2021 Budget \$ 296,194 \$	2022 Budget	2023 Budget \$ -	2024 Budget \$ 262,012 \$	2025 Budget - -	2026 Budget	2027 Budget \$ - \$ -	2028 Budget \$ -	2029 Budg \$	et - \$		\$	
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information. Funding Requirements City Funding (Fund Appropriation) External Funding/Contributions	2011-2020 Budget	2021 Budget \$ 296,194 \$ \$ - \$	2022 Budget 800,231	2023 Budget \$ - \$ -	2024 Budget \$ 262,012 \$ \$ - \$	2025 Budget - -	2026 Budget \$ - \$ -	2027 Budget \$ -	2028 Budget \$ -	2025 Budg \$ \$	- \$ - \$	Budget -	\$	1,358,436
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information. Funding Requirements City Funding (Fund Appropriation) External Funding/Contributions Total Project Expenditures Overhead Staffing (Engineering/Facilities)	2011-2020 Budget	2021 Budget \$ 296,194 \$ \$ 296,194 \$	2022 Budget 800,231 - 800,231	2023 Budget \$ - \$ - \$ - \$ 0%	2024 Budget \$ 262,012 \$ \$ - \$ \$ 262,012 \$	2025 Budget 0%	2026 Budget \$ - \$ -	2027 Budget \$ - \$ -	2028 Budget \$ -	2025 Budg \$ \$ \$	- \$ - \$ - \$	Budget -	\$	1,358,436
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information. Funding Requirements City Funding (Fund Appropriation) External Funding/Contributions Total Project Expenditures Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget)	2011-2020 Budget	2021 Budget \$ 296,194 \$ \$ 296,194 \$ \$ 0%	2022 Budget 800,231 - 800,231	2023 Budget \$ - \$ - \$ -	2024 Budget \$ 262,012 \$ \$ - \$ \$ 262,012 \$	2025 Budget	2026 Budget \$ - \$ -	Company to be entered after 2027 Budget \$ - \$ - \$ -	2028 Budget \$ - \$ -	2029 Budg \$ \$ \$	- \$ - \$	Budget -	\$	1,358,436
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information. Funding Requirements City Funding (Fund Appropriation) External Funding/Contributions Total Project Expenditures Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget) Revenues Expenses net of recoveries(Include staffing)	2011-2020 Budget	2021 Budget \$ 296,194 \$ \$ - \$ \$ 296,194 \$ 0% \$ - \$ \$ - \$ \$ - \$	2022 Budget 800,231 - 800,231 0%	2023 Budget \$ - \$ - \$ -	2024 Budget \$ 262,012 \$ \$ - \$ \$ 262,012 \$ 1% \$ - \$ \$ - \$ \$ - \$	2025 Budget	2026 Budget \$ - \$ - \$ -	to be entered after 2027 Budget \$ - \$ - \$ - \$ - \$ - \$ \$	2028 Budget \$ - \$ -	2025 Budg \$ \$ \$	- \$ - \$ - \$ - \$ - \$	Budget -	\$	1,358,436

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







The Corporation of THE CITY OF NORTH VANCOUVER PUBLIC SAFETY DEPARTMENT

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Paul Duffy, Manager, Bylaw Services

Subject:

ST. ROCH DOCK HOURLY MOORAGE FEES

Date:

July 7, 2021

File No: 09-3900-01-0001/2021

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

RECOMMENDATION

PURSUANT to the report of the Manager, Bylaw Services, dated July 7, 2021, entitled "St. Roch Dock Hourly Moorage Fees":

THAT the following bylaws be considered:

- "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2021, No. 8861" (St. Roch Dock Hourly Moorage Fees); and
- "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021, No. 8862" (St. Roch Dock Hourly Moorage Fees).

ATTACHMENTS

- 1. Wharf Regulation Bylaw, 2005, No. 7665, Track Changes (Doc #2070995)
- 2. Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2021, No. 8861 (Doc #2069188)
- 3. Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021, No. 8862 (Doc #2069195)

SUMMARY

The purpose of this report is for Council to consider implementing hourly moorage fees at the St. Roch Dock for a pilot period of up to one year.

Document Number: 2059557 V1

Date: July 7, 2021

BACKGROUND

St. Roch Dock is a floating dock that is 100 feet long and located next to the Burrard Dry Dock Pier. It can accommodate smaller vessels such as pleasure craft, harbor tours or water taxis. Free moorage is permitted to a maximum of three hours on a first come, first served basis. A moorage agreement and proof of insurance is required for moorage longer than three hours. St. Roch Dock is regulated by the "Wharf Regulation Bylaw, 2005, No. 7665".

DISCUSSION

St. Roch Dock is located within The Shipyards at the foot of Lonsdale. The area offers over 85,000 square feet of commercial and community amenity space that has been transformed into a year-round destination. The City recently won top honors from the British Columbia Economic Development Association for transforming The Shipyards from a brownfield into a vibrant waterfront destination for tourists and visitors alike. Tourism and local traffic to The Shipyards area has increased significantly since 2018 along with the demand for moorage. St. Roch Dock is one of few public docks in the region offering complementary temporary moorage, resulting in occasional damage and violation of the three hour temporary moorage limit.

As with street parking meters, metered moorage would encourage turnover of dock space and would deter boaters from using the dock for extended periods of time. Since January 2020, Bylaw Services has investigated six vessels that have overstayed on St. Roch Dock, resulting in 3 Bylaw tickets issued and one vessel being seized. Another vessel was left abandoned for 14 days before an owner could be located. Metered moorage on public docks is not uncommon; the Deep Cove wharf has been metered for a number of years.

Proposed Moorage Fees

The majority of marinas have a moorage fee schedule based on the length of the boat. This calculation is usually based on the following;

- The number of boats that can fit into a dock is proportional to the length of boats, hence the need to charge more for larger boats; and
- Water, electricity hook-ups are roughly proportional to the size of the boat.

A sample of moorage fee rates in the lower mainland have been considered when setting the following rate. Given that St. Roch Dock has no water or power connections, the proposed fee schedule during the pilot will be \$4.00 per hour to a maximum of three hours regardless of the length of the boat.

Wharf Regulation Bylaw and Bylaw Notice Enforcement Bylaw Proposed Amendment

An amendment to the "Wharf Regulation Bylaw, 2005, No. 7665" and the "Bylaw Notice Enforcement Bylaw, 2018, No. 8675" would be required to add the violation of expired meter to the both Bylaws.

REPORT: St. Roch Dock Hourly Moorage Fees

Date: July 7, 2021

FINANCIAL IMPLICATIONS

The pay station that has not been utilized since the closure of Wallace Mews will be moved to the top of the ramp leading from St. Roch Dock. It can be programed so boaters can use the Passport Inc. parking application or they can purchase and display their proof of payment on a dockside window. Additional signage will be required to indicate the change in moorage. Parking Enforcement Officers will add this new zone to their patrols in the area. While this new fee is anticipated to generate some revenue which would support St. Roch Dock's maintenance and insurance, it is expected to mitigate the interference by persons abandoning boats and materials at the dock.

INTER-DEPARTMENTAL IMPLICATIONS

The Shipyards staff and the Wharf Manager have contributed to this report and support the efficient turn-over of vessel moorage to encourage greater use of the dock.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This pilot project will enhance the option for people to move to and from the City in an efficient manner.

RESPECTFULLY SUBMITTED:

Paul Duffy

Manager, Bylaw Services



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

"Wharf Regulation Bylaw, 2005, No. 7665" (St. Roch Dock, Burrard Dry Dock and Goldsworthy Pier)

CONSOLIDATED FOR CONVENIENCE – FEBRUARY 5, 2018

Amendment Bylaw, 2005, No. 7692	Inventory of Wharves, Fines, Schedule A and
	Moorage Fees
Amendment Bylaw, 2009, No. 8034	Bylaw Notice Process
Amendment Bylaw, 2015, No. 8448	Part 3, 6, 7, 8, 9 and Schedule A, B, C and E
Amendment Bylaw, 2018, No. 8605	Schedule E

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7665

A Bylaw relating to Wharves, piers and Floating docks in the City of North Vancouver (St. Roch Dock, Burrard Dry Dock Pier and Goldsworthy Pier)

WHEREAS the City of North Vancouver has established a service to acquire and operate Wharf facilities;

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

PART 1 – TABLE OF CONTENTS

101 This Bylaw, for purposes of convenience only, is divided into the following parts:

PART	TITLE
1	Table of Contents
2	Title
3	Interpretation
4	Inventory of Wharves
5	Authorization by City Council
6	Organization
7	Regulations
8	Applications for Special Events and Moorage
9	General Prohibitions and Offences
10	Enforcement
11	Offences, Penalties and Enforcement
12	Schedules: A – Wharves in the City [Bylaw 8448, December 9, 2015] (1) General Location (2) Goldsworthy Pier showing Water Lot (3) St. Roch and Burrard Dry Dock Pier showing Water Lots B – Moorage Agreement Form C – Moorage Rules D – Deleted [Bylaw 8034, November 2, 2009] E – Moorage Fees

PART 2 - TITLE

201 This Bylaw may be cited for all purposes as the "Wharf Regulation Bylaw, 2005, No. 7665" (St. Roch Dock, Burrard Dry Dock and Goldsworthy Pier).

PART 3 – INTERPRETATION

301 APPLICATION

This bylaw applies in respect of all wharves in the City of North Vancouver listed in Schedule "A".

302 **DEFINITIONS**

In this bylaw:

- "Abandoned" means leaving a Vessel or Watercraft at a Wharf for a period in excess of 3hrs without an agreement in place signed by the Wharf Manager;
- "Authorized Personnel" includes the Wharf Manager, City of North Vancouver Bylaw Enforcement Officers, and members of the RCMP as well as security and maintenance staff approved by the Wharf Manager; [Bylaw 8448, December 9, 2015]
- "Berth" means a location at a Wharf where a Vessel or Watercraft may be Moored;
- "Business" means a commercial or industrial undertaking of any kind or nature or the providing of professional, personal or other services for the purpose of gain or profit;
- "Bylaw Enforcement Officer" means Bylaw Enforcement Officers under section 36 of the Police Act, Wharf Manager, Members of the Royal Canadian Mounted Police or other persons acting in another capacity on behalf of the City for the purpose of enforcement of this or other Bylaws of the City; [Bylaw 8034, November 2, 2009]
- "City" means the Corporation of the City of North Vancouver;
- "Commercial Service" means the sale, exposure for display or sale of any goods, materials or services or business conducted; [Bylaw 8448, December 9, 2015]
- "Council" means the Council of the City of North Vancouver;
- "Day" means a calendar day beginning at midnight on day one and ending at midnight on the next day;
- "Dangerous Goods" means Dangerous Goods as defined in the Transportation of Dangerous Goods Act;
- "Emergency Personnel" includes any person, group or organization authorized by municipal bylaws or provincial or federal statute to respond to emergency situations, including Port Metro Operations and Harbour Master's Office; [Bylaw 8448, December 9, 2015]

- "Emergency Service Vessel" means a police, fire, search and rescue, or ambulance Vessel;
- "Emergency Vehicle" means police vehicle, ambulance, fire or search and rescue vehicle;
- "Engineer" Deleted in its entirety [Bylaw 8448, December 9, 2015]
- "Explosive" has the same meaning as in the Explosives Act (Canada);
- "Float" means a Floating structure designed for the Mooring or Berthing of Vessels and includes a Floating Wharf;

"Length" means:

- a. in the case of a Vessel registered under the Canada Shipping Act, the Length as shown in the Certificate of Registry issued by Transport Canada;
- b. in the case of a Vessel licensed under the Small Vessel Regulation of the *Canada Shipping Act*, the Length from the fore part of the head of the stem to the after part of the head of the stern post; and
- c in the case of a Vessel that is not registered or licensed under (a) or (b), the horizontal distance measured between perpendiculars erected at the extreme ends of the outside of the hull;
- "Liquor" has the same meaning as in the Liquor Control and Licensing Act,
- "Live Aboard" means a Vessel or Watercraft with long-term living accommodation:
- "Loading Zone" means that area of a Wharf designated solely for loading and unloading passengers, supplies or freight and identified by a yellow painted tie- rail or yellow painted lines at the Wharf head;
- "Moor" means to secure a Vessel or Watercraft by means of lines or cables; [Bylaw 8448, December 9, 2015]
- "Moorage Agreement" means an agreement for moorage authorized by the Wharf Manager in the form attached as Schedule "B" to this bylaw;
- "Moorage Fee" means a charge levied in respect to a vessel or watercraft that is moored at a berth, or part thereof or is fastened to any other vessel or watercraft occupying a berth;
- "Owner" includes the person in control or master of a Vessel;
- "Raft" means the Mooring of one Vessel or Watercraft alongside another;
- "Seaplane" means an aircraft on floats, whether operated privately or commercially;
- "Special Event" means an organized noteworthy happening, occurrence or contest designed for a definite purpose or occasion;

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- "Vessel" means any ship or boat which is or can be propelled by a motor;
- "Watercraft" means any ship or boat or any other description of Vessel whether or not propelled by machinery;
- "Waterlot Area" means an area leased or licensed to the City in which is located a Wharf and includes those areas shown outlined and hatched in Schedule "A";
- "Wharf" means a landing pier, ramp, dock, Floating dock or Float for Vessels and Watercraft that is owned or maintained by the City and includes those listed in schedule "A"; and
- "Wharf Manager" means a person designated by City Council to manage the operation of a Wharf.

PART 4 – INVENTORY OF WHARVES

401 Schedule "A" of this bylaw, and the map attached thereto, lists and identifies the location of all the wharves, piers, Floating docks and foreshore areas in the City of North Vancouver to which this bylaw applies. [Bylaw 7692, March 21, 2005]

PART 5 - AUTHORIZATION BY CITY COUNCIL

- **501** Business concessions or similar activities are not permitted on any Wharf unless previously approved by the Wharf Manager;
- 502 Council has authorized management of wharves in the City as detailed in Part 6 of this bylaw.

PART 6 - ORGANIZATION

- 601 Wharves in the City shall be managed as follows:
 - (a) The Wharf Manager is responsible to the Director of Community Development for the operation, administration and management of the St. Roch Dock, Burrard Dry Dock and Goldsworthy Pier; [Bylaw 8448, December 9, 2015]
 - (b) Without limiting a), the Wharf Manager, within the area outlined in Schedule A, is hereby authorized to:
 - (1) Establish times during which any Wharf, area within a Wharf, or facility therein is open or closed to the public;
 - (2) Establish Moorage, storage and loading areas at a Wharf;
 - (3) Establish and waive fees for Moorage and Moorage Agreements;
 - (4) Order a Vessel or Watercraft to leave a Wharf or to move or alter its position at the Wharf; and
 - (5) Direct the position, time, place and manner in which a Vessel or Watercraft may be Moored, loaded or unloaded at a Wharf;
 - (6) Prohibit a person from Mooring a Vessel or Watercraft at a Wharf where there are unpaid Moorage fees, in respect of that Vessel or Watercraft

- or in respect of a different Vessel or Watercraft owned or operated by that person, until such time as all such unpaid fees are paid in full to the City:
- (7) Remove or cause to be removed from any Wharf, any obstruction or thing placed therein or thereon contrary to the provisions of this bylaw; and is hereby authorized to do every lawful act required to have any such obstruction removed in the shortest possible time, and to hold any article or thing causing such obstruction until the expense of the removal thereof has been paid, or alternatively disposed of by public auction;
- (8) Post signs to prohibit, direct or control vehicular traffic, parking and Moorage within the area outlined in Schedule A;
- (9) Permit, regulate or prohibit access to power and water on any Wharf;
- (10) Reduce the maximum vessel Length from Section 703 permitted on any Wharf under this bylaw;
- (11) Prohibit use of any Wharf, when, in the Wharf Manager's opinion, such use would cause damage to or result in unreasonable or unacceptable wear and tear on any such facility;
- (12) Permit, reject or impose conditions on programmed events and activities on City Wharves;
- (13) To program activities in any of the area outlined in Schedule A.
- (14) Revoke a Moorage Agreement;
- (15) Have a Vessel, Watercraft or goods removed from a Wharf with the costs of such removal to be payable by the Owner in accordance with Part 10 sub-section 1003 where the Vessel, Watercraft or goods have not been removed from a Wharf immediately after the removal thereof is ordered by the Wharf Manager.

PART 7 - REGULATIONS

701 COMMERCIAL SERVICES

- (a) No person shall sell, expose or display for sale any goods or materials, including refreshments, or conduct any Business on a Wharf except as authorized by the Wharf Manager. This subsection does not prohibit the use of a Wharf to transport commodities or goods to or from a Vessel or Watercraft Moored at a Wharf;
- (b) No Vessel or Watercraft which is being used for Business or commercial services shall Moor at a Wharf unless with the written permission of the Wharf Manager. Business or commercial services do not include the delivery of commodities or goods by Owners or operators of retail Business and the pickup, exchange or return of commodities or goods.

702 RESPONSIBILITY

For the purpose of this bylaw, the Owner of a Vessel or Watercraft is deemed to be responsible for the Vessel or Watercraft and the actions of its crew, NB Transport Canada Vessel Registration Office. [Bylaw 8448, December 9, 2015]

703 MAXIMUM VESSEL LENGTH

No person shall Moor a Vessel or Watercraft, unless approved by the Wharf Manager, in excess of: [Bylaw 8448, December 9, 2015]

- (a) 11m in Length at Goldsworthy Pier's Floating dock;
- (b) 25m in Length at St. Roch Dock;
- (c) 134m in Length at Burrard Dry Dock Pier. [Bylaw 8448, December 9, 2015]

704 HOURS OF USE

Unless otherwise posted or approved by the Wharf Manager, Wharves, piers and Floating docks in the City of North Vancouver are closed from 11:00 pm to 6:00 am. No person shall enter a Wharf, pier or Floating dock when closed. The provisions of sub-section 704 do not apply to Authorized Personnel in the performance of their duties. [Bylaw 8448, December 9, 2015]

705 RIGHT OF ENTRY

Pursuant to Section 16 of the *Community Charter*, any Authorized Personnel may enter, at all reasonable times, upon any property including a Wharf or the adjacent property, including by vehicle, in order to ascertain whether the provisions of this bylaw are being observed.

706 <u>EMERGENCY RESPONSE</u>

The Wharf Manager will coordinate emergency response procedures with Port Metro Vancouver Operations and the Harbour Master's Office. [Bylaw 8448, December 9, 2015]

PART 8 – APPLICATIONS FOR SPECIAL EVENTS AND MOORAGE

801 SPECIAL EVENTS

The Wharf Manager may approve, reject or impose conditions on applications to hold a Special Event on a Wharf.

802 MOORAGE

- (a) All Mooring of Vessels and Watercraft on any Wharf under this bylaw is prohibited unless authorized by the Wharf Manager.
- (b) A Moorage Agreement (Schedule "B" attached) is required for Moorage at the Burrard Dry Dock Pier at all times and at the St. Roch Dock and Goldsworthy Pier for moorage in excess of 3 hours. [Bylaw 8448, December 9, 2015]

803 MOORAGE RULES

Moorage Rules, outlined in Schedule "C" of this bylaw, apply to all Wharves in the City of North Vancouver.

804 PUBLIC MOORAGE FEES APPLICABLE TO WHARVES

Every Owner or operator of a Vessel or Watercraft Moored at a Wharf shall:

- (a) Pay Moorage fees as required under Schedule "E" to this bylaw immediately upon Mooring the Vessel or Watercraft to a Wharf:
- (b) Not exceed 3 hour Moorage without a Moorage Agreement (St. Roch Dock and Goldsworthy Pier); [Bylaw 8448, December 9, 2015]
- (a) Pay Moorage Agreement fees as specified by the Wharf Manager.

 1) ST ROCH DOCK
 - (a) Every owner or operator of a vessel or watercraft moored at the wharf shall pay in advance the Moorage Fee required under Schedule "E" to this Bylaw immediately upon mooring the vessel or watercraft to a wharf and prominently display a valid ticket or licence to moor the vessel or watercraft at the window of a wheelhouse of a powerboat or sailboat;
 - (b) Shall not exceed three (3) hour moorage without a Moorage Agreement
- (2) GOLDWORTHY PIER, BURRARD DRY DOCK PIER, ST ROCH DOCK
 - (a) Every owner or operator of a vessel or watercraft moored at the wharf exceeding three (3) hours shall pay in advance the **Moorage Agreement Fee** required under Schedule "E" to this Bylaw immediately upon mooring the vessel or watercraft to a wharf;
 - (b) Must complete the Moorage Agreement in Schedule "B"

PART 9 - GENERAL PROHIBITIONS AND OFFENCES

Bylaw 8034, November 2, 2009]

901 DANGEROUS GOODS

- (a) No person shall Moor a Vessel or Watercraft carrying Dangerous Goods or Explosives at a Wharf;
- (b) No person shall store, treat, generate, transport, process, handle, produce or dispose of any Dangerous Goods, Explosives or hazardous or contaminated materials or substances at a Wharf.

902 SEAPLANES

The loading and unloading of passengers onto wharves from Seaplanes is prohibited.

The Corporation of the City of North Vancouver
Bylaw No. 7665 – CONSOLIDATED

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903 ABANDONMENT

No person shall abandon a Vessel or Watercraft at a Wharf and would be subject to the Navigation Protection Program of Transport Canada". [Bylaw 8448, December 9, 2015]

904 ANCHORING

No person shall anchor a Vessel or Watercraft in the Waterlot Area surrounding St. Roch Dock or Burrard Dry Dock Pier or Goldsworthy Pier without the written permission of the Wharf Manager.

905 OBSTRUCTION

No unauthorized person shall:

(a) use the surface of a Wharf for any maintenance or repair work;

- (b) refuel or maintain motorized equipment or use paints, solvents or other materials toxic to fish or humans on a Wharf;
- do any other thing in such a manner as to impede the use of a Wharf for short-term Moorage and access;
- (d) use any Vessel or Watercraft Moored at a Wharf for live-aboard activity;
- (e) flush Vessel heads at a Wharf;
- encroach on the foreshore by the grounding of Vessels or equipment or create other disturbance of the foreshore or seabed;
- (g) Moor a Vessel or Watercraft at a Wharf in such a manner as to unduly obstruct the movement of other Vessels or Watercraft;
- (h) tie lines fastening a Vessel or Watercraft to a Wharf across the Wharf or to anything other than the fastenings provided for the purpose of Moorage; or
- (i) not storing, or permit to store, items on the wharf. [Bylaw 8448, December 9, 2015]

906 CONSTRUCTION

No person shall build upon or place any structure on a Wharf except as authorized by the Wharf Manager.

907 PUBLIC CONDUCT

- (a) No person shall obstruct or interfere with any person, Vessel or Watercraft lawfully using a Wharf;
- (b) No person shall behave in a disorderly, dangerous or offensive manner on a Wharf;
- (c) No person shall bring a live animal onto a Wharf unless the animal:
 - i. is on a leash or properly caged;
- (d) No person shall engage in any fishing or crabbing at or from any Wharf or Waterlot Area as per Fisheries and Oceans Canada regulations;
- (e) No person shall feed any birds on or from any Wharf or Waterlot Area;
- (f) No person shall start an open fire on a Wharf.

908 NOISY ACTIVITIES

No person shall, while on a Wharf or on a Vessel Moored at a Wharf, make any amplified sound or operate any equipment, which disturbs or tends to disturb the quiet, peace, enjoyment and comfort of other persons.

909 DIVING OR JUMPING

No person shall dive or jump off a Wharf.

910 **SIGNS**

No person shall place, post or erect a sign on a Wharf in the City without written authorization from the Wharf Manager.

911 DAMAGE

- (a) No person shall remove, destroy or damage any Wharf or structure or sign attached to a Wharf;
- (b) No person shall remove, destroy or damage any notices, rules or regulation posted on a Wharf by or under the authority of the Wharf Manager;
- (c) No person shall deposit or leave any garbage, refuse, empty or broken bottles, cans, paper, animal excrement or other waste material on a Wharf or in a Waterlot Area.

912 STORAGE

No person shall store any material of any kind, including a Watercraft, on the surface of a Wharf, except in an area designated as a storage area by a sign indicating the area is a storage area.

913 LOADING ZONE

- (a) No person shall cause a Vessel or Watercraft to be left unattended at or adjacent to a Loading Zone;
- (b) Every person using a Loading Zone shall immediately vacate the Loading Zone for an emergency Vessel operating in the case of an emergency;
- (c) No person shall cause a Vessel or Watercraft or vehicle to remain Moored in a Loading Zone for a period in excess of 15 minutes, except for emergency Vessels in the course of training exercises or emergency situations.

914 MOORAGE RULES

It is an offence for any person using any of the wharves in the City to fail to adhere to the Moorage Rules contained in Schedule C of this Bylaw.

PART 10 - ENFORCEMENT

1001 ENFORCEMENT POWERS

- (a) All Authorized Personnel may enforce this bylaw in the course of their duties;
- (b) Any Authorized Personnel may order a person who does anything contrary to this bylaw to leave a Wharf immediately, or within a period of time

- specified by the Authorized Personnel, and every person so ordered shall comply with the order and leave the Wharf immediately or within the specified time period;
- (c) No person shall hinder, oppose, molest or obstruct Authorized Personnel in the discharge of their duties.

1002 Deleted [Bylaw 8034, November 2, 2009]

1003 REMOVAL AND IMPOUNDMENT OF VESSELS, WATERCRAFT, CHATTELS AND OBSTRUCTIONS

- (a) Any Vessel, Watercraft, chattel or obstruction that occupies a Wharf in contravention of this bylaw may be removed, detained and impounded by any person authorized to do so by the Wharf Manager;
- (b) The cost of removing, detaining, impounding and storing any Vessel, Watercraft, chattel or obstruction shall be charged to the Owner of same;
- (c) Any Vessel, Watercraft, chattel or obstruction removed, detained and impounded under this section may be recovered by the Owner upon presenting proof of Ownership and upon payment in full of all fees, costs and expenses levied under this bylaw to the Wharf Manager.

1004 PUBLIC AUCTION

- (a) In the event that the charges herein before mentioned in Section 1003 are not paid within 90 Days from the removal, detention or impounding, the City or its agents may sell the same by public auction;
- (b) Any Vessel, Watercraft, chattel or obstruction not claimed by its Owner within 30 Days of its impoundment or detention may be sold at public auction;
- (c) Before selling by public auction under this section, the City or its agents shall advertise the time and place of the proposed public auction in two consecutive issues of a newspaper circulating in the City, giving at least ten Days' notice of such proposed sale;
- (d) The proceeds of any such sale by public auction shall be applied firstly against any expense for such sale and all charges for which the Owner is liable under this section, and the balance of the proceeds, if any, shall be paid to the Owner upon application therefore to the City Clerk;
- (e) Should any Vessel, Watercraft, chattel or obstruction not be purchased at public auction under this section, then it may be disposed of in the City dump, or place approved by the Wharf Manager, and the expenses incurred in the removal or disposal, less the proceeds (if any) of disposal, are recoverable as a debt due to the City from the Owner;
- (f) Where any Vessel, Watercraft, chattel or obstruction has an apparent market value of less than \$250.00, as determined by the Wharf Manager, and is not claimed by its Owner within 30 Days of its impoundment or

detention, it may be removed and disposed of by the City without notice to the Owner and the full costs of removal and disposal shall be charged to the Owner and shall be a debt due and owing to the City.

PART 11 - OFFENCES, PENALTIES AND ENFORCEMENT

- 1101 Every person who violates a provision of this Bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable to the penalties imposed under this Bylaw or any other applicable Bylaw of the City, and is guilty of a separate offence each day that a violation continues to exist.
 - Any person who contravenes any of the provisions of this bylaw commits an
 offence punishable upon summary conviction and is liable to a fine of not
 more than \$10,000.00 or to imprisonment for not more than six months or to
 both. Each day that an offence continues shall constitute a separate offence.
 - Pursuant to Section 264 of the Community Charter, S.B.C. 2003 Chapter 26, any person designated as a Bylaw Enforcement Officer pursuant to the Bylaw Notice Enforcement Bylaw, 2005, No. 7675 or is named as the Enforcement Officer pursuant to the Ticket Information Utilization Bylaw, 1992, No. 6300 is hereby authorised and empowered to enforce the provisions of this Bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw.

The provisions of this Bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw.

PART 12 - SCHEDULES

1201 Schedules "A" to "E" inclusive of this bylaw are attached hereto and form part of this bylaw.

READ a first time by the Council on the 10th day of January, 2005.

READ a second time by the Council on the 10th day of January, 2005.

READ a third time and passed by the Council on the $10^{\rm th}$ day of January, 2005.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk and sealed with the Corporate Seal on the 17th day of January, 2005.

"Barbara A. Sharp" MAYOR

"Sandra E. Dowey" CITY CLERK

SCHEDULE "A" WHARVES IN THE CITY

"WHARF REGULATION BYLAW, 2005, No. 7665"

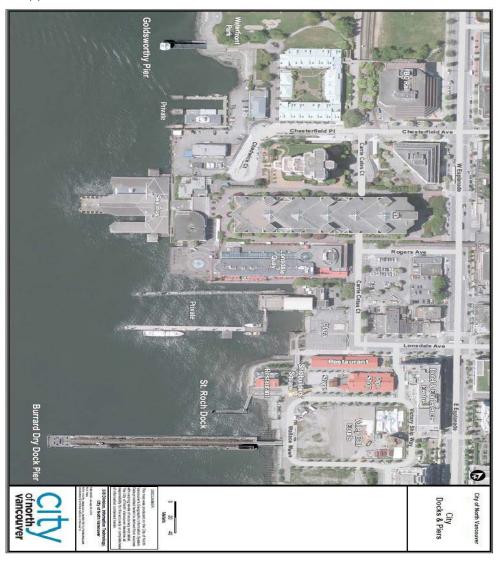
PART 12 - SCHEDULE A

1 GENERAL LOCATION

[Bylaw 8448, December 9, 2015]

- (a) Goldsworthy Pier, Waterfront Park
- (b) St. Roch Dock and Burrard Dry Dock Pier, foreshore and Waterlot Area including:
 - Lot A of that portion of the bed and foreshore of Burrard Inlet lying in front of Block 176 District Lot 274 Group 1, New Westminster District, Plan LMP 50309;
 - Lot C (Except Part Now Road), Block 176, and of that Portion of the Bed and Foreshore of Burrard Inlet Lying in Front of Block 176, District Lot 274, Group 1, New Westminster District Plan LMP50310; and, [Bylaw 7692, March 21, 2005]
 - Lot D (Except Part Now Road), Block 176, and of that Portion of the Bed and Foreshore of Burrard Inlet Lying in Front of Block 176, District Lot 274, Group 1, New Westminster District Plan LMP50309. [Bylaw 7692, March 21, 2005]

Schedule A (1) General Location



[Bylaw 8448, December 9, 2015]

Schedule A
(2) Goldsworthy Pier showing Water Lot



[Bylaw 8448, December 9, 2015]

Schedule A(3) St. Roch and Burrard Dry Dock Pier showing Water Lots



[Bylaw 8448, December 9, 2015]

SCHEDULE "B"

MOORAGE AGREEMENT

Permission is g	granted to				
		(nam	ne of user)		
to Moor his/her	Vessel			at the:	
	(name of Ves	ssel)		
	Goldsworthy Pier, Waterf	ront Park			
	St. Roch Dock, The Ship	/ards			
	Burrard Dry Dock Pier, th	e Shipyards			
from		to _			
Wharf Manage	r, City of North Vancouver				
	ons of Moorage : (please revessel's cost, by our pre-				s will be
	, , , , , , , , , , , , , , , , , , ,		,	,	
l,	, Owr	er of Vessel			
	of Owner in full)		(name of V		
to person or pr Vessel at the O Development a and staff from a	y of North Vancouver, Cou operty which heretofore or Goldsworthy Pier, Waterfror and, hereby agree to indem and against all claims, dem y whomsoever made; arisin City Wharves.	hereafter mant Park or St nify and sav ands, losses	ay be sustained arist. Roch Dock or Bur e harmless the Citys, costs, debts, dam	sing out of the Moo rard Dry Dock Piel of North Vancouv nages, actions, sui	oring of my r at the Pier ver, Council its, or other
I have read, un City of North V	derstand and agree to abid ancouver.	de by the Mo	orage regulations p	oursuant to Bylaw	7665 of the
Vessel Owner		Vitness		Date	
	This agreement may be	terminated	at any time by the	Wharf Manager.	
[Bylaw 8448, Dece	ember 9, 2015]				

SCHEDULE "C"

MOORAGE RULES

"WHARF REGULATION BYLAW, 2005, No. 7665"

PART 12 - SCHEDULE C

Moorage Rules

- All Vessels approaching, using, or leaving the Floating dock, shall do so in a cautious and seaman-like manner, so as not to roll up swell, or do damage to other craft or City property. Speed shall not exceed three (3) knots.
- Each Owner is responsible for the safe Mooring of his/her boat. Owners shall furnish and maintain their own safe line and chaffing gear. Chaffing gear shall be attached to the boat only and not to the Floats.
- Owners are responsible for periodically checking their boats, lines and fenders to ensure that they are secure.
- 4. Security is the responsibility of boat Owners. All cabins must be locked when the Owner is absent, and nothing should be left in such a way as to invite theft or vandalism.
- Major restoration or maintenance projects are not to be undertaken on a Wharf in the City.
 Owners may carry out routine maintenance work, but no litter is to be thrown overboard or left on the premises. The storage of flammable liquids, oily rags, etc., is prohibited.
- 6. All Wharves must be kept free of personal property at all times.
- 7. Boats may not be officially, or unofficially, posted for sale at a Wharf.
- Any Vessel Moored at a Wharf without authorization, will be towed away at the Owner's expense.
- Children under the age of 14 years shall not be permitted a Wharf unless accompanied by an adult.
- 10. Dogs are prohibited on a Wharf unless on a leash under the control of the Owner.
- 11. Boat Owners and guests must conduct themselves in a manner conducive to the safety of the harbour and the quiet enjoyment of others.
- No person shall cause any Live Aboard, Vessel or Watercraft to Moor or to remain Moored overnight or remain in a Waterlot Area as indicated on Schedule A of this bylaw without written permission of the Wharf Manager;
- 13. No person shall secure the Berth of any Vessel or Watercraft at the Wharf by use of a lock or otherwise in a manner that prevents the Wharf Manager from relocating the Vessel or Watercraft;
- 14. When safe to do so, when required by limited Mooring space any person in charge of a Vessel or Watercraft may Raft the Vessel or Watercraft provided that no more than two Vessels or Watercrafts are Rafted;

- Sanitary services are not available. Vessels using the Burrard Dry Dock Pier must be equipped with holding tanks;
- The maintenance and safety of Vessels open to the public shall remain the responsibility of the Vessel Owner;
- 17. Vessel Owners are not permitted to charge a fee nor solicit donations for any purposes without the consent of the Wharf Manager;
- 18. All vessels must be clearly marked, with the name or registration number as required by
- All vessels with a Moorage Agreement require General Commercial Liability Insurance in the amount of \$2Million, naming the City of North Vancouver as additional insured. [Bylaw 8448, December 9, 2015]

SCHEDULE "D"

Deleted in its entirety

[Bylaw 8034, November 2, 2009]

SCHEDULE "E"

MOORAGE FEES

1. MOORAGE

FEES

(a)—Moorage fees

for the

Goldsworthy Pier,

St. Roch Dock and

Burrard Dry Dock

Pier are as

follows:

	Vessel or Wate	rcraft Length and A	pplicable Rates	
Up to 40ft (12m)	40ft (12m) to 79ft (24m)	80ft (24.4m) to 149ft (45.4m)	150ft (45.7m) to 199ft (60.6m)	Greater than 200ft (60.9m)
\$1.80ft/day*	\$1.90ft/day	\$2.25ft/day	\$3.25ft/day	\$4.50ft/day

*Day = 24 hour period or portion thereof

- (b) No Moorage is permitted on Burrard Dry Dock Pier without written authorization in the form of a Moorage Agreement signed by the Wharf Manager;
- (c) Notwithstanding (a), a Moorage Agreement is required for Moorage in excess of 3 hours at St. Roch Dock and Goldsworthy Pier;
- (d) Fees are waived for a vessel that is not of a commercial type or design and belongs to Her Majesty in the right of Canada or to a foreign government that is not engaged in commercial activity:
- (e) For commercial vessel overnight layovers, fees will be calculated hourly for repeated overnight moorages if the individual moorages are of five (5) or more individual nonconsecutive nights, calculated based on vessel arrival time, if the booking is made more than two weeks in advance of the initial overnight layover date;
- (f) For non-working commercial vessels during the shoulder season (beginning of November to end of March, excluding the Easter weekend) the minimum charge will be \$650 daily per vessel without potable water available, or \$800 per day with potable water supply;

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- (g) For the docks and piers to be used as film location(s), the Filming Fees in Schedule C of "Fees and Charges Bylaw, 1993, No. 6383" apply;
- (h) For the booking of the Burrard Dry Dock Pier and/or St. Roch Dock for events, then the applicable fees are those contained in The Shipyards Events Policy (2018); and
- (i) The Wharf Manager may adjust or waive fees for vessels of significant public interest, and reserves the right, to determine for the purposes of moorage fees, the length of any vessel.

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2. EMERGENCY VESSEL MOORAGE FEES

- (a) Emergency Service Vessels, when not performing emergency services or training exercises, shall pay to the City the same Moorage fees as prescribed in 1. above;
- (b) Emergency Service Vessels, while actively performing emergency services or engaged in training exercises, shall not be subject to the Moorage fees in Schedule E.
- (a) [Bylaw 8605, February 5, 2018]

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8861

A Bylaw to amend "Wharf Regulation Bylaw, 2005, No. 7665"

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 "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2021, No. 8861" (St. Roch Dock Hourly Moorage Fees).
- 2. "Wharf Regulation Bylaw, 2005, No. 7665" is amended as follows:
 - A. By adding the following definition:
 - "Moorage Fee" means a charge levied in respect to a vessel or watercraft that is moored at a berth, or part thereof, or is fastened to any other vessel or watercraft occupying a berth."
 - B. By deleting Section 804 in its entirety and replacing it with the following:

"804 PUBLIC MOORAGE FEES APPLICABLE TO WHARVES

- (a) St. Roch Dock
 - (1) Every owner or operator of a vessel or watercraft moored at the wharf shall pay in advance the Moorage Fee required under Schedule "E" to this Bylaw immediately upon mooring the vessel or watercraft to the wharf and prominently display a valid ticket or license to moor the vessel or watercraft at the window of a wheelhouse of a powerboat or sailboat.
 - (2) Shall not exceed three (3) hour moorage without a Moorage Agreement.
- (b) Goldworthy Pier, Burrard Dry Dock Pier, St. Roch Dock Exceeding 3 Hours
 - (1) Every owner or operator of a vessel or watercraft moored at the wharf exceeding three (3) hours shall pay in advance the Moorage Agreement Fee required under Schedule "E" to this Bylaw immediately upon mooring the vessel or watercraft to a wharf.
 - (2) Must complete the Moorage Agreement in Schedule "B"."

Document: 2069188-v1

C.	By deleting Schedule "E" in its entirety to this bylaw.	and replacing it with the Schedule "E" attached
	R	EAD a first time on the <> day of <>, 2021.
		EAD a second time on the <> day of <>, 021.
	R	EAD a third time on the <> day of <>, 2021.
	A	DOPTED on the <> day of <>, 2021.
	M	AYOR
	C	ORPORATE OFFICER

SCHEDULE "E"

MOORAGE FEES

- 1. Moorage Fees for the St. Roch Dock are as follows:
 - (a) \$4.00 per hour to a maximum of three (3) hours.
- 2. Moorage Agreement Fees for the Goldworthy Pier, Burrard Dry Dock Pier and the St. Roch Dock are as follows:
 - (a) Vessel or Watercraft Length and Applicable Rates

Vessel o	r Watercraft Leng	th and Applicable	Moorage Agreeme	ent Rates
Up to 39ft (11.9m)	40ft (12.5m) to 79ft (24m)	80ft (24.4m) to 149ft (45.4m)	150ft (45.7m) to 199ft (60.6m)	200ft (60.9m) or greater
\$1.80/ft/day*	\$1.90/ft/day	\$2.25/ft/day	\$3.25/ft/day	\$4.50/ft/day

^{*}Day = 24 hour period or portion thereof

- (b) No Moorage is permitted on Burrard Dry Dock Pier without written authorization in the form of a Moorage Agreement signed by the Wharf Manager;
- (c) Notwithstanding (a), a Moorage Agreement is required for Moorage in excess of 3 hours at St. Roch Dock and Goldsworthy Pier;
- (d) Fees are waived for a vessel that is not of a commercial type or design and belongs to Her Majesty in the right of Canada or to a foreign government that is not engaged in commercial activity;
- (e) For commercial vessel overnight layovers, fees will be calculated hourly for repeated overnight moorages if the individual moorages are of five (5) or more individual nonconsecutive nights, calculated based on vessel arrival time, if the booking is made more than two weeks in advance of the initial overnight layover date;
- (f) For non-working commercial vessels during the shoulder season (beginning of November to end of March, excluding the Easter weekend) the minimum charge will be \$650 daily per vessel without potable water available, or \$800 per day with potable water supply;
- (g) For the docks and piers to be used as film location(s), the Filming Fees in Schedule C of "Fees and Charges Bylaw, 1993, No. 6383" apply;
- (h) For the booking of the Burrard Dry Dock Pier and/or St. Roch Dock for events, then the applicable fees are those contained in The Shipyards Events Policy (2018); and,
- (i) The Wharf Manager may adjust or waive fees for vessels of significant public interest, and reserves the right, to determine for the purposes of moorage fees, the length of any vessel.

- 3. Emergency Vessel Moorage Fees
 - (a) Emergency Service Vessels, while actively performing emergency services or engaged in training exercises, shall not be subject to the Moorage fees listed in Schedule E."

Document: 2069188-v1

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8862

A Bylaw to amend the "Bylaw Notice Enforcement Bylaw, 2018, No. 8675"

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

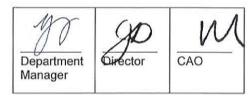
- 1. This Bylaw shall be known and cited for all purposes as "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021, No. 8862" (St. Roch Dock Hourly Moorage Fees).
- 2. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675" is amended as follows:
 - A. In Schedule A Designated Bylaw Contraventions and Penalties for Bylaw Contraventions, Wharf Regulation No. 7665 table:
 - (1) By deleting the rows referencing Sections 804(a), 804(b) and 804(c) and replacing with the following:

Bylaw	Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Wharf Regulation No. 7665	Fail to Pay Moorage Fees	804(1)(a)	No	\$250	\$200	\$300	N/A
Wharf Regulation No. 7665	Fail to Display Moorage Fee Payment	804(1)(a)	No	\$250	\$200	\$300	N/A
Wharf Regulation No. 7665	Over 3hr time limit	804(1)(b)	No	\$250	\$200	\$300	N/A
Wharf Regulation No. 7665	Fail to Pay Moorage Agreement Fees	804(2)(a)	No	\$250	\$200	\$300	N/A

110	Ψ200	\$200	Ψ000	1477
No	\$250	\$200	\$300	N/A
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The Corporation of THE CITY OF NORTH VANCOUVER PLANNING & DEVELOPMENT DEPARTMENT

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Meg Wray, Planner 1

Subject:

MOODYVILLE DEVELOPMENT PERMIT APPLICATION: 427-435 EAST

3RD STREET (HELEN BESHARAT / BFA STUDIO ARCHITECTS)

Date:

July 7, 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 July 7, 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 2067300)
- 3. Landscaping Drawings, dated May 6, 2021 (CityDocs 2051085)
- 4. Additional Context and Shadow Analysis (CityDocs 2070967)
- Public Consultation Summary (CityDocs 2021346)
- Development Permit No. DPA2020-00018 (CityDocs 2059272)

Document Number: 2071187 V1

REPORT: Moodyville Development Permit Application: 427-435 E 3rd St. (Helen Besharat / BFA Studio

Architects)
Date: July 7, 2021

SUMMARY

This report presents for Council's consideration and recommends Council's approval for issuance of a Development Permit (DP), which includes one relaxation to the Moodyville Development Permit Guidelines that currently is beyond the discretion of the Director of Planning.

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.

On June 21, 2021 Council considered the proposal and referred it back to staff for further urban design and shadow studies. This report addresses Council's questions raised at the June 21 meeting, contextualizes the decision-making framework that currently exists for DP applications and provides additional visuals and shadow study in Attachment #4 of this report.

REGULATORY CONTEXT

Director of Planning Authority

The City's Development Procedures Bylaw provides the Director of Planning and Development with delegated authority to issue DPs. When a relaxation to the Guidelines is not considered minor, applications may be referred to Council for consideration.

In addition to Zoning provisions that DPs must abide by, there are Guidelines that accompany and augment these Zoning provisions. The Moodyville Development Permit Guidelines is one such example.

There is flexibility in the interpretation of the Guidelines that allows the Director of Planning and Development to make minor relaxations. However, many Guidelines have prescriptive languages about certain provisions that do not afford Planning and Development the same degree of discretion to relax. The height envelope provision of the Moodyville Guidelines is one such example. This is material to the topic of this report because the applicant is seeking relaxation to this provision.

Moodyville Guidelines

Since the adoption of the Moodyville Guidelines in 2016, over half of the neighborhood has been developed. The remaining sites include sites yet to come on the market but particularly sites with challenging conditions to develop, such as adverse sloping conditions (lane on the high side for example). In addition, the context has shifted over time as the surrounding neighborhoods also get built out. For example, for the block in which the subject site is situated, a neighbourhood hub is starting to take shape on the north side of the street, with mixed-use and higher developments than what was

REPORT: Moodyville Development Permit Application: 427-435 E 3rd St. (Helen Besharat / BFA Studio

Architects)
Date: July 7, 2021

prescribed under the Moodyville Plan. This will be discussed further in the 'Analysis' section of this report.

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 neighborhood hub serving the family-oriented neighbourhood of 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

Proposed Relaxations to the Development Permit Guidelines

Height Envelope Relaxation

Guideline 7.4.1 states that the top 3m (9.8ft.) of the building envelope is limited to roof structures and roof elements. The habitable spaces on four units of the south building would require more than what may be considered a minor relaxation – by extending 2.25m (7.4ft) higher than suggested in the Guidelines. These four areas that require the height relaxation are referred to "pop-ups" in this report for the simplicity of communication. Figures 1 and 2 illustrate where these "pop-ups" are located.

Figure 1. Section View Showing the Portions Requiring Relaxation Circled in Red

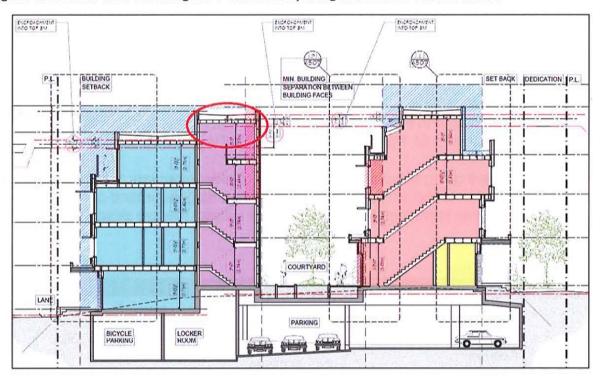
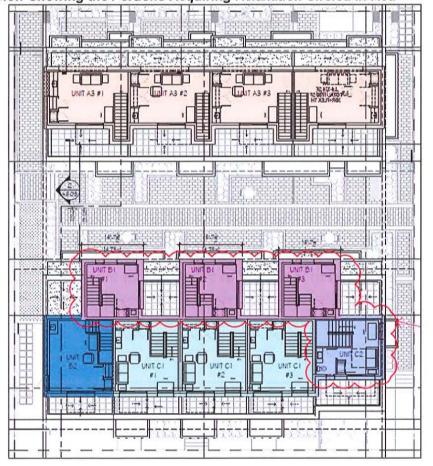


Figure 2. Plan View Showing the Portions Requiring Relaxation Circled in Red



REPORT: Moodyville Development Permit Application: 427-435 E 3rd St. (Helen Besharat / BFA Studio

Architects)
Date: July 7, 2021

Relaxation to Courtyard Building Separation

The attached draft DP includes another relaxation that can be approved by DoP. It is explained in this section for Council's information only.

Guideline 7.5.2 states that the minimum building separation across courtyards should be not less than 7.4m (24.3ft) for the first and second storey and 9.8m (32.3ft) above the second storey. To support having living space within the top portion of the building, the proposal requires relaxations to the building separation across the courtyard.

Staff support this relaxation – while the development would have reduced building separation in some parts of the upper storeys, this would be offset by an increased separation in other portions. For the third storey, building separation would vary between 7.4m (24.3ft) and 8.6 m (28.3ft); for the fourth storey, building separation varies between 8.7m (28.5ft) and 12.9m (42.5ft).

Analysis

The subject block occupies a unique location within Moodyville. In analyzing the merit of the proposed height envelope relaxation, staff has taken the following into consideration:

- the height and massing context;
- · the commercial character;
- orientation of the street grid and resulting solar performance of buildings; and
- merits of the proposed design.

These and the implications to other sites in Moodyville, are discussed in the following sections.

Height and Massing Context

The 2020 approval of the multi-building, mixed-use development at 402-438 East 3rd Street and 341-343 St. David's Avenue across the street from the subject site has changed the height and massing context for the entire block. That development presents a five-storey streetwall height on the western half of East 3rd block and a six-storey streetwall height on the eastern half. The five-storey massing was approved by Council to incentivize the provision of local serving commercial uses and is one storey above the height originally contemplated by the Moodyville Guidelines.

In light of the higher massing to the north, a very limited relaxation to the Guidelines is considered reasonable. Please note as a result of the proposed relaxation, the building height for the subject site would still be below the maximum 15m (49.2ft) height permitted under the Zoning.

The context and street view provided at Attachment #4 of the report illustrate the height of the proposal in comparison with the north side of the block.

Architects)
Date: July 7, 2021

Commercial Character and Proposal's Merits

In addition to the recent approval of the said mixed-use development on the north side of East 3rd Street, which set the stage for the emergence of a neighbourhood serving hub, the Moodyville Guidelines anticipates this entire block and the block to the east as having a more commercial character through the provision of live-work uses along the street frontages. Live-work units are dwelling units that include the optional integration of small-scale commercial uses, including offices and production studios, in the unit. When occupied with commercial uses, they not only contribute to the city's economy but also serve to enliven the sidewalks with social interactions. Figure 3 shows the location of live-work frontages in Moodyville.

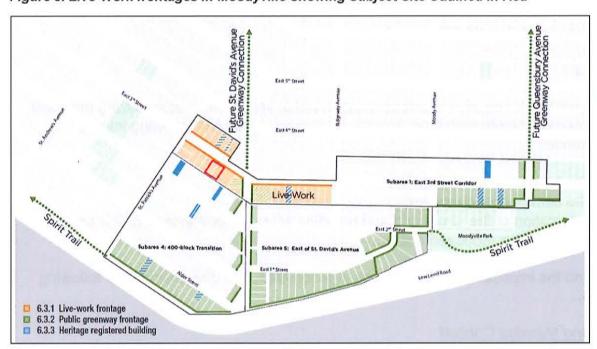


Figure 3. Live-Work frontages in Moodyville Showing Subject Site Outlined in Red

The proposal has provided live-work units along E 3rd Street frontage and in doing so, not only choosing to pursue the Passive House certificate (a standard of excellence for building energy performance beyond City requirement) but also an adequate ceiling height (approximately 11.3ft) for the ground floor live-work units to ensure the commercial viability and residential livability of these units. These are provided without any deviation from the Guidelines.

For the south building, however, the design intent is to follow the natural grading of the site, which falls from the street to the lane. With the courtyard design, the elevation of the south building has to be aligned with the grading at the courtyard, pushing the building higher up. The applicant has been asked to design within the Guidelines height however, to achieve the density, they proposed limited (four "pop-up" portions) extrusion into the envelope. These pop-up portions would apply to the three units facing the courtyard and one end unit facing the lane (as illustrated in Figure 2).

Streetscape and birds eye views are provided at Attached #4 of the report.

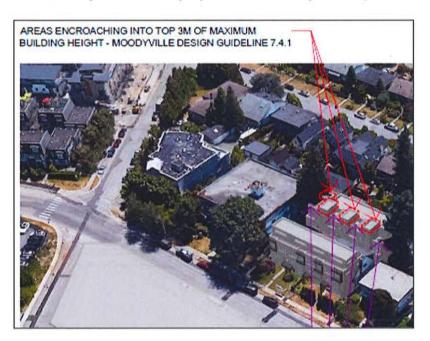
REPORT: Moodyville Development Permit Application: 427-435 E 3rd St. (Helen Besharat / BFA Studio

Architects)
Date: July 7, 2021

Privacy Impact and Shadow Analysis

At the June 21 meeting, Council sought to understand the impact of the proposed height envelope relaxation to the adjacent sites. As stated earlier, three of the four "pop-ups" face internally to the courtyard therefore have no massing or overlook impact to surrounding neighbours. The fourth "pop-up", as shown in the figure below, is at the rear east corner of the south building. Due to its small size and the fact it is pulled back from the edge of the building, staff do not see additional impact of this "pop-up" on any neighbours to the east and south.

Figure 4. Perspective Showing the Four "Pop-up" Areas that Require Height Relaxation



In terms of shadow impact, the four "pop-ups" would not have any additional shadow impact on surrounding buildings. This is demonstrated clearly in the shadow analysis (Attachment 4).

Having good solar access to the proposed courtyard is also of importance. In this case, the orientation of the street grid on this block, between St. Davids Avenue and St. Patricks Avenue, allows for better solar access to the courtyard than those sites that are strictly north-south oriented.

Figure 5 illustrates the shadow difference between buildings without the four "pop-ups" versus a building with the four "pop-ups". It is showing the shadow at 2pm on summer solstice which is June 21. The time is chosen because it represents the worst case scenario for incremental shadow.

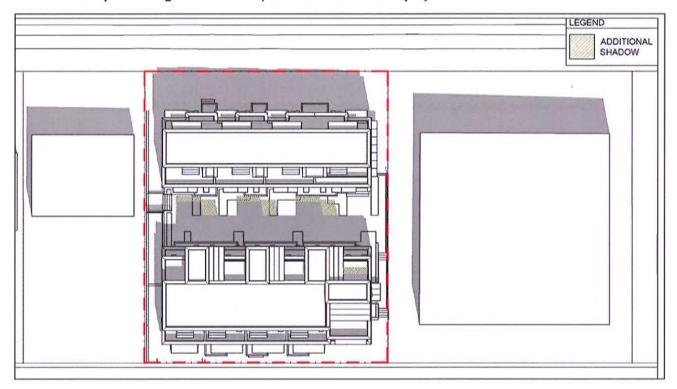
As shown, shadows would fall directly across the courtyard by around 2pm. The orientation of the site allows solar access in the courtyard to be maintained longer throughout the day. Staff's review of the shadow study has concluded that the

REPORT: Moodyville Development Permit Application: 427-435 E 3rd St. (Helen Besharat / BFA Studio

Architects)
Date: July 7, 2021

incremental impact is minor in nature to the proposal, limited to approximately between 2 – 3pm when the sun is passing by the courtyard.

Figure 5. Comparable Shadow Analysis Showing Additional Shadowing From the Four "Pop-Up" Areas that Required Height Relaxation (Based on June 21 at 2pm)



Implications to Other Sites in Moodyville

As outlined in this report, the subject site is in an anomaly block in Moodyville. Zoning of the properties to the south restricts development to a lower maximum height. If other sites in this block should come forth with development proposals, staff will follow the normal course of review – thoroughly considering the site specific constraints and design responses, which include a myriad of factors such as sloping, lot frontage, design merits.

Summary

In conclusion, staff support the proposed height relaxation limited to the four "pop-up" areas, based on the confluence of factors such as the distinctive block character, unique building design response and minimal impact. The proposal responds to the evolved context, 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.

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

REPORT: Moodyville Development Permit Application: 427-435 E 3rd St. (Helen Besharat / BFA Studio

Architects)
Date: July 7, 2021

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.

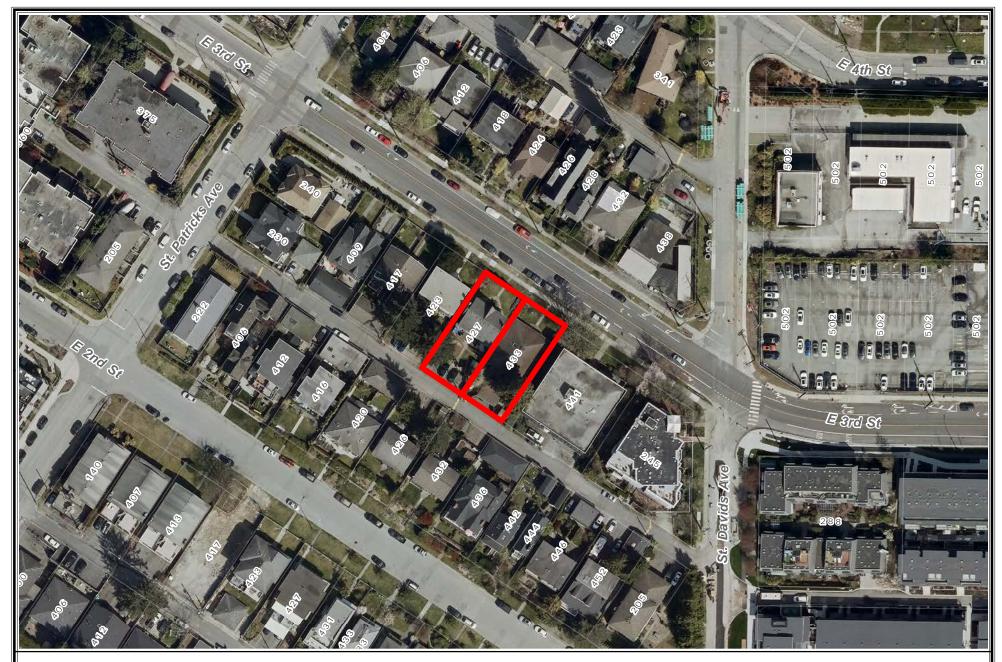
INTER-DEPARTMENTAL IMPLICATIONS

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.

CONCLUSION

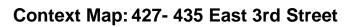
In summary, staff support the overall proposal which is in keeping with the zoning and Guidelines. Further, staff support the proposed relaxations given the site context and the minimum impact on the surrounding development. Should Council choose not to approve the proposed relaxations, the applicant could be directed to revise the project design to be consistent with these elements of the Guidelines.

RESPECTFULLY SUBMITTED:











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

A001 PROJECT STATISTICS





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
	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.	FINISH	T.O.C.	TOP OF CURB
B.O.W.	BOTTOM OF WALL	P-4-5	PEEL 4 STICK	PLR.	FLOOR	T.O.P.	TOP OF PLOOR
BLDG.	BUILDING	PLYWD.	PLYWOOD	PTG.	PODTING	T.O.P.	TOP OF PARAPET
C.B.	CATCH BASIN	PREPIN.	PRE-PINISHED	GA.	GALIGE	T.O.W.	TOP OP 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	LI/P	UPPER PLOOR
CONT.	CONTINUOUS	REV	REVISION	H.B.	HOSE BIB	V.B.	VAPOUR BARRIER
	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	DRAWINGS	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

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	CIVIL ENGINEER CREUS ENGINEERING 610-EAST TOWER 221 ESPLANADE WEST NORTH VANCOUVER, BC	ARBORIST ACER TREE SERVICES LTD. 1401 CROWN STREET NORTH VANCOUVER, BC
604.662.8544	604.662.8544	778.686.5030	604.873.1181	604.897.9070	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 604.294.0011	CODE CONSULTANT CFT ENGINEERING INC. 500-1901 ROSSER AVENUE BURNABY, BC 604-684-2844	GEOTECHNICAL ENGINEER JECTH CONSULTANTS INC. 122-3823 HENNING DRIVE BURNABY, BC 604.299.6617	STRUCTURAL ENGINEER WEILER SMITH BOWERS 3855 HENNING DRIVE #118 BURNABY, BC 6042943753	

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A003 AVERAGE BUILDING GRADES & MAXIMUM HEIGHT CALCULATION A100 CONTEXT 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, INCLUE	ING ONE LEVE	L OF UNDERG	ROUND PARK	NG	
LEGAL DESCRIPTION	LOT 6 BLOCK 14	4 PLAN 878 & S	TRATA PLAN	BCS3650 B	OTH OF DISTRIC	CT LOT 274 G	ROUP 1 NEW V	VESTMINSTER	DISTRICT
	427, 429, 433, 4	35 EAST 3RD ST	REET, NORTH	H VANCOUVI	ER, BC				500.000 6.0000.)
CIVIC ADDRESS FUTURE	TBD					2	X3		to the second se
TOTAL LOT AREA	11,946	SF	1,109.8	SM					
LOT SIZE (APPROXIMATE FRONTAGE)			FT	M					
Construction (Construction Construction Cons	NORTH / EAST 3F	RD STREET	99.88	30.4					
	EAST		119.57	36.4					
	SOUTH / LANE		99.93	30.5					
	WEST		119.56	36.4	1		0		
OCP / AREA DESIGN GUIDELINES	MOODYVILLE EA	ST 3RD STREET	DEVELOPM	ENT PERMIT	AREA GUIDELIN	NES			
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
			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	7		60.0%	MAX.		50.7%		77.10	
AVERAGE GRADE - BLOCK A			117511-0.4		139.36	FT	42.48	M	CALLET MATERIAL CONTRACTOR STREETING AND ARTER STREETING AND ARTER STREET
AVERAGE GRADE - BLOCK B/C					134.39	FT	40.96	M	ALL HEIGHT AND AVERAGE GRADE INFORMATION IS PROVIDED
BUILDING HEIGHT - BLOCK A	188.57	FT	57.48	M	183.33	FT	55.88	М	GEODETIC VALUES
BUILDING HEIGHT BLOCK B/C	183.60	FT	55.96	M	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	M	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	М	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	100 1000000			23	12210.544	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 WORKIN 2. VALUES LISTED IN BUILDING CODE DATA SHEET ARE DETERMINED IN GENERAL ACCORDAN 3. VALUES LISTED IN BUILDING CODE DATA SHEET ARE DETERMINED IN ACCORDANCE WITH IT	CE WITH THE METH			OF NORTH VA	NCOUVER BYLA	aws			

PA	RKING STALL DIMENSIONS	
	DETAILED INFORMATION, REFER TO CITY OF NORTH VANCOUVER ZONING BYLAW,	
DIV	SION IV: PARKING AND LOADING STANDARDS	
L	DIV. IV, 908-3 (a) (i) DIV. IV, 908-3 (c) (ii)	NOTE:
STALL	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	PARKING SPACES DELINEATED BY PAINTED SOLID LINES OR OTHER ACCEPTABLE PAVEMENT MARKING DEVICE FOR EACH PARKING: AND NUMBERED
2		FOR IDENTIFICATION
₹		2. EACH PARKING SPACE TO BE DESIGNED WITH ADEQUATE CURBS AND WHEEL STOPS OF NOT LESS THAN 8" IN HEIGHT
8	WHEEL STOP WHEEL STOP WHERE	
STALL/ SMALL	WHEE STOP WHEE S	3. PARKING AREA LIGHTING SHALL BE ILLUMINATED ONLY WITH SHIELDED LIGHTING SO THAT GLARE DOES NOT IMPACT MOTORISTS ON ADJACENT
	38 N 1 18	STREETS OR LANES
8		
STANDARD		
ST	<u> </u>	
	MANEUVERING MANEUVERING AISLE 22' AISLE 22'	
Г	DIV. IV, 908-8 (c) DIV. IV, 908-8 (c)	
	13'-2" t 1';Q" 8'-3" t 4'-11" t	
	1 1 1 1	
=		
STALL	WHEEL STOP WHERE REQUIRED	
	9	
DISABILITY	© 5 PANTED WALKWAY	
ls A		
"		
	13:-2"	
	MANEUVERING MANEUVERING	
	AISLE 22' AISLE 22'	



CHOCKETON CONTRACTOR

600 - 355 Burrard Street T 60

BISUED FOR PRE-CONSULTATION	16 DEC 2019
BSUED FOR DP	12 JUN 2020

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THE HAAD DESCRIPTION OF A THEIR, READS THE EXCUSES PROPRETY OF THE ARCHITECT AND SHA
BE USED ON EMPRODUCED WITCHES WINTON CONSERV. MCCASES DIRECTORS SHALL HAVE PROCESSED.

CHASE COMMISSION. THE CONTROLOGO ON BLUESSED HAS LIMITED AND SHALL PROCESSED FOR ALL SHIPS.

NAM (Moodyville) Development Ltd.

19465

427-429-433-435 E 3rd Street, North Vancouver, B.C.

G TITLE

ZONING DATA & PROJECT STATISTICS

A001

OWECKED

AREA CALCULATIONS SUM	MARY / SF													
	A	В	С	D	Ε	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 NA		No.	N		201/2001
LEVEL 1	1	3	0	5,113	187	5,300	416		151	108	749	4,551	423	
LEVEL 2	1	1993	0	5,934	0	5,934	408	225	0	0	408	5,526	513	
LEVEL 3	1	12	0	5,776	0	5,776	417	220	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			- 121		1///						1,121	
TOTAL GROSS:		18,582		1.56										
PARKING/P1		9,330		9,330										
MAXIMUM GFA		19,114		1.60										
DIFFERENCE		532	SF				9-	1			,			
 ALL AREAS AND CALCU 	JLATIONS ARE	APPRO)	XIMATE. & MAY E	BE ADJUSTED DU	RING WORKING DE	RAWINGS					•			
2. VALUES LISTED IN ABO	OVE 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 BUI	LDING CODE D	ATA SHE	ET ARE DETERM	MINED IN ACCORD	DANCE WITH THE I	METHODOLOGY RI	EQUIRED IN BCB	C 2018					1	
4. WALL THICKNESS EXC	LUSION AREAS	ARE AP	PROXIMATE AN	D WILL BE ADJUS	TED BASED ON F	NAL WALL ASSEN	MBLIES	27.00						

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 deside a	Anna market	o suoti i	to to the contract of		-110-0		
A1 - 1 BR	496	0	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	300000	
BLOCK C	95									
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							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									

II .	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		



Purmerly RESHARAT FRIARS ARCHITE

355 Burrard Street T 604 662 8544 ouver, BC V6C 2G8 F 604 662 4060

NO. DESCRIPTION	DATE
BSUED 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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THE PLANSFER AND A STATEMEN, REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITET AND BE USED ON REPORTING METERS CONTROL. SCENED DISBRIOSES USED, MILE PROCESS.

NAM (Moodyville) Development Ltd.

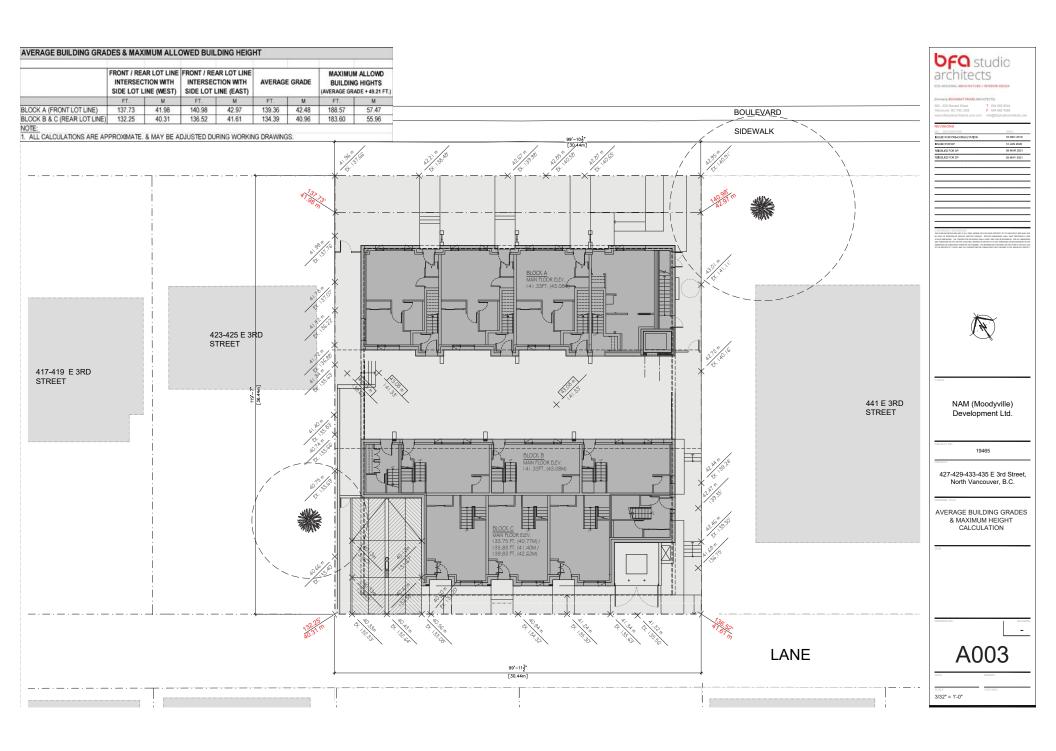
19465

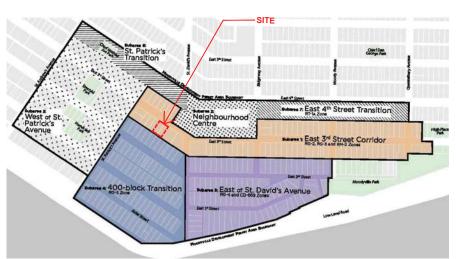
427-429-433-435 E 3rd Street, North Vancouver, B.C.

PROJECT STATISTICS

A002

CHECKED





NEIGHBOURHOOD SUBAREAS



SPECIAL CONDITION



CONTEXT PLAN



Purmer's RESIDERAT FRARE ARCHITECTS

- 355 Burrard Street T 604 662 8544 couver, BC V6C 2G8 F 604 662 4060

CONTROLLES SECSENTED

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427-429-433-435 E 3rd Street, North Vancouver, B.C.

CONTEXT PLAN

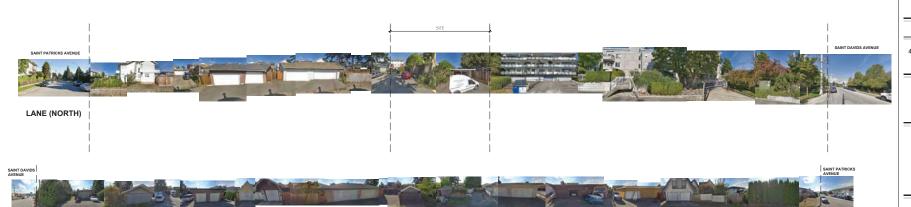
A100

1/32" = 1'-0"



LANE (SOUTH)





OFO studio architects

NAM (Moodyville) Development Ltd.

427-429-433-435 E 3rd Street, North Vancouver, B.C.

STREETSCAPE

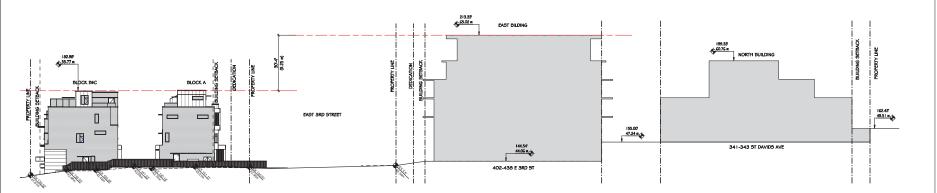
A101



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

bfo studio architects

D-REGIONAL ARCHITECTURE + INTERIOR DES 1-355 Burrard Street T 604 662 8544

1 - 355 Burrard Street T 604 662 8544 ncouver, BC V6C 2G8 F 604 662 4060

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ICT NO. 10465

MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.

IKAWING TILL

CONTEXT / STREETSCAPE

RAWING NO.

A102

DATE DRAW!

SCALE CHECK

As indicated



















9465

427-429-433-435 E 3rd Street, North Vancouver, B.C.

> CONTEXT SIMILAR PROJECTS







A103

OWECKED



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

NEWSCORE DATE	!
SSUED FOR PRE-CONSULTATION	Www
SSUED FOR DP 12 JUN 2020 RE-ISSUED FOR DP 09 MAR 2021	REV
RE-ISSUED FOR DP 09 MAR 2021	REV
RE-ISSUED FOR DP 09 MAR 2021	REV NO.
RE-ISSUED FOR OP 65 MAY 2021	RE\
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NAM (Moodyville) Development Ltd.

ICT NO.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.

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3D MODEL

IG NO.

A104

ALE CHECKES



BLOCK A&B - VIEW FROM INTERNAL COURTYARD

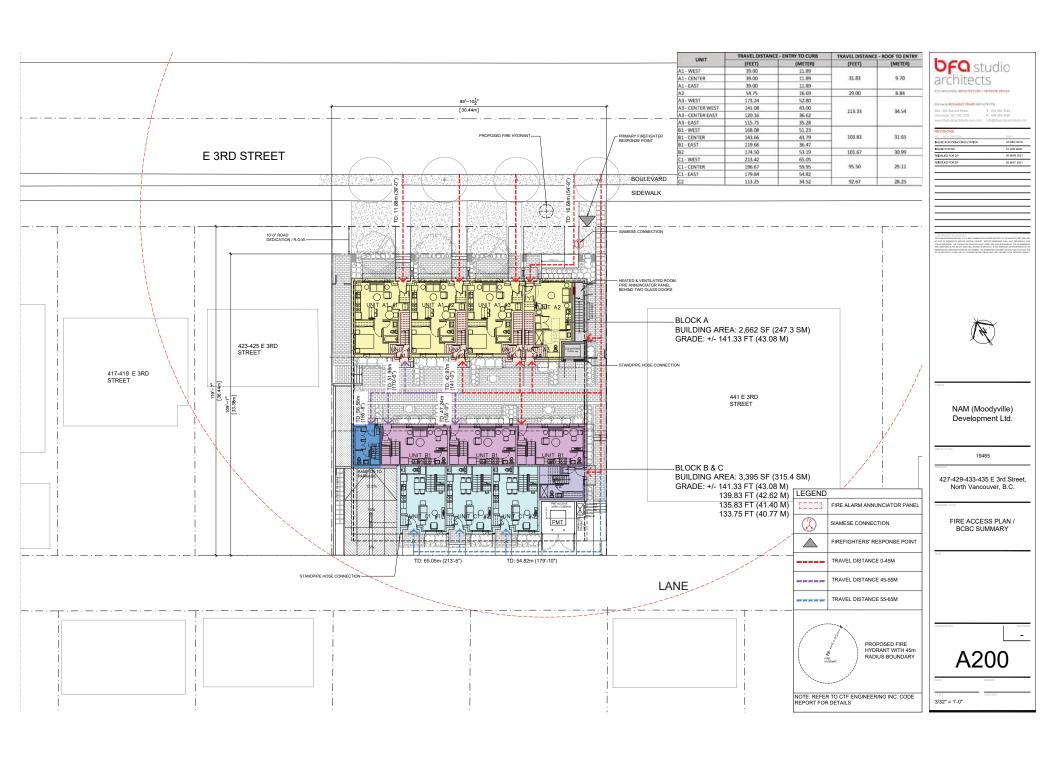


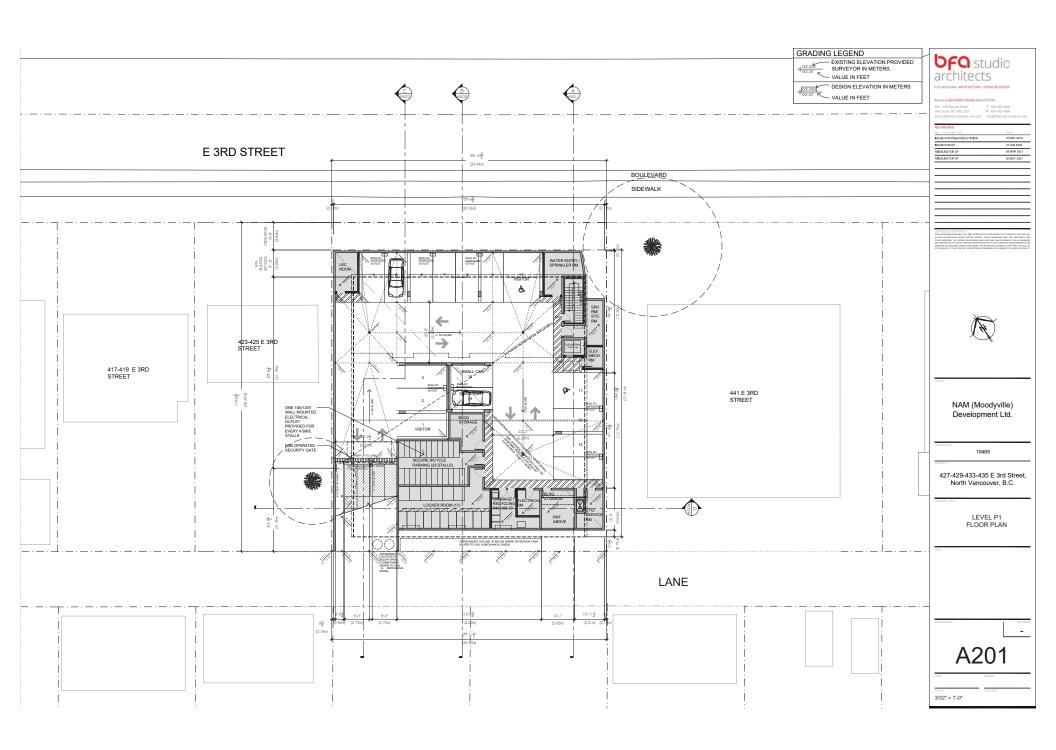
BLOCK A - SOUTH ELEVATION

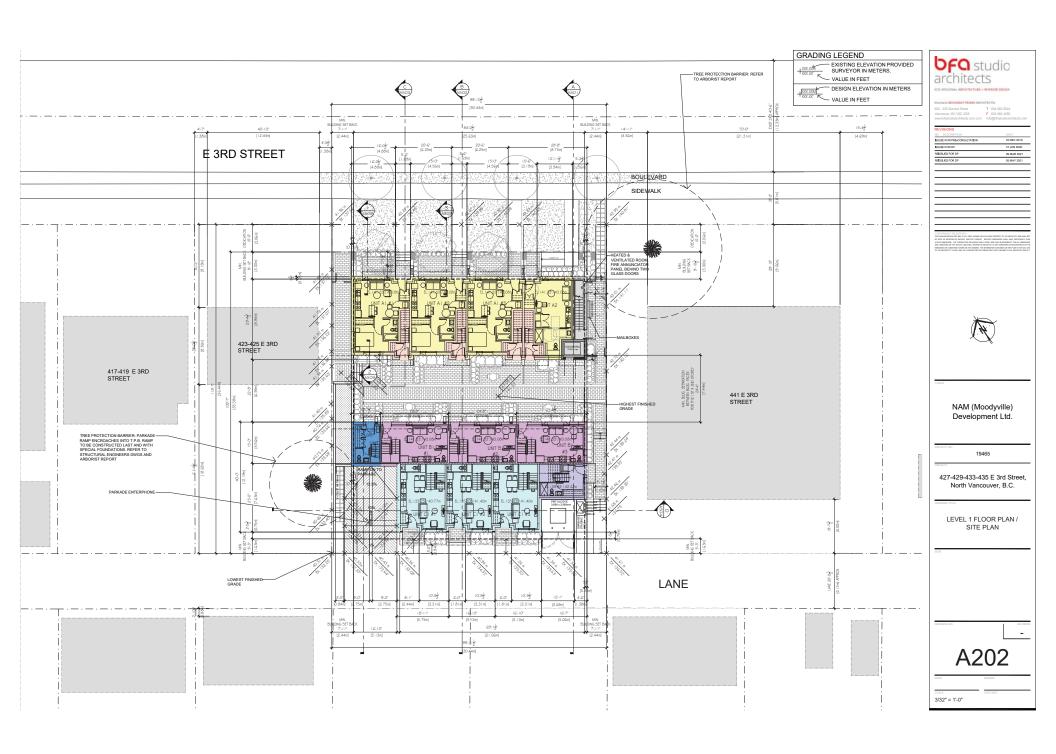


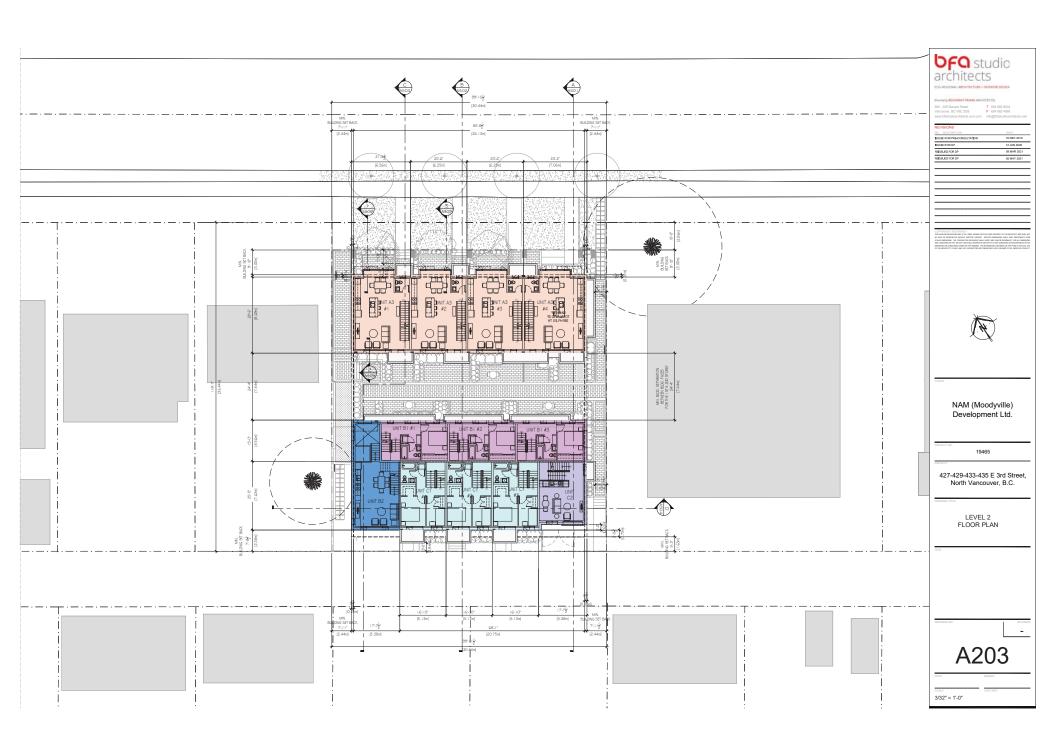
BLOCK B - NORTH ELEVATION

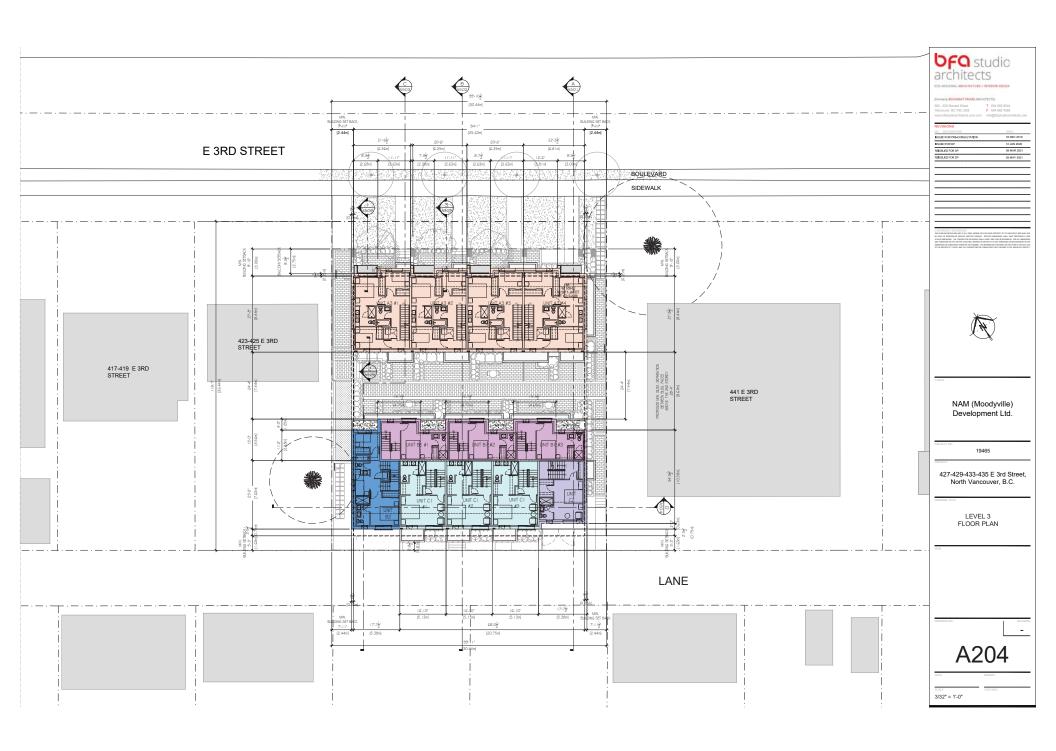
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NAM (Moodyville) Development Ltd.
PROJECT NO. 19465
MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.
3D MODEL
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A105

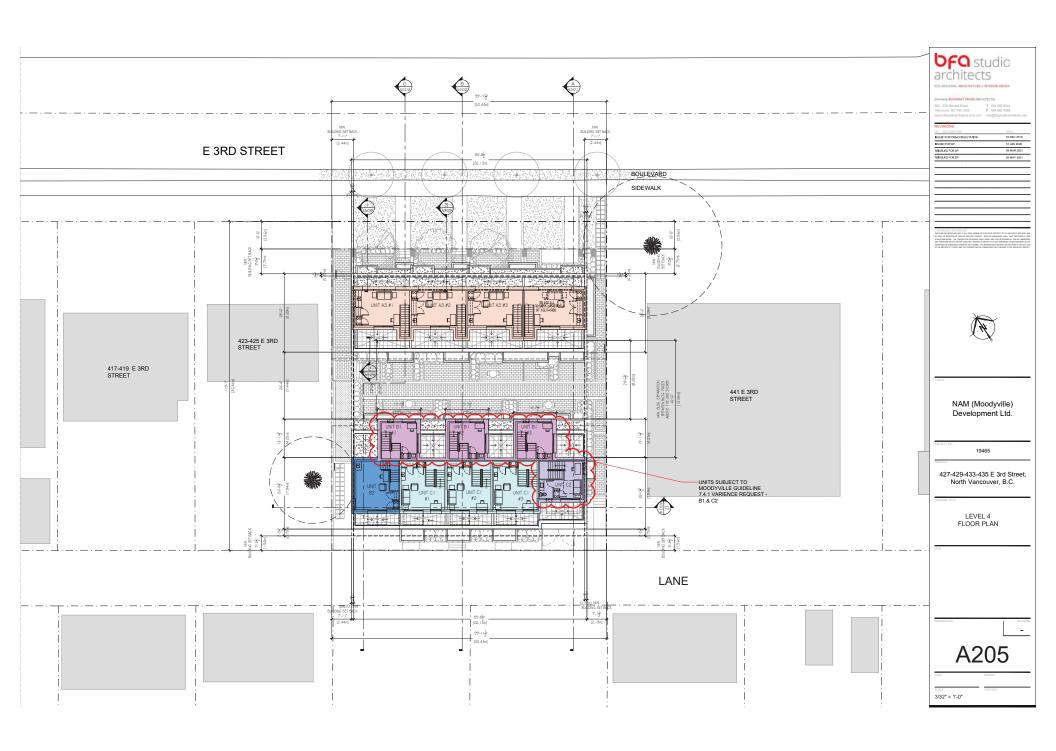


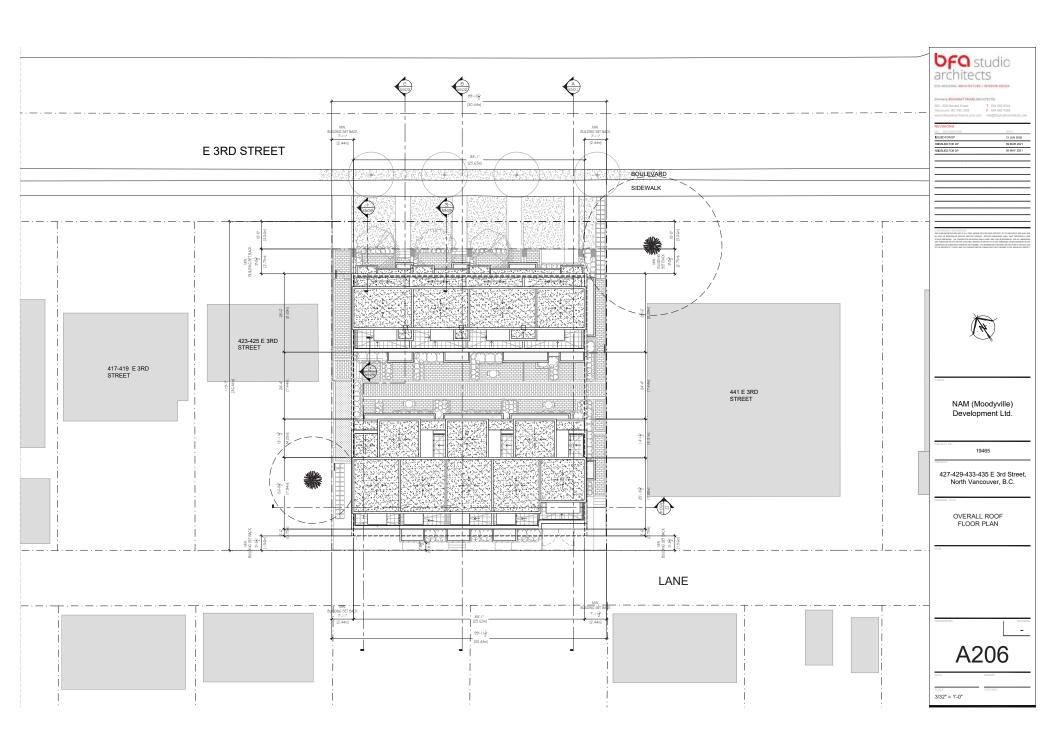


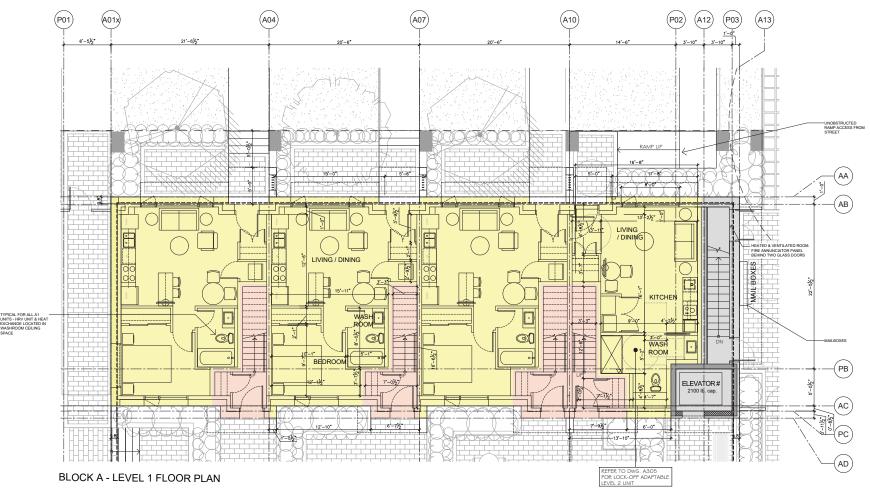


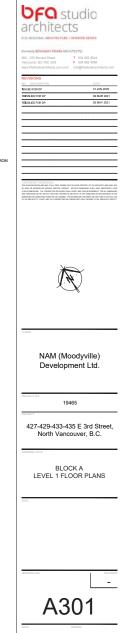


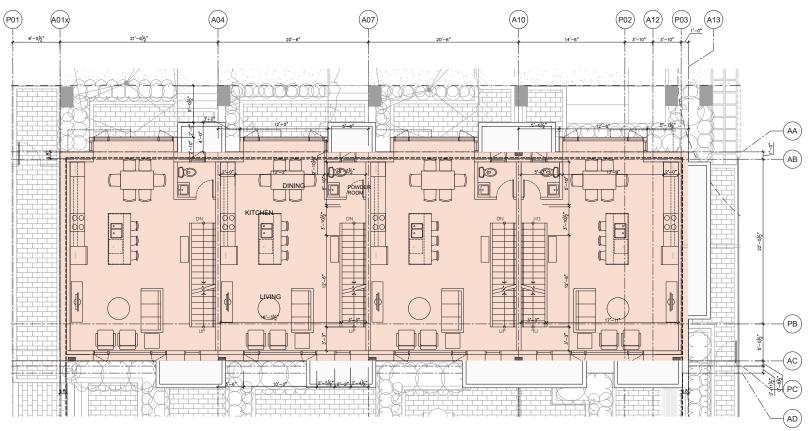




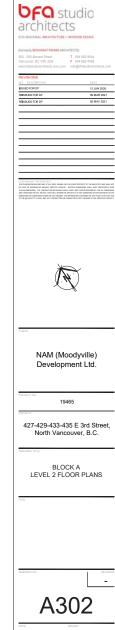


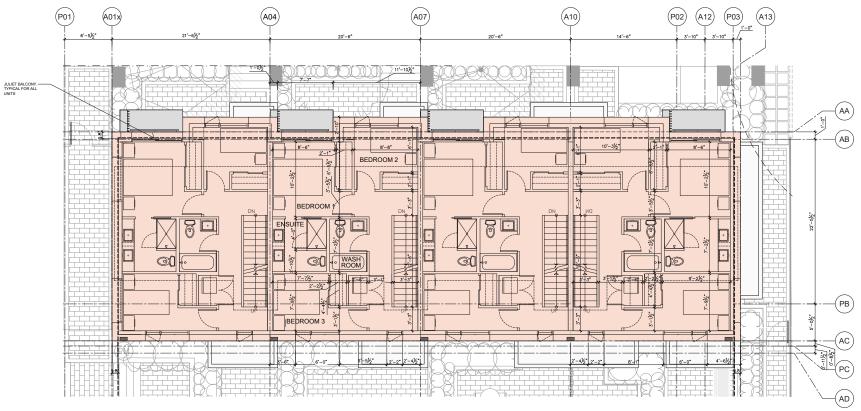




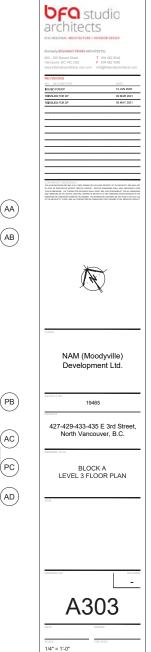


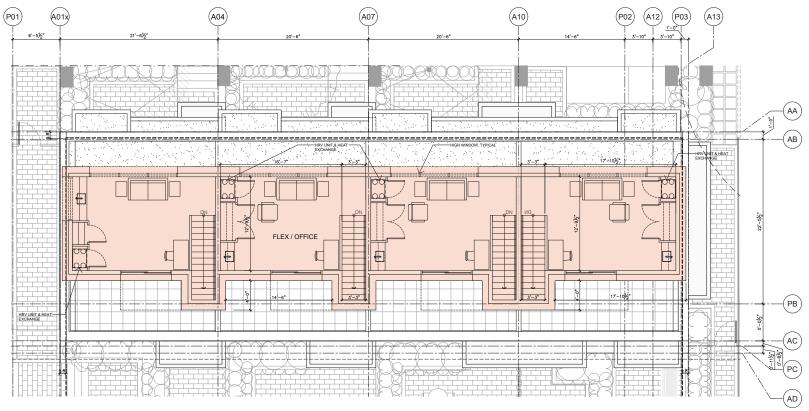
BLOCK A - LEVEL 2 FLOOR PLAN





BLOCK A - LEVEL 3 FLOOR PLAN

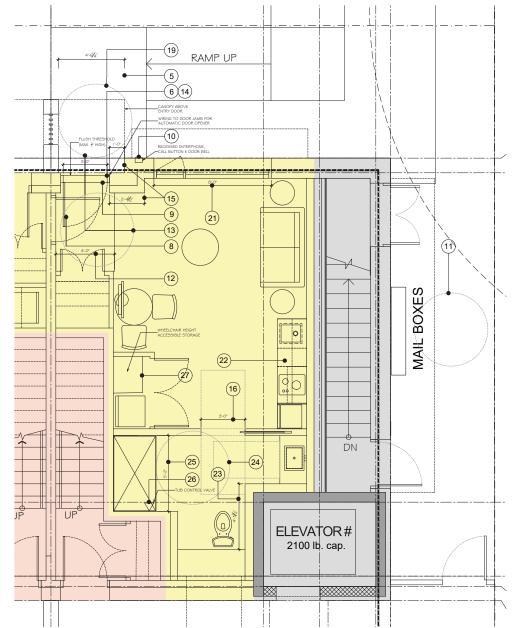




BLOCK A - LEVEL 4 FLOOR PLAN

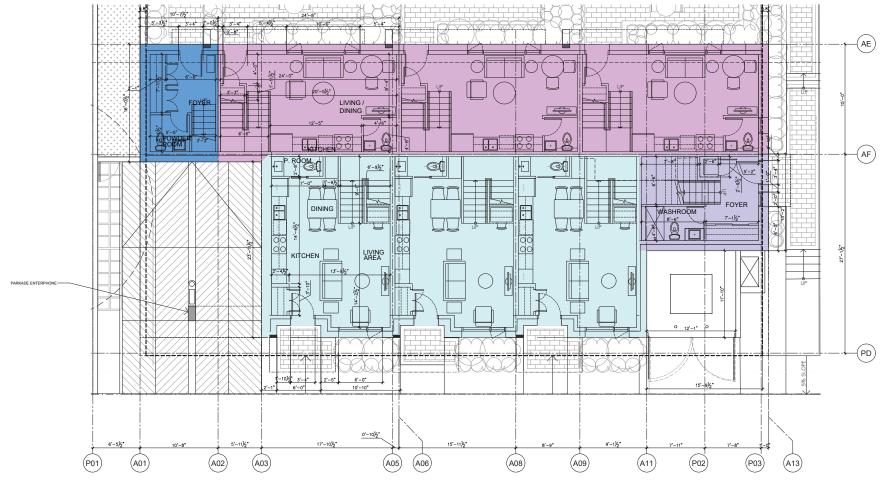
	DEFO STUDIO CALCADORA ADURICOSE - MITEGRA REMA ELEMENTE ELEMENT PRANS ADURICOS GOLO 300 Ruman Store GOLO 3
(AA) (AB)	The company of the control of the co
	NAM (Moodyville) Development Ltd.
PB AC PC AD	427-429-433-435 E 3rd Street, North Vancouver, B.C.
	A304

		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 stog and recystag incorphides and got stog and recystag 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	sotrarge koders - na stars within building ontuiting including controlling controlling controlling sometimes are residential exists accessible storage koders for each unit	
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 door opening	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 varity 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	Accessible storage	YES



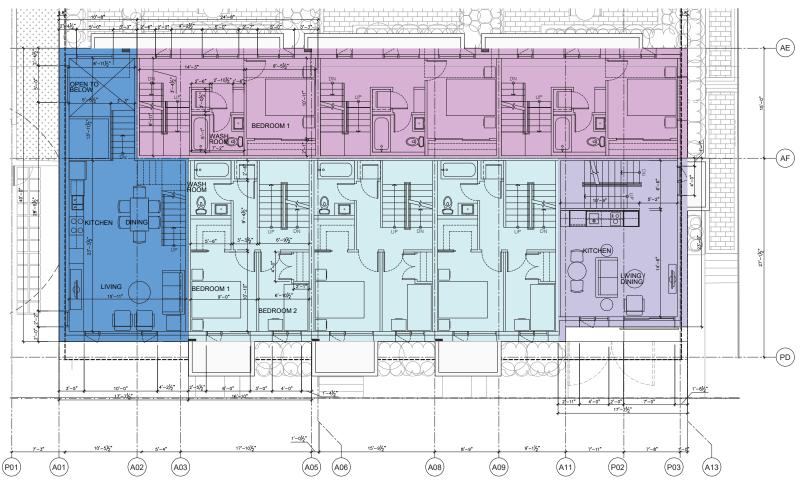


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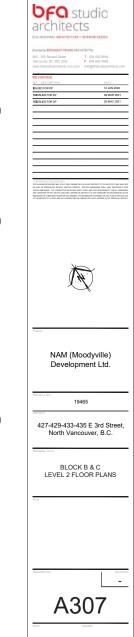


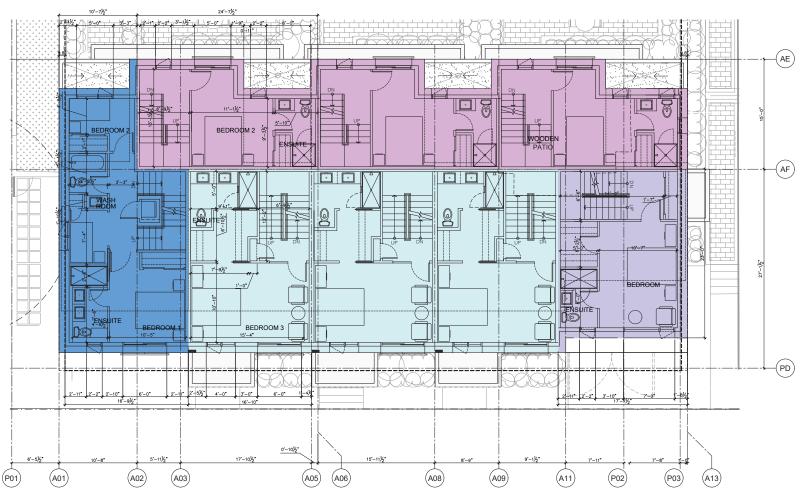
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BLOCK B & C - LEVEL 2 FLOOR PLAN





BLOCK B & C - LEVEL 3 FLOOR PLAN





BLOCK B & C - LEVEL 4 FLOOR PLAN

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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
DRAWING NO. REVISION
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A309
DATE





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	

bfQ studio architects 600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 2G8 F 604 662 4060 www.besharatfriars.com info@besharatfriars. NAM (Moodyville) Development Ltd. MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C. BLOCK A - BUILDING ELEVATIONS

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SCALE CHECK





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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PROJECT NO. 19465
MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.
BLOCK B & C - BUILDING ELEVATIONS
SEAL

A402



ELEV	LEVATION 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		
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	VERTICALTRELLIS - 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	ALUMINUN 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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MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.

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BLOCK A,B & C - BUILDING ELEVATIONS

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As indicated



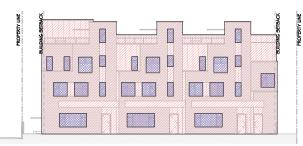
3 BLOCK A - WEST ELEVATION

3 3/32" = 1'-0"

UNPROTECTED OPENIN	IG CALCUL	ATION								
BLOCK A				UNPROTECTED OPENING ALLOWED	UNPROTECTED OPENING ALLOWED		UNPROTECTED 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	
AST	1142.4	106.1	7.1	2.2	20%	228.5	21.2	56.0	5.2	18.05%
OUTH (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



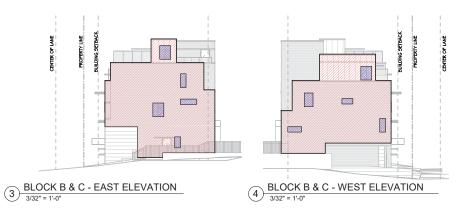
3/32" = 1'-0"



 $\underbrace{1} \underbrace{ \text{BLOCK B \& C - NORTH ELEVATION/ INTERNAL COURTYARD} }_{3/32" = 1^{\text{LO"}}}$

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BLOCK B & C - SOUTH ELEVATION/ LANE



BLOCK B&C	EXPO: BUILDING	1000000000	LIMIT	3353	OPENING ALLOWED	OPENING ALLOWED		OPENING		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	
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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PROJECT NO.

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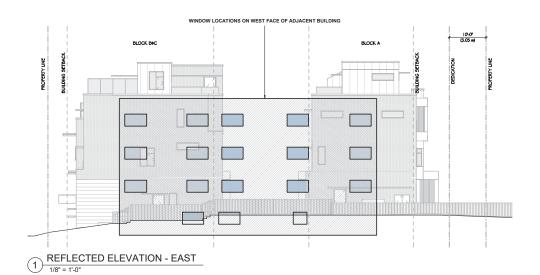
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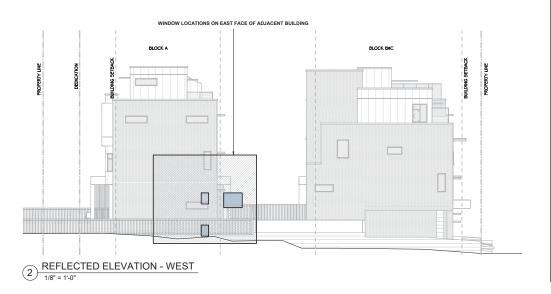
BLOCK B & C -UNPROTECTED OPENING CALCULATION

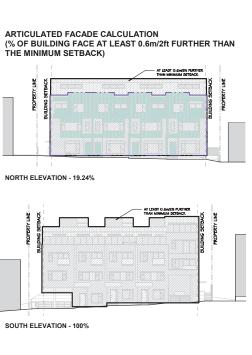
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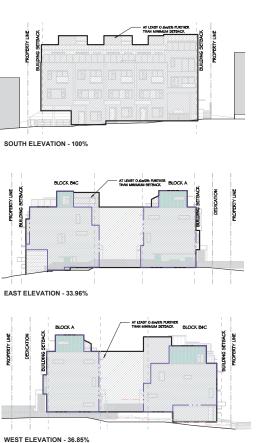
A405

SCALE CHECKED 3/32" = 1'-0"









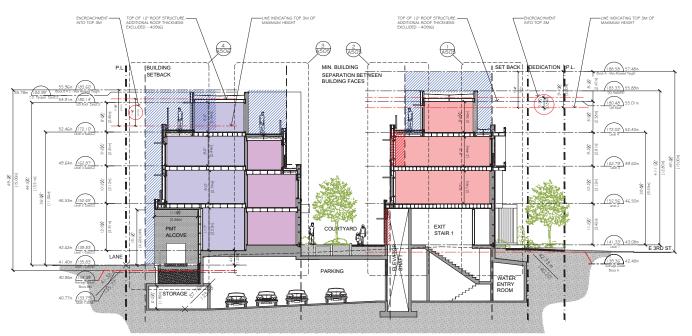


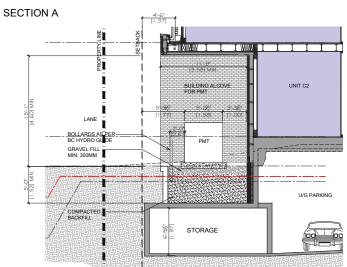
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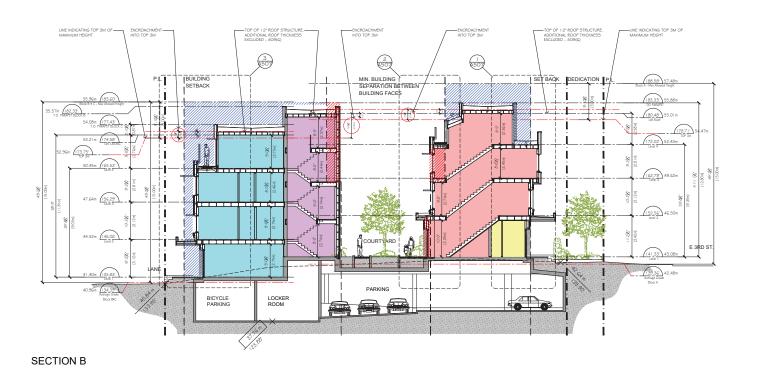
PMT INSIDE BUILDING ALCOVE (SCALE: 1/4" = 1'-0")

LEGEND	
	BUILDING SEPARATION CONFORMITY OR BETTER
	BUILDING SEPARATION NON-CONFORMITY

architects NAM (Moodyville) Development Ltd. 427-429-433-435 E 3rd Street, North Vancouver, B.C. BUILDING SECTIONS A501

1/8" = 1'-0"

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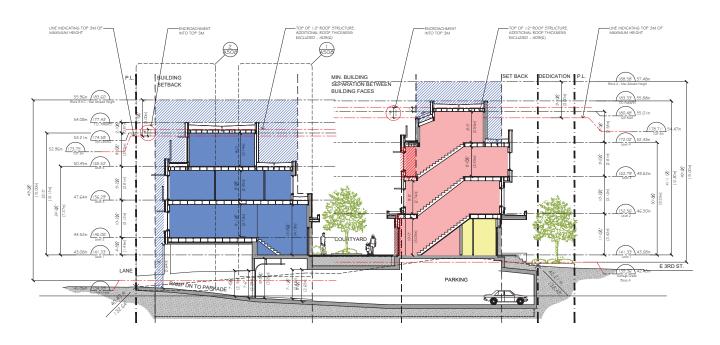
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BUILDING SECTIONS

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1/8" = 1'-0"

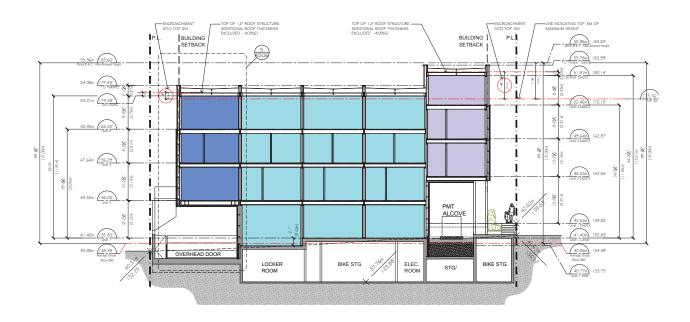
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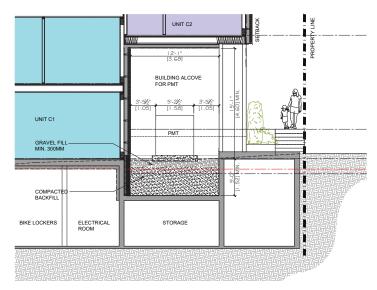
SECTION C

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LEGEND	
	BUILDING SEPARATION CONFORMITY OR BETTER
	BUILDING SEPARATION NON-CONFORMITY

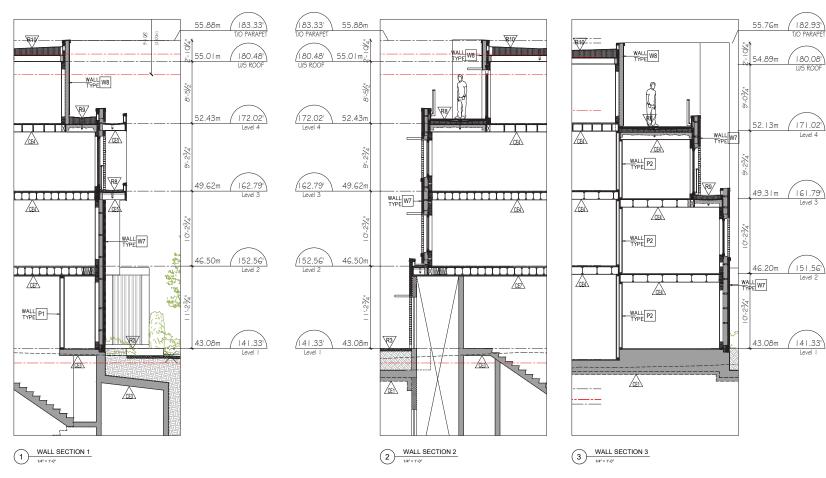


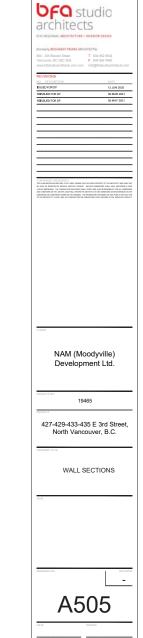
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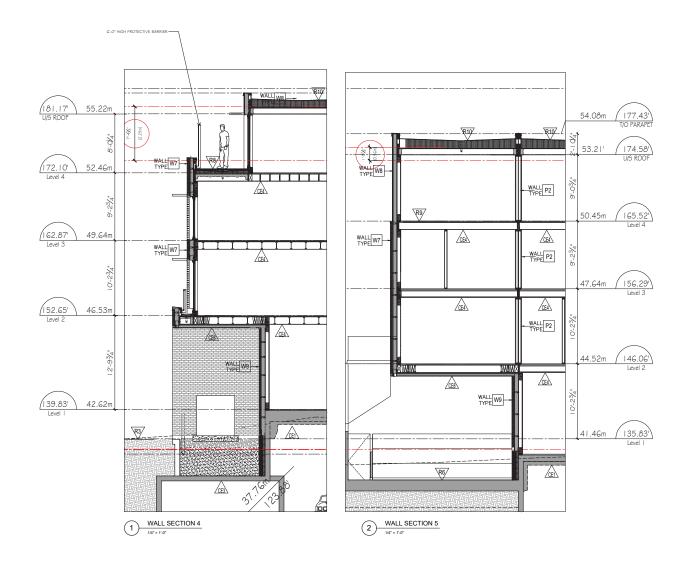


PMT INSIDE BUILDING ALCOVE (SCALE: 1/4" = 1'-0")

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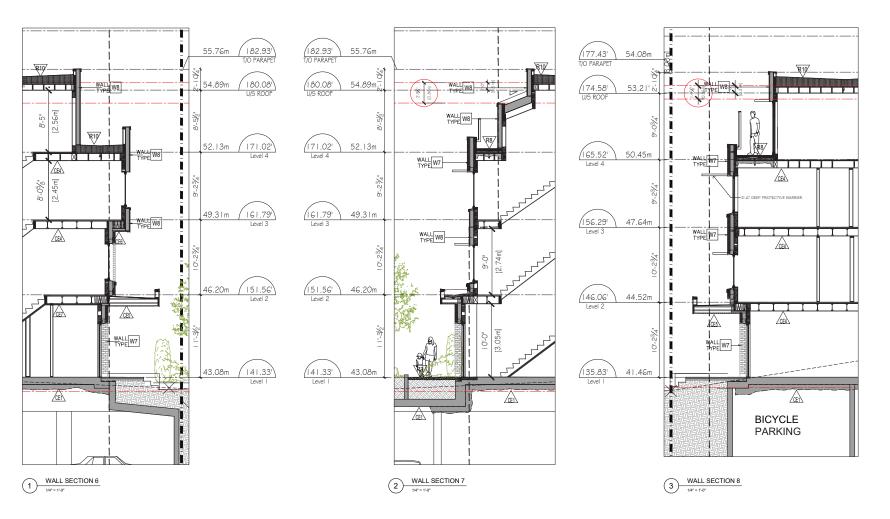
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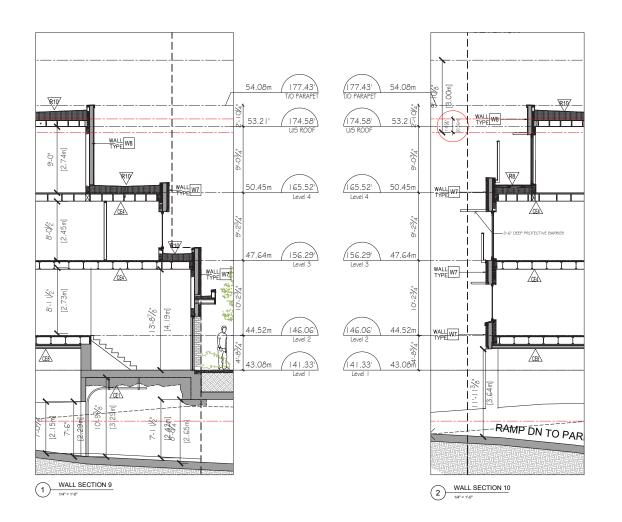
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WALL SECTIONS

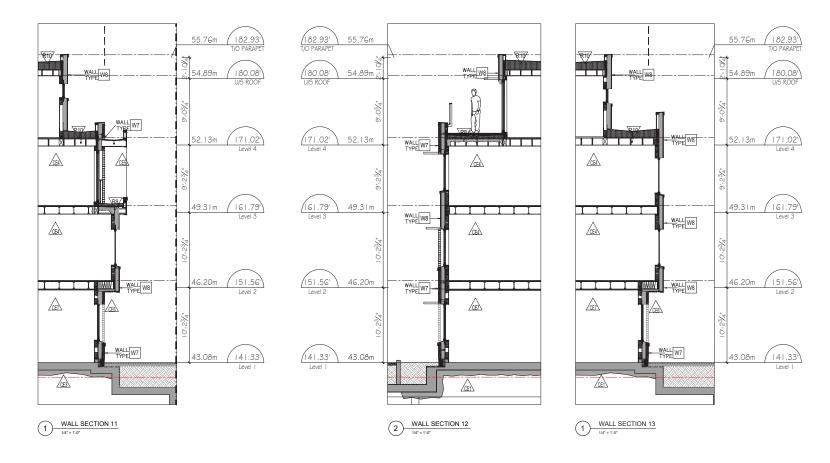
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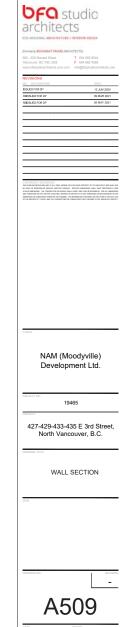






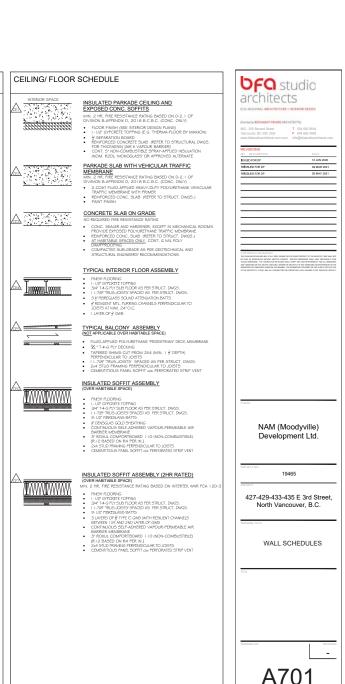


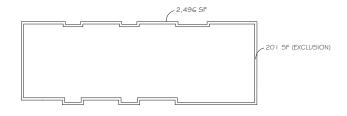


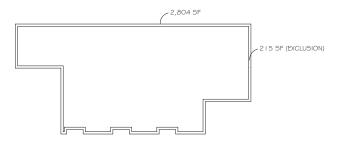


EXTERIOR WALL & FOUNDATION WALL SCHEDULE TYPICAL FOUNDATION WALL (not insulated) 90 MIL FLUID-APPLIED, POLYMER-ENHANCED, SINGLE COMPONENT, ASPHALT EMULSION WATERPROOPING MEMBRANE REINFORCED POLYESTER MESH AS REQUIRED BY MEMBRANE SUPPLIER STRUCTURAL CONCRETE WALL; REFER TO STRUCT. DWGS PAINT ON EXPOSED 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. SULPETHANE SPRAY-FOAM INSULATION (NOM. R1 6.25) (MAPOLE BARRIERI) 8 - 1/12" OF 2.8. POLYMETHANE SPRAY-FOAM INSULATION (NOM. R1 6.25) (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 CAST JUNGOUS BARRIER SPRAY-FORM (NOM. S. (2.5) JUNGOUS BARRIER S. (3.5) JUNGOUS BARRIER S. (3.5) JUNGOUS BARRIER S. (3.5) JUNGOUS BARRIER JUNGOUS J. S. T. STUDS & MAX. 24* O.C., SPACED OFF CONC, CAUL WALL 1/2* O'FERM 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 INGEMAL WEIGHT CONCRETE WALL (AIR BARRIER) (REFER TO STRUCT. DWGS.) 1-1/2° RIGID WES 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 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 THERBAR CUP **CORP STORE OF WASHINGTON BRICK TO CANCERS TO STRUCT, DWGS 1000 BRICK TO CANCERS TO STRUCT, DWGS 1000 BRICK TO CANCERS TO STRUCT, DWGS 1000 BRICK TO CANCERS TO CANCESS 51.34 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 MANUFACTURES ON COMMISSION SIGN MANUFACTURES ON THE ADMISSION OF THE MANUFACTURE OF THE MAN FRAMED WALL W/ BRICK VENEER (2HR RATED) W9 2 HR, FIRE RESISTANCE RATING AS PER ULC DESIGN No. U.37 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 WIT TERMAL CLIP-MIN. 1 ARE STAINED COLOR OF SHARP MORE SHARP MIN. 1 ARE STAINED COLOR OF SHARP MIN. INDIV.COMBUSTIBLE (RES. 2 BANED ON REA. FER IN.) CONTRILLOUS VAPOUR-FERMALAR BRE ARRERE REMBERANE SHE EXTENSION OF SHARP MIN. SHE STAINED CONTRIBUTED SHARP SHE TO STRUCT. DWGS) NOM. R. 2 BATT HISULATION G. MR. POLY VAPOUR BARRIER TO CANCESS-S. 1.34-MGG 2 LAKES OF SHE OW. B. **MMMMMM**

ROOF & DECK ASSEMBY SCHEDULE NON-INSULATED BALLASTED ROOF MIN. 3° STONE BALLAST (MIN. 22 lb/ SQ.FT.) CONT. FILTER FABRIC LOOSE-LAID 0.40° DRAINAGE MAT 70043 2 PLY MODIFIED 5B5 ROOF MEMBRANE CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL) 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) **P** NON-INSULATED PEDESTRIAN TRAFFIC ROOF W/ PAVERS MIN. GOmm THICK P.C. CONCRETE PAVERS MIN. 1" PEA-GRAVEL FOR LEVELING CONT. FILTER FABRIC **MONE** COMT. FILTER FABRIC 0.40' DRAINAGE MAT 2 RY MODIFIED SBS MEMBRANE CONCRETE SLAB, WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURA). INSULATED PEDESTRIAN TRAFFIC ROOF W/ PAVERS MIN. GOmm THICK P.C. CONCRETE PAVERS MIN. I* PEA-GRAVEL FOR LEVELING 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) NON-INSULATED PEDESTRIAN TRAFFIC CONCRETE SLAB **MONEY** FLUID-APPLIED POLYURETHANE PEDESTRIAN TRAFFIC MEMBRANE CONCRETE SLAB (REFER TO STRUCTURAL) **PS** NON-INSULATED VEHICULAR TRAFFIC CONCRETE SLAB HEAVY-DUTY FLUID-APPLIED POLYURETHANE VEHICULAR TRAFFIC MEMBRANE CONCRETE SLAB (REFER TO STRUCTURAL) 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 DECK OVER INTERIOR SPACE 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] ASPHALTIC COVER BD.; MECHANICALLY FASTENED 6" TYPE 4 RIGID INSULATION (R30) *X' PLYWOOD DECK *G' 2LB CLOSED CELL POLYURETHANE FOAM *II -7/8' TRUS-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 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 11.7/8' TRUS_JOISTS SPACED AS PER STRUCT. DWGS. 1 LATER OF 1/2' OWB TYPICAL ROOF ASSEMBLY (OVER HEATED SPACE) 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 (RIGO) INTERPRETATION TO CREATE DRAIN SLOPEN/APPR OR APPROVED A TEREBRITE. 34" TIG RY DECKING 2410 JUSTS SHIPMAID SHIPMAID (MAX. 16" O.C.)







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



CO-school security and a security of

COUNTY DESIGNATE FRIARY ARCHITECTS

buver, BC V6C 2G8 F 604 bfastudioarchitects.com.com info@bf

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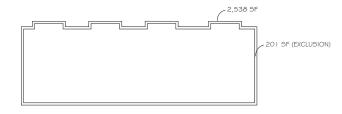
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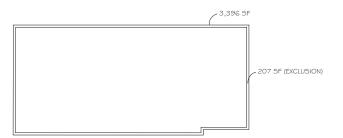
427-429-433-435 E 3rd Street, North Vancouver, B.C.

IG TITLE

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 = 46.42.5 SF TOTAL FSR = 5,469.75 SF



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Distributy BESHARAT FRIARS ARCHITECT

er, BC V6C 2G8 F 604 662 406 studioarchitects.com.com info@bfastudioa

 REVISIONS
 DATE

 MO. DESCRIPTION
 DATE

 BSUED FOR 0P
 12 JUN 2020

 RESSUED FOR 0P
 09 MAR 2021

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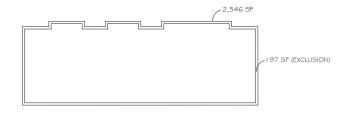
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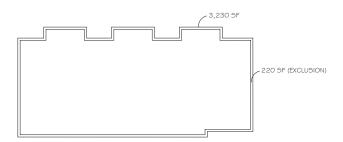
427-429-433-435 E 3rd Street, North Vancouver, B.C.

NG TITLE

LEVEL 2 AREA OVERLAY

002





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



SURRED RESIDENCE PRINTS AND RECEIPTED

bfastudioarchitects.com.com info@bfastuc

SIONS

DESCRIPTION

IO. DESCRIPTION DATE

88/ED FOR DP 12 JUN 2020

115/JUN 2021

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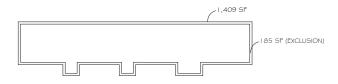
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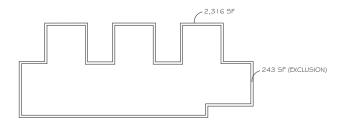
427-429-433-435 E 3rd Street, North Vancouver, B.C.

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 EXCLUDED AREA = 484.25 SF
TOTAL FSR = 3725 SF



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Purmerly RESHARAT FRIARS ARCHITECTS

STEED STORE CHISCOS SOUTH CO.

REVISIONS				
NO. DESCRIPTION	DATE			
BSUED FOR DP	12 JUN 2020			
REESOURD FOR DP	09 MAR 2021			
REBSUED FOR DP	05 MAY 2021			

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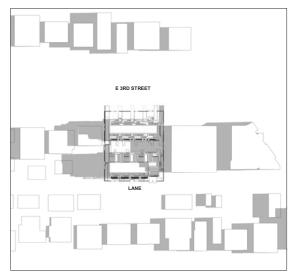
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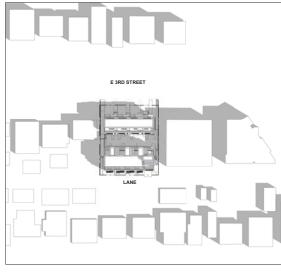
427-429-433-435 E 3rd Street, North Vancouver, B.C.

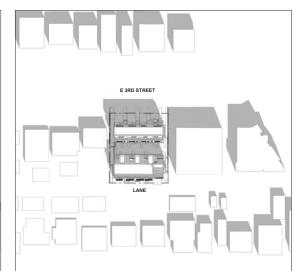
NG TITLE

LEVEL 4 AREA OVERLAY

O04



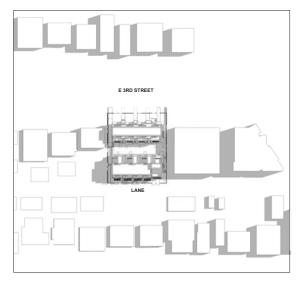


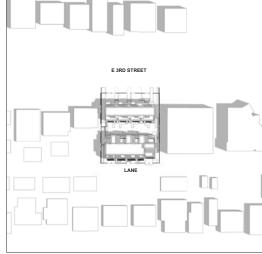


MARCH 21_10:00am

2 MARCH 21_12:00pm 1" = 50'-0"

3 MARCH 21_2:00pm





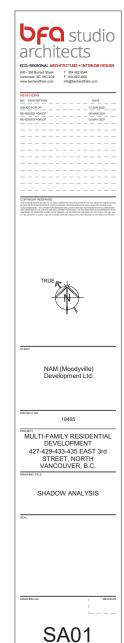
E 3RD STREET

LANE

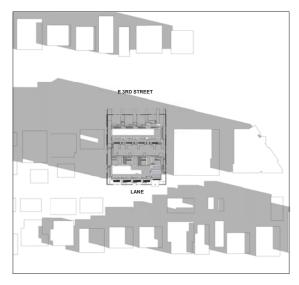
4 JUNE 21_10:00am

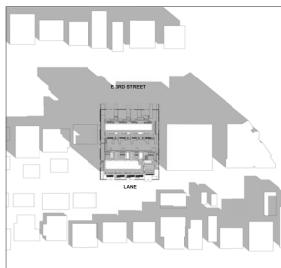
5 JUNE 21_12:00pm 1" = 50'-0"

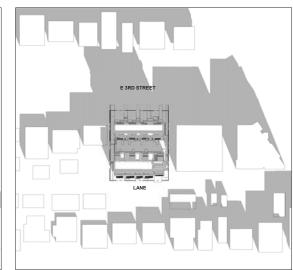
6 JUNE 21_2:00pm 1" = 50'-0"



1" = 50'-0"





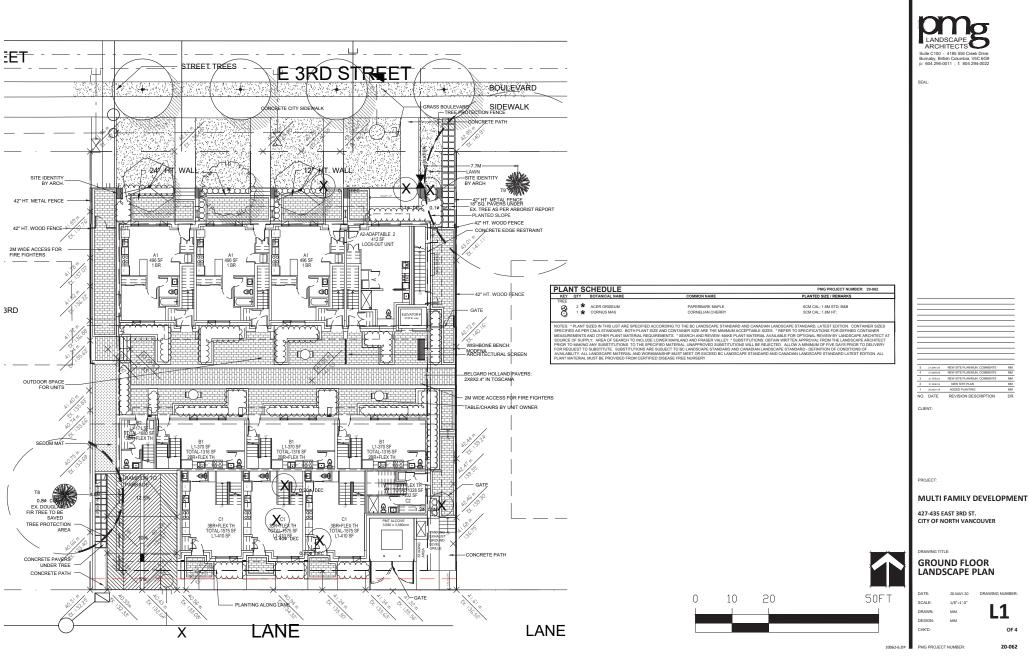


DEC 21_10:00am

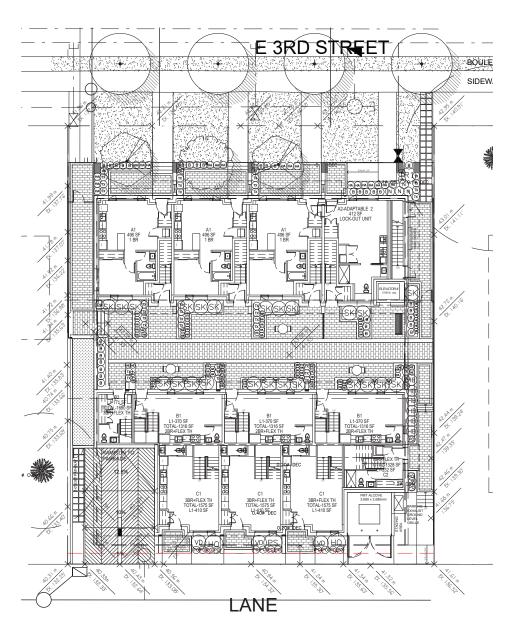
DEC 21_12:00pm

3 DEC 21_2:00pm 1" = 50'-0"

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- CLES	TRUE
	NAM (Moodyville) Development Ltd.
PROJ	ECT NO. 19465
PROJ.	MULTI-FAMILY RESIDENTIAL DEVELOPMENT 427-429-433-435 EAST 3rd STREET, NORTH VANCOUVER, B.C.
	SHADOW ANALYSIS
SEAL	
DRAV	FING NO. REVISION



DATE:	20.MAY.20	DRAWING NUMBER:
SCALE:	1/8"=1'-0"	
DRAWN:	MM	11
DESIGN:	MM	
CHK'D:		OF 4



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 OF SIZES AND CONTAINER AND CONTAINER

★ BIRD & BEE FRIENDLY PLANTS

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SEAL:

		_
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

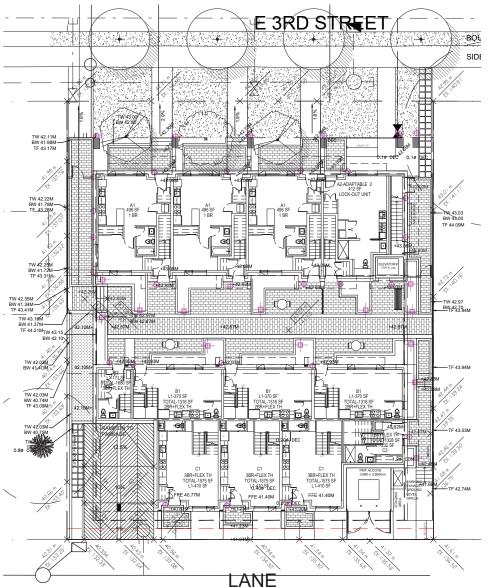
GROUND FLOOR SHRUB PLAN

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

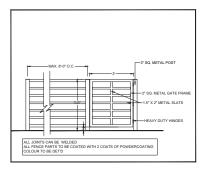
GRADING & LIGHTING PLAN

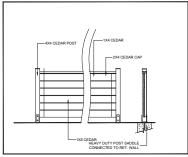
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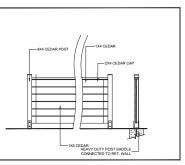
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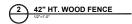
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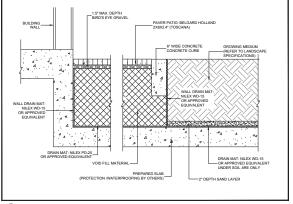




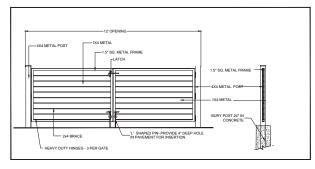




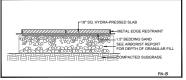




3 PATIO / LANDSCAPE AT SLAB DROP







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

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MULTI FAMILY DEVELOPMENT

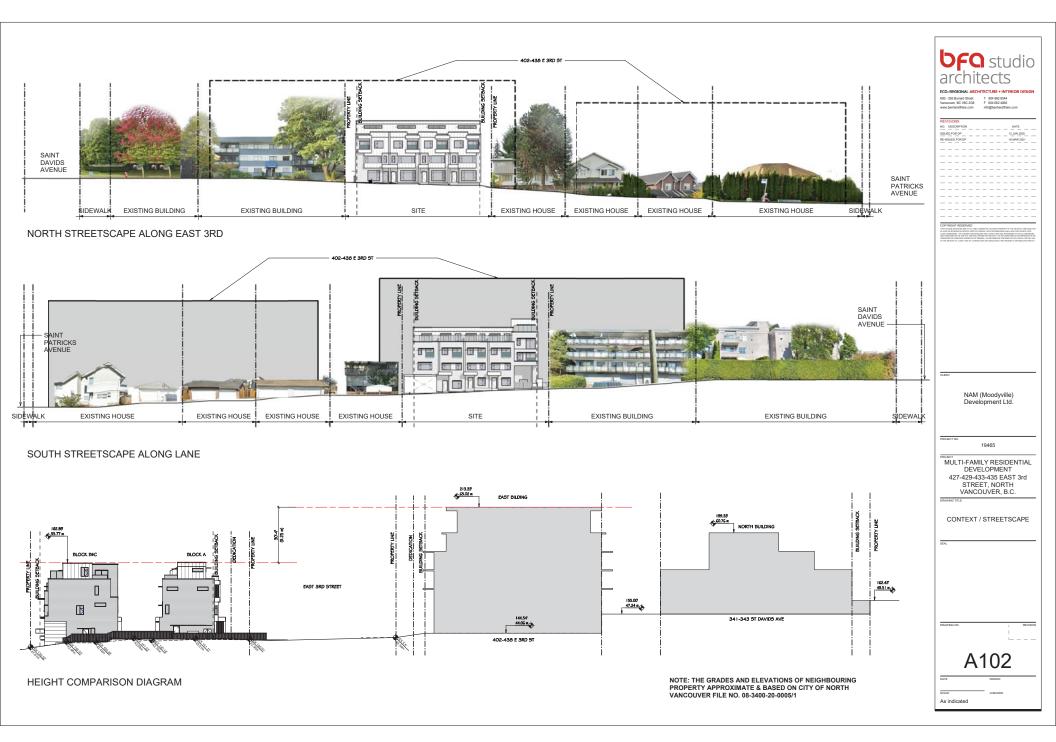
427-435 EAST 3RD ST. CITY OF NORTH VANCOUVER

LANDSCAPE DETAILS

-	DATE:	20.MAY.20	DRAWING NUMBER
-	SCALE:	AS NOTED	
1	DRAWN:	MM	14
1	DESIGN:	MM	
-	CHKD:	PCM	OF -
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20062-6-ZIP PMG PROJECT NUMBER:

20-062



FUTURE RESIDENTIAL DEVELOPMENT 4 STOREYS

EXISTING -RESIDENTIAL BUILDING 2 STOREYS

EXISTING RESIDENTIAL BUILDING 4 STOREYS

EXISTING -RESIDENTIAL BUILDING 4 STOREYS

EXISTING — RESIDENTIAL BUILDING 3 & 4 STOREYS

EXISTING CONDO-BUILDING 4 STOREYS

EXISTING CONDO BUILDING 3 STOREYS

PROPOSED DEVELOPMENT 4 STOREYS

TOP OF ROOF ELEVATION: 183.60'

-FUTURE RESIDENTIAL DEVELOPMENT - 3 BUILDINGS WEST BUILDING - 5 STOREYS + ROOF DECK EAST BUILDING - 6 STOREYS NORTH BUILDING - 5 STOREYS

TOP OF ROOF ELEVATION: 204.66'





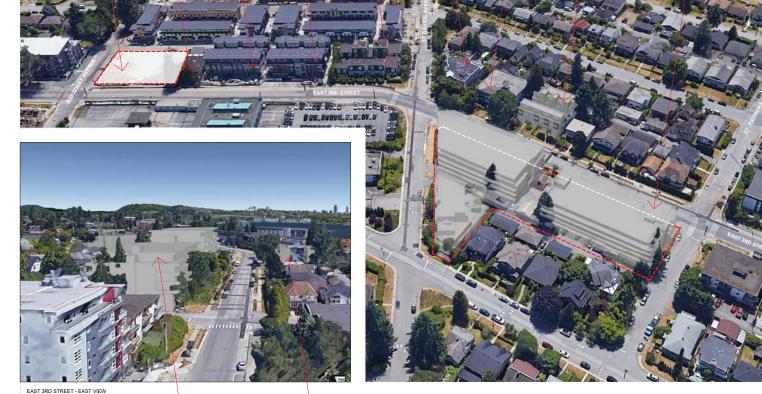


427-429-433-435 E 3rd Street, North Vancouver, B.C.

BIRDS EYE VIEW

A106

EAST 3RD STREET - SOUTH BIRDS EYE VIEW



FUTURE RESIDENTIAL DEVELOPMENT 6 STOREYS

PROPOSED DEVELOPMENT 4 STOREYS

TOP OF ROOF ELEVATION: 204.66'

TOP OF ROOF ELEVATION: 183.60'

NOTES

1. BASE IMAGERY TAKEN FROM GOOGLE EARTH, DATED JUNE 2019
AND MAY NOT SHOW CURRENT STATUS OF FUTURE DEVELOPMENTS /
DEVELOPMENTS UNDER CONSTRUCTION.



OFO studio architects

NAM (Moodyville) Development Ltd.

19465 427-429-433-435 E 3rd Street, North Vancouver, B.C.

STREETSCAPE



FUTURE RESIDENTIAL DEVELOPMENT - 4 STOREYS

EXISTING RESIDENTIAL DEVELOPMENT - 2 STOREYS

EXISTING RESIDENTIAL DEVELOPMENT - 4 STOREYS



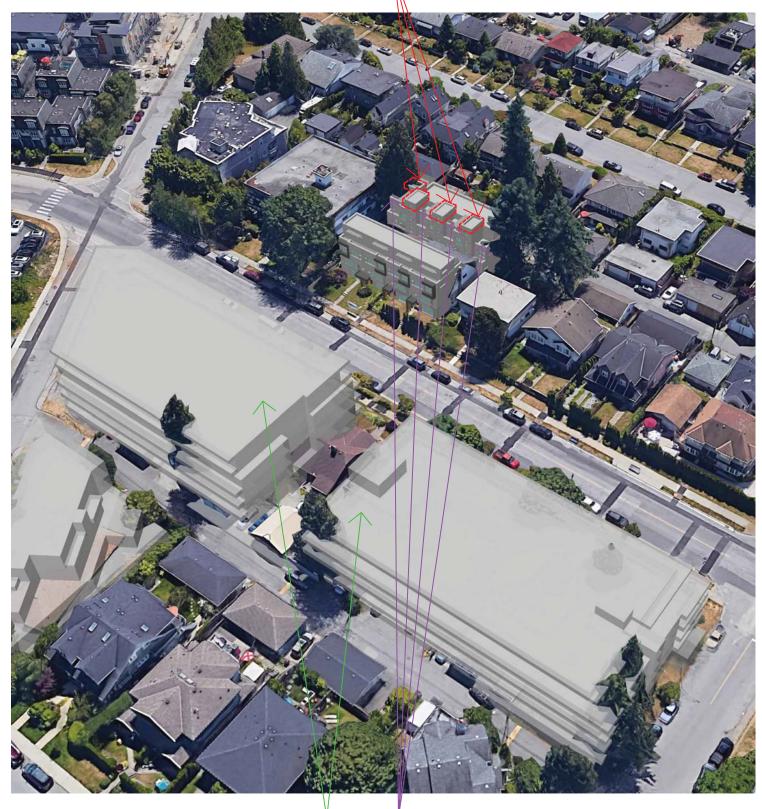
EXISTING RESIDENTIAL DEVELOPMENT - 4 STOREYS

EXISTING RESIDENTIAL DEVELOPMENT - 3 & 4 STOREYS



EXISTING RESIDENTIAL DEVELOPMENT - 3 STOREYS PROJECT SITE, PROPOSED BUILDING - 4 STOREYS EXISTING SINGLE FAMILY HOMES - 2 & 3 STOREYS

A107



FUTURE 6 STOREY RESIDENTIAL DEVELOPMENT

-AREAS BELOW TOP 3M OF MAXIMUM BUILDING HEIGHT - MOODYVILLE DESIGN GUIDELINE 7.4.1

BFA Studio Architects
600 - 355 BURRARD ST.
VANCOUVER, B.C. V6C 2G8

tel (604) 662-8544 fax (604) 662-4060 BIRDS EYE VIEW PERSPECTIVE

PASSIVE HOUSE TOWN HOME DEVELOPMENT 427-429-433-435 E 3rd STREET, NORTH VANCOUVER, BC

scale:
N.T.S.
4-4

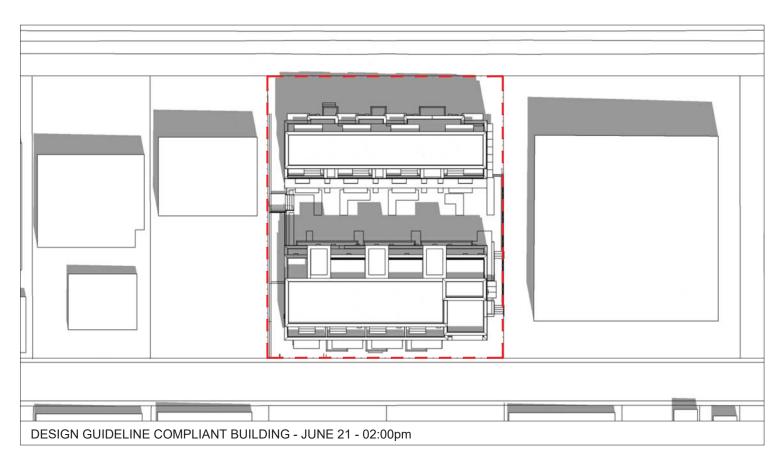
date: 07 JULY 2 I

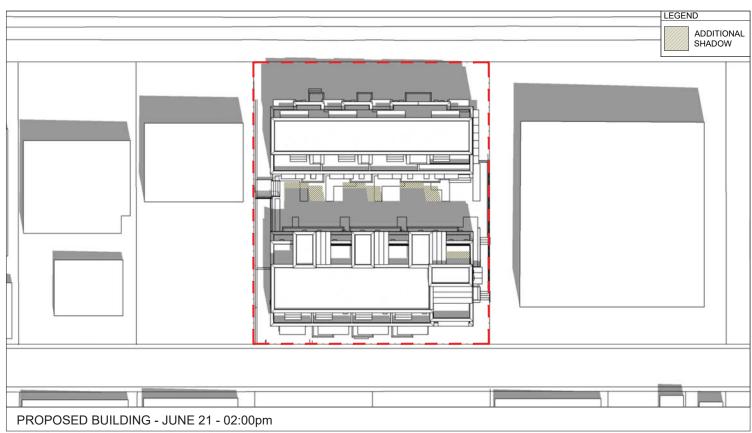
sheet reference:

A108









BFA Studio Architects

600 - 355 BURRARD ST. VANCOUVER, B.C. V6C 2G8

tel (604) 662-8544 fax (604) 662-4060 title:

SHADOW ANALYSIS

PASSIVE HOUSE TOWN HOME DEVELOPMENT 427-429-433-435 E 3rd STREET, NORTH VANCOUVER, BC

scale: N.T.S.

date: 07 JULY 21

sheet reference:

SA05



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 guidelines of the City.

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:			
	Year	/ Month / Day		
Linda	C. Buchanan, Mayor	_		
 Karla	Graham, Corporate Office	<u></u> r		
Date :	Signed: Year / Month	ı / Day		
Note:	Vancouver shall file a not	tice of this permit in t	Sovernment Act, the City of No he Land Title Office stating that Development Permit No. DPA20	the
	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

Document: 2059272-v1

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 ArchitectsCityDocs 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 Engineering CityDocs 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







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

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Meg Wray, Planner 1

Subject:

REZONING APPLICATION FOR 261-263 WEST 6TH STREET (KARL

WEIN / BRADBURY ARCHITECTURE)

Date:

July 7, 2021

File No: 08-3360-20-0463/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 1, dated July 7, 2021, entitled "Rezoning Application for 261-263 West 6th Street (Karl Wein / Bradbury Architecture)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8849" (Karl Wein / Bradbury Architecture, 261-263 West 6th Street, CD-736) be considered and the Public Hearing be waived;

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

ATTACHMENTS

- 1. Context Map (Doc# 2063845)
- Architectural and Landscaping Drawings Consolidated for Council, dated June 22, 2021 (Doc# 2071498)
- 3. Public Consultation Summary (Doc# 1936928)
- 4. Zoning Bylaw Amendment Bylaw No. 8849 (Doc# 2065507)

SUMMARY

This report seeks Council approval for a rezoning to enable the development of a proposed triplex situated within the Ottawa Gardens Heritage Conservation Area.

Document Number: 2063726 V4

Date: July 7, 2021

BACKGROUND

The subject site currently consists of a duplex built in 1976. The proposal is to demolish the existing building and replace it with a triplex which reflects the Arts and Crafts style historic character of Ottawa Gardens.

This area is recognised in the Official Community Plan (OCP) as a heritage conservation area. This area is characterised by a wide central boulevard and a number of historic buildings. New development is required to conform to the Ottawa Gardens Heritage Conservation Area Guidelines (the "Ottawa Gardens Guidelines") to create a cohesive and attractive streetscape in keeping with the historic character.

DISCUSSION

Site Context

The property is located on the south side of West 6th Street facing the central boulevard. The area consists of mainly detached houses, duplexes and triplexes. The buildings and uses immediately surrounding the subject site are described and shown in Table 1 and Figure 1 below.

Table 1. Surrounding uses

Direction	Address	Description	Zoning
North – across West 6 th Street	262 West 6 th Street	Detached house	RT-1
South – across the lane	260-262 West 5 th Street	Duplex	CD-423
East	253-255 West 6th Street	2.5 storey 'Heritage A' duplex	CD-494
West	269 West 6 th Street	Two-storey duplex	RT-1

Figure 1. Google Street View of 253-255 West 6th St (left) & 269 West 6th St (right).





Planning Analysis & Proposed Variances

The existing zoning is RT-1 (two-unit residential) and the triplex proposal requires rezoning to a comprehensive development zone (CD-736). The requested changes to the zoning Bylaw are identified in Table 1 below.

Table 2. Requested Changes to the Zoning By-law

Current Designation/Regulation		Proposed Designation/Regulation	
Principal Use	Two-Unit Residential Use	Three principal dwelling units	
GFA	0.5 FSR	Combined and in total, shall not exceed 0.6 FSR. Garbage and recycling storage provided for private use shall be excluded.	
Setbacks	Principal Buildings shall be sited not less than 12.8 m (42 ft.) from the rear lot line.	Principal Building shall be sited not less than 11.7 m (38.5 ft.) from the rear lot line.	
	The rear porch may project beyond the face of the Principal Building into the rear yard by 2.1 m (7 ft.).	The rear porch may project beyond the face of the Principal Building into the rear yard by 4.6 m (15 ft.).	
	Accessory Buildings shall be sited 6.1 m (20 ft.) from the Principal Building.	The Accessory Building may be sited 4.6 m (15 ft.) from the Principal Building.	
Height	The First Storey of the Principal Building is required to be a minimum 0.76 m (2.5 ft.) above the reference grade if a Basement (One-Unit and Two-Unit Residential) is present.	This requirement is waived to allow the First Storey of the south portion of the building (facing the lane) to be at a lower grade.	

Use

The policy framework supports the proposed triplex use. No suites are proposed.

Density and Density Bonusing

The subject site is designated Residential Level 3 in the OCP, which permits up to 0.75 FSR. Additionally, the Ottawa Gardens Guidelines permit a maximum 0.6 FSR above grade. The proposal is consistent with the OCP and Guideline maximums and represents a moderate increase in density from two to three units.

Garbage and recycling storage for communal use is typically excluded from density; this development provides a private storage solution that is appropriate to the triplex form and would be excluded from FSR.

Four parking spaces would be provided in the form a garage and surface parking, which exceeds the minimum Bylaw requirement for one space per principal unit.

The proposed FSR would suggest a density bonus for the increase from 0.5 to 0.6 FSR for a total contribution of approximately \$14,900 in accordance with the City's Density Bonusing and Community Benefit Contribution Policy, as outlined in Table 3 below.

Table 3. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value	
Density bonus to 0.6 FSR / OCP Density (@ \$25 / sq. ft.)	\$14,900	
Total Value of Community Benefits	\$14,900	

Setbacks

In compliance with the Ottawa Garden Guidelines, the front yard setback is approximately 7.6 m (25 ft.) to achieve uniformity with the neighbours; this setback is significantly more than the zoning minimum of 4.6 m (15 ft.). The proposed variances to setbacks in the rear portion of the lot are appropriate to offset the increased front yard setback and accommodate the triplex form.

Height

The proposal is under the maximum height permitted in the RT-1 zone by approximately 1 m (3.5 ft.) and under the height of the neighbouring heritage building to the east by around 0.6 m (2 ft.). The form of the development is one unit facing the street and two units in the rear portion of the lot. Therefore, the triplex presents as a two-storey single-family dwelling when viewed from the street.

The site slopes down from the street to the lane at approximately 10% average slope. The proposed form is for a split level design. The zoning requirement for the height of the first storey has been waived to allow the south split-level portion of the building to be at a lower grade. This allows the building to follow the natural slope and further reduce impacts on neighbours.

Heritage Character

The City's Ottawa Gardens Guidelines seek development respecting "the City's history by maintaining and enhancing connections the past" (goal 6.4) and maintaining "visible links to the community's natural and cultural past through the conservation and enhancement of significant heritage resources, including heritage buildings, structures and landscapes" (objective 6.4.2).

The proposal generally complies with the Guidelines and would blend with the historic character of the area.

Landscaping

The focus of the landscape plans is on the front yard and maintenance of the Ottawa Gardens characteristic boulevard. Landscaping includes traditional elements such as plantings with softened edges and traditional elements such as stone-style capstones and paving stones.

Features include a front patio and lawn with a raingarden and the rear units are provided with rooftop and main floor decks facing the lane. Trees in the planting bed between the main floor decks provide privacy between units.

Further improvement to the overall landscape plan with a focus on the front yard treatment is expected if the project moves forward. This is to address an Advisory

Design Panel comments to provide planting materials of a texture and variety that is appropriate to the neighbourhood character. This condition will be incorporated in the development covenant.

Advisory Committees Review

Heritage Advisory Commission

The proposal was presented to the Heritage Advisory Commission in July 2018. The Commission supported the project subject to the following recommendations:

- A heritage colour palette consistent with the Guidelines;
- Wooden posts and railings;
- Consideration of wood windows and door on the front façade, and additional façade details;
- Clarification of the landscaping plan including details for fences, retaining walls, capstones, patio landscaping and potential vertical forms; and
- Review of boulevard landscaping to simplify entry from public to private including the grade separation.

With the current submission, staff are generally satisfied that the applicant has addressed the above recommendations. Further front yard landscape design development is expected if the project moves forward.

Advisory Design Panel

The proposed design was reviewed by the Advisory Design Panel in September 2018, and again in December 2018. At the December 2018 meeting, the Panel recommended approval subject to addressing a number of issues to the satisfaction of staff.

With the current submission, staff are satisfied the following items are addressed appropriately:

- · Removal of the hedge;
- Further definition and improved usability of the front yard and patio;
- · Provision of permeable pavers and exterior lighting;
- Further definition of the unit entries:
- Grading of the fence and details; and
- Simplification of the roof line.

Additionally, in response to the Panel's comments, the applicant will further refine and clarify planting materials to ensure consistency with the character of the neighbourhood, should the project moves forward.

Community Consultation

A Developer's Information Session was held on May 29, 2018. Three people attended and all supported the proposed design.

One neighbor supported the project overall, but was concerned about parking and privacy from window overlook. The proposal exceeds the number of on-site parking spaces required in the zoning. The additional parking provided is expected to mitigate street parking impacts. The applicant has also addressed the comment regarding window overlook: the majority of the windows on the proposed development are situated lower than windows on neighboring properties and there are no windows looking directly onto neighbours.

Given the modest increase in density of the proposal and minimal impacts on neighbours, staff is recommending that the Public Hearing be waived. Should Council wish to refer the application to Public Hearing, the first active clause in the resolution should be amended to read:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8849" (Karl Wein / Bradbury Architecture, 261-263 West 6th Street, CD-736) be considered and referred to a Public Hearing;"

Legal Documents

Should Council approve the proposal, the following legal documents would be required to be completed prior to final adoption of the Bylaw:

- Development Covenant;
- Servicing Agreement;
- · Good Neighbour Agreement; and
- Flooding Covenant.

RESPECTFULLY SUBMITTED:

Meg Wray Planner 1

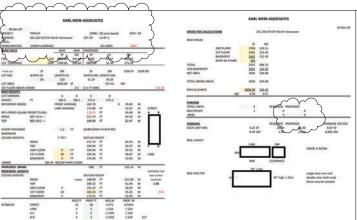




Context Map: 261-263 West 6th Street







BRADBURY ARCHITECTURE

#350-440 W HASTINGS STREET VANCOUVER , B.C. TEL 604-831-9451

robert@bradburyarchitecture.ca www.bradburyarchitecture.ca

KARL WEIN ASSOCIATES 135/2 1451 MARINE DRIVE WEST VANCOUVER TEL 778-280-3670

TEL 778-280-3670 karlwein@gmail.com

Randolph Rigets Architectural Technologist AIBC

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

> Consultant Address Address Phone Fax e-mail

Address Address Phone ax -mail

Address Address Phone Fax e-mail

No.	Description	Date
	Show fence height front yard - Parking dimentions at Lane - Lot Coverage revised - Removed Bikes - Changed Garbage configuration - Show upper level overhang - Attic areas defined as inaccessible - Relabel floors	Oct 14 2020
	front & side yard fence height - OCP to R3 - show 3 bikes - labels of roof overhangs - gable setback	Dec 18 2020
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TRIPLEX 261 W 6TH

PROJECT DATA

 Project number
 261W6

 Date
 FEB 24 2020

 Drawn by
 RMR

 Checked by
 KW

A100

NORTH ELEVATION WITH 4" SIDING BM

(3) 12" = 1"-0"

	Sheet List	Sheet
	Sheet Name	Number
	PROJECT DATA	A100
	SITE PLAN	A101
	BASEMENT N & S UNITS	A102
	MAIN FLOOR - N &S UNITS	A103
0	2ND FLOOR N&S UNITS	A104
	ROOF DECK & ROOF	A105
	ROOF PLAN	A105A
	N & S ELEVATIONS	A106
	WEST ELEVATION	A107
	EAST ELEVATION	A108
	SECTIONS	A109
	DETAIL SECTIONS	A109A
	GARAGE PLANS	A110
	SPACIAL SEPARATION	A111
	ENERGY PERFORMANCE	A112
	MATERIAL BOARD	A115
	ORIGINAL SURVEY	A116
261	255	À

PROJECT DATA: 261-269 PL6TH ST. NORTH YANCOUVER OCT 19, 2020 PROPOSED 3 TOWNHOUSES LEGAL LOT 24, BL 112A, DL 271, PL 1226

LOT SIZE 120/50 LOT AREA 60 ZONE 85 FAR 050 DBUDABLE 60.60 5600.009F LOT COVERAGE80.45 2101.109F

PROPOSED FAR 3596 SF PROPOSED COVERAGE 1693 SF BASEMENT 1641 EXEMPT MAN 1641 EXEMPT MAN 1640 FLOOR 1160 ROOF DK STAIRS 195

TOTAL AREA 5281 LESS EXEMPT 1641 NET AREA 3596

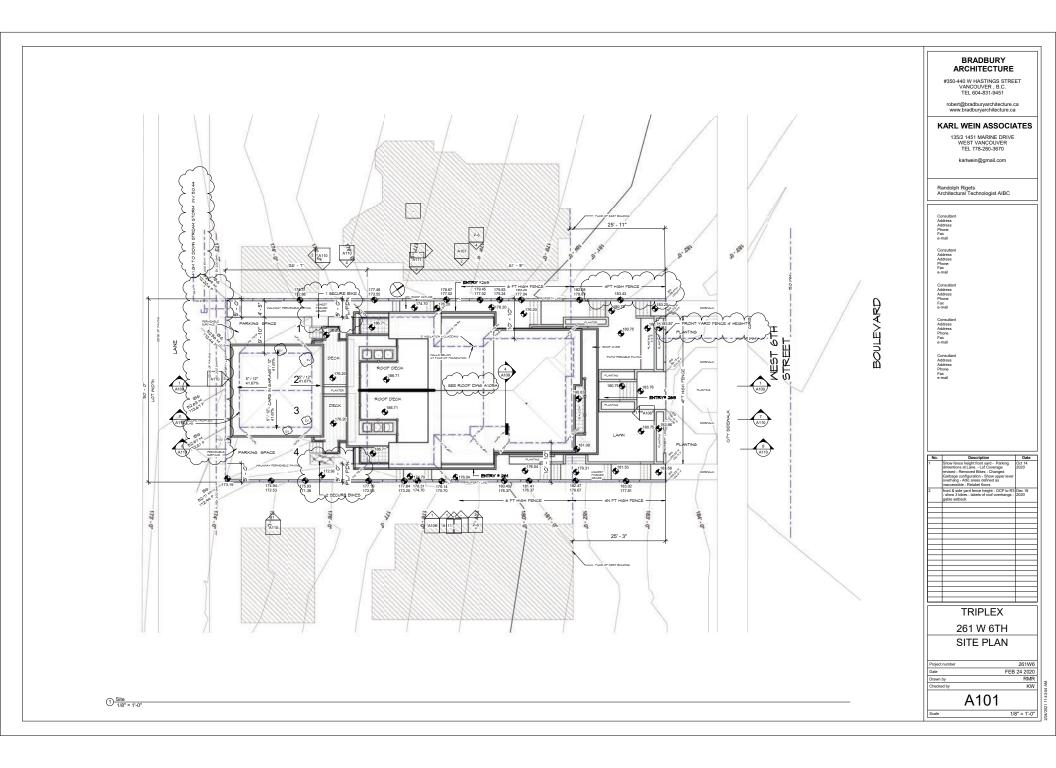
REQ PARKING © 1.25 4
PROPOSED 4
ELEC CAR PLUGS 4
GARBAGE 53 SF (1649-28)

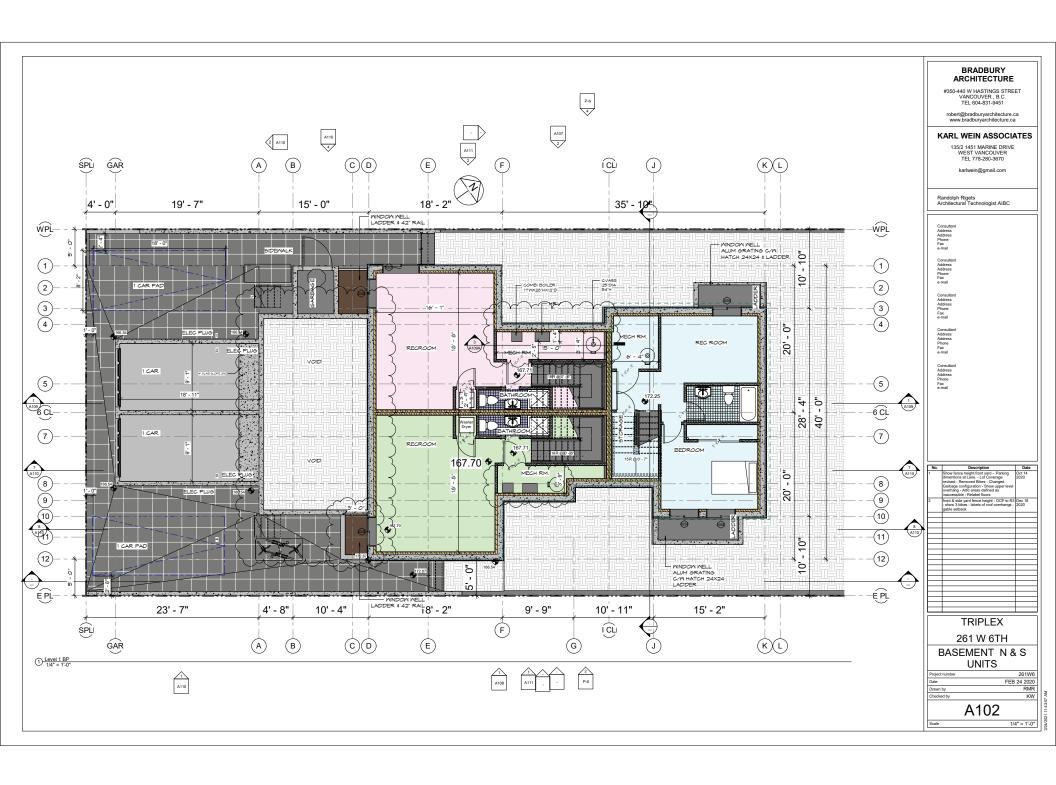
ENERGUIDE STEP S SETBACKS

ETBACKS FRONT 25.00 BACK 35.16 E 8IDE 5.00 W 8IDE 5.00

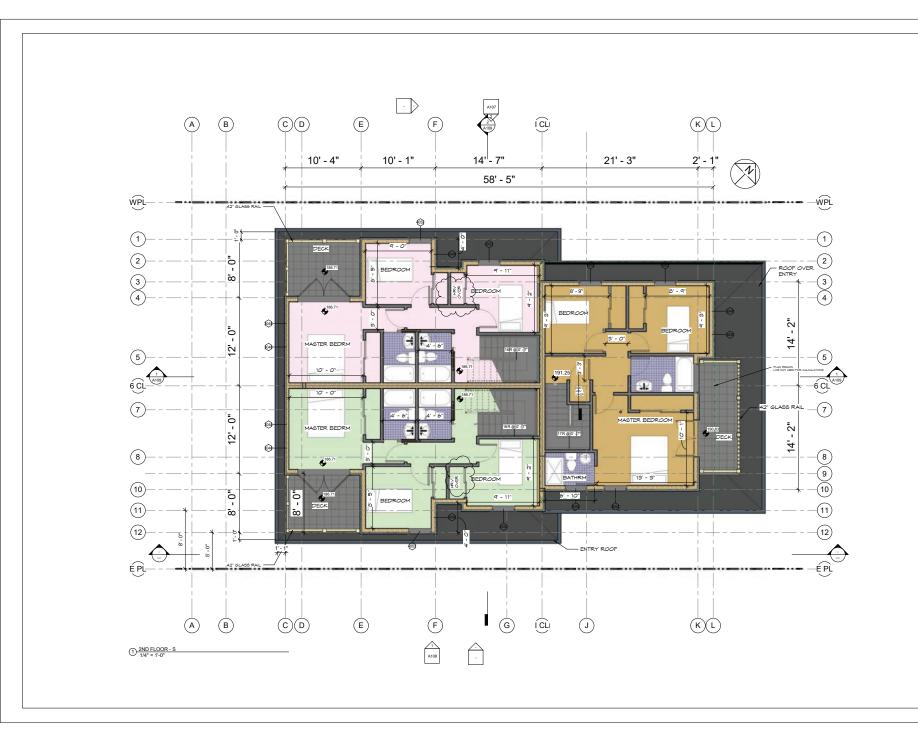
① DATA 6" = 1'-0"

STREET VIEW FROM NE 4" SIDING









#350-440 W HASTINGS STREET VANCOUVER , B.C. TEL 604-831-9451

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KARL WEIN ASSOCIATES

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karlwein@gmail.com

Randolph Rigets Architectural Technologist AIBC

Consultant Address Address Phone Fax e-mail

Consultan Address Address Phone Fax e-mail

TRIPLEX 261 W 6TH

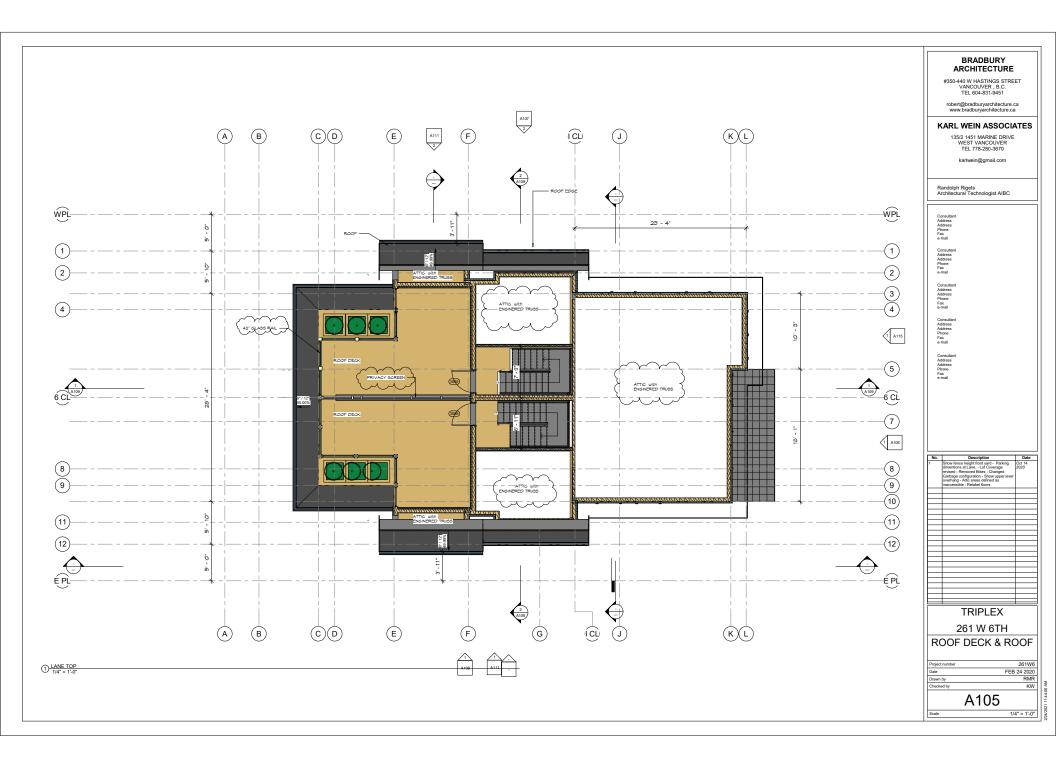
2ND FLOOR N&S UNITS

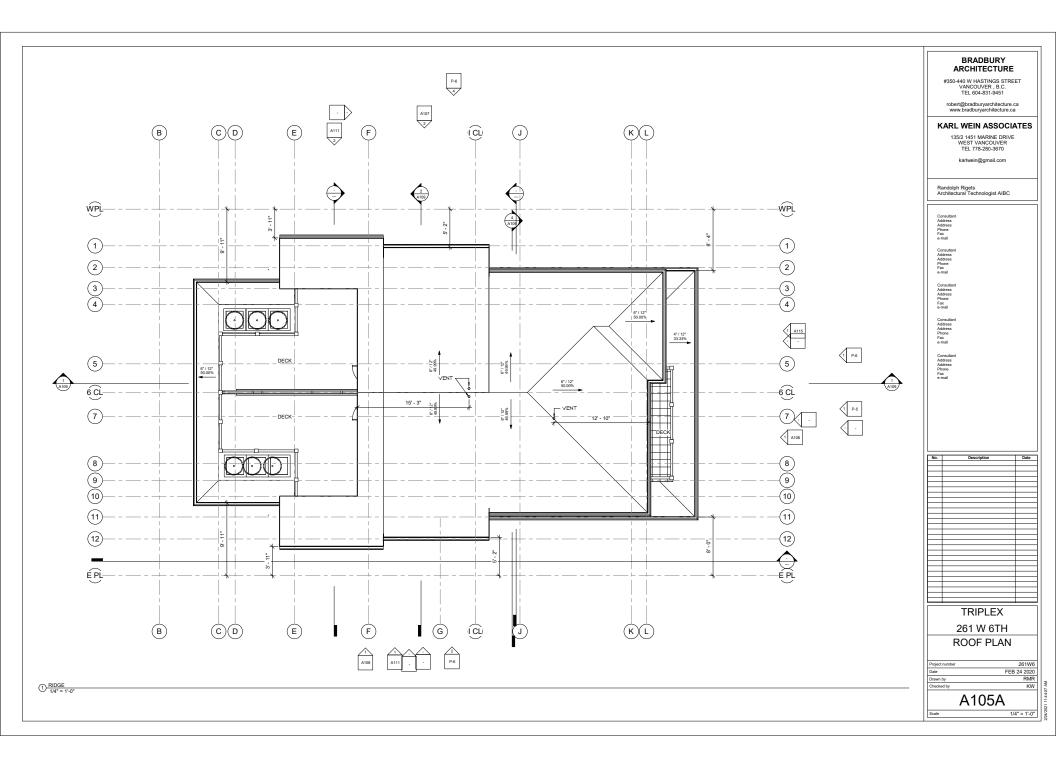
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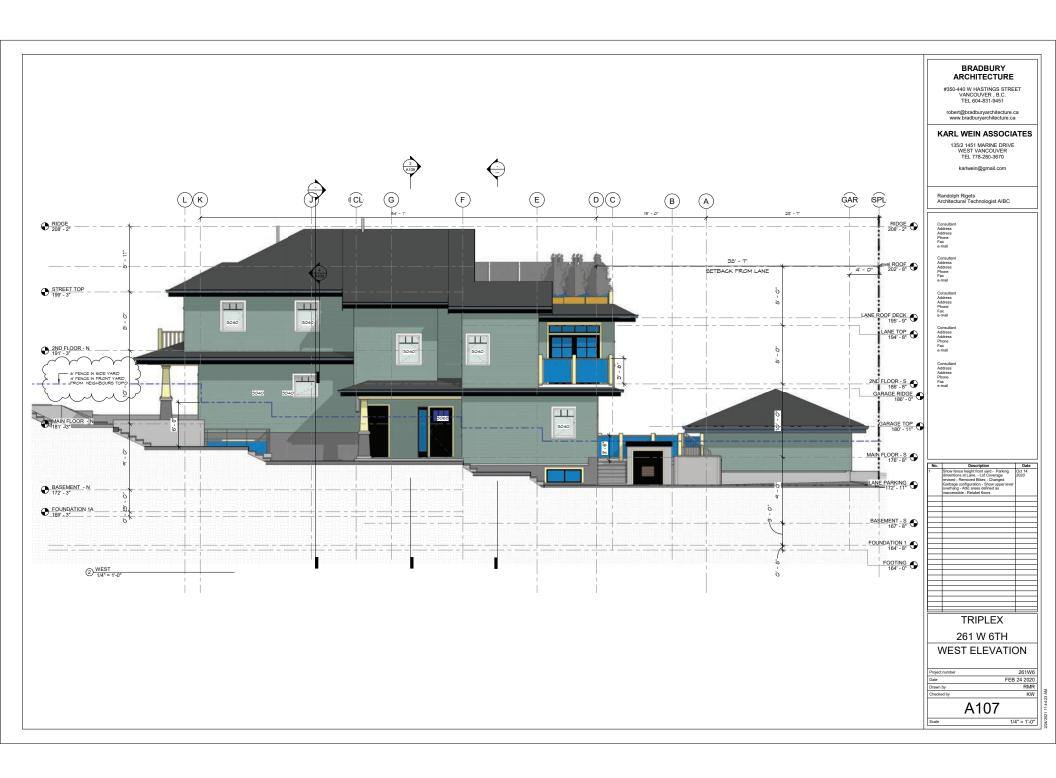
1/4" = 1'-0"

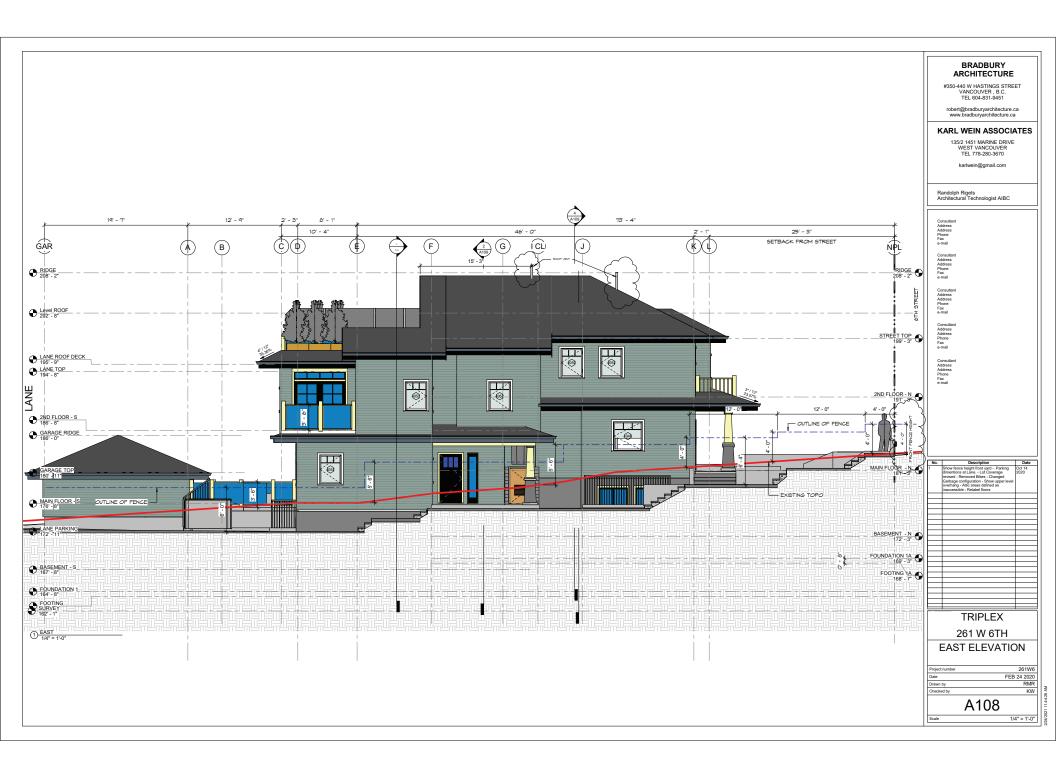
KW

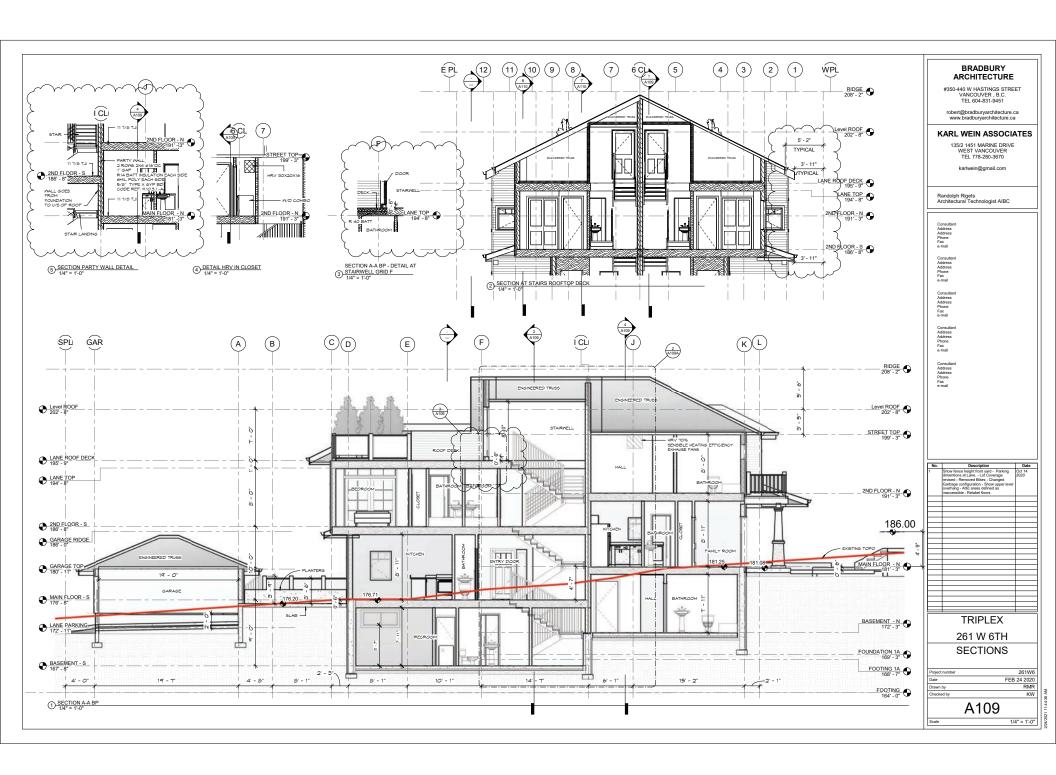


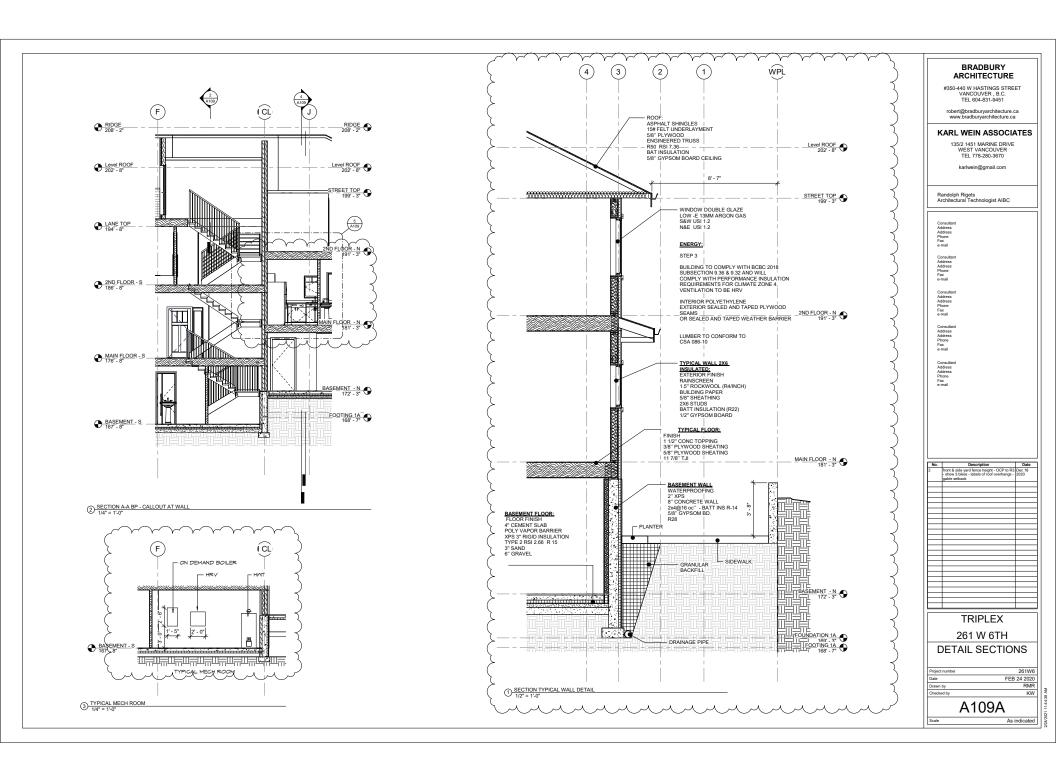


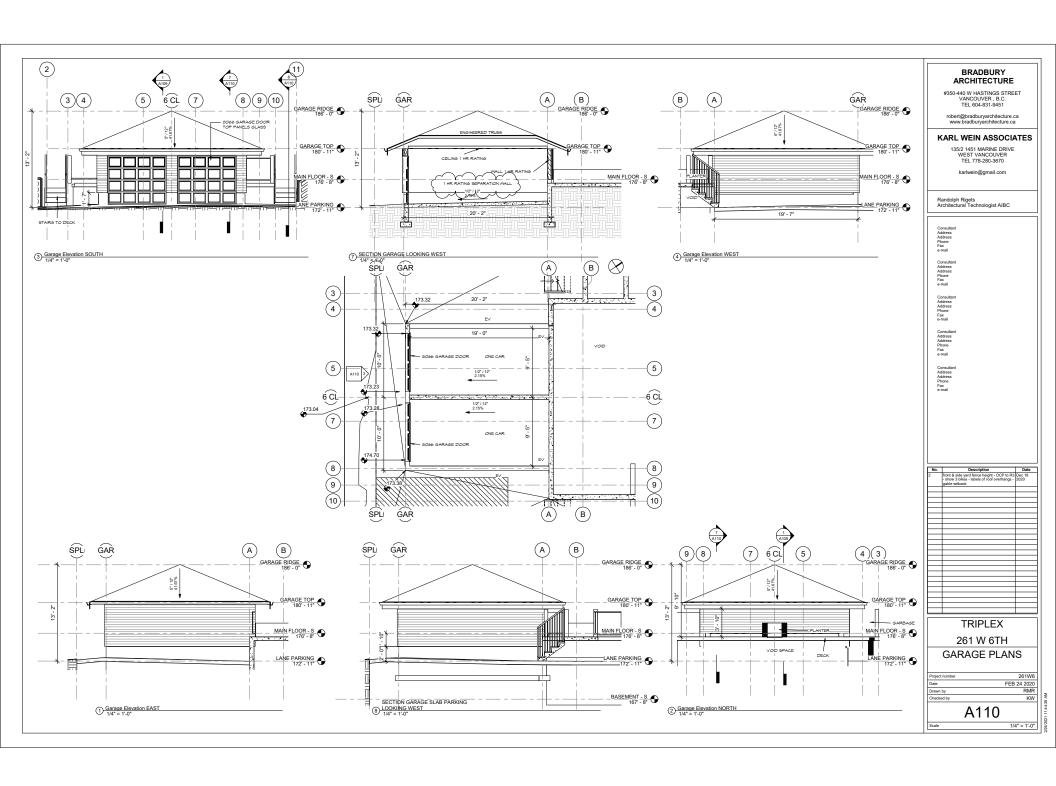


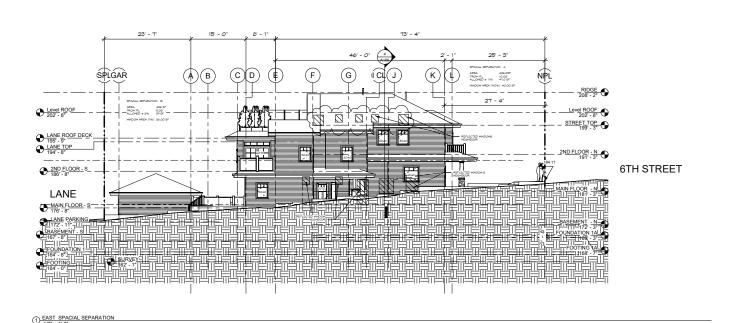


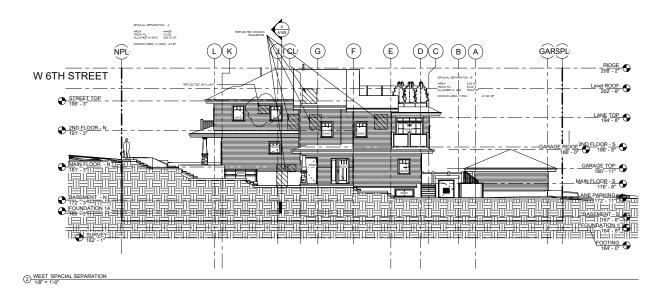












#350-440 W HASTINGS STREET VANCOUVER , B.C. TEL 604-831-9451

bert@bradburyarchitecture.ca

KARL WEIN ASSOCIATES

135/2 1451 MARINE DRIVE WEST VANCOUVER TEL 778-280-3670

TEL 778-280-3670 karlwein@gmail.com

Randolph Rigets Architectural Technologist AIBC

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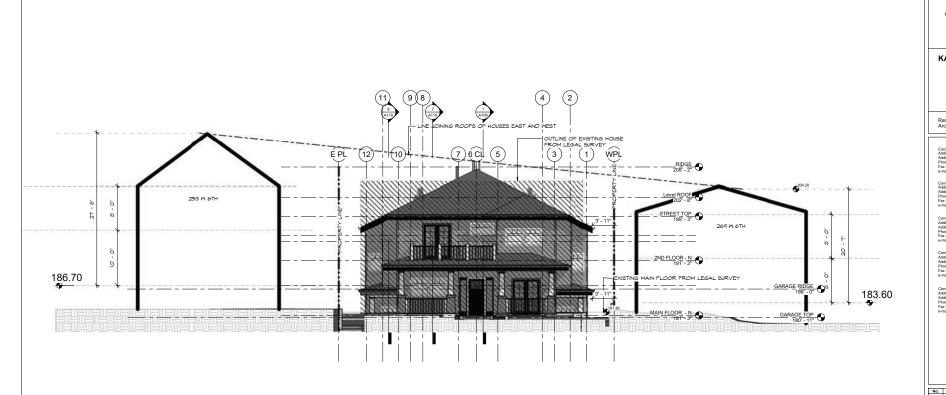
Consulta Address Address Phone Fax

TRIPLEX 261 W 6TH

SPACIAL SEPARATION

A111

1/8" = 1'-0"



#350-440 W HASTINGS STREET VANCOUVER , B.C. TEL 604-831-9451

KARL WEIN ASSOCIATES

135/2 1451 MARINE DRIVE WEST VANCOUVER TEL 778-280-3670

karlwein@gmail.com

Randolph Rigets Architectural Technologist AIBC

Date TRIPLEX

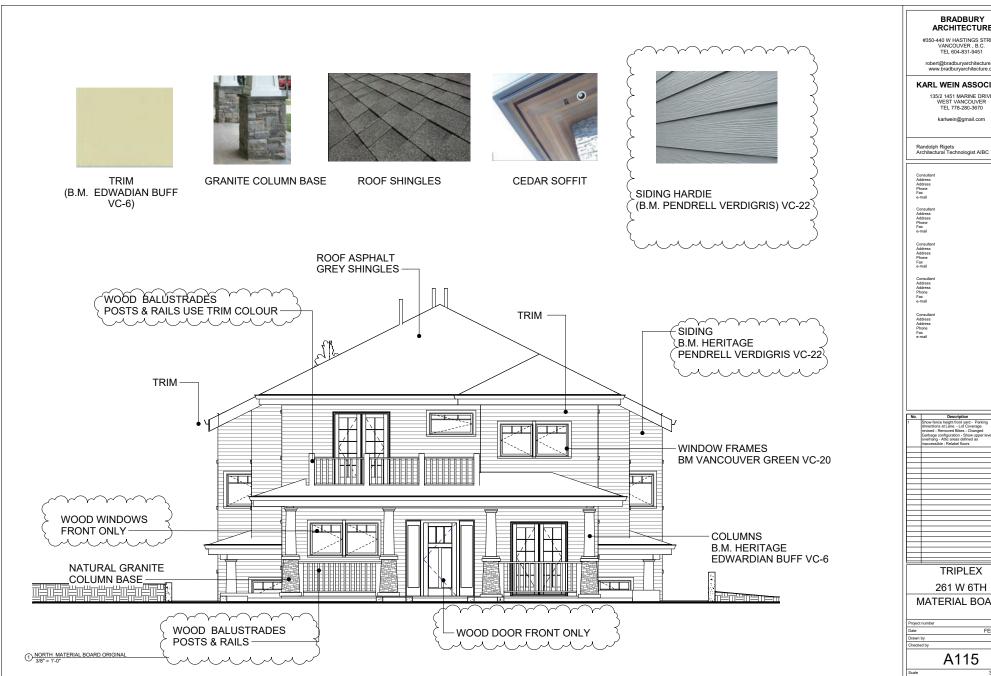
261 W 6TH

STREET HEIGHT E & W LOTS

JUNE 21 2021 2020

A111a

1 NORTH (STREET) SHOWING E & W LOTS



#350-440 W HASTINGS STREET VANCOUVER , B.C. TEL 604-831-9451

robert@bradburyarchitecture.ca www.bradburyarchitecture.ca

KARL WEIN ASSOCIATES

135/2 1451 MARINE DRIVE WEST VANCOUVER TEL 778-280-3670

No.	Description	Date
	Show fence height front yard - Parking dimentions at Lane Lot Coverage revised - Removed Bikes - Changed Garbage configuration - Show upper level overhang - Attic areas defined as inaccessible - Relabel floors	Oct 14 2020
		_
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		_
	TRIPLEX	
	OCA MACTIL	

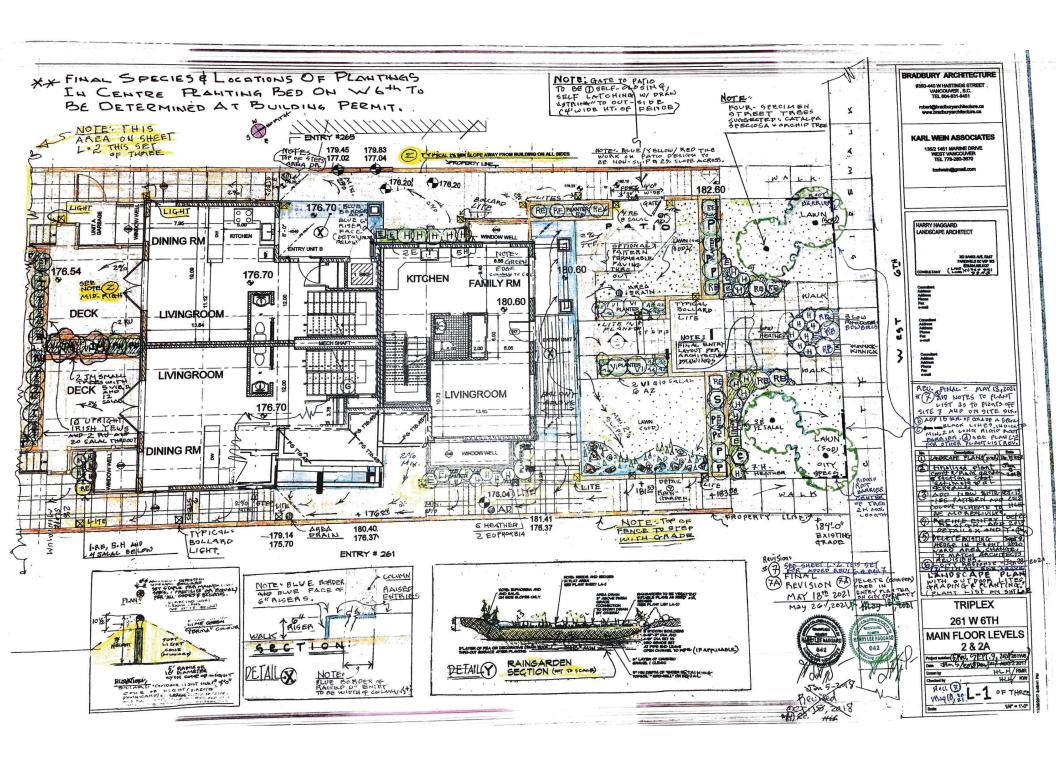
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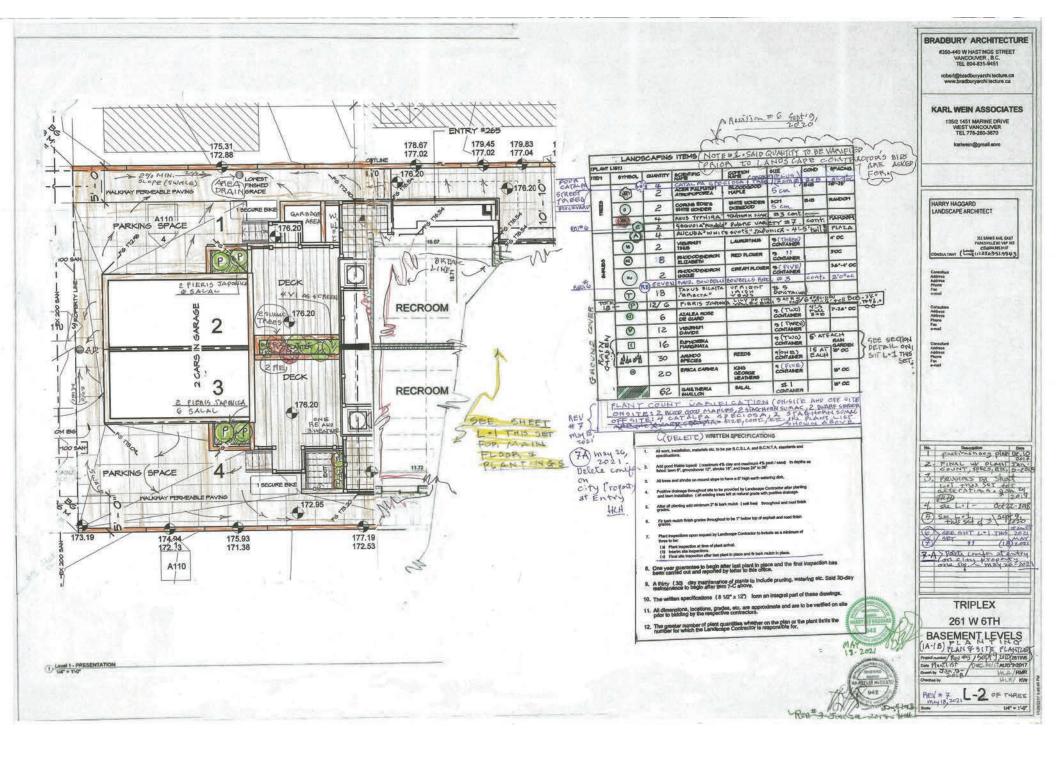
MATERIAL BOARD

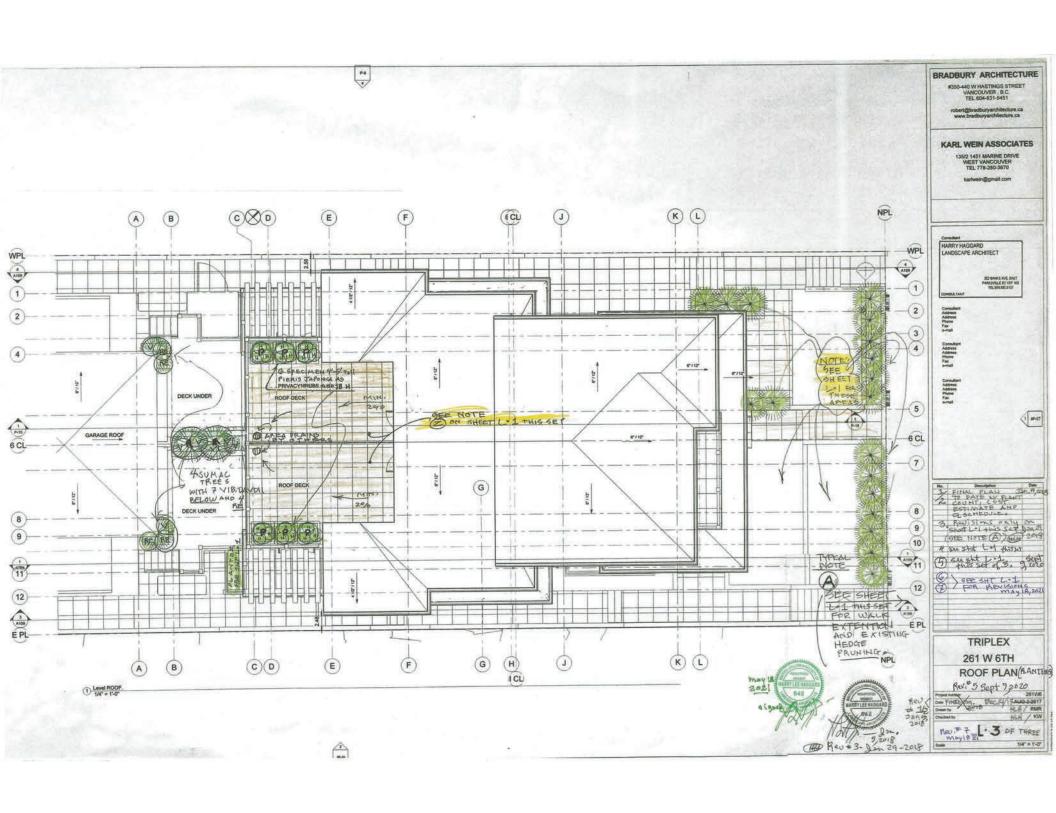
FEB 24 2020 RMR

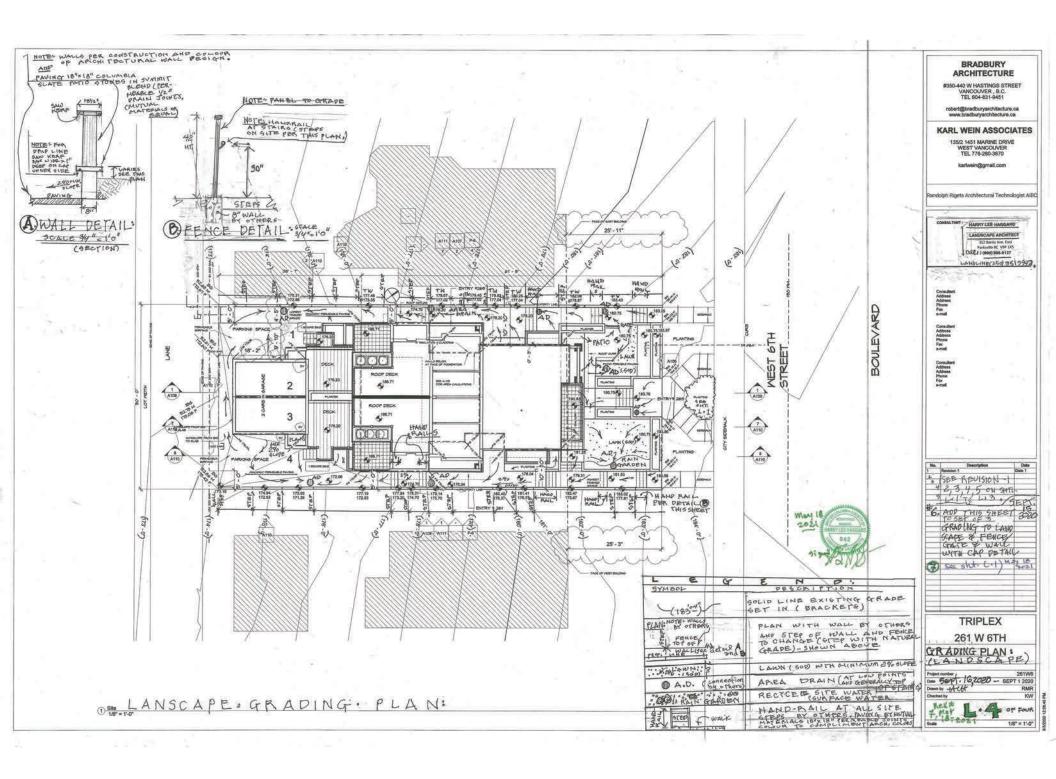
A115

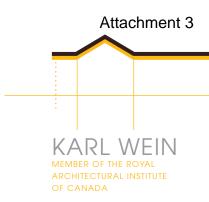
3/8" = 1'-0"











August 5, 2020

Summary of comments from the DIS held in May 29th, 2018:

All the three attendees supported the proposed project. They felt that it fits into the neighbourhood well.

One of the neighbours was concerned about a window on the second floor that would have an impact on their privacy by looking down through their skylight into their dining area. As we have designed the building following the topography of the site, the privacy for the neighbours will be maintained.

There was also the issue of very limited space for parking available in the area. In our proposal we have provided the required number of parking spaces.

As there is a tenant living in the basement of the house to the east, by following the existing terrain with our design this would allow more natural light flow into her indoor and outdoor space.

By stepping the units we also avoided the issue of having window openings directly across from each other.

Yours sincerely,

Karl Wein, MRAIC

KARL WEIN DIPL.ENG., M.R.A.I.C

135/2 - 1451 MARINE DR. WEST VANCOUVER, BC CANADA V7T 1B8 karl_wein@shaw.ca

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8849

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. 8849" (Karl Wein / Bradbury Architecture, 261-263 West 6th Street, CD-736).
- 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-736 (Comprehensive Development 736 Zone):

Lots	Block	D.L.	Plan	
29	112A	271	1228	from RT-1

- 3. Part 11 of Division V: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation "CD-735 Comprehensive Development 735 Zone":
 - "CD-736 Comprehensive Development 736 Zone"
 - B. Adding the following to Section 1101, thereof, after the "CD-735 Comprehensive Development 735 Zone":
 - "CD-736 Comprehensive Development 736 Zone"
 - In the CD-736 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:
 - (1) The permitted Principal Use on the Lot shall be limited to three dwelling units;
 - (2) Gross Floor Area combined and in total, shall not exceed 0.6 FSR:
 - (a) Garbage and recycling storage provided for private use shall be excluded;
 - (3) Principal and Accessory Buildings shall be sited as in the RT-1 zone, except that:
 - (a) Section 509A(5)(b) shall be varied to allow the Principal Building to be sited not less than 11.7 m (38.5 ft) from the rear lot line;
 - (b) Section 410(1)(e)(iii) shall be varied to allow the rear porch to project beyond the face of the Principal building into the rear yard by 4.6 m (15 ft);

- (c) Section 514(5)(d) shall be varied to allow the Accessory Building to be sited 4.6 m (15 ft) from the Principal Building;
- (4) Building Height shall be as in the RT-1 zone, except that:
 - (a) Section 509(A)(4)(c) shall be waived.

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

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

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

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

MAYOR

CORPORATE OFFICER









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

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Emily Macdonald, Planner 2

Subject:

TEMPORARY USE PERMIT RENEWAL - 214 EAST ESPLANADE

- DEMONSTRATIVE DIVE TANK

Date:

July 7, 2021

File No: 08-3400-20-0062/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated July 7, 2021, entitled "Temporary Use Permit Renewal – 214 East Esplanade – Demonstrative Dive Tank":

THAT Temporary Use Permit No. TUP2018-00001, to permit a demonstration dive tank at 214 East Esplanade for a 3-year term, be renewed in accordance with Section 497 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign the renewed permit, being Temporary Use Permit No. PLN2021-00017, on or before the current Permit's expiration date of September 17, 2021.

ATTACHMENTS

- 1. Context Map (Doc# 2072063)
- 2. Letter from Applicant Requesting Permit Renewal (Doc# 2069880)
- 3. Original Council Report (Doc# 2072152)
- 4. Current Temporary Use Permit No. TUP2018-00001 (Doc# 1700710)
- 5. Temporary Use Permit No. PLN2021-00017 (Doc# 2072001)

Document Number: 2071996-v1

PROJECT DESCRIPTION

This application proposes the renewal of a Temporary Use Permit issued in 2018 to permit Nuytco Research Limited to continue to have a demonstration dive tank on the property at 214 East Esplanade. The site is located directly adjacent to the business and is owned by the business owner. The applicant for this renewal has provided a letter summarizing how the dive tank has been used over the past three years (Attachment #2) and also indicates that they plan to make an application for rezoning to see the dive tank being permitted as a permanent use on the site. Renewal of the Temporary Use Permit would allow for the business to continue using the dive tank for another three years. Should the applicant apply for a rezoning, it would be considered as a separate application that would be brought before Council for consideration.

Table 1. Request for 214 East Esplanade

Current Designation/Regulation		Proposed Designation/Regulation	
Zone	CD-22/TUP (expires Sept. 17, 2021)	CD-22/TUP (expires Sept. 17, 2024)	

POLICY FRAMEWORK

The subject site has a land use designation in the Official Community Plan (OCP) of Mixed Employment (ME), which allows for light industrial and automotive uses and a limited amount of complementary commercial uses. The following policies are relevant to this application:

Table 2. Supporting Policies

Official Community Plan			
Goal 7.2.7	Maintain the City's mixed employment areas which provide light industrial and service commercial uses in the City		
Goal 7.1.1	Support existing businesses in the City and encourage innovation and the development of small businesses		

The following conditions apply to applications for Temporary Use Permits:

Table 3. Temporary Use Permits

Official Communi	ty Plan
Policy 2.7 Temporary Use Permits	The OCP grants the ability for Temporary Use Permits (TUP) to be issued for short-term uses to site-specific locations that are otherwise not permitted under current zoning.
	The OCP designates all areas of the City to be a TUP area where TUP's can be granted, should the temporary use be in the interest of the public in general.
	Temporary Use Permits are good for three years when approved by Council and can only be renewed by Council once for another three year term. The permit can not exceed the combined six year term.

The Local Government Act allows for a Temporary Use Permit to be renewed by a local government only once, for a period of up to three years. No public notification requirements apply in the case of a renewal and the permit may be issued on the same date or on a date following its consideration by the local government.

PLANNING ANALYSIS

Nuytco Research Limited has operated at 216 East Esplanade since January 2010 and currently employs 12 people. The company develops technologies relating to underwater research and operations. A fuller description of the work the company has done has been provided by the applicant in a letter dated June 24th (Attachment #2). As a research and development company, the business fits well into the permitted uses in the M-4 Zone and meets the intent of the Mixed Employment designation in the Official Community Plan. Since the issuance of the original TUP, the demonstration dive tank has allowed for Nuytco to expand on-site capabilities in terms of testing and demonstrating the equipment they have developed to potential clients. Operation of the tank over the past nearly three years has not resulted in any noise or safety complaints or concerns. There are no environmental concerns associated with the continued use of the dive tank.

This application was initially processed as a Temporary Use Permit application as the needs of the company at the time did not warrant having the tank on site for more than six years. However, the company now foresees a continued benefit to keeping the tank at its current location. Given that the demonstration tank presents no conflict with the intentions of the Mixed Employment designation in the OCP, a rezoning application could be considered. Should a rezoning application be submitted by the applicant, it will be subject to a separate staff review/public consultation and Council process.

COMMUNITY CONSULTATION

The demonstration dive tank has been on site for close to three years and no complaints regarding the tank have been received by the City's Bylaw department. Given that there are no apparent concerns from neighbouring residents or businesses, community consultation was not deemed to be warranted for the proposed renewal of the Temporary Use Permit.

CONCLUSION

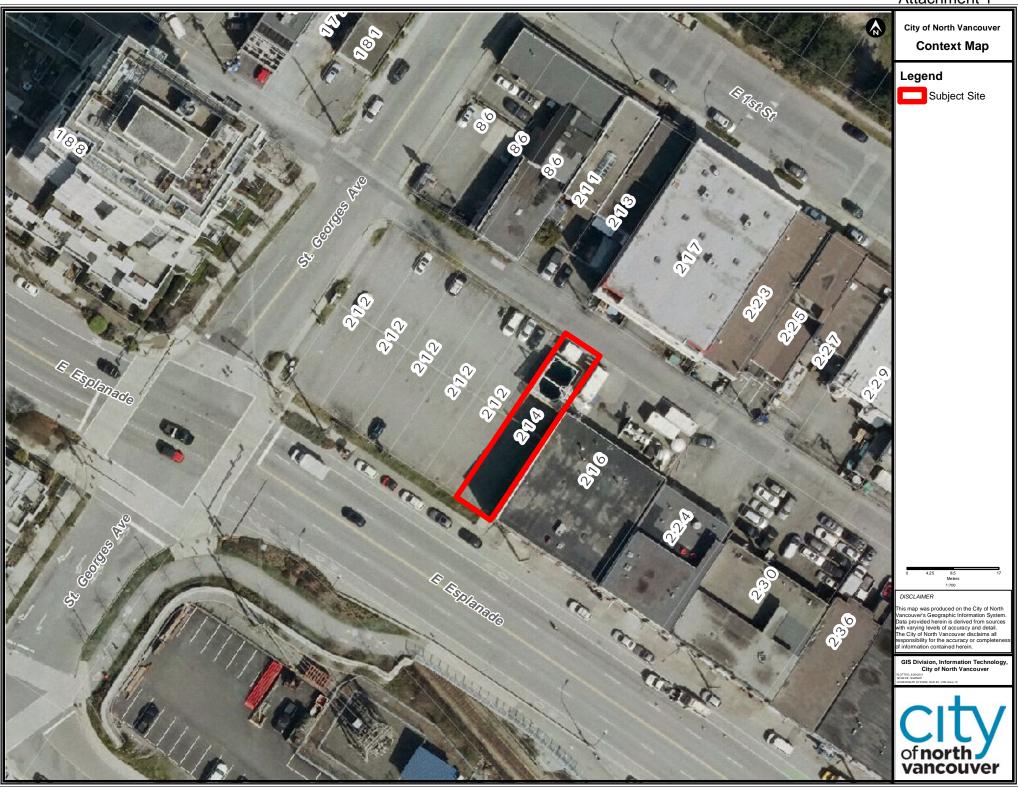
The proposed Temporary Use Permit supports a local business within the Mixed Employment lands. Staff are in support of the proposal to renew this Temporary Use Permit as it will allow for continued use of the demonstration dive tank for up to three years and will also allow for adequate time to process a possible rezoning application for consideration of the tank as a permanent permitted use.

RESPECTFULLY SUBMITTED:

Emily Macdonald

Emil Munhall

Attachment 1





NUYTCO RESEARCH LIMITED

216 East Esplanade North Vancouver, BC Canada V7L 1A3 Tel: (604) 980-6262 Fax: (604) 980-6236 Email: nrl@nuytco.com

www.nuytco.com

June 24,2021

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

Ref: Application to Renew Temporary Use Permit No. TUP2018-00001 File: 09-4520-20-00005/2018 214 East Esplanade, North Vancouver

Dear Mayor and Council:

Please accept this letter as Nuytco Research Limited's (Nuytco) formal request to renew Temporary Use Permit (TUP) No. TUP2018-00001 (214 East Esplanade) for a further three years.

The TUP for a Dive Tank has permitted Nuytco to not only demonstrate its capabilities to a worldwide audience but has also attracted significant business for the company as well as for the City of North Vancouver and neighbouring businesses.

About Nuytco Research Limited:

Nuytco Research Ltd.is a world leader in the development and operation of undersea technology. Nuytco designs, builds, and operates atmospheric diving suits, submersibles, remotely operated vehicles, lights, thrusters and other specialty equipment for underwater applications.

Nuytco is best known for the "DeepWorker" series of 2000ft depth-dated microsubmersibles, in both single pilot and pilot and passenger configurations. DeepWorkers have been used all over the world for scientific, survey, construction, oilfield, tourism, film and photographic work.

Nuytco owns and operates a fleet of submersibles, ROV's, sonar systems and specialized tools for commercial and scientific applications. We offer training on the 'DeepWorker' series, or can supply a full crew with pilot(s) and support, as the client requires.

Nuytco's latest project has been the atmospheric diving system (ADS) 'Exosuit' - light weight, free-swimming one atmosphere suit, available in 1000' and 2000' configurations.

Whether for scientific research, commercial diving or for the movies, Nuytco offers state of the art diving technology and services with a reputation solidly built on underwater innovation and satisfied customers.

Further information about Nuytco can be accessed at its website: www.nuytco.com.

Reasons for the TUP Renewal

Over the course of the past thirty three months Nuytco has demonstrated products and developed contacts with many navies as well as the local movie industry which have expressed an interest in furthering business with Nuytco.

Having the TUP for the Dive Tank has enabled Nuytco to complete a \$6 million contract with one of the navies.

It is important to sustain these relationships and develop new business for the company, the City of North Vancouver and local businesses. Having the Dive Tank operational is integral to the company's ongoing operations.

Attached is a summary of the Dive Tank usage over the past thirty three months.

Thuy tox

To enable Nuytco to develop much needed business, Nuytco would appreciate the extension of the TUP and would ask the City of North Vancouver to consider a rezoning application prior to the expiration of the TUP extension, if granted.

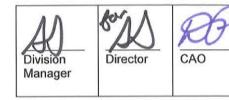
If further information is required, I can be reached at 604-980-6262 or <u>nrl@nuytco.com</u>.

Yours sincerely

NUYTCO RESEARCH LIMITED

Rene T Nuytten

President





The Corporation of THE CITY OF NORTH VANCOUVER PLANNING DEPARTMENT

REPORT

To:

Mayor Darrell R. Mussatto and Members of Council

From:

Emily Macdonald, Planning Technician

SUBJECT:

TEMPORARY USE PERMIT - 214 EAST ESPLANADE -

DEMONSTRATION DIVE TANK

Date:

July 11, 2018

File No: 09-4520-20-0005/2018

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

RECOMMENDATION:

PURSUANT to the report of the Planning Technician, dated July 11, 2018, entitled "Temporary Use Permit – 214 East Esplanade – Demonstration Dive Tank":

THAT Temporary Use Permit No. TUP2018-00001 to permit a demonstration dive tank at 214 East Esplanade for a three year term be considered;

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

ATTACHMENTS:

- 1. Context Map (1669551)
- 2. Letter from Applicant (1673677)
- 3. Letter of Interest from NASA NEEMO Project Manager (1672312)
- 4. Photo of Tank and Proposed Site Plan (1659878)
- 5. Letter Confirming Water Transport Procedures (1664732)
- Temporary Use Permit No. TUP2018-00001 (1669283)

Document Number: 1669304 V2

PURPOSE

The purpose of this report is to present for Council's consideration, a Temporary Use Permit application from Phil Nuytten of Nuytco Research Limited for a demonstration dive tank to be sited in the parking lot at 214 East Esplanade and used for research and development of underwater technology.

BACKGROUND

Applicant:	Phil Nuytten, Nuytco Research Limited
Architect:	(n/a)
Official Community Plan Designation:	ME (Mixed Employment)
Existing Zoning:	CD-22 (Comprehensive Development 22) Zone
Applicable Guidelines:	None

DISCUSSION

Project Description

The applicant proposes to construct an above-ground modular tank, with dimensions of 24 feet by 16 feet by 12 feet high. The tank would be used by Nuytco Research Limited for research and development purposes.

The applicant has upcoming contracts with the Vietnam Navy for equipment testing and certification requirements, with Jean Michel Cousteau and the Cousteau family to train for a new TV series, *The Mysteries of the Ocean*, and with USA NASA for training of astronauts (see Attachment 3).

Additional information about the business and this proposal can be found in Attachment 2.

Site Context and Surrounding Use

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

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
	86 St Georges Avenue/203 East 1st St.		CD-348 (based on M-4 Zone)
North	211 East 1 st St	E	CD-387 (based on M-4 Zone)
	213 East 1st St	All various commercial industrial uses	M-4 (Industrial- Commercial) Zone
	217-219 East 1 st St		M-4 (Industrial- Commercial) Zone
South	201-203 East Esplanade	Crown Land – industrial uses	M-2 (General Industrial) Zone
East	216-218 East Esplanade	Building includes two units, one occupied by Nuytco Research Limited	M-4 (Industrial- Commercial) Zone
	212 East Esplanade	Private parking lot	CD-22 Zone
West	188 East Esplanade (across St. George's Ave.)	Residential Tower	CD-393 Zone

Policy Context

The proposal is consistent with the description of the Mixed Employment land use designation, and helps to achieve the following Goals and objectives:

- 7.1.1 Support existing businesses in the City and encourage innovation and the development of small businesses;
- 7.2.7 Maintain the City's mixed employment areas which provide light industrial and service commercial uses in the City;

PLANNING ANALYSIS

The subject site is located in the Mixed Employment land use designation. The purpose of these areas is to allow for uses that generate employment opportunities while not generating a large number of trips by customers. The proposed use is not expected to result in a relevant increase in customer/client trips to the subject site or to the main business at 216 East Esplanade.

The form of the proposed structure is much smaller than the allowable building size permitted in adjacent Zones and is not expected to have any negative impact on the surrounding properties.

The subject site forms part of a private parking lot that has a total of 72 spaces. Currently, there is an agreement that applies to the parking lot which requires that five parking spaces be available at all times for patrons and staff of the Rusty Gull Neighbourhood Pub, located at 175 East 1st Street. The proposal would result in a reduction of six spaces; leaving five for the Rusty Gull Pub and 61 remaining for (paid) public use.

Permitted principal uses in the Comprehensive Development 22 (CD-22) Zone are limited to on-grade, off-street parking, and no buildings or structures are permitted on the site. With a Temporary Use Permit, the proposed use and structure could be permitted for up to three years (with the possibility of extension for an additional three years).

FINANCIAL IMPLICATIONS

None.

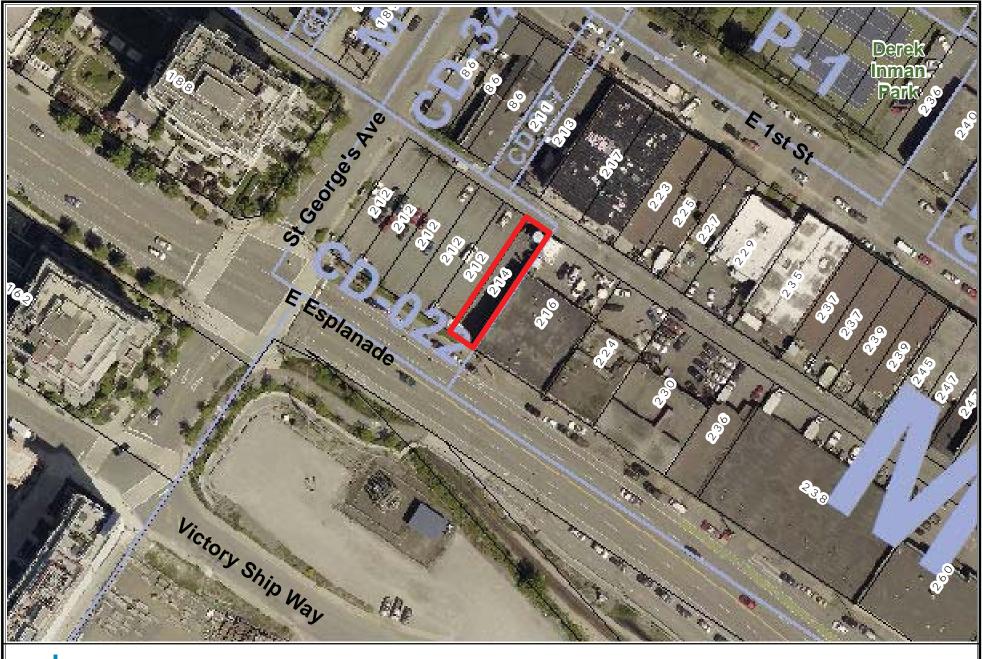
INTER-DEPARTMENTAL IMPLICATIONS

This report has been reviewed and endorsed by the Civic Projects Team at their July 10, 2018 meeting.

RESPECTFULLY SUBMITTED:

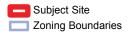
Emily Macdonald Planning Technician

EM/rf





Context Map: 214 East Esplanade





NUYTCO RESEARCH LIMITED

216 East Esplanade North Vancouver, BC Canada V7L 1A3 Tel: (604) 980-6262 Fax: (604) 980-6236 Email: nrl@nuytco.com

www.nuytco.com

July 3,2018

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

Attention:

Emily Macdonald, MPlan

Planning Technician 1, Planning Department

Dear Ms Macdonald:

Reference:

TUP2018-00001

Building Permit Number BLD2018-10893

With reference to Nuytco Research Limited's application for a TUP to construct a modular above-ground diving tank at the northeast corner of the parking lot located at 214 East Esplanade the following information is provided:

This modular diving tank has a history of use in North Vancouver. In 1986, the tank was constructed by Can-Dive Services Ltd., at the time an associated company of Phil Nuytten, for display purposes at EXPO 86. At the end of the EXPO, the tank was moved to its first North Vancouver location at Welch Street, near Pemberton Ave, where it was used to test the new 1,000' Newtsuit one atmosphere diving suit (ADS). The diving tank was then moved to Nuytco's Hardsuits Inc. new location in the old Kodak Building at Keith Rd E and Brooksbank Ave. in 1992. The tank was used here to test a new 2,000' variant of the Newtsuit for a contract with the US Navy. Both North Vancouver locations were visited frequently by both Canadian and USA/NASA astronauts in training, most notably Julie Payette, currently the Governor General of Canada

At the end of 1996, Hardsuits Inc., a publicly traded company, was acquired by an American company in a hostile takeover and the tank ultimately ended up at the USA's successor company in Burnaby. In 2018 this successor company went out of business.

Nuytco was able to acquire the like-new diving tank and components from the defunct company and has stored them at Nuytco's yard facility in North Bunaby.

Nuytco currently has a requirement for the dive tank to support a Vietnamese Navy contract which covers a period of three years from July 2018 to April 2021. The tank will be used for equipment testing and certification compliance.

In early October 2018 Nuytco will host Jean Michel Cousteau and the Cousteau family to train for a new TV series called The Mysteries of the Oceans, and NASA is scheduled for the November 2018 to conduct training of six USA astronauts in the diving tank.

The tank will be sited at the northeast corner of the commercial parking lot which is situated in the 214 East Esplanade lot. This parking lot as well as the Nuytco Research Limited building at 216 East Esplanade have common ownership by Phil Nuytten.

There is an agreement with the Rusty Gull Neighbourhood Pub to provide 5 parking spaces on the 214 East Esplanade lot, but these spaces are at the southeast edge and would be unaffected by the placement of the tank at the upper northeast corner. The only spaces that would be affected would be 3 Nuytco assigned reserved spaces along the north wall of the lot and likely 3 of the public spaces immediately south of the tank placement. In the case of the lost Nuytco reserved spaces, those 3 would be absorbed into the overall parking lot.

Currently, Nuytco employs 14 people at its 216 East Esplanade location of which 10 will be working on the dive tank related contracts. It is anticipated that there will be 3 new hires to enable the company to fulfill its contractual commitments.

Yours sincerely

NUYTCO RESEARCH LIMITED

Rene Theophil (Phil) Nuytten

President



June 1, 2018

NUYTCO RESEARCH Ltd. Jeff Heaton 216 Esplanade E, North Vancouver, BC NASA

Exploration Mission Planning Office Johnson Space Center 2101 NASA Parkway Houston, Texas 77058 Building 1, Room 240 Mail Code: XM

Jeff-

As we have done previously, NASA NEEMO is again looking forward to working with NUYTCO on our astronaut training and technology program utilizing the Deep Worker submersible and EXO suits. These training programs are of great benefit to both the US and Canadian space programs. As a matter of fact, 6 Canadian Space Agency astronauts have been thru submersible pilot training including Chris Hadfield, Julie Payette, Jeremy Hansen, Bob Thirsk, Dave Williams and David St. Jacques. David will also be flying aboard the International Space Station later this year.

The purpose of this letter is to inform you that we are very interested in working with you again in North Vancouver. Your location is exceptional for our needs and allows us to bring astronauts and engineers for very efficient and safe training activities. We are currently looking at a 10-day program for 6 NASA Astronauts, to be conducted at your facility in the first two weeks of November.

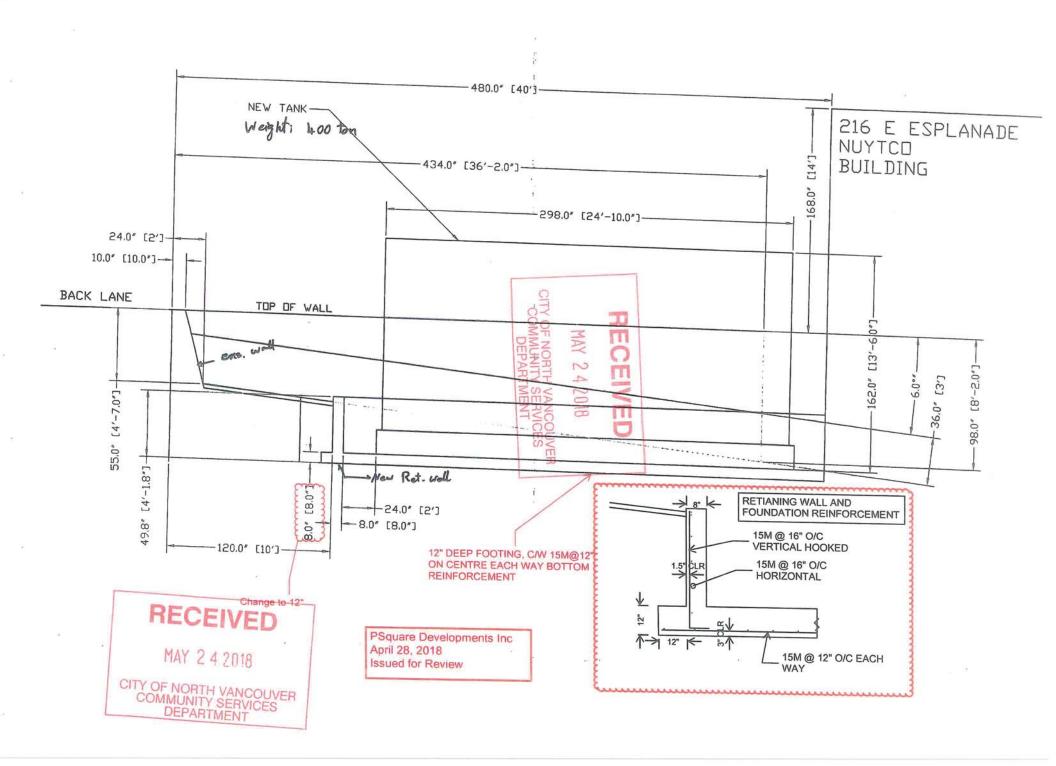
I hope that we can proceed with this unique and essential training and technology development program which has been mutually beneficial to our communities, countries and space agencies.

V/r, Bíll

William (Bill) L. Todd NEEMO Project Manager



CITY OF NORTH VANCOUVER COMMUNITY SERVICES DEPARTMENT



TO:

The Corporation of the City of North Vancouver Community Development Planning Department Attn: Emily Macdonald

Re:

Temporary Use Permit - TUP2018-00001

Site address: 214 East Esplanade

Lot 59, Resub, Block 167, D.L. 274, Plan 878

Roll No. 167059.000 PID: 008-473-307

Demonstration Diving Tank

Procedures to be followed for the filling and draining of the demonstration diving tank:

The capacity of the diving tank is 110,000 liters. The water to be used in the tank will be potable water which will be transported to the diving tank site by tanker truck and pumped into the tank.

The tank will be drained by hooking up and pumping into a tanker truck which will then transport the water for disposal off-site.

Signed:

Phil Nuytten



THE CORPORATION OF THE CITY OF NORTH VANCOUVER TEMPORARY USE PERMIT

Permit No. TUP2018-00001 File: 09-4520-20-0005/2018

Issued to owner(s): Rene Nuytten

Respecting the lands located at **214 East Esplanade**, North Vancouver, BC, legally described as:

LOT 59 BLOCK 167 DL 274 GROUP 1 PLAN 878 PID: 008-473-307

(the "Lands")

Authority to Issue:

1. This Temporarily Use Permit is issued pursuant to Section 493 of the *Local Government Act*.

Bylaws Supplemented or Varied:

- 2. The provisions of the City of North Vancouver "Zoning Bylaw, 1995, No. 6700" CD-22 Zone are hereby varied as follows:
 - A. This permit temporarily allows the Lands to be used for the purposes described below:
 - To permit an above-ground, demonstration dive tank to be built upon the lot as an Accessory Building that shall be used in conjunction with the Principal Industrial Use located at 216 East Esplanade (Nuytco Research Limited)

Special Terms and Conditions of Use:

- 3. Development upon or use of the lands shall conform to the following specifications:
 - A. This permit is subject to the following conditions, completed to the satisfaction of City staff:
 - i. Not more than six off-street parking spots on the Lands shall be removed and/or obstructed as a result of the construction and use of the demonstration dive tank;
 - ii. The dive tank shall have dimensions of approximately 24 feet by 16 feet by 12 feet high, and may be sited on a platform not exceeding 2 feet in height measured from the surrounding grades.

General Terms and Conditions:

- 4. This Temporary Use Permit is issued by the City of North Vancouver subject to compliance with all the applicable bylaws of the City except as specifically varied or supplemented by this Permit. No variances other than those specifically set out in this permit are implied or to be construed.
- 5. The Lands shall be used in accordance with the terms and conditions of this Permit. All terms and conditions are subject to any changes required by the Building Inspector or other officials of the City where such specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted through the issuance of this Temporary Use Permit.
- 6. This Permit expires: three years from date of issuance.
- 7. The Permit holder acknowledges that a Building Permit or other City Permits may be required. This is not a Building Permit.
- 8. Nothing in this Permit shall in any way relieve Land Owner/Business Owners obligation to ensure that the use complies in every way with the statutes, regulations, requirements, covenants and licenses applicable to the undertaking.

	on-site services pursuant to the Healt Energy Inspection Act, and any other p	·	lectrical
Autho	rized by Council:Year / Month / Day		
	Poat / Month / Day Year / Month / Day		
	Year / Month / Day		
Darre	II R. Mussatto, Mayor		
Karla	Graham, City Clerk		
Date S	Signed: Year / Month / Day	_	
Note:	As required by Section 503 of the Vancouver shall file a notice of this pelland described in this Permit is subject 00001.	ermit in the Land Title Office stating	that the
	Notice filed theday of _	, 20	

9. Nothing in this Permit shall in any way relieve the Land Owner/Business Owners obligation to comply with regulations for construction of structures or provision of

THIS IS NOT A BUILDING PERMIT

NEW WESTMINS LAND TITLE OFFICE Sep-25-2018 16:53:28.001

Attachment 4 **CityDocs 1700710**

CA7086668

PAGE 1 OF 1 PAGES

LOCAL GOVERNMENT FILING FORM

By incorporating your electronic signature into this form you are certifying:

	By incorporating your electronic signature into this form you are certifying: (a) that the requirements established by the Director in Director's Requirements for the Authorized Subscriber Register 01-13 are met, (b) that the information contained in each notation, endorsement, statement or certificatio by you and set out in this form is correct, and (c) that a true copy or copy of the true copy of the electronic instrument is in your possess A true copy means a legible paper copy containing every material provision and particula Each term used in this representation and certification is to be given the meaning ascribed	sion. ar contained in		Digitally signed by Jo- Anne Magdee AVIKPE Date: 2018.09.25 16:25:43 -07'00'
1.	APPLICATION: (Name, address and phone number of the applicant, applicant	r's solicitor o	r agent)	
	The Corporation of the City of North Vancouver		<i>3</i> /	
	141 West 14th Street	604	nne Magdee 990-4239	
	North Vancouver BC V7M 1H9 Document Fees: \$28.63	File	: 214 EAST E	ESPLANADE
2.	PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND: [PID] [LEGAL DESCRIPTION]	,		
	008-473-307 LOT 59, BLOCK 167, DISTRICT LO	OT 274,	PLAN 878	
	STC? YES		A	
3.	NATURE OF INTEREST: Notice of Permit			
	Affected Legal Notation or Charge Number:			
4.	NAME OF LOCAL GOVERNMENT: THE CORPORATION OF THE	E CITY OF	NORTH VANCO	DUVER
	Additional Information: TUP2018-00001		•	
	1012010 00001			
5.	NOTICE DETAILS:			
	TAKE NOTICE that the land described above is subject to a Perr (a) Type of Notice: Temporary Use Permit	mit.		
	(b) Statutory authority: Local Government Act, Section 493			
	Issue Date: 2018-09-17 Expiry Date: 2021-09-17			
	Further particulars of the permit may be obtained from the issuing	g authority	.	
	AND FURTHER TAKE NOTICE that in the case of a Temporary hereby authorized to cancel the notation of the filing of this notice the expiry date specified above without further application from unthe basis of effluxion of time.	e against t	he title to the land	d affected by it on or after
	Authorized Signatory: (If Applicable)		·	
	ramonica dignatory, (ii rippheante)			



THE CORPORATION OF THE CITY OF NORTH VANCOUVER TEMPORARY USE PERMIT

Permit No. TUP2018-00001 File: 09-4520-20-0005/2018

Issued to owner(s): Rene Nuytten

Respecting the lands located at **214 East Esplanade**, North Vancouver, BC, legally described as:

LOT 59 BLOCK 167 DL 274 GROUP 1 PLAN 878 PID: 008-473-307

(the "Lands")

Authority to Issue:

1. This Temporarily Use Permit is issued pursuant to Section 493 of the *Local Government Act*.

Bylaws Supplemented or Varied:

- 2. The provisions of the City of North Vancouver "Zoning Bylaw, 1995, No. 6700" CD-22 Zone are hereby varied as follows:
 - A. This permit temporarily allows the Lands to be used for the purposes described below:
 - To permit an above-ground, demonstration dive tank to be built upon the lot as an Accessory Building that shall be used in conjunction with the Principal Industrial Use located at 216 East Esplanade (Nuytco Research Limited)

Special Terms and Conditions of Use:

- 3. Development upon or use of the lands shall conform to the following specifications:
 - A. This permit is subject to the following conditions, completed to the satisfaction of City staff:
 - Not more than six off-street parking spots on the Lands shall be removed and/or obstructed as a result of the construction and use of the demonstration dive tank;
 - ii. The dive tank shall have dimensions of approximately 24 feet by 16 feet by 12 feet high, and may be sited on a platform not exceeding 2 feet in height measured from the surrounding grades.

General Terms and Conditions:

- 4. This Temporary Use Permit is issued by the City of North Vancouver subject to compliance with all the applicable bylaws of the City except as specifically varied or supplemented by this Permit. No variances other than those specifically set out in this permit are implied or to be construed.
- 5. The Lands shall be used in accordance with the terms and conditions of this Permit. All terms and conditions are subject to any changes required by the Building Inspector or other officials of the City where such specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted through the issuance of this Temporary Use Permit.
- 6. This Permit expires: three years from date of issuance.
- 7. The Permit holder acknowledges that a Building Permit or other City Permits may be required. This is not a Building Permit.
- 8. Nothing in this Permit shall in any way relieve Land Owner/Business Owners obligation to ensure that the use complies in every way with the statutes, regulations, requirements, covenants and licenses applicable to the undertaking.

obligation to comply with regulations for construction of structures or provision of on-site services pursuant to the Health Act, the Fire Services Act, the Electrical Energy Inspection Act, and any other provincial statutes.
Authorized by Council: 2018 / 09 / 17 Year / Month / Day
Expiry Date: 2021 / 09 / 17 Year / Month / Day
Sum
Darrell R. Mussatto, Mayor
Karla Graham, City Clerk
Date Signed: 2018 - 09 - 24 Year / Month / Day
Note: As required by Section 503 of the <i>Local Government Act</i> , the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Temporary Use Permit No. TUP2018-00001.
Notice filed the <u>25th</u> day of <u>September</u> , 20 <u>18</u> .
*

THIS IS NOT A BUILDING PERMIT

9. Nothing in this Permit shall in any way relieve the Land Owner/Business Owners

TITLE SEARCH PRINT

2018-10-10, 10:28:08

Requestor: JoAnne Magdee

File Reference:

Declared Value \$ 102500

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

Land Title Office

VANCOUVER VANCOUVER

Title Number

BR261534 GC86141

Application Received

From Title Number

2001-10-04

Application Entered

2001-10-09

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

RENE NUYTTEN, BUSINESSMAN 4032 GLENVIEW CRESCENT NORTH VANCOUVER, BC

V7R 3G4

IN TRUST SEE BR261534

Taxation Authority

North Vancouver, The Corporation of the City of

Description of Land

Parcel Identifier:

008-473-307

Legal Description:

LOT 59 BLOCK 167 DISTRICT LOT 274 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 878

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA7086668 EXPIRES 2021-09-17

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

Title Number: BR261534 TITLE SEARCH PRINT Page 1 of 1

TITLE SEARCH PRINT 2018-04-10, 14:09:07

File Reference: Requestor: JoAnne Magdee

Declared Value \$ 102500

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District VANCOUVER
Land Title Office VANCOUVER

Title Number BR261534 From Title Number GC86141

Application Received 2001-10-04

Application Entered 2001-10-09

Registered Owner in Fee Simple

Registered Owner/Mailing Address: RENE NUYTTEN, BUSINESSMAN

4032 GLENVIEW CRESCENT NORTH VANCOUVER, BC

V7R 3G4

IN TRUST SEE BR261534

Taxation Authority North Vancouver, The Corporation of the City of

Description of Land

Parcel Identifier: 008-473-307

Legal Description:

LOT 59 BLOCK 167 DISTRICT LOT 274 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 878

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Indefeasible TitleNONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Title Number: BR261534 TITLE SEARCH PRINT Page 1 of 1



THE CORPORATION OF THE CITY OF NORTH VANCOUVER TEMPORARY USE PERMIT

Permit No. PLN2021-00017 File: 08-3400-20-0062/1

Issued to owner(s): Rene Nuytten

Respecting the lands located at **214 East Esplanade**, North Vancouver, BC, legally described as:

LOT 59 BLOCK 167 DL 274 GROUP 1 PLAN 878 PID: 008-473-307

(the "Lands")

Authority to Issue:

1. This Temporarily Use Permit is issued pursuant to Section 497 (Term of Permit and Renewal of Permit) of the Local Government Act.

Bylaws Supplemented or Varied:

- 2. The provisions of the City of North Vancouver "Zoning Bylaw, 1995, No. 6700" CD-22 Zone are hereby varied as follows:
 - A. This permit temporarily allows the Lands to be used for the purposes described below:
 - To permit an above-ground, demonstration dive tank to be built upon the lot as an Accessory Building that shall be used in conjunction with the Principal Industrial Use located at 216 East Esplanade (Nuytco Research Limited).

Special Terms and Conditions of Use:

- 3. Development upon or use of the lands shall conform to the following specifications:
 - A. This permit is subject to the following conditions, completed to the satisfaction of City staff:
 - Not more than six off-street parking spots on the Lands shall be removed and/or obstructed as a result of the construction and use of the demonstration dive tank;
 - ii. The dive tank shall have dimensions of approximately 24 feet by 16 feet by 12 feet high, and may be sited on a platform not exceeding 2 feet in height measured from the surrounding grades.

General Terms and Conditions:

- 4. This Temporary Use Permit is issued by the City of North Vancouver subject to compliance with all the applicable bylaws of the City except as specifically varied or supplemented by this Permit. No variances other than those specifically set out in this permit are implied or to be construed.
- 5. The Lands shall be used in accordance with the terms and conditions of this Permit. All terms and conditions are subject to any changes required by the Building Inspector or other officials of the City where such specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted through the issuance of this Temporary Use Permit.
- 6. This Permit expires: three years from date of issuance.
- 7. The Permit holder acknowledges that a Building Permit or other City Permits may be required. This is not a Building Permit.
- 8. Nothing in this Permit shall in any way relieve Land Owner/Business Owners obligation to ensure that the use complies in every way with the statutes, regulations, requirements, covenants and licenses applicable to the undertaking.

	on-site services pursuant to the Health Energy Inspection Act, and any other p	n Act, the Fire Services Act, the Electrical rovincial statutes.
Autho	rized by Council: Year / Month / Day	
	Year / Month / Day	
Expirv	Date:	
=/(0)	Date: Year / Month / Day	
Linda	Buchannan, Mayor	
Karla	Graham, Corporate Officer	
Data	Signod:	
Date	Signed: Year / Month / Day	-
	,	
Note:	Vancouver shall file a notice of this per	ocal Government Act, the City of North mit in the Land Title Office stating that the to Temporary Use Permit No. PLN2021-
	Notice filed theday of _	, 20

9. Nothing in this Permit shall in any way relieve the Land Owner/Business Owners obligation to comply with regulations for construction of structures or provision of

THIS IS NOT A BUILDING PERMIT





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

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Emily Macdonald, Planner 2

Subject:

ZONING BYLAW TEXT AMENDMENT: OPEN APPENDAGE /

RETRACTABLE BALCONY ENCLOSURE

Date:

July 7, 2021

File No: 09-3900-30-0003/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated July 7, 2021, entitled "Zoning Bylaw Text Amendment: Open Appendage / Retractable Balcony Enclosure":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863" (Open Appendage / Retractable Balcony Enclosure) be considered and referred to a Public Hearing;

AND THAT, subject to adoption of "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863", the Revised Balcony Enclosure Guidelines be endorsed.

ATTACHMENTS

- 1. Balcony Enclosure Guidelines, October 7, 1991 (Doc# 194979)
- 2. Revised Balcony Enclosure Guidelines, July 5, 2021 (Doc# 2066455)
- 3. Examples of Enclosed Balconies in the City of North Vancouver (Doc# 2070481)
- 4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863" (Open Appendage / Retractable Balcony Enclosure) (Doc# 2066463)

Document Number: 2066458 V5

BACKGROUND

On November 2, 2020, City Council unanimously adopted the following resolution:

WHEREAS the COVID-19 pandemic continues to result in hardships for residents, especially those living in smaller homes, across the City of North Vancouver;

WHEREAS City staff are already undertaking a review to simplify the Zoning Bylaw;

WHEREAS many multi-family and other dwelling buildings have balconies that often cannot be used year-round due to inclement weather;

WHEREAS being able to better utilize balcony space may result in increased options for City residents to workout, play and benefit from a semi-outdoor, weather-protected space;

AND WHEREAS the City is committed to supporting the well-being of its residents:

THEREFORE BE IT RESOLVED THAT staff investigate removing barriers in the Zoning Bylaw to better utilize balconies and other outdoor spaces through retractable balcony glass systems.

This report responds to that resolution with Zoning Bylaw amendments that would:

- Permit enclosed balconies with retractable glazing systems in the Zoning Bylaw;
- 2. Simplify the Zoning definition of "Open Appendage" that is used to determine if an external area on a building is considered to be "unenclosed";
- 3. Revise the Gross Floor Area (GFA) exclusions for balconies/decks/porches and unenclosed corridors/landings/stairs; and
- 4. Update the existing Balcony Enclosure Guidelines (1991).

DISCUSSION

Balconies and decks have always been an important feature on buildings, particularly residential buildings. These outdoor open spaces have the potential to make a significant contribution to the livability of a dwelling unit. From an architectural perspective, balconies become a significant feature on a building. They add articulation to the façade and create void spaces that reduce the apparent mass of the building.

To support and encourage the provision of such outdoor open spaces, the City's Zoning Bylaw excludes unenclosed spaces from GFA calculations and provides a siting relaxation. These are defined as "Open Appendages" in the Zoning Bylaw.

Enclosed Balconies

In the late 1980's and early 1990's, the enclosure of existing balconies and construction of new buildings with enclosed balconies became an increasingly popular trend. Efforts to enclose balconies occurred for a number of valid reasons including:

- Controlling wind which can be very strong and makes the use of balconies impractical or unenjoyable. This is particularly true on taller buildings;
- Controlling dust;
- · Controlling noise both on the balcony and in the dwelling unit; and
- Making balconies more useful during inclement weather.

On new buildings, enclosed balconies were proposed by noise consultants as a way to reduce outdoor noise levels within units for buildings impacted by rail, industrial and traffic noise. These efforts resulted in buildings being allowed to have "enclosed balconies" on a site specific basis as approved through a CD Zone.

To address the desire for balcony enclosures on existing buildings, the City adopted Balcony Enclosure Guidelines in 1991 (Attachment #1). Those guidelines provided a process whereby balcony enclosures could be approved by City Council through either a rezoning or Development Variance Permit. The Guidelines aim to retain the architectural integrity of the building and control building massing by limiting the amount of enclosure to be considered. The amount permitted varies according to the maximum floor area density, as follows:

Existing Floor Space Ratio	Maximum Exclusion		
Up to 1.1	10.0%		
Over 1.1 to 1.5	7.5%		
Over 1.5	5.0%		

The Guidelines also address a variety of design considerations including:

- 4.2 Preservation of Design Integrity of Building Facade
- 4.3 Respect and Maintain View and Sunlight/Daylight Access to Adjacent Units
- 4.4 One Enclosed Balcony per Dwelling Unit
- 4.5 Consistency of Design and Appearance
- 4.4 Restrictions on Enclosures

There are now a number of buildings in the City that have enclosed balconies. Three examples are provided in Attachment #3.

While many of these enclosed balconies have functioned well for residents without detrimental effects on the appearance of the buildings, others have raised issues. Concerns include:

 Some enclosed balconies have resulted in full enclosures that function as a room not a balcony. These are sometimes finished to an interior wall standard meaning that the balcony glazing could not be left open in the rain since the space would be ruined. These are sometimes marketed as "sunrooms". There are examples in other cities of this type of fully enclosed balcony subsequently being used as an additional bedroom. This takes away the benefits of an outdoor space, essentially removing the balcony area and replacing it with an inferior indoor living space. Such space does not meet the intent of enclosing a balcony and should not qualify for gross floor area, lot coverage or siting exclusions.

The typical method to enclose a balcony has been to use conventional windows.
 From the exterior, this can have a rather solid and fixed appearance that reads as part of the exterior wall, not a balcony. This can be detrimental to the appearance of the building.

These experiences resulted in staff requiring an exterior finish and floor drainage in any new enclosed balconies.

Retractable Balcony Enclosure

A balcony enclosure method approved in 2007 at 123 East Keith Road used a new European retractable glazing system. This system was unique in that it did not fully enclose the balcony with an airtight enclosure. Instead, it used glass panels that stacked to the side, allowing the balcony to be fully open, partially open or fully enclosed (but with air gaps). This was the first use of this retractable method in Western Canada. Such retractable systems do an excellent job of enhancing the usability of the balcony, allowing light into the main unit, retaining the design integrity of the building and maintaining transparency through the balcony from afar.

The image below shows the building at 123 East Keith Road with a number of retractable enclosed balconies, which are almost undiscernible. In staff's opinion, this was the most successful example of a balcony enclosure in the city.



Since that time, retractable glazing balcony enclosures have become very popular across Canada. Many municipalities now allow for them as an outright permission either expressly in the Zoning Bylaw or as an interpretation of the Zoning Bylaw. That includes, but is not limited to Toronto, Victoria, West Vancouver, Langley City and District and Abbotsford. Vancouver is currently preparing policy revisions.

Retractable glazing achieves the benefits of an enclosed balcony, while retaining the balcony as an outdoor space with minimal impacts of the indoor and outdoor character of the building. Blinds can be installed but this does not look to be overly common and they would not be down all of the time. Overall, retractable glazing can add an interesting architectural character to the building.

PLANNING ANALYSIS

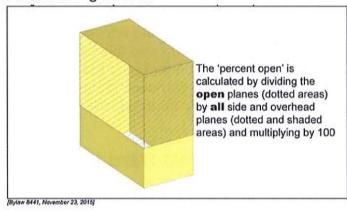
The City of North Vancouver was one of the first jurisdictions in Western Canada to permit a retractable balcony enclosure system. Our experience with this method has been positive. It satisfies the desires of residents for an enclosure without creating Zoning infractions or other public concerns. This perspective is reinforced by the action of other municipalities to allow them. As a result, it seems appropriate to permit this form of enclosure without the need for a Council approved DVP or rezoning process. Staff are therefore recommending that retractable glazing be permitted in the Zoning Bylaw.

More fully enclosed methods of balcony enclosures continue to have the potential to create concerns. As a result, staff are recommending that the existing approval process remain in place for methods that result in a full enclosure of the balcony with sealed windows. A minor update to the Balcony Enclosure Guidelines is being proposed to explain that retractable glazing systems are not required to follow that process. Other administrative updates are also being made at this time.

In the early 1990s when balcony enclosures first came to the attention of the City, it became necessary to distinguish between an enclosed and unenclosed balcony. This led to a new Zoning definition for "Open Appendage". Regulations related to this definition were revised in 2015 as part of the Active Design effort. This definition currently reads as follows:

"Open Appendage" means an exterior space that is left open to the environment. The percent open is calculated as illustrated in Figure 2-2:

Figure 2-2 – Open Appendage Calculation



This figure is a visual example of how to calculate the percent open.

The 2015 revisions also changed the amount that the Open Appendage had to be unenclosed. Open Appendages which are at least 25% unenclosed (reduced from 40%) are excluded from GFA calculations for most building types. The 2015 Bylaw changes maintained the Open Appendage requirement for one and two-unit building types at 40% (rather than the reduced 25%). This 40% requirement can be difficult to meet and therefore problematic.

In 2015, the definition of GFA was revised to exclude exterior corridors, stairways and landings (in addition to balconies, porches and decks). These additional exclusions were added to support the goals of the Active Design Guidelines, which aim to encourage active circulation through a building through greater use of common stairs and corridors as well as to facilitate opportunities for social interactions in common areas of the building. At that time, a new limit on the GFA exclusion was established at 10% of the maximum floor area. Following the 2015 amendments, the GFA exclusions for Open Appendages currently reads as follows:

- (11) Open Appendages that are at least 25% unenclosed; up to a maximum of 10% of Gross Floor Area, including:
 - (a) Balconies, Porches, Decks;
 - (b) Corridors, stairways, and landings that provide required access to habitable rooms, and open onto an interior courtyard;

In working with these regulations, the 1990s definitional method of calculating an Open Appendage has proven to be overly complex. This has been time-consuming and constraining for applicants, designers and staff. Many recessed balcony types do not qualify as an Open Appendage under this definition and require a Council variance. Staff are proposing to replace this definition and method of calculation with a simpler version. This change will include establishing a single 50% unenclosed minimum for all building types based only on the perimeter of the balcony. This will result in a simplification of the regulations.

The 2015 Bylaw amendments expanded the types of Open Appendages allowed to be exempt from GFA calculations but established a new limit on the total amount of Open Appendage permitted at 10% of GFA. Experience since 2015 has shown that this 10% limit is not adequate due to the fact that on many buildings, private balconies alone are often at or close to the maximum 10%, leaving no additional exemption room for the new types of Open Appendages being encouraged by the Active Design Guidelines. Staff are therefore proposing to amend this limit in the proposed bylaw by removing a limit on the maximum exemption for balconies, porches and decks, while retaining the 10% exclusion for unenclosed corridors, stairways, and landings. The full 10% exclusion would thereby be available fully for those elements which are supported by the Active Design Guidelines.

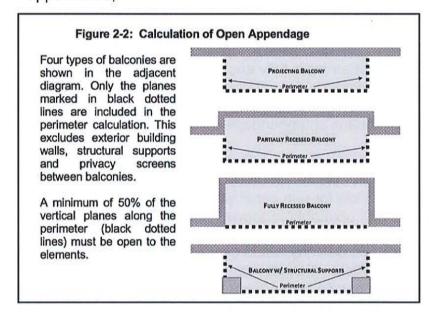
PROPOSED ZONING AMENDMENT BYLAW NO. 8863

Zoning Amendment Bylaw No. 8863 would, if adopted, make the following changes.

The existing definition of "Open Appendage" will be deleted and replaced with the following:

"Open Appendage" means an unenclosed part of a building that projects beyond the exterior walls and which:

- 1. May or may not be covered by a roof or floor above;
- 2. May or may not be recessed into the building;
- 3. Is finished as exterior space with drainage;
- 4. Has at least 50% of the vertical planes along the perimeter of the Open Appendage unenclosed. The perimeter calculation shall be calculated as per Figure 2-2;
- 5. For purposes of calculating the unenclosed portion of the Open Appendage, clear retractable glazing is deemed to be unenclosed provided that:
 - a. The glazing at no point provides a complete seal/separation from the exterior (i.e. an air gap must be provided);
 - When in its retracted state, the Open Appendage complies with the minimum 50% unenclosed requirement in subsection iv above; and
 - All retractable glazing on the building must have a uniform appearance;



This change will make it easier to design buildings and calculate an Open Appendage. In addition, it will now allow for retractable glazing as an outright Building Permit application. Strata Council approval would be required which will allow for building specific matters to be considered by the joint owners.

Concurrent with this new definition, the unenclosed percentage requirements for an Open Appendage to qualify for a GFA exemption are being removed from several GFA definitions, since these are now the same and are contained within the new definition of Open Appendage.

For clarity purposes, the following definitions are being added, which are based upon City of Vancouver definitions currently in use:

"Balcony" means a platform providing useable outdoor space that:

- (a) Projects from a building or is recessed into a building above the ground floor;
- (b) Is only accessed from within the building;
- (c) May be covered by a roof or floor above; and
- (d) Meets the definition of an Open Appendage.

"Porch" means a platform that is located at an entrance to a building that:

- (a) Projects from the building or is recessed into the building;
- (b) Is covered by a roof or floor above to provide weather protection;
- (c) May be supported on posts;
- (d) Is at grade or has stairs from grade; and
- (e) Meets the definition of an Open Appendage.

"Deck" means a platform providing useable outdoor space that:

- (a) Projects from a building and is generally supported on posts;
- (b) Is accessed from within the building, and may also be accessed from grade;
- (c) generally has a surface height, at any point, greater than 1 metre (3.28 ft.) above grade; and
- (d) Meets the definition of an Open Appendage.

To clarify standards for when more fully enclosed balconies are proposed, the current definition requires amendment. A new definition is proposed, as follows:

"Enclosed Balcony" means an appendage on the exterior of a building that is:

- 1) Not compliant with the unenclosed requirements of an Open Appendage;
- 2) Finished as an exterior space capable of being left open to the elements with drainage to allow for rain penetration; and
- 3) Enclosed with openable windows.

This definition of Enclosed Balcony would capture all other forms of balcony enclosure that do not meet the definition of Open Appendage. In cases where GFA is available to be used and where all other Zoning requirements can be met (i.e. Lot Coverage, Setbacks, etc.), Enclosed Balconies can be permitted outright. Where a Development Variance Permit or rezoning are required, however, proposals for Enclosed Balconies would be subject to the updated Balcony Enclosure Guidelines (Attachment #2). These Guidelines require that the applicant must demonstrate that their proposal for non-zoning-compliant balcony enclosures are more desirable than the available alternatives (retractable glazing systems). This is outlined in Section 1.3 of the Guidelines as follows:

Given that certain enclosure systems (clear retractable glazing) are permitted outright in the Zoning Bylaw, any application for rezoning or Development Variance Permit to allow for the enclosure of balconies on an existing or proposed building must be accompanied by materials demonstrating the need for an alternative enclosure system that shows that a zoning-compliant system

Date: July 7, 2021

is neither feasible nor desirable in terms of CNV policies, quality design, and the function and safety aspects of the building.

Staff do not anticipate that there will be strong interest in design options requiring a rezoning or Development Variance Permit due to the costs and long timeframes that are inherent to these processes. To date, interest has been relatively low, and a further decrease in interest is anticipated due to the proposed zoning-compliant option of retractable glazing systems.

With the addition of the new definitions for Balcony, Porch and Deck, above, roof decks would be more explicitly excluded from consideration than they are currently. As an example, terraces have often been considered as open appendages but would not clearly fit the definitions above. Another example is podium- or rooftop-level outdoor amenity spaces, which have generally been excluded from any calculations or conditions. To address this new gap and also to resolve some of the ambiguity of the current zoning requirements, the Bylaw amendment proposes a new definition of roof deck as follows:

"Roof Deck" means an accessible, unenclosed space designated for the enjoyment of residents or other occupants of a building, located on a rooftop.

The following GFA exclusion is also proposed:

(23) Roof Decks.

Prior to 2015, there was not a GFA exemption limit on balconies, porches and decks. This allowed for ample balconies and decks, subject to other controls such as lot coverage and setbacks. Staff are therefore proposing to return to an unlimited GFA exclusion for balconies, porches and decks that meet the definitions above.

The GFA exemption for unenclosed corridors, stairways and landings will be capped at 10%. Currently, both balconies and open corridors have a combined total of 10% of GFA exemption. By removing balconies from the limit, this would provide adequate incentive to encourage active and socially engaged building designs, such as courtyard typology.

The proposed changes to the Open Appendage exemptions in the definition of Gross Floor Area are shown below. This new clause also removes the existing requirement for unenclosed corridors, stairways and landings to "open onto an interior courtyard". This requirement seems an unnecessary design constraint.

- (11) Open Appendages, as follows:
 - (a) Balconies, Porches and Decks;
 - (b) Corridors, stairways, and landings that provide required access to habitable rooms, up to a maximum of 10% of Gross Floor Area;

The resulting Zoning Amendment Bylaw is presented in Attachment #4 for Council's consideration.

REVISED BALCONY ENCLOSURE GUIDELINES

Coincidental with above Zoning changes, the existing Balcony Enclosure Guidelines (1991) are being revised as follows:

- Removing the limit on the amount of balcony enclosures permitted. This can be considered for each specific application.
- Simplification; and
- Administrative updates.

The revised Balcony Enclosure Guidelines are presented as Attachment #2.

ADVISORY BODY AND INDUSTRY INPUT

The Advisory Design Panel considered this matter on June 16, 2021 and resolved as follows:

Having considered the memo of the Planning Consultant, dated June 10, 2021 entitled "Open Appendage / Retractable Balcony Enclosure Zoning Bylaw Amendment":

THAT the Advisory Design Panel supports amending the Zoning Bylaw to:

- · Simplify the Open Appendage definition; and
- · Permit clear retractable glazing on balconies.

Urban Development Institute (UDI) and Homebuilders Association Vancouver (HAVAN) have been engaged in discussions leading up to staff recommending the changes contained in this report. Both groups provided feedback in support of the changes, citing their beneficial effect on unit livability. UDI has provided specific input, noting the benefits of retractable balcony systems, including:

- Improved energy savings;
- Protection from winds, especially for balconies on upper storeys of high-rise buildings;
- A reduction in noise levels for apartment units; and
- Reductions in maintenance costs because these types of balconies will be less exposed to weather elements such as rain and snow.

FINANCIAL IMPLICATIONS

There are no costs to the City associated with this Zoning change. There will be cost savings in staff time realized through the simplification of the definition of "Open Appendage" and staff expect fewer DVP and rezoning applications to process as a result of an outright option being available in the form of clear glazing enclosure systems to building owners.

INTER-DEPARTMENTAL IMPLICATIONS

Nil.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The City is striving to provide housing options that support an active and healthy lifestyle. Balconies and other open spaces on buildings contribute to this. The proposed changes would support these objectives.

CONCLUSION

The proposed Bylaw amendment would allow building owners to install a form of retractable balcony enclosure that has proven to work well within the City of North Vancouver and elsewhere, improving the usability of private outdoor space, all through a building permit-only process. Further, the new definitions will streamline the calculation of openness for various types of Open Appendages. Lastly, eliminating the 10% GFA cap on Open Appendages will help improve residential livability and may encourage diverse building typologies such as courtyard buildings. For these reasons, staff fully support the proposed Bylaw Amendment.

RESPECTFULLY SUBMITTED:

Emily Macdonald

Planner 2

Adopted by Council on October 7, 1991

CITY OF NORTH VANCOUVER - BALCONY ENCLOSURE GUIDELINES

1.0 APPLICATION AND INTENT

1.1 Application:

These guidelines are to be used in conjunction with the following zoning districts in the City of North Vancouver Zoning Bylaw in regards to the enclosure of existing or new balconies:

RG RM-2 RH-1

Garden Apartment Residential Zone

Medium-Density Apartment Residential Zone 2 High-Density Apartment Residential 1 Zone

C-1A and C-1B

Central Commercial Zones

LL-1 to LL-5

Lower Lonsdale Zones

In addition, the guidelines apply to enclosure of existing balconies, or construction of new balconies in multi-family developments developed under C-D zones, or under land use contracts.

Reference to these guidelines is recommended for any balcony enclosure, whether or not an exclusion from floor space calculations is required.

1.2 Definition

For the purpose of these guidelines, an enclosed balcony is defined as:

a balcony on the exterior of a building, separated from the interior by walls, doors and/or windows, which has been enclosed in whole or in part above the level of the 3.5 foot protective railing or wall.

1.3 Discretion Required

There are so many different types of balconies and different conditions concerning enclosures that no set of guidelines can be completely definitive. These guidelines illustrate some of the many design considerations to assist applicants in the design of balcony enclosures, and to assist City staff in the review and evaluation of such proposals.

1.4 Intent

The intent of the guidelines is to encourage good design that will complement and maintain building character, while having regard to fire safety and the reasonable interests of occupants of both the subject and neighbouring buildings.

2.0 APPROVALS PROCESS (depends on creation of a Development Permit System)

2.1 General

Until a development permit system is developed, most balcony enclosure proposals will either require Board of Variance approval or approval by Council through a rezoning or a Development Variance Permit. Please contact the Development Services Department in this regard.

3.0 EXCLUSIONS

3.1 Sliding Scale of Exclusions

The floor area available for balcony enclosure that may be excluded from a building's gross floor area will be based on the following sliding scale:

Existing Floor Space Ratio	$Maximum\ Exclusion$
up to 1.1	10.0%
over 1.1 to 1.5	7.5%
over 1.5	5.0%

The purpose of this sliding scale is to restrict the potential of large buildings from becoming visually excessive in size, while at the same time permitting a reasonable degree of enclosure.

3.2 Building Features not Subject to these Guidelines

The following features, although in some cases similar to balconies which may in part be excludable from FSR, are not subject to these guidelines: canopies, porches or verandahs, galleries, exterior access corridors, sundecks and roof decks or gardens.

4.0 GENERAL DESIGN CONSIDERATIONS

4.1 Purpose

The purpose of an enclosed balcony is to afford an occupant the year-round enjoyment of those uses to which an open balcony would be put in fair and warm weather. The enclosed balcony is not, however, considered a full-time habitable space. For buildings located adjacent to busy arterial streets, enclosure also provides additional protection from traffic noise.

4.2 Preservation of Design Integrity of Building Facade

While a balcony enclosure may provide many attractive uses for the occupant, careful attention should be given to preserving the design integrity of the building facade. Balcony enclosures will usually reduce a building's articulation and increase reflective surface area. The apparent bulk and mass of a building may also be increased by insensitive enclosures. To prevent such abuse of the existing architectural character, applicants should either engage the original architect/designer to prepare plans or, alternatively, arrange for that architect to comment on the proposed design revisions.

4.3 Respect and Maintain View and Sunlight/Daylight Access to Adjacent Units

Enclosure of balconies should not reduce either the existing views nor access to sunlight and daylight from existing units, whether within the same development or in neighbouring developments. Such potential impacts should be documented by means of photographs from appropriate locations.

4.4 One Enclosed Balcony per Dwelling Unit

Some dwelling units in multiple unit buildings have more than one balcony. In order to prevent abuse of the relaxations inherent in these guidelines, as well as to provide the benefit of potential enclosure by most if not all residents within a building, only one balcony enclosure per dwelling unit will be permitted.

4.5 Consistency of Design and Appearance

In order to minimize a haphazard architectural character, the treatment of the enclosure should be consistent for all similar balconies. In order to avoid a random or checkerboard appearance, it is also recommended that the same balconies on each storey be enclosed.

4.4 Restrictions on Enclosures

Due to their impact on light, view and visually spacing between buildings, the following kinds of balcony enclosures will not be permitted:

4.4.1 Full enclosure of wraparound corner balconies.

Corner balconies have a significant impact on both the appearance of the subject building and on views past or through them from other off-site locations. Their full enclosure could create a serious blockage of view and light to other units and would also appear to fatten the building as well. A partial enclosure may be possible, however, on one facade or the other of the building.

4.4.2 Full enclosure of balconies projecting into interior side yards

In most instances full enclosure of balconies projecting into interior side yards would significantly reduce the apparent spacing between apartment buildings and also diminish the view and light available to adjacent units.

5.0 DESIGN GUIDELINES FOR ENCLOSED BALCONIES

5.1 Architectural Components of Balconies

The typical balcony is comprised of the following basic components: the slab or floor surface, the railing or upstand, the guardrail, the ceiling, windows, and door(s) providing access. There may be additional elements, including wing walls, or overhangs, and the like. Means of enclosure should take into consideration all of these components, and ensure that any alteration of them that may take place retains an overall design integrity throughout.

5.2 Balcony Character

Whether open or enclosed, it is important that a balcony continue to appear and function as a balcony, not as an extension or enlargement of the adjoining interior space. This means that the clear dimension within such a space can accommodate the residents comfortably. In some instances double or triple-glazing of windows or doors may be preferable to enclosure of the balcony.

5.3 Balcony Enclosure Materials and Functions

There should be consistency in use of materials and colours. Cladding and framing elements should be similar to those of the building itself, and to unenclosed balconies. Transparent glazing is recommended for the enclosure windows, rather than reflective, tinted or solar glazing, in order not to reduce the provision of daylight into the interior of the dwelling unit or to create opaque surfaces that block views.

5.4 Guidelines Pertaining to the British Columbia Building Code

The proposed enclosure shall comply with the British Columbia Building Code, to the satisfaction of the Assistant Director-Inspections, with particular attention to the following:

- 5.4.1 Balcony enclosure materials, including the ceiling and common dividing walls, must have the same construction and fire-resistance rating required for other components of the building. Non-combustible construction may be required;
- 5.4.2 Extension of fire separation demising wall(s) into the balcony area for prevention of fire spread from unit to unit:
- 5.4.3 Requirements of Subsection 3.2.6 of the British Columbia Building Code;
- 5.4.4 Design and installation certified by a Professional Engineer as per load requirements of Section 4 in particular (wind forces).

6.0 SUBMISSION REQUIREMENTS

The minimum requirements for a submission for review and approval of an application to enclose an existing balcony shall include the following:

6.1 Project Statistics:

Provide the existing and proposed floor areas, including the enclosures, and the expression of the total floor area of the proposed balcony enclosures as a percentage of the existing floor area for the building.

6.2 Plot Plan:

Provide a dimensioned plot or site plan, to a scale of 1/8" to 1 foot or 1:100 metric.

6.3 Floor Plans:

Provide floor plans for all floors of the subject building dimensioned at 1/4" to 1 foot or 1:50 metric. The proposed enclosed balconies should be labeled as such and shown shaded, coloured or hatched.

6.4 Elevations:

Provide full exterior elevations showing the existing and proposed treatment, at a scale of 1/4" to 1 foot or 1:25 metric.

6.5 Detailed Plans and Elevations:

The typical layout and appearance of a proposed balcony enclosure should be illustrated with plans and elevations at a scale of 1/2" to 1 foot, or 1:25 metric, or larger.

6.6 Photographs:

Provide photographs of the subject building and the adjacent buildings to adequately describe the project and its setting. Off-site photographs looking toward the building should approximate possible view impacts upon other neighbouring dwellings. The photographs should be mounted on cardstock or foamcore.

6.7 Colours, Materials and Specifications:

Samples of the proposed materials and colours for the enclosed balconies should be submitted for review, along with manufacturers specifications. The Department of Development Services has a standard form for such submissions.

6.8 Letter of Approval:

In a multiple unit building containing three or more units, a letter of approval is required from the Council of the Strata Corporation, the Board of Directors of a Cooperative, or the owner of a rental building, prior to the City's consideration of the proposed enclosure.

Prepared by Frank A. Ducote, Planner Development Services - March 14, 1990

Updated - November 5, 1991

CITY OF NORTH VANCOUVER BALCONY ENCLOSURE GUIDELINES

Adopted by Council on <>, 2021

1.0 APPLICATION AND INTENT

1.1 Application:

These Guidelines apply to applications for rezoning or Development Variance Permit to enclose balconies, decks or other Open Appendages that would not comply with the Zoning definition of an "Open Appendage". Applicants should refer to the definition of an Open Appendage for clarification. Reference should also be made to the Zoning definition of an Enclosed Balcony.

1.2 Discretion Required

There exist many different types of balconies and different conditions concerning enclosures that no set of guidelines can be completely definitive. These guidelines illustrate some of the many design considerations to assist applicants in the design of balcony enclosures, and to assist the City in the review and evaluation of such proposals.

1.3 Intent

The intent of the guidelines is to encourage good design that will complement and maintain building character, while having regard to fire safety and the reasonable interests of occupants of both the subject and neighbouring units/buildings.

Given that certain enclosure systems (clear retractable glazing) are permitted outright in the Zoning Bylaw, any application for rezoning or Development Variance Permit to allow for the enclosure of balconies on an existing or proposed building must be accompanied by materials demonstrating the need for an alternative enclosure system that shows that a zoning-compliant system is neither feasible nor desirable in terms of CNV policies, quality design, and the function and safety aspects of the building.

2.0 APPLICATION PROCESS

2.1 Contacts

Balcony enclosure applications will be processed by the Planning Division of the Planning & Development Department. They may be contacted at:

Planning General Enquiries: <phone #> <pemail>

3.0 GENERAL DESIGN CONSIDERATIONS

3.1 Purpose

The purpose of an enclosed balcony is to afford an occupant the year-round enjoyment of an open balcony. For buildings located adjacent to busy arterial streets, enclosure also provides additional protection from traffic noise. It can also assist with heat gain and energy efficiency

Document Number: 2066455 V1

within the main unit. The enclosed balcony is <u>not</u> to be a full-time habitable space/room. Rather, it is intended to provide a more functional exterior balcony.

3.2 Preservation of Design Integrity of Building Facade

While a balcony enclosure may provide many attractive uses for the occupant, careful attention should be given to preserving the design integrity of the building facade. Balcony enclosures will usually reduce a building's articulation and increase reflective surface area. The apparent bulk and mass of a building may also be increased by insensitive enclosures. To prevent such abuse of the existing architectural character, applicants should either engage the original architect/designer to prepare plans or, alternatively, arrange for that architect to comment on the proposed design revisions.

3.3 Respect and Maintain View and Sunlight/Daylight Access to Adjacent Units

Enclosure of balconies should reduce neither the existing views nor access to sunlight and daylight from existing units, whether within the same development or in neighbouring developments. Such potential impacts should be documented by means of photographs from appropriate locations.

3.4 One Enclosed Balcony per Dwelling Unit

Some dwelling units in multiple unit buildings have more than one balcony. In order to prevent abuse of the relaxations inherent in these guidelines, as well as to provide the benefit of potential enclosure by most if not all residents within a building, only one balcony enclosure per dwelling unit is encouraged.

3.5 Consistency of Design and Appearance

In order to minimize a haphazard architectural character, the treatment of the enclosure should be consistent for all similar balconies on the building. In order to avoid a random or checkerboard appearance, it is also recommended that the same balconies on each storey be enclosed.

3.6 Restrictions on Enclosures of Wraparound Corner Balconies.

Due to their impact on light, view and visually spacing between buildings, wraparound corner balcony enclosures are discouraged. Corner balconies have a significant impact on both the appearance of the subject building and on views past or through them from off-site locations. Their full enclosure could create a blockage of view and light to other units and would also appear to add bulk to the building as well. A partial enclosure may be considered, however, on one of the building facades.

3.7 Architectural Components of Balconies

The typical balcony is comprised of the following basic components: the slab or floor surface, the railing or upstand, the guardrail, the ceiling, windows, and door(s) providing access. There may be additional elements, including wing walls, or overhangs, and the like. Means of enclosure should take into consideration all of these components, and ensure that any alteration of them that may take place retains an overall design integrity throughout.

3.8 Balcony Character

Whether open or enclosed, it is important that a balcony continue to appear and function as a balcony, not as an extension or enlargement of the adjoining interior space. Exterior finish materials are to be used within the enclosed balcony and drainage is required.

3.9 Balcony Enclosure Materials and Functions

There should be consistency in use of materials and colours. Cladding and framing elements should match the building exterior and other balconies. Transparent glazing is recommended for the enclosure windows, rather than reflective, or tinted glazing in order not to reduce the provision of daylight into the interior of the dwelling unit or to create opaque surfaces that block views. Windows must remain openable in accordance with the Zoning Bylaw definition of Enclosed Balcony.

3.10 Guidelines Pertaining to the British Columbia Building Code

The proposed enclosure shall comply with the British Columbia Building Code, to the satisfaction of the Manager of Inspections, with particular attention to the following:

- 3.10.1 Balcony enclosure materials, including the ceiling and common dividing walls, must have the same construction and fire-resistance rating required for other components of the building. Non-combustible construction may be required;
- 3.10.2 Extension of fire separation demising wall(s) into the balcony area for prevention of fire spread from unit to unit;
- 3.10.3 Requirements of Subsection 3.2.6 of the British Columbia Building Code;
- 3.10.4 Design and installation certified by a Professional Engineer as per load requirements of Section 4 in particular (wind forces).

5.0 SUBMISSION REQUIREMENTS

The minimum requirements for a submission for review shall include the following:

5.1 Completed Application Form and Fee Payment:

Consult with Planning staff to determine whether a rezoning or Development Variance Permit is required.

5.2 Design Rationale:

This part must include arguments and materials demonstrating the need for a non-zoning-compliant system as outlined in section 1.3 of these guidelines.

5.3 Project Statistics:

Provide the existing and proposed floor areas, including the enclosures, and the expression of the total floor area of the proposed balcony enclosures as a percentage of the existing floor area for the building.

5.4 Plot Plan:

Provide a dimensioned plot or site plan showing setbacks to the balconies and building at a scale of 1/8" to 1 foot or 1:100 metric.

5.5 Floor Plans:

Provide floor plans for all floors of the subject building dimensioned at 1/4" to 1 foot or 1:50 metric. The proposed enclosed balconies should be labeled as such and shown shaded, coloured or hatched.

5.6 Elevations:

Provide full exterior elevations showing the existing and proposed treatment, at a scale of 1/4" to 1 foot or 1:50 metric.

5.7 Detailed Plans and Elevations:

The typical layout and appearance of a proposed balcony enclosure should be illustrated with plans and elevations at a scale of 1/2" to 1 foot, or 1:25 metric, or larger.

5.8 Photographs:

Provide photographs of the subject building and the adjacent buildings to adequately describe the project and its setting. Off-site photographs looking toward the building should approximate possible view impacts upon other neighbouring dwellings.

5.9 Colours, Materials and Specifications:

Samples of the proposed materials and colours for the enclosed balconies should be submitted for review, along with manufacturers specifications. The Planning & Development Department has a standard form for such submissions.

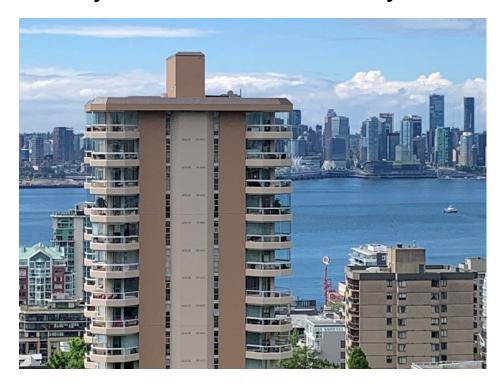
5.10 Letter of Authorization:

In a multiple unit building containing three or more units, written authorization to make an application is required from the Council of the Strata Corporation, the Board of Directors of a Cooperative, or the owner of a rental building, prior to the City's consideration of the proposed enclosure.

Original Approval: March 14, 1990 Updated: November 5, 1991

Updated: <>, 2021

City of North Vancouver Balcony Enclosure Examples



123 East Keith Road with retractable glazing



Document Number: 2070481 V1



505 Lonsdale Ave with tinted full window enclosures





51-67 Lonsdale Ave with purpose-built full enclosures





THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8863

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. 8863" (Open Appendage / Retractable Balcony Enclosure).
- 2. Division I Administration, Part 2 Interpretation is hereby amended as follows:
 - A. By adding the following definitions:

"Balcony" means a platform providing useable outdoor space that:

- projects from a building or is recessed into a building above the ground floor;
- (2) is only accessed from within the building;
- (3) may be covered by a roof or floor above; and
- (4) meets the definition of an Open Appendage.

and

"Deck" means a platform providing useable outdoor space that:

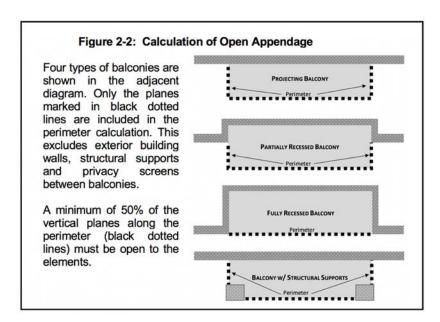
- (1) projects from a building and is generally supported on posts:
- (2) is accessed from within the building, and may also be accessed from grade;
- (3) generally has a surface height, at any point, greater than 1.0 metres (3.28 feet) above grade; and
- (4) meets the definition of an Open Appendage.
- B. By deleting the definition of "Enclosed Balcony" in its entirety and replacing it with the following:

"Enclosed Balcony" means a Balcony on the exterior of a building that is:

- (1) not compliant with the unenclosed requirements of an Open Appendage;
- (2) finished as an exterior space capable of being left open to the elements with drainage to allow for rain penetration; and
- (3) enclosed with openable windows.
- C. In the definition of "Gross Floor Area", by deleting Section (11) in its entirety and replacing it with the following:
 - (11) Open Appendages, as follows:
 - (a) Balconies, Porches and Decks;
 - (b) Corridors, stairways, and landings that provide required access to habitable rooms, up to a maximum of 10% of Gross Floor Area;

Document: 2066463-v3

- D. In the definition of "Gross Floor Area", by adding a new Section (23) as follows:
 - (23) Roof Decks.
- E. In Section (5) of the definition of "Gross Floor Area (One-Unit and Two-Unit Residential)", by deleting the words "to the Principle Building and are at least 40% unenclosed", as shown below:
 - (5) Balconies and Porches that are Open Appendages to the Principle Building and are at least 40% unenclosed:
- F. By deleting the definition of "Open Appendage" in its entirety and replacing it with the following:
 - "Open Appendage" means an unenclosed part of a building that projects beyond the exterior walls and which:
 - may or may not be covered by a roof or floor above;
 - (2) may or may not be recessed into the building;
 - (3) is finished as exterior space with drainage;
 - (4) has at least 50% of the vertical planes along the perimeter of the Open Appendage unenclosed. The perimeter calculation shall be calculated as per Figure 2-2;
 - (5) for purposes of calculating the unenclosed portion of the Open Appendage, clear retractable glazing is deemed to be unenclosed provided that:
 - (a) the glazing at no point provides a complete seal/separation from the exterior (i.e. an air gap must be provided);
 - (b) when in its retracted state, the Open Appendage complies with the minimum 50% unenclosed requirement in subsection iv above; and
 - (c) all retractable glazing on the building must have a uniform appearance;



The Corporation of the City of North Vancouver Bylaw, 2021, No. 8863

- G. By deleting the definition of "Porch" in its entirety and replacing it with the following:
 - "Porch" means a platform that is located at an entrance to a building that:
 - projects from the building or is recessed into the building;
 - (2) is covered by a roof or floor above to provide weather protection;
 - (3) may be supported on posts;
 - (4) is at grade or has stairs from grade; and
 - (5) meets the definition of an Open Appendage.
- H. By adding the following definition for "Roof Deck":
 - "Roof Deck" means an accessible, unenclosed space, designated for the enjoyment of residents or other occupants of a building, located on a rooftop.

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:

David Johnson, Development Planner

Subject:

REZONING APPLICATION: 1220 ST GEORGES AVENUE (ST.

GEORGES PROJECTS LTD., INC.NO. BC1066028 / INTEGRA

ARCHITECTURE INC.)

Date:

July 7, 2021

File No: 08-3400-20-0013/1

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

RECOMMENDATION

PURSUANT to the report of the Development Planner, dated July 7, 2021, entitled "Rezoning Application: 1220 St Georges Avenue (St. Georges Projects Ltd., Inc. / Integra Architecture Inc.)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) and "Housing Agreement Bylaw, 2021, No. 8864 (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, 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 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 the motion.

Document Number: 2050290 V4

Architecture Inc.)
Date: July 7, 2021

ATTACHMENTS

- 1. Context Map (Doc# <u>2064193</u>)
- 2. Project Summary Sheet (Doc# 2067208)
- 3. Architectural Plans, dated June 3, 2021 (Doc# 2061442)
- 4. Landscape Plans, dated June 2, 2021 (Doc# 2061444)
- 5. Public Consultation Summary (Doc# 2075962)
- 6. Residential Tenancy Relocation Plan (Doc# 1982961)
- 7. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835" (Doc# 2051970)
- 8. "Housing Agreement Bylaw No. 8864" (Doc# 2071216)

SUMMARY

The purpose of this report is to present, for Council's consideration, a rezoning application for 1220 St Georges Avenue to amend the Zoning Bylaw to permit a six-storey market rental apartment building with 58 units over one level of underground parking.

The proposal would replace the existing 23-unit rental apartment building that was built in the late 1950s.

BACKGROUND

Table 1 – Project Information

raise : reject imermaner.	
Applicant:	Adera Development
Architect:	Integra Architecture Inc.
Official Community Plan	Residential Level 5 (R5)
Designation:	
Existing Zoning:	Medium Density Apartment Residential 1 (RM-1)
Applicable Guidelines:	None

Site Context and Surrounding Use

The subject property is centrally located in the Central Lonsdale area, at the northeast corner of St. Georges Avenue and East 12th Street (Attachment #1). The site is one block south of the Lions Gate Hospital and east of the Fire Hall. The neighbouring buildings consist mainly of two to three-storey residential apartment buildings. The subject site is within a transition area from the higher density buildings along the Lonsdale Avenue corridor to the lower density buildings toward the east.

The buildings and uses immediately surrounding the subject site are described in Table 2 below.

Architecture Inc.) Date: July 7, 2021

Table 2. Surrounding Uses

Direction	Address	Description	Zoning
North	1240 E 13 th Street	3 storey apartment building	RM-1
South	1144 St. Georges Avenue	3 storey apartment building	RM-1
East	216 East 12 th Street	3 storey apartment building	RM-1
West	1215 St. Georges Avenue	3 storey apartment building	RM-1

The subject site is one block away from both Lonsdale Avenue and East 13th Street. This is an area that contains many services and employment opportunities, in addition to the frequent transit network along Lonsdale Avenue.

PROJECT DESCRIPTION

The application proposes a 58-unit, six-storey rental apartment building, including a common outdoor rooftop amenity space, all over one level of underground parking for 32 vehicles and 87 secured bicycle stalls (Attachment #3). There is an indoor amenity/bike repair room on the first floor. Of the proposed 58 units, six are proposed as Mid-Market Rental (MMR) units that would be secured through a Housing Agreement for the life of the building. The proposed breakdown of units by type is shown in Table 3 below.

Table 3. Proposed Unit Breakdown

Unit Type	Number of Units	Average Size	MOTA
Studio	17	43.44 sq. m (467.6 sq. ft.)	
1-Bedroom	23	50.77 sq. m (546.5 sq. ft.)	
2-Bedroom	12	68.15 sq. m (733.6 sq. ft.)	
3-Bedroom	6	86.13 sq. m (927.1 sq. ft.)	

All units meet the City's minimum size requirement.

The proposed main access to the building is on East 12th Street. Through the main doors and lobby is an indoor amenity lounge for the residents that features 14 secured bike racks, a bike workstation and lounge seating. This room connects a landscaped outdoor area that provides seating as well as a bike and dog washing station. Secondary access is provided from St. Georges Avenue and an access door along the eastern property line.

The ground floor units facing both streets have direct street access from their decks to activate the street frontage.

Architecture Inc.)
Date: July 7, 2021

A rooftop deck is proposed with a variety of uses including a children's play area, lounge space, outdoor dinning and BBQ area and community garden with storage room for tools. Access to the roof deck is via both stairways and an elevator.

Vehicle access to the underground parking is from the rear lane at the western half of the property. The proposed parking area is large enough to accommodate 26 resident stalls, six visitor stalls as well as secured bike parking rooms and rooms for mechanical, electrical and a dedicated room for LEC connection and distribution.

The applicant is proposing 17 units to meet Level 2 of the City's Adaptable Design Guidelines, exceeding the minimum requirement. The remaining will be achieving Level 1.

The building is contemporary and features a variety of façade materials to help break up the massing. The use of brick at the lower levels helps create a heavy base with the middle floors presenting a lighter Hardie-panel material. Through a strong roof line design, the top floor gives the appearance of stepping back from the floors below, thereby reducing the visual massing.

The proposed landscaping helps soften the building base at the lower levels using various plantings to provide a natural looking buffer between the public and private realm (Attachment #4).

PLANNING ANALYSIS

2014 Official Community Plan

The subject site is designated Residential Level 5 (R5) in the Official Community Plan (OCP). This 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 1.0 bonus FSR for purpose built rental housing) in accordance with OCP Schedule A - Land Use map.

The applicant is proposing a density of 2.59 FSR or 3,599.7 sq. m. (38,747 sq. ft.), which is within OCP maximum density.

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 13 th Street.	
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.	

REPORT: Rezoning Application: 1220 St. Georges Avenue (St. Georges Projects Ltd., Inc. / Integra Architecture Inc.)
Date: July 7, 2021

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 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 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.	A common bike repair area and lounge is proposed on the ground floor with a secured bike storage room in the basement. The subject site has easy access to local bike routes in the Central Lonsdale area that 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 a rooftop outdoor amenity space on the roof allowing for multiple uses and activities, including a children's play area.
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 rooftop amenity space provides opportunities 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 58 new rental units with a range of unit types and average sizes, from 467 to 927 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 58 rental units, including six 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 Ensure a sufficient number of new apartment buildings provide accessible units and that these accessible units are represented across various unit sizes.	The proposal meets the minimum number of Adaptable Level 2 units, in accordance with the Zoning Bylaw, and the distribution of which will reflect the overall unit mix and the remaining units will be Adaptable Level 1.

REPORT: Rezoning Application: 1220 St. Georges Avenue (St. Georges Projects Ltd., Inc. / Integra Architecture Inc.)
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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 close to many of the local bike networks such as along East 13 th Street and St. Andrews Avenue.
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 car-share, 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 a few blocks from 15 th Avenue.
Policy 2.2.3 Encourage higher and medium density residential area uses near jobs and services.	The subject site is located one 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 Central Lonsdale area, providing employment opportunities and services within close walking distance.
Housing Action Plan	La company de la
Action #3: Mid-Market Rental Units	The project will provide six mid-market units, to be secured by a Housing Agreement for the life of the building.
Action #4: Family-Friendly Housing	The project includes six three-bedroom units to support families to be secured through a Development Covenant.
Sustainable Development Guidelin	nes
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 along St. Georges Avenue. 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	The project will use high-performance and environmentally friendly building materials and will achieve Step 3 of the Step Code.

REPORT: Rezoning Application: 1220 St. Georges Avenue (St. Georges Projects Ltd., Inc. / Integra Architecture Inc.)
Date: July 7, 2021

Manager Control Contro	
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.	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 and greater opportunities for personal fulfillment and overall quality of life.	The proposal will provide a variety of jobs during the construction period and is close to employment opportunities along East 13 th Street and Lonsdale Avenue.
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 East 13 th Street and 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 rooftop amenity area that are well-programed with multiple opportunities for activities.
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 residents both within the building and in the public realm.
Active Design Guidelines	
Indoor Amenity	A bike repair room and lounge on the main floor provides secured bike storage, a workstation and has the opportunity for social interaction.

Architecture Inc.)
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Outdoor Recreation and Gardens	The outdoor amenity area is designed to allow various activities, with outdoor seating and landscaping.
Enhanced Bicycle Facilities	The bike repair room is located close to the main lobby and has a direct access to the rear lane. It has secured racks for residents in addition to the secured areas located in the parkade.

Residential Tenant Displacement Policy

The applicant has obtained a private company to manage the relocation of existing tenants. A tenant meeting was held on November 24, 2020 to review the relocation plan and assistance has been made available for those who wish for help in finding a new residence.

The applicant has offered all tenants financial assistance as well as relocation services (Attachment #6) in accordance with the requirements of the Policy. In terms of financial assistance, in addition to all tenants being offered \$750 relocation expenses, compensation was also offered based on length of tenancy:

- three months' rent to tenants whose tenancy is up to 10 years;
- four months' rent to tenants whose tenancy is between 10 and 20 years; and
- five months' rent to tenants whose tenancy is 20 years and more.

These provisions exceed the expectations of the City's Residential Tenancy Displacement Policy.

As of the time of this report, the applicant informed staff that, of the existing 23 units, nine remain occupied. Of those who have already moved out, all but one have found accommodations in North Vancouver. The one other has left the country. Of the nine remaining, one has been a resident for more than 24 years, two have resided for more than eight years, two have resided for more than eight years, two have resided for more than three years, one for more than one year and one for less than one year. The applicant's relocation coordinator is working with the remaining tenants on relocations. One remaining tenant has expressed interest in renting a Mid-Market (MMR) unit in the new building. An update on the status of tenant relocation can be provided should Council refer this to a Public Hearing.

Under the provincial *Residential Tenancy Act*, the earliest the applicant may issue notice to end tenancy is when all permits have been issued for the development. The notice shall be minimum of four months' notice.

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 FSR. An amendment to the Zoning Bylaw is required to permit the proposal and is reflected in Zoning Amendment Bylaw 8835 (Attachment #7).

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Date: July 7, 2021

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 six MMR units, also in perpetuity;
- Allow a maximum Building Height of six storeys and 17.94 metres (58.9 feet) to the top of the main roof line;
- Vary the required minimum number of resident and visitor parking stalls from 35 to 32;
- Vary the minimum room size for the common recycling and garbage room; 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 of six storeys and 17.94 meters (58.9 feet) is to the top of the main roof line and is consistent with recent development approvals. A further variance to permit an elevator lobby and stairways to the rooftop deck would extend the height to no more than 21.25 meters (69.75 feet). This additional height is located away from the building edge.

Transportation and Active Mode of Travel Analysis

The site is in close proximity to public transit and bike lanes - there are two stops nearby at the corner of Lonsdale Avenue and 13th Street that serve five routes; two of these serve the Lonsdale Quay bus loop with easy access to the SeaBus and downtown Vancouver. The area is also well served for people to bike and walk to many nearby services and employment areas of the City, including Lions Gate Hospital.

Bicycle use is a focal point with this application with a featured bike repair workroom/lounge on the main floor, secured bike storage in the basement, as well as additional workshop area and wash station off the lane. For this rental building, the applicant is also offering each unit one two-zone TransLink pass for three months to encourage transit use.

The underground parking is proposed to accommodate 32 vehicle parking spaces, including six visitor stalls and two stalls for those with disabilities. This is the maximum number of vehicle parking stalls the parkade can accommodate, given the site size, need for landscape and rainwater management, space need for critical infrastructure to service the building such as mechanical, electrical, dedicated LEC room, elevator as well as secured bicycle storage rooms.

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Given the transit oriented location of the site, high-quality active transportation amenity provided on site, as well as consideration for onsite storm water management, staff support the minor vehicle parking variance from 35 stalls (minimum required under Bylaw) to 32.

Recycling and Garbage Room Size

A variance to the minimum room size for the recycling and garbage room is supported as the applicant is proposing a private, twice-a-week pickup to allow fewer bins in the room. This arrangement will be secured through the Development Covenant.

Building Setbacks

The proposed setbacks from the property lines are in keeping with recent setbacks from recent development approvals. The proposed 3.05 metre (10 feet) setback from the front yard, as opposed to 6.1 metres (20 feet), enhances the street presence along East 12th Street.

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 58 units will be secured as rental units in perpetuity, as well as to provide six 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 \$2.84 million dollars, as outlined in Table 4 below.

Table 4. 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 Max Bonus to 2.6 FSR (@ \$190 / sq. ft.)	\$2,837,080
Total Value of Community Benefits	\$2,837,080

Architecture Inc.)
Date: July 7, 2021

Instead of this amount and consistent with the Density Bonusing and Community Benefits Policy, the City's total rental housing stock would be receiving 58 rental apartment units, with six of these being MMR units. These will be secured in the Housing Agreement. This building will be privately owned and the tenant selection for the six mid-market units will be at the discretion of the building owner.

In addition to the Market and MMR units proposed, the following items are to be secured though the Servicing Agreement:

- Curb bulges and lane crossing at the intersection of the lane and St. Georges;
- Residential speed bumps in the lane adjacent to the site;
- Reconstruct and pave the lane north of East 12th adjacent to the site;
- Rain gardens within bulges at the intersection of St. Georges and East 12th;
- New street trees in continuous 900mm soil trench and 650 mm deep structural soil under the sidewalk:
- Remove and replace sanitary sewer from east property line to existing sewer fronting 155 East 12th Street; and
- All other servicing requirements as required by City Bylaws.

In accordance with City Bylaw, stormwater is required to be generally managed on the private property. A review of the applicant's proposed preliminary strategy shows that it relies heavily on City property (i.e. the roadway). If this project moves forward, in order to meet the stormwater management requirements for the site, the applicant will be required to perform further design and significantly increase the amount of on-site stormwater management (this condition will be included in the Site Servicing Agreement). Should the City's roadway space is required to accommodate private stormwater management capacity, significant additional public benefit must be demonstrated, such as soil bio cells to benefit boulevard tree canopy, and additional legal agreements may be required.

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 without any recommendations.

COMMUNITY CONSULTATION

The applicant held their Developer Information Session on January 13, 2021 and this was attended by three people (Attachment #5). One comment form was received in support of the application as they liked the design of the building.

Members of the public will have an additional opportunity to provide input at the Public Hearing, should Council allow it to proceed to that stage.

Architecture Inc.)
Date: July 7, 2021

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 58-unit rental apartment building. 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:

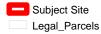
David Johnson

Development Planner





Context Map:







PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION 1220 St. Georges Avenue



SITE CHARACTERISTICS

SITE CHARACTERISTICS			
OCP Designation	Residential Level 5 (R5)		
Existing Zoning	Medium Density Apartment Residential 1 (RM-1)		
Site Area	1387.2 sq. m (14,932 sq. ft.)		
FLOOR AREA AND HEIGHT	Existing Zoning (RM-1)	Offical Community Plan	Proposed (CD-733)
Floor Space Ratio	Maximum 1.60 FSR 2,219.5 sq. m (23,891 sq. ft.)	Maximum - 2.60 FSR 3,606.7 sq. m (38,822 sq. ft.)	2.59 FSR 3,599.7 sq. m (38,747 sq. ft.)
Total Lot Coverage	50%	N/A	47%
Principal Building Height (maximum)	Three Storeys and 13.0 m (62.3 ft.)	Six Storeys	17.94 m (58.9 ft.)
SETBACKS	Existing Zoning (RM-1) Proposed		
Front (East 4th Street)	6.1 m (20.0 ft.)		3.05 m (10.0 ft.)
Interior Side Yard (West)	4.57 m	n (15.0 ft.)	3.66 m (12.0 ft.)
Interior Side Yard (East)	4.57 m (15.0 ft.)		3.66 m (12.0 ft.)
Rear (South)	6.1 m (20.0 ft.)		3.66 m (12.0 ft.)
BICYCLE PARKING	Required		Proposed
Short Term	6		6
Secured	87		87
Total Bicycle Parking (stalls)	93		93
VEHICLE PARKING	Rec	Required	
Resident Parking		35	29
Visitor Parking		6	
Total Vehicle Parking (stalls)		32	
Numbers based on plans dated June 6, 2021 #2067208			#2067208





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A-0.000 A-0.010	COVER PAGE	
	PROJECT STATISTICS	
A-0.020	ZONING OCP	
A-0.040	CONTEXT PHOTOS	
A-0.060	CONCEPT IMAGES	
A-0.070	PERSPECTIVE	
A-0.071	PERSPECTIVE	
A-0.072	PERSPECTIVE	
Site		
A-0.100	SURVEY (REFERENCE)	
A-1.000	SITE PLAN	1/16* = 1'-
Plans		
A-2.001		
A-2.001	PARKING P1	1/8" = 1'-
A-2.010	1ST FLOOR	1/8" = 1'-
A-2.020	2ND FLOOR	1/8" = 1'-
A-2.030	3RD FLOOR	1/8" = 1'-
A-2.040	4TH FLOOR	1/8" = 1'-
A-2.050		
A-2.050	5TH FLOOR	
A-2.060	6TH FLOOR	1/8" = 1'-
A-2.070	ROOF PLAN	1/8" = 1'-
Enlarged Plans		
A-3.010	ADAPTABLE GUIDELINES	
A-3.010		
A-3.020	UNIT PLANS - B UNIT PLANS	
Elevations		
A-4.100	STREET ELEVATIONS	1/16" = 1'-
A-4.200	WEST ELEVATION	1/8" = 1'-
A-4.201	SOUTH ELEVATION	1/8" = 1'-
A-4.203	EAST ELEVATION	1/8" = 1'-
A-4 204	NORTH ELEVATION	1/8" = 15
Sections		
A-5.000	BUILDING SECTION	1/8" = 1'-
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SUBJECT SITE - ZONE: RM-1



RENTAL DEVELOPMENT

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RENTAL HOUSING DEVELOPMENT

1220 ST. GEORGES AVENUE | NORTH VANCOUVER | BC | DEVELOPMENT PERMIT RESUBMISSION

PRO IFOT OURILARY						
PROJECT SUMMARY:		REQUIRED /	PERMITTED	PROPOS	ED	VARIANCE
ZONING EXISTING		RM		CD		V/11474140E
OCP LAND USE DESIGNATION	I - Medium Density Apartment R5	Residentia	al Level 5		NO	
SITE AREA		14,932 sq.ft.	1,387 m2	14,932 sq.ft.	1,387 m2	NO
UNIT NUMBER		not specified	not specified		58	NO
OCP DENSITY (w/ exclusions)	Purpose Built Rental Housing	1.6 + 1.0 FSR	3,607 m2	2.59 FSR	3,600 m2	NO
SITE COVERAGE		50%	694 m2	47%	652 m2	NO
BUILDING HEIGHT - Storeys (C	CP Schedule 1)	6 Storeys (59	9.0 - 62.3 ft)	6 Storeys		NO
BUILDING HEIGHT - Measured 1	from Average Grade	59.0 - 62.3 ft	18-19 m	62.2 ft	18.95 m	NO
Average Finished Grade -		323.0 ft	98.45 m geodetic			
Geodetic Max. Allowed H	leight - 19 m	385.3 ft	117.45 m geodetic	385.2 ft	117.40 m	
Proposed Elev	vation - TOR Access to Outdoor Amenity			395.6 ft	120.6 m	YES
Building Height from Average G	rade - TOR Access to Outdoor Amenity			72.6 ft	22.1 m	
FRONT YARD	(East 12th Street)	20.00 ft	6.10 m	10.00 ft	3.05 m	NO
REAR YARD - EAST	(Lane)	20.00 ft	6.10 m	12.00 ft	3.66 m	NO
INTERIOR SIDE YARD	(East PL)	15.00 ft	4.57 m	12.00 ft	3.66 m	NO
EXTERIOR SIDE YARD	(St. Georges Avenue)	15.00 ft	4.57 m	12.00 ft	3.66 m	NO
PARKING SPACES	Rental Housing	0.60 space/unit	32 spaces		32 spaces	NO
EV CHARGING STATIONS	100% installed stataions	100 %	32 spaces		32 spaces	NO
BICYCLE SPACES		1.50 space/unit	87 Class A		87 Class A	NO
			6 Class B		6 Class B	NO
OPEN BALCONY AREA	Excl. Open Appendages 8% GFA	3,416.1 sq.ft.	317.36 m2	6,440.9 sq.ft.	598.4 m2 15.1%	NO
Increased Percent Area Exclusion	on - Balconies as Sunshading up to 12%					

Increased Percent Area Exclusion - Balconies as Sunshading up to 12% 5,124.1 sq.ft.		
Increased Percent Area Exclusion - Balconies as Sunshading up to 12% 5,124.1 sq.ft.	t Area Exclusion - Balconies as Sunshading up to 12% 5,124.1 sq.ft.	
OPEN BALCONY AREA Excl. Open Appendages 8% GFA 3,416.1 sq.ft. 317.36 m2 6,440.9 sq.ft. 598.4 m2 15.1%	AREA Excl. Open Appendages 8% GFA 3,416.1 sq.ft. 317.36 m2 6,440.9 sq.ft. 598.4 m2 15.1%	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	3			45 degrees	
	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):

Mult-Family Residential	no. of un	its	Est. volume	/unit	Total Volun	10	Container of	apacity		
Garbage	58	units	95	L	5510	L	2294	L (3 cu.yd.)	2	serviced twice/wk
NSRP Newprints	58	units	8.5	L	493	L	360	L (95 gal)	1	
NSRP Mixed Papers	58	units	15	L	870	L	360	L (95 gal)	2	
NSRP Mixed Containers	58	units	9	L	522	L	360	L (95 gal)	- 1	
Cardboard	58	units	30	L	1740	L	1529	L (2 cu.yd.)	1	
Food Scraps	58	units	14	L	812	L	240	L (64 gal)	3	
Mult-Family Residential	no. of un	its	Space/unit		Total Space					
Minimum space required	58	units	0.486	m2	28.2	m2	303.41	sq.ft.	Min 11 m2	
Space required (Bi-weekly)					14.1	m2	151.71	sq.ft.	Min 11 m2	
Space proposed (Bi-weekly)	58	units	0.409	m2	24	m2	255.54	sq.ft.		

JUN 02/2021 DP Project Name: 1220 St. Georges Street, North Vancouver, BC Client: Adera

PROJECT DATA - DP 6-STOREY PURPOSE BUILT RENTAL BUILDING

EXISTING ADDRESS PROPOSED ADDRESS LEGAL DESCRIPTION 1220 St. Georges Street, North Vancouver, BC TBD LOT 14 BLOCK 75 DISTRICT LOT 549 PLAN 9315

PROJECT ARCHITECT Shamus Sachs

PROJECT ARCHITECT
PROJECT OWNER
OCP LAND USE DESIGNATION
EXISTING ZONING
PROPOSED ZONING Adera Residential Level 5: Medium Density Apartment R5 RM-1 CD

Total

SITE AREA:						
Gross Site Area			14,932	sq.ft.	1,387.20 m2	
Road Dedications		TBC	-	sq.ft.	- m2	
Net Site Area			14,932	sq.ft.	1,387.19 m2	
Max FSR (Gross Site Area)	1.60 OCP Density		23,891	sq.tt.	2,219.50 m2	
Max Bonus FSR	1.00 With Public Benefits					
Max FSR (Gross Site Area)	2.60 Purpose Built Rental Housing		38,882	sq.ft.	3,612.2 m2	
Total Proposed Gross Floor Area	2.86		42,701	sq.ft.	3,967.0 m2	
Total Proposed Exclusions			3,954	sq.ft.	367.3 m2	
Proposed FSR	2.59		38,747	sq.ft.	3,599.7 m2	
-					·	
M 07 0	500/		7 405 05		000 50 0	

149.32

UNIT SUMMARY:														
	AD								Average	Total Unit		Total Unit		
Unit Type	Level	1st	2nd	3rd	4th	5th	6th	Total	sqft / unit	Area (sqft)	AD	Area (m2)	%	Unit Mix
A01 - Studio	AD L-1	2	3	3	3	3	3	17	467.6	7,948.9		738.5	29.3%	29.3%
														Studio
B01 - 1Bed	AD L-1	1	1	1	1	1	1	6	486.7	2,920.1		271.3	10.3%	39.7%
B02 - 1Bed	AD L-2	0	1	1	1	1	1	5	590.5	2,952.3		274.3	8.6%	33.776
B03 - 1Bed + Den	AD L-2	1	1	1	1	1	1	6	622.9	3,737.6		347.2	10.3%	
B04 - 1Bed	AD L-1	1	1	1	1	1	1	6	504.3	3,025.8		281.1	10.3%	1 Bed
C01 - 2Bed	AD L-1	1	1	1	1	1	1	6	755.3	4,531.80		421.0	10.3%	20.7%
C02 - 2Bed	AD L-2	1	1	1	1	1	1	6	791.9	4,751.64		441.4	10.3%	2 Bed
D01 - 3Red	AD 1-1	1	1	1	1	1	1	6	905.6	5 433 7		504.8	10.3%	10.3%

FSR CALCULATION:												
Exclusion Summary	Min.	No Units	Stair 01	Stair 02	Area HRV	per Unit	Total Exclusi	ons			Comments	S
Access to Outdoor Amenity							223.9	sq.ft.	20.80	m2	Active Des	ign Guidelines
Adapt. Units Level 2 (20 sf/unit)	15	17				20.0	340.0	sq.ft.	31.59	m2	25.0%	Units AD Level 2
Indoor Amenity - 15 SF/unit or	870	58				14.5	843.2	sq.ft.	78.36	m2	Min 15 SF	/ Unit
lesser min 2% GFA (SF)	854											
Stairs (Active Design) - 8% max SF	3,416		1389.20	1157.42			2,546.6	sq.ft.	236.59	m2	6.0%	(Floor 1-6/Roof)
Total Exclusions From FSR							3,953.7	sq.ft.	367.31	m2		

Gross Floor Area	Amenity	Unit Area	Common Area	Total GF	Efficiency L1 - L6	
Gross Area - P1		0.0 sq.ft.	0.0 sq.ft.	0.00 sq.ft.	- m2	
Gross Area - 1st Floor	843.18	5,001.9 sq.ft.	1,175.5 sq.ft.	7,020.61 sq.ft.	652 m2	(+amenity) 83.3%
Gross Area - 2nd Floor		6,060.0 sq.ft.	960.6 sq.ft.	7,020.61 sq.ft.	652 m2	86.3%
Gross Area - 3rd Floor		6,060.0 sq.ft.	960.6 sq.ft.	7,020.61 sq.ft.	652 m2	86.3%
Gross Area - 4th Floor		6,060.0 sq.ft.	960.6 sq.ft.	7,020.61 sq.ft.	652 m2	86.3%
Gross Area - 5th Floor		6,060.0 sq.ft.	960.6 sq.ft.	7,020.61 sq.ft.	652 m2	86.3%
Gross Area - 6th Floor		6,060.0 sq.ft.	960.6 sq.ft.	7,020.61 sq.ft.	652 m2	86.3%
Gross Area - Roof		0.0 sq.ft.	577.4 sq.ft.	577.38 sq.ft.	54 m2	0.0%
Total Gross Area	843.18	35,302 sa.ft.	6,556 sq.ft.	42,701.0 sq.ft	3.967 m2	Overall: 85.8%

PARKING SPACES:						
Minimum Parking Required			pace/unit		29 spaces	
Visitor Parking Required	58 u	nits @ 0.10 s	pace/unit		6 spaces	inclusive of required parking
Parking Reduction - TDM measures	10% =	3.5 s	paces		3 spaces	
Total Parking Required					32 spaces	
Total Parking Provided					32 spaces	
Disabled Parking Required:					3 spaces	inclusive of required parking
Level 1 - Adapatable Units	41 2	1		1 - 25 Level 1 AD Units	1 spaces	
Level 2 / 3 - Adapatable Units	17 9			1 - 25 Level 2 AD Units	2 spaces	
Disabled Parking Provided:					3 spaces	inclusive of required parking
Max. Small Cars	35% o	f provided spaces			11 spaces m	BX
Provided Small Cars	31% c	f provided spaces			10 spaces	

BICYCLE SPACES:				
Required Secure Bicycle Parking	58 units	1.5 spaces/unit	87 spaces	long term
Provided Secure Bicycle Parking	58 units	1.5 spaces/unit	87 spaces	long term
Max vertical parking Spaces	30 max	35% max allowed	30 spaces	long term
Required Short Term Bicycle Parking			6 spaces	short term
Provided Short Term Bicycle Parking			6 spaces	short term
Parkade not to exceed 1m (3.3 ft.) abov	e average finished g	rade along perimeter of structure		
·			93 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 8 goss untal areas are measured to the center of partywals and to the exterior of sheathing of exterior walls Note 4: Dedications and setbacks subject to City of North Vancouver approval

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RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

PROJECT STATISTICS

19495	[PROJECT
	[S CALE
2021-06-03	[DATE
DP RESUBMISSION	(ISSUE



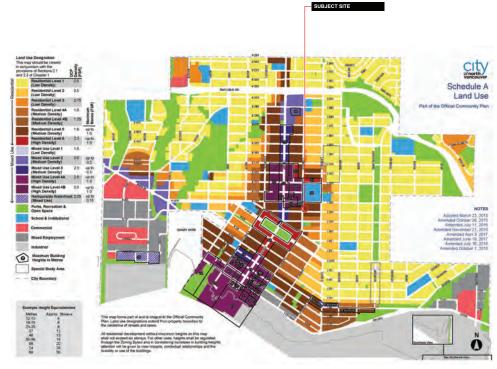
EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1



TRANSPORTATION - TRANSIT ROUTES / BICYCLE ROUTES



OCP GUIDELINES - RESIDENTIAL APARTMENT DEVELOPMENT PERMIT (PENDING)



OCP DESIGNATION - R5 MID-RISE APARTMENT MEDIUM DENSITY 1.6 FSR (MAX BONUS FSR 1.0 W/ PUBLIC BENEFITS)

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-MRKET RENTAL
 - 2)COMMUNITY AMENITY SPACE
 - 3)EMPLOYMENT GENERATION
 - 4)HERITAGE CONSERVATION

-MAX HEIGHT 6 STOREY

APPLICABLE GUIDELINES:

-2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY

-AAA BICYCLE NETWORK FOR CITY OF NV (ALL AGES AND ABILITIES)

-ACTIVE DESIGN GUIDELINES

-ADAPTABLE DESIGN GUIDELINES

-SUSTAINABLE DESIGN GUIDELINES

-CPTED PRINCIPLES

-RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREA (PENDING)



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RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

ZONING OCP

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EXISTING SITE - CORNER ST GEORGES AVE AND E12TH ST



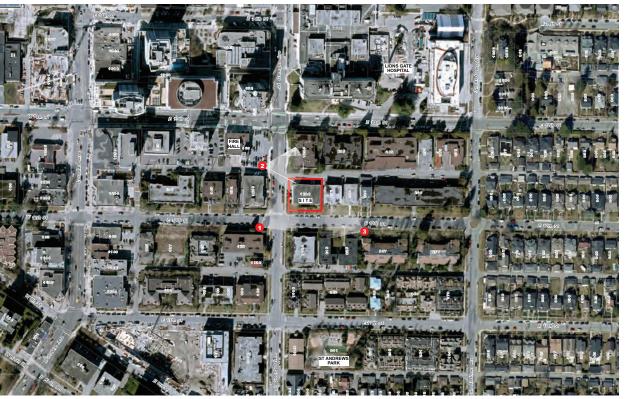
EXISTING SITE - VIEW ALONG THE LANE



EXISTING LANE - ADJACENT CONTEXT



E 12 STREET - EXISTING MULTI-FAMILY





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RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

CONTEXT PHOTOS

HOTOS

19495	[PROJECT
	[S CALE
2021-06-03	[DATE
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BUILDING CONCEPT WEST COAST VERNACULAR

-ENTRY LOBBY WITH INTERCONNECTED AMENITY FLEX SPACE

-INDOOR AMENITY - BIKE LOUNGE WITH MAINTENANCE STATIONS

-OUTDOOR AMENITY - GATHERING AREA / BBQ / GARDENING PLOTS

-LANE TREATMENT - GREEN EDGE, SCREENING ABOVE RAMP WITH TRELLIS

-TRANSITION TO EXISTING MULTI-FAMILY ARCHITECTURAL ELEMENTS TO REDUCE SCALE - 2 STOREY DATUM ALONG STREET

-HORIZONTAL EXPRESSION - LARGE BALCONIES / OVERHANGS - SUNSHADING

-MATERIALITY - WOODGRAIN SIDING / STONE TEXTURE AS ACCENT



AMENITY BIKE LOUNGE - RACKS / MAINTENANCE STATIONS



AMENITY BIKE LOUNGE - FLEX AREA



BIKE LOUNGE EXAMPLES

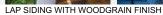


BI-FOLDING DOOR OR MULTI-SLIDE DOOR SYSTEM LOOBY / INDOOR AMENITY















URBAN AGRICULTURE





PARKING RAMP SCREENING - TRELLIS





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PATIOS - STREET ENTRIES ADERA

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

CONCEPT

IMAGES

19495	[PROJECT]
	[SCALE]
2021-06-03	[DATE]
DP RESUBMISSION	[Issue]

OUTDOOR AMENITY





RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

PERSPECTIVE

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VIEW S-W - INTERSECTION OF ST GEORGES AVE AND E12TH ST





RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

PERSPECTIVE

19495	[PROJECT
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2021-06-03	[DATE
DP RESUBMISSION	[ISSUE

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VIEW OF ENTRANCE





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PERSPECTIVE

19495	[PROJECT
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2021-06-03	[DATE
DP RESUBMISSION	[ISSUE



VIEW S-W - INTERSECTION OF ST GEORGES AVE AND LANE

BC LAND SURVEYORS TOPOGRAPHIC PLAN OF LOT 14 BLOCK 75 DISTRICT LOT 549 PLAN 9315

The intended plot size of this plan is 560mm in width 432mm in height (C Size) when plotted at a scale of 1:200

NOTE - GROUND ELEVATIONS ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION BENCHMARK PURPOSES. A BENCHMARK MAY BE OBTAINED FROM THIS OFFICE.

STORM MANHOLE SANITARY MANHOLE

GRATED MANHOLE
SEWER VALVE
MONITORING WELL
LAMP STANDARD
LAWN DRAIN
SIGN
GUYWIRE
UTILITY BOX
ELECTRICAL BOX
CLEAN OUT
SEWER VALVE
CONCRETE SUMP
INVERT
DECIDIOUS
MAPLE
CEDAR
DOGWOOD

LEGEND

LEGEND

W INDICATES

WATER VALVE

TREE

Z CB . CATCH BASIN

WM . WATER WATER

WM . WATER WATER

WATER METER

STAM MH . STORM MANNED

O STAM MH . STORM MANNED

O LB . LAWN BASIN

O LBH. LAWN BASIN

O PPLS

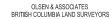
O LB . LAWN BASIN

O SUMP . SUMP

O SUM

File No 18084t2





204-15585 24th AVENUE, SURREY, B.C. V4A 2J4 PHONE: 604-531-4067 Fax: 604-531-5811 email: info@olsensurveying.ca File No 18084T2



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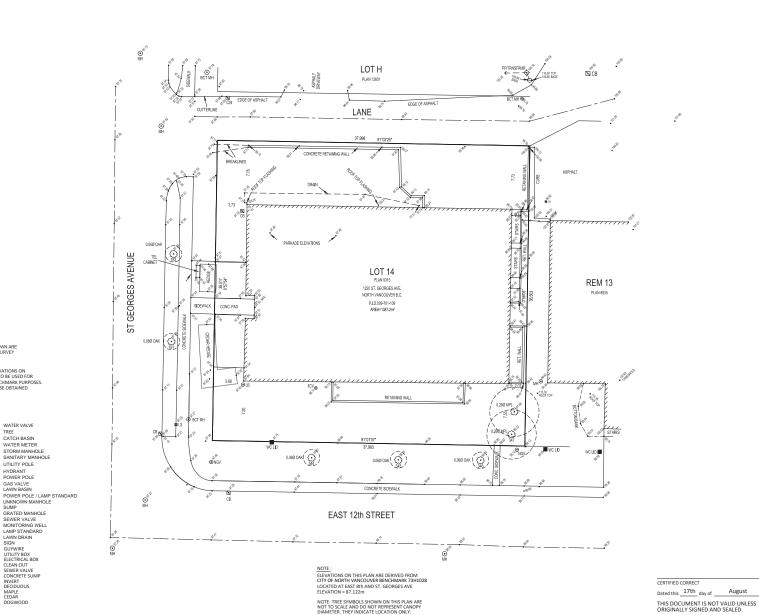
RENTAL DEVELOPMENT

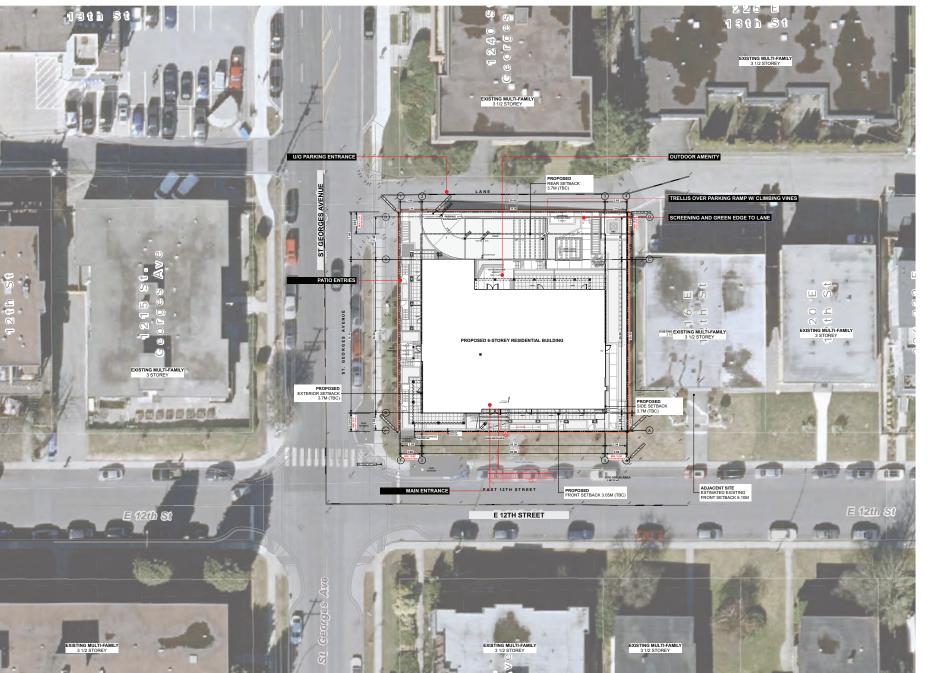
1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

SURVEY

(REFERENCE) 19495 NTS

B.C.L.S.







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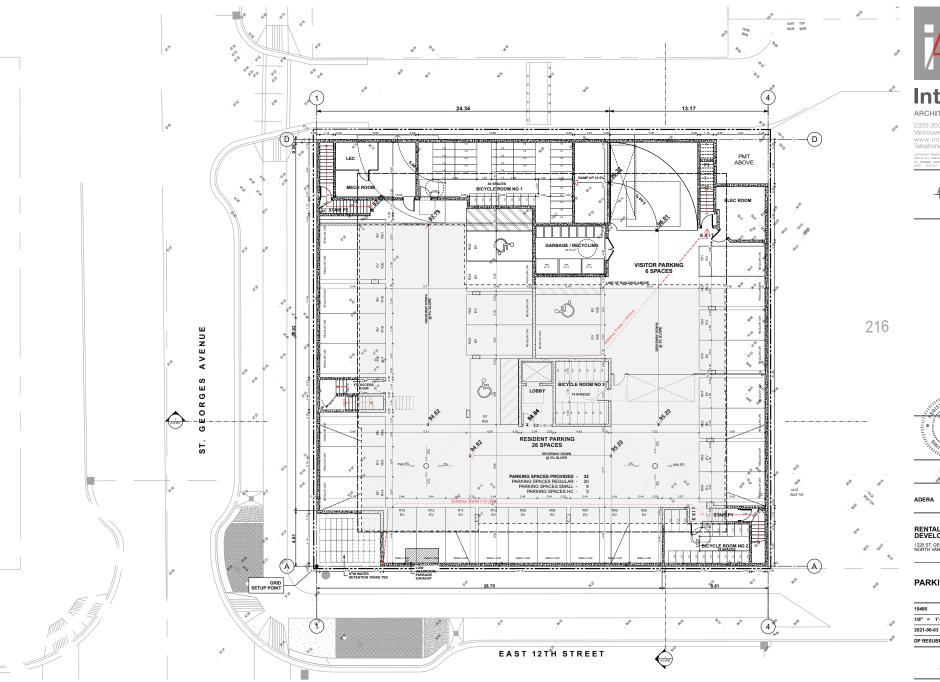
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SITE PLAN

19495	[PROJECT
1/16" = 1'-0"	[SCALE
2021-06-03	[DATE
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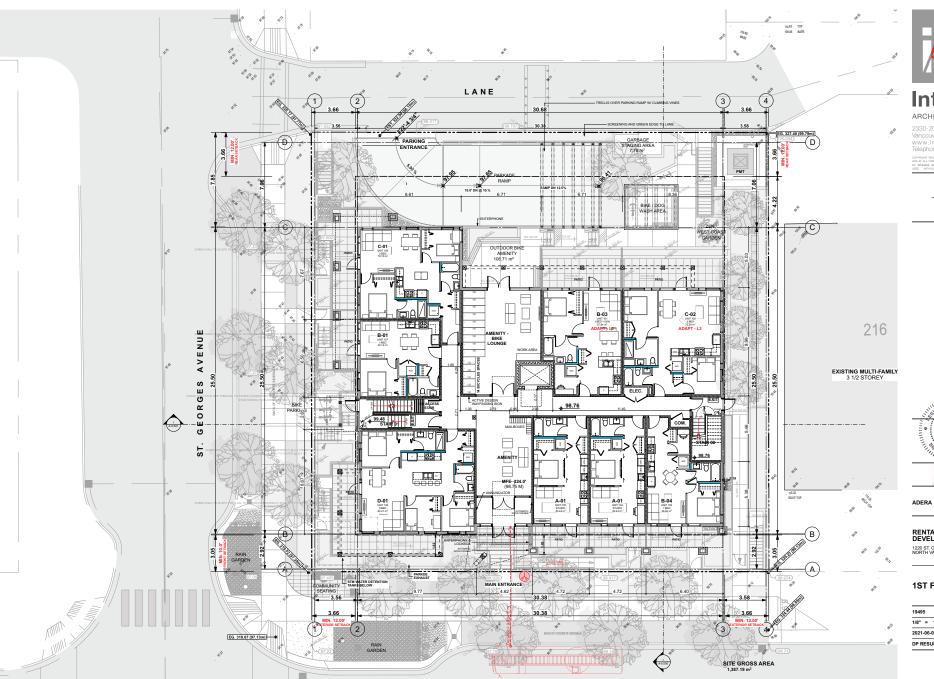


RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

PARKING P1

[PROJECT	19495
[S CALE	1/8" = 1'-0"
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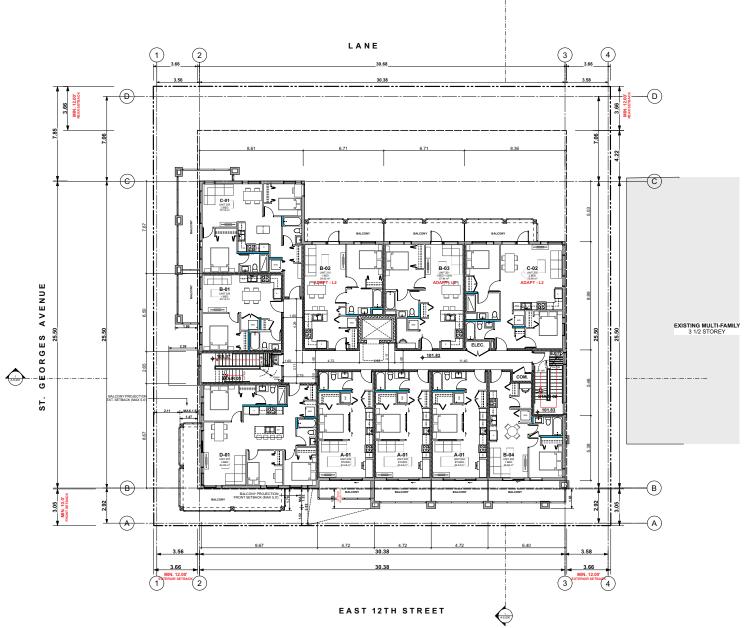




RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

1ST FLOOR

19495	[PROJECT]
1/8" = 1'-0"	[SCALE]
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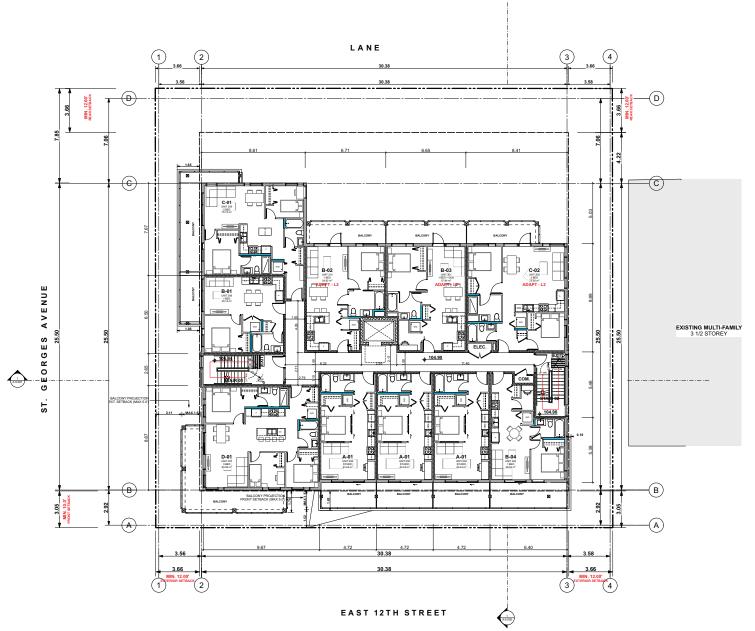
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RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE

1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

2ND FLOOR

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1/8" = 1'-0"	[S CALE
2021-06-03	[DATE
DP RESUBMISSION	[ISSUE





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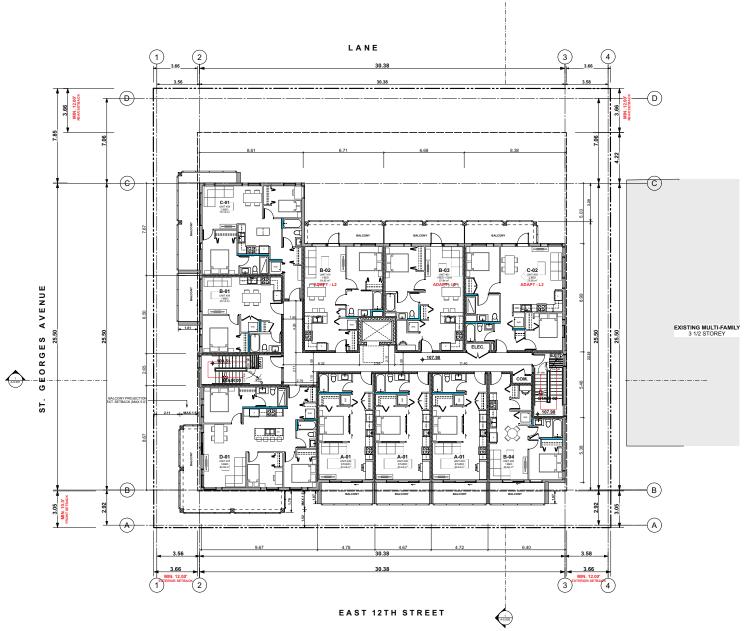


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3RD FLOOR

19495	[PROJECT
1/8" = 1'-0"	[S CALE
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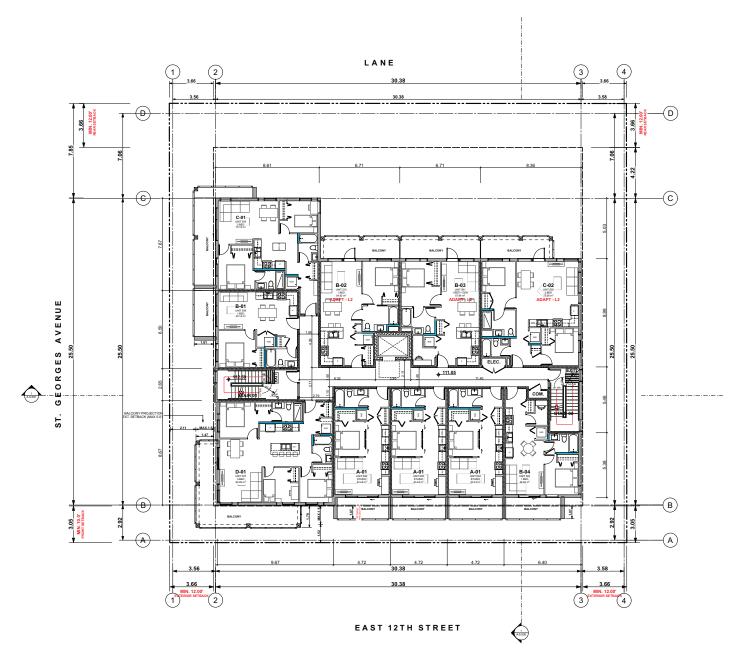


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RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

4TH FLOOR

19495	[PROJECT
1/8" = 1'-0"	[S CALE
2021-06-03	[DATE
DP RESUBMISSION	(ISSUE







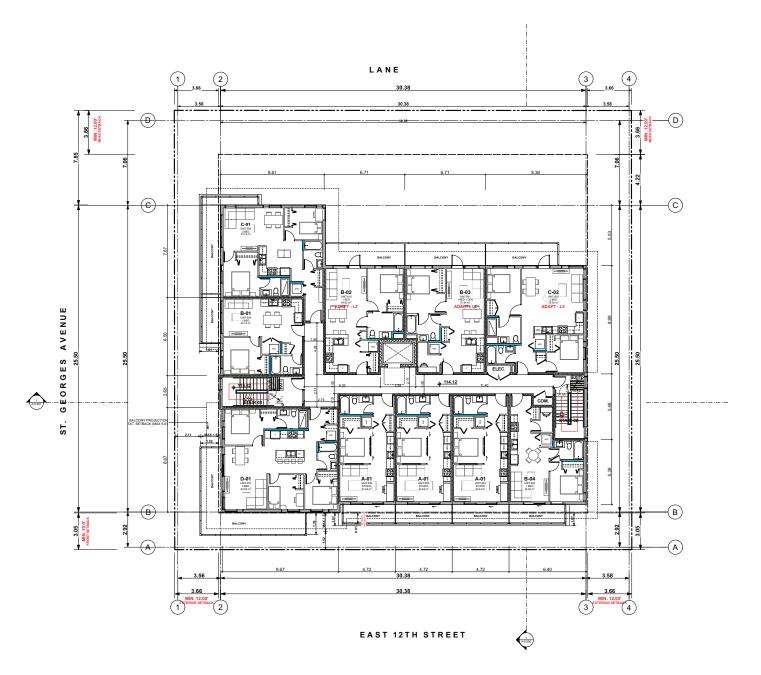


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RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

5TH FLOOR

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2021-06-03	[DATE
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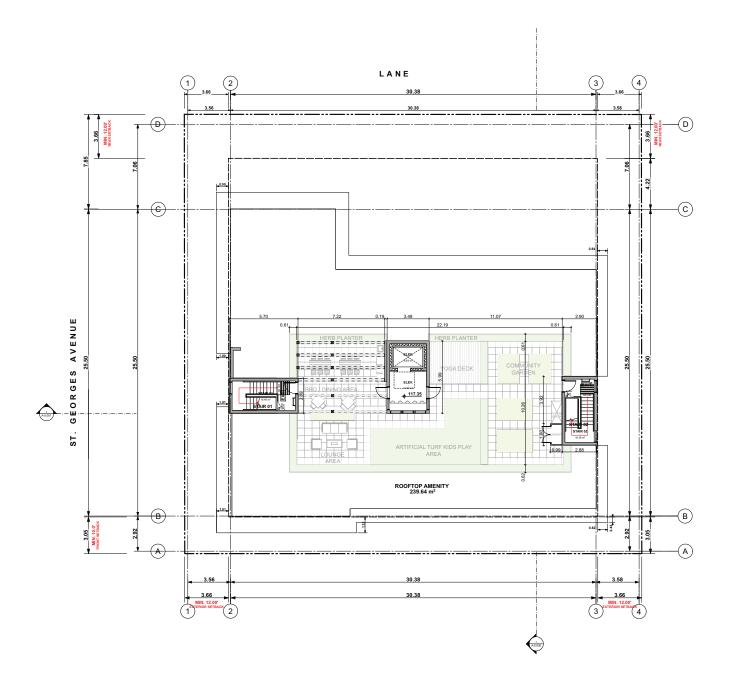
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RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

6TH FLOOR

19495	[PROJECT
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2021-06-03	[DATE
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ROOF PLAN

19495	[PROJECT]
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2021-06-03	[DATE]
DP RESUBMISSION	(Issue)

A-2.070

ADAPTABLE DESIGN GUIDELINES

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 contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour 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 from street/sidewalks	nces Unobstructed access to main building entrances Unobstructed access to main building entrances from street/sidewalks	
BUILDING ACCESS		Unobstructed internal access: - from parking levels containing accessible parking (5" or 1520mm corridors; 2" or - 610mm clarar wall space adjacent to door latch); - gathage and recycling receptacles and storage lockers will open control or storage lockers will only contain including corridors on residential levels - accessible storage lockers for each unit	Unobstructed internal access: from parking levels containing accessible parking (5° or 1520mm controler; 2' or 610mm clear wall space adjacent to door latch); gathage and recycling receptacles and storage looken stilling circulation including corridors on residential levels accessible storage lookers for each Level 3 unit
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 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 Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached.	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS	I	3' or 915mm building and suite entry doors	3' or 915mm building and suite entry doors
BUILDING ACCESS	Flush thresholds throughout the building (maximum 1/5" or 13mm height)	Flush thresholds throughout the building (maximum 1/4" or 13mm height)	Flush thresholds throughout the building (maximum 1/6" or 13mm height)
BUILDING ACCESS	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells "

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 15" or 13mm threshold**	Minimum one patio or balcony doorsill with maximum 1/5" or 1.3mm 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 silts 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 KITCHEN			Sink cabinet minimum 2'8' or 810mm wide 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

KITCHEN			Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *	
MIN. ONE BATHROOM	ĺ	Toilet located adjacent to wall (min 3' or 915mm length) *	Toilet located adjacent to wall (min 46" or 1370mm length) "	Ш
MIN. ONE BATHROOM	<u> </u>	Provide turning radius within bathroom (may result from removal of vanity cabinet)*	Provide turning radius within bathroom (may result from removal of vanity cabinet)*	II.
MIN. ONE BATHROOM	1	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *	Ш
MIN. ONE BATHROOM		Tub control valve placed at outer edge of tub, with tub spout remaining in central position * Accessible storage *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position * Accessible storage*	S
MIN. ONE BATHROOM		Accessible storage	Provide pocket door or door swing out *	z
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	⊠ E
MIN. ONE BEDROOM			Sufficient manoeuvring room between closet and double bed *	급
MIN. ONE BEDROOM			Provide 3' or 915mm access to window opening *	z
LAUNDRY FACILITIES	ĺ		Provide front loading side-by-side washer / dryer in-suite or in common area	ū
LAUNDRY FACILITIES	ĺ		4" or 1220mm manoeuvring space in front of washer / dryer	II –
				S
				Δ

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 outside and inside main building entries and		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 schodule)	
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 / AMENITY ROOMS		Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and 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 1/5" or 13mm height	High density, low level loop carpet and underlay maximum 1/3" or 13mm height	
PATIOS AND BALCONIES Outdoor light fixture provided Outdoor light fixture provided				
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided	

Fixtures & Finishes

	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
FI FCTRICAL			Provide wiring for automatic door opener and
ELECTRICAL			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 "J" 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

Fixtures & Finishes

	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: B02, B03, (1BEDROOM), C02 (2 BEDROOM)



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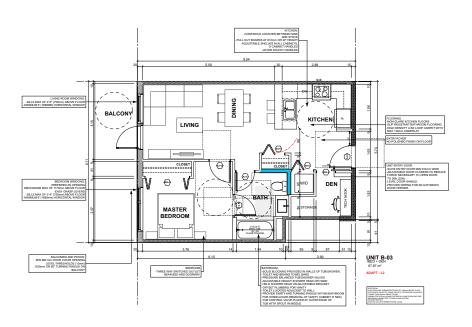
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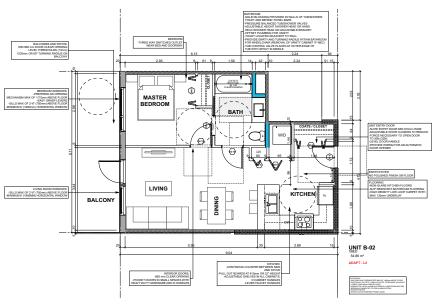
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ADAPTABLE GUIDELINES

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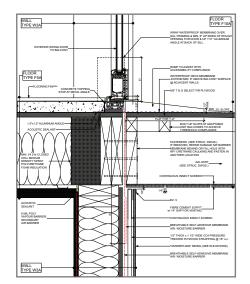






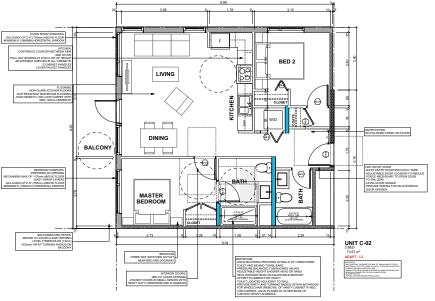
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UNIT B03 - 1 BED ADAPTABLE L2



TYPICAL ADAPTABLE THRESHOLD DETAIL

UNIT B02 - 1 BED ADAPTABLE L2



UNIT C02 - 2 BED ADAPTABLE L2



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RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

UNIT PLANS - B UNIT PLANS

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ST GEORGES AVE - STREETSCAPE



VIEW N-E - INTERSECTION OF ST GEORGES AND E12TH ST



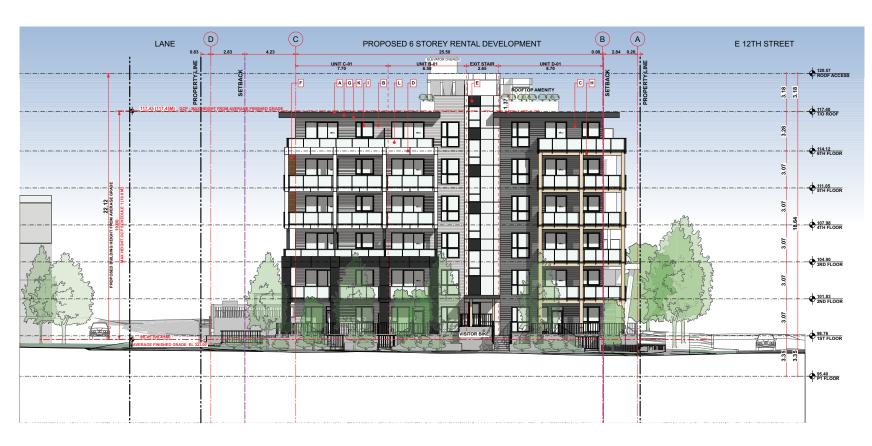


RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

STREET **ELEVATIONS**

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← A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
- ─B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
 c	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
← D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
← E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
← F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
- G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
•— н	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
- -1	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

•— J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
- −K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
← L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies
← M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
•— N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
- −0	Light Beige	Architectural concrete	Clear, water repellant coating	Architectural concrete finish at exposed concrete walls, landscape walls
- P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies



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RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

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SOUTH ELEVATION

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RENTAL DEVELOPMENT

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EAST ELEVATION

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NORTH **ELEVATION**

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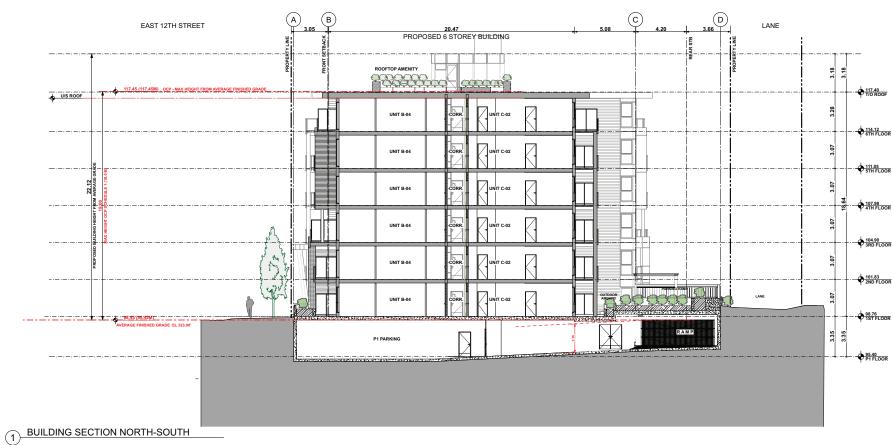
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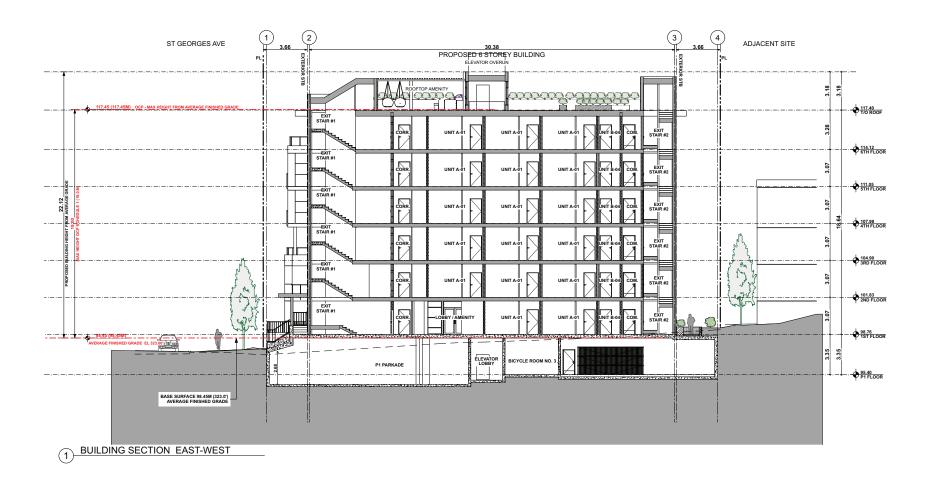
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NORTH VANCOUVER,

BUILDING SECTION

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HARDIEPLANK LAP SIDING -NIGHT GRAY



HARDIE-REVEAL PANEL -ARCTIC WHITE



HARDIE-REVEAL PANEL - IRON GRAY



F WOODTONE RUSTIC SERIES - SANDCASTLE



J BRICK - MANGANESE IRONSPOT





← A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs	-
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•— н	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic	Angelon Marian
- −1	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing	"I SH COLUMN
← J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations	ADERA
•к	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies	ADERA
← L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies	RENTAL
•— М	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters	DEVELOPMENT 1220 ST. GEORGES AVENU NORTH VANCOUVER. BC
•— N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)	NOTH WARDOVER, BO
- −0	Light Beige	Architectural concrete	Clear, water repellant coating	Architectural concrete finish at exposed concrete walls, landscape walls	MATERIALS FINISHES
- P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies	19495

MATERIAL AND COLOUR LEGEND

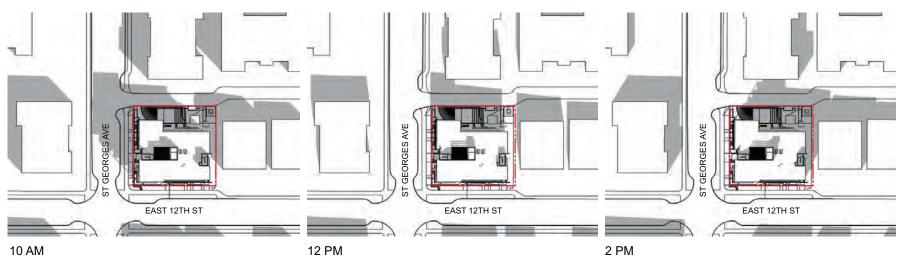


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SUMMER SOLSTICE **JUNE 21**





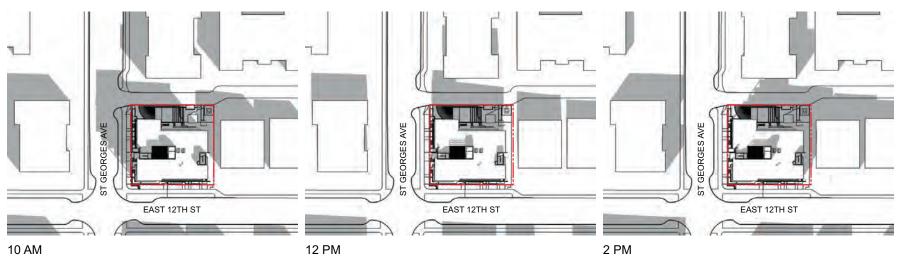
RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

SHADOW STUDY

19495	[PROJECT]
	[SCALE]
2021-06-03	[DATE]
DP RESUBMISSION	(Issue)

A-8.500

FALL EQUINOX SEPTEMBER 23

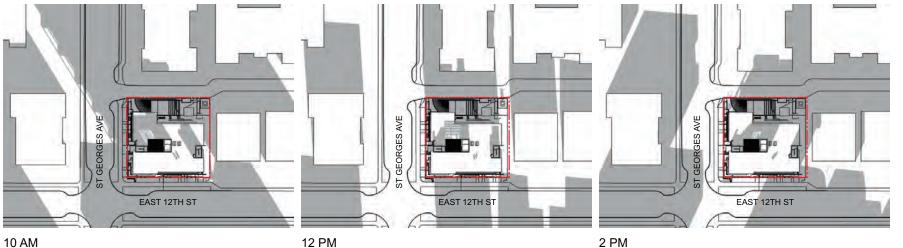




Integra ARCHITECTURE INC.



WINTER SOLSTICE **DECEMBER 21**

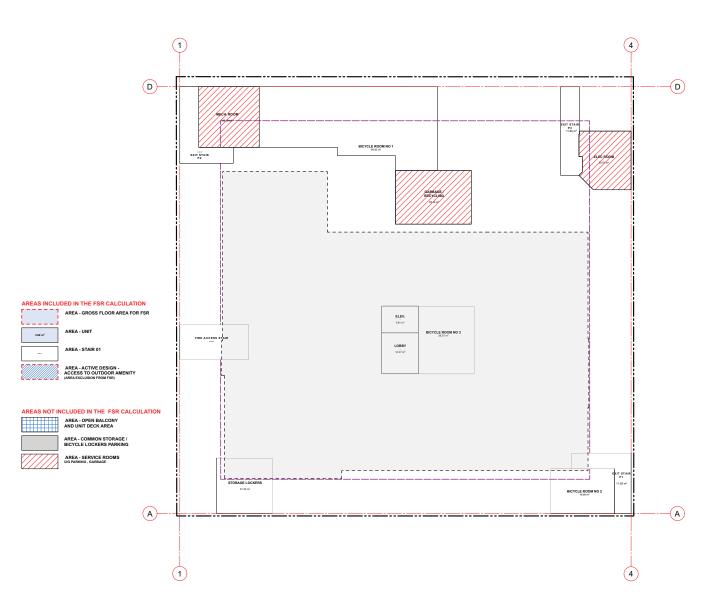


ADERA

RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

SHADOW STUDY

A-8.501





2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220



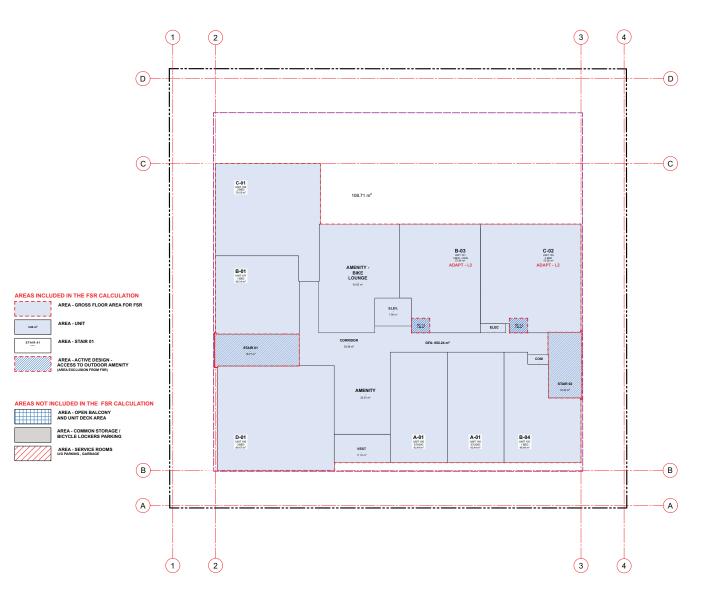


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RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

AREA OVERLAYS PARKING P1

19495	[PROJECT
1/8" = 1'-0"	[S CAL
2021-06-03	[DAT
DP RESUBMISSION	(ISSU





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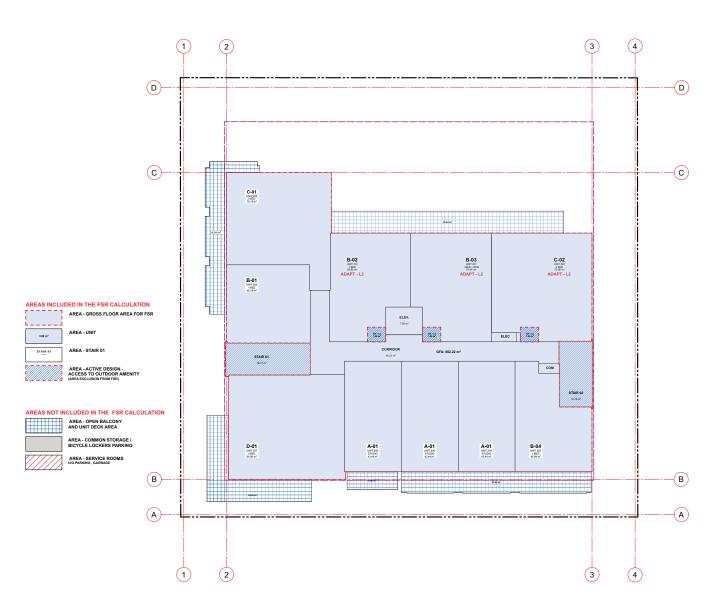
RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

AREA OVERLAYS 1ST FLOOR

19495	[PROJECT
1/8" = 1'-0"	[SCALE
2021-06-03	[DATE
DP RESUBMISSION	[ISSUE

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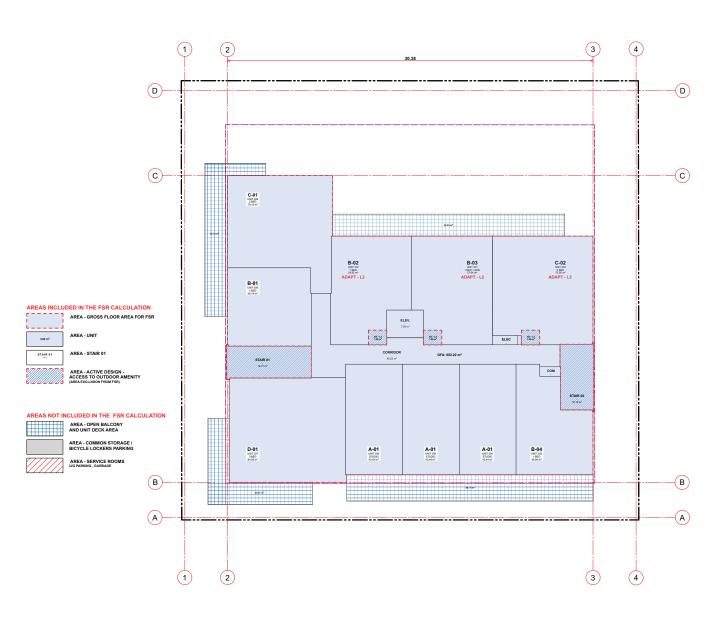
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RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

AREA OVERLAYS 2ND FLOOR

19495	[PROJEC
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2021-06-03	[DAT
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2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220





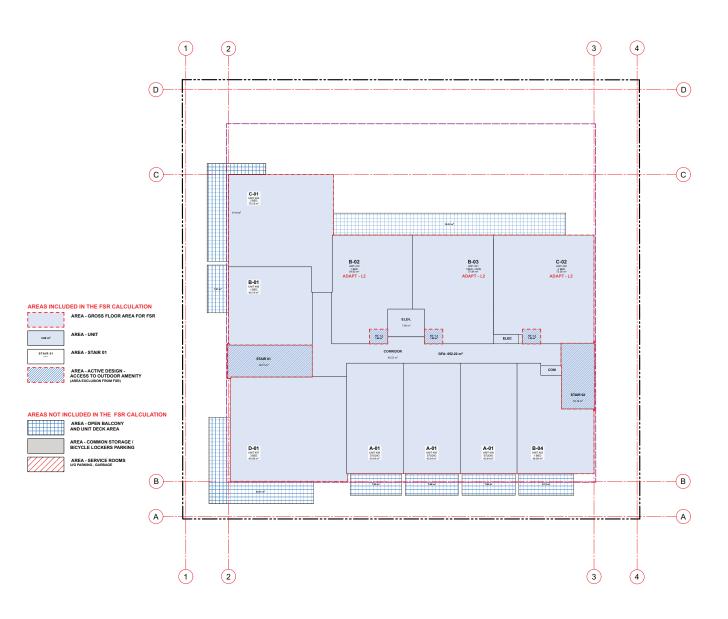
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RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

AREA OVERLAYS 3RD FLOOR

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2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220



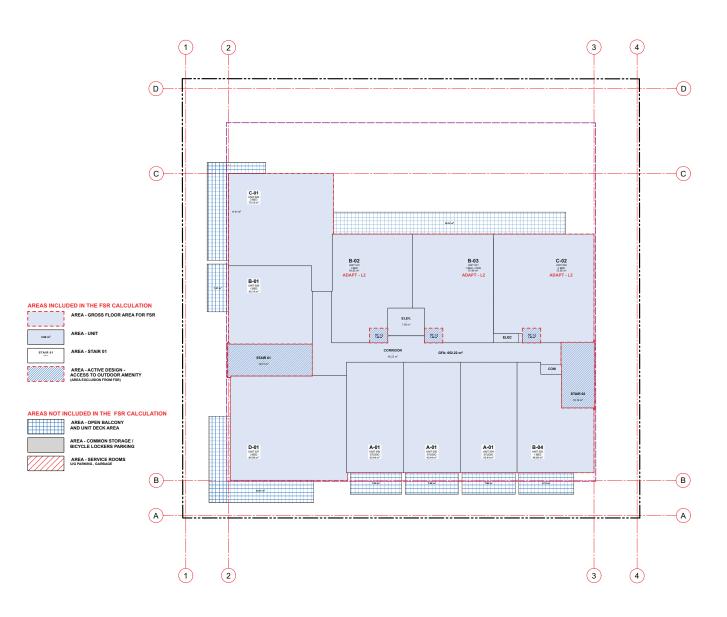


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RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

AREA OVERLAYS 4TH FLOOR

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2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220



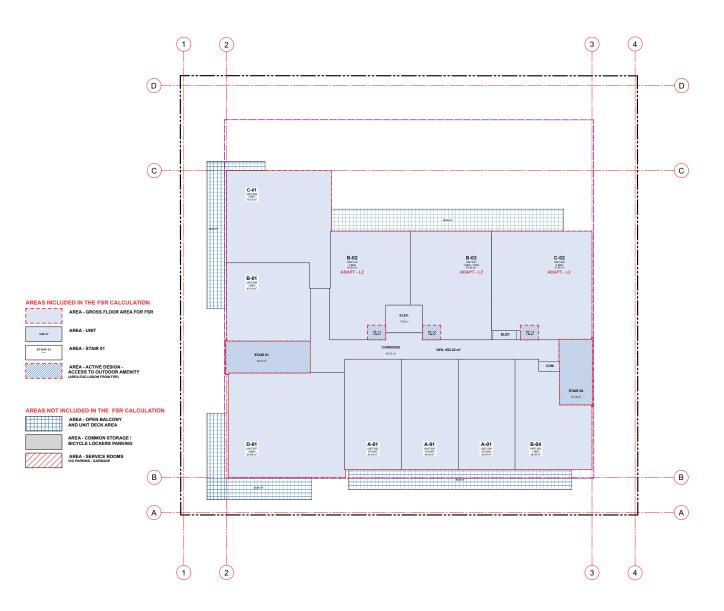


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RENTAL DEVELOPMENT 1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

AREA OVERLAYS 5TH FLOOR

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2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220





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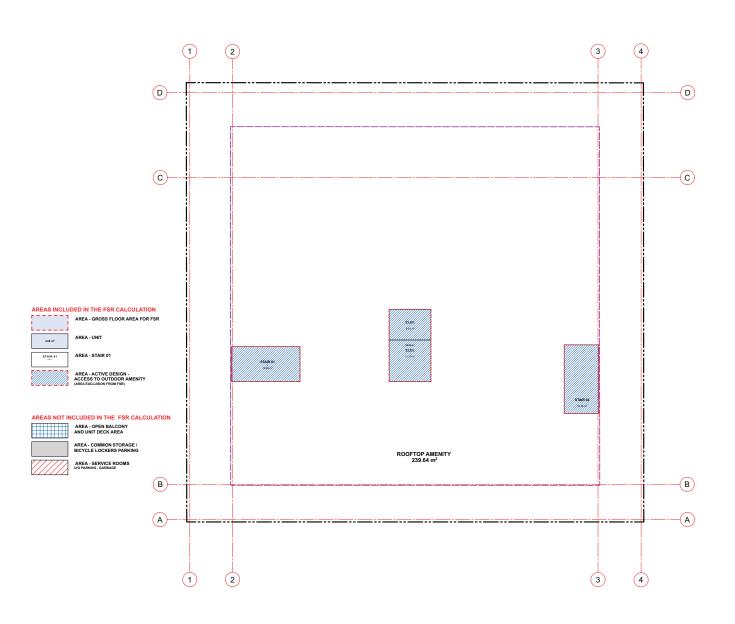
RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE NORTH VANCOUVER, BC

AREA OVERLAYS **6TH FLOOR**

19495	[PROJECT
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2021-06-03	[DATE
DP RESUBMISSION	[ISSUE]

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2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220





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RENTAL DEVELOPMENT

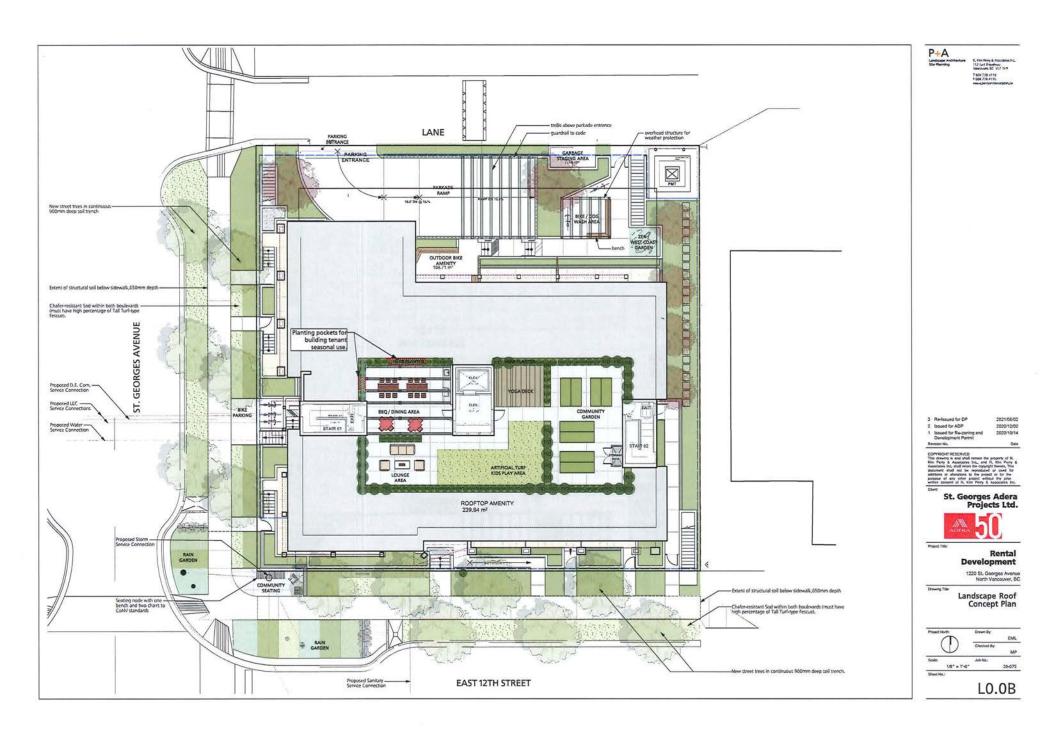
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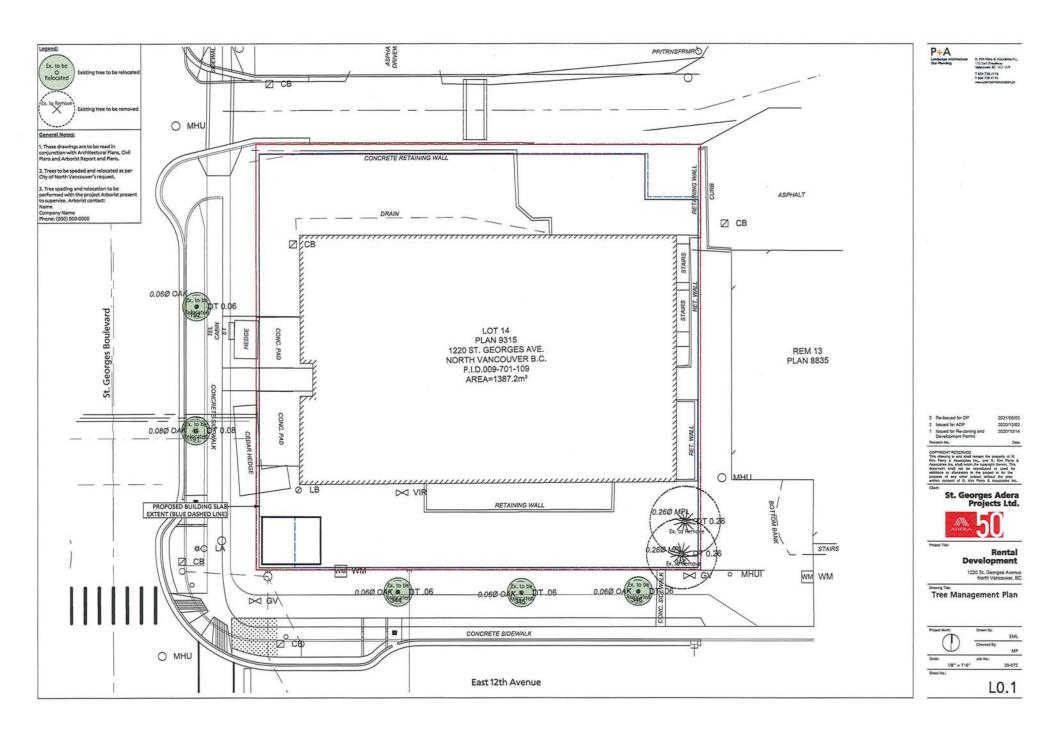
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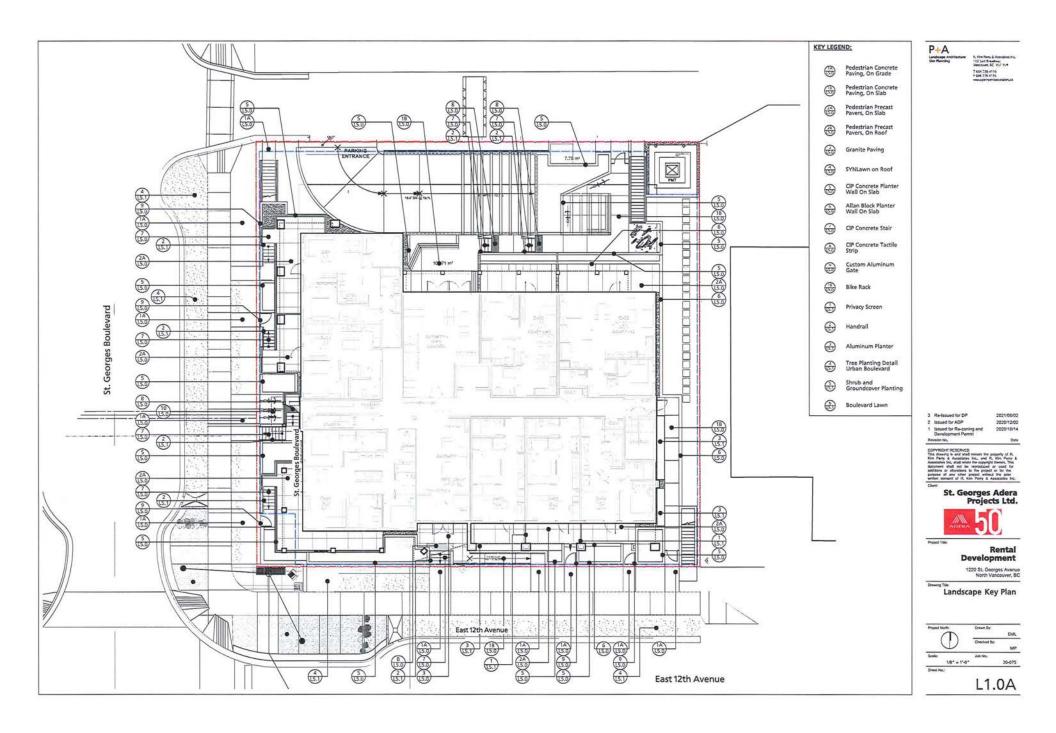
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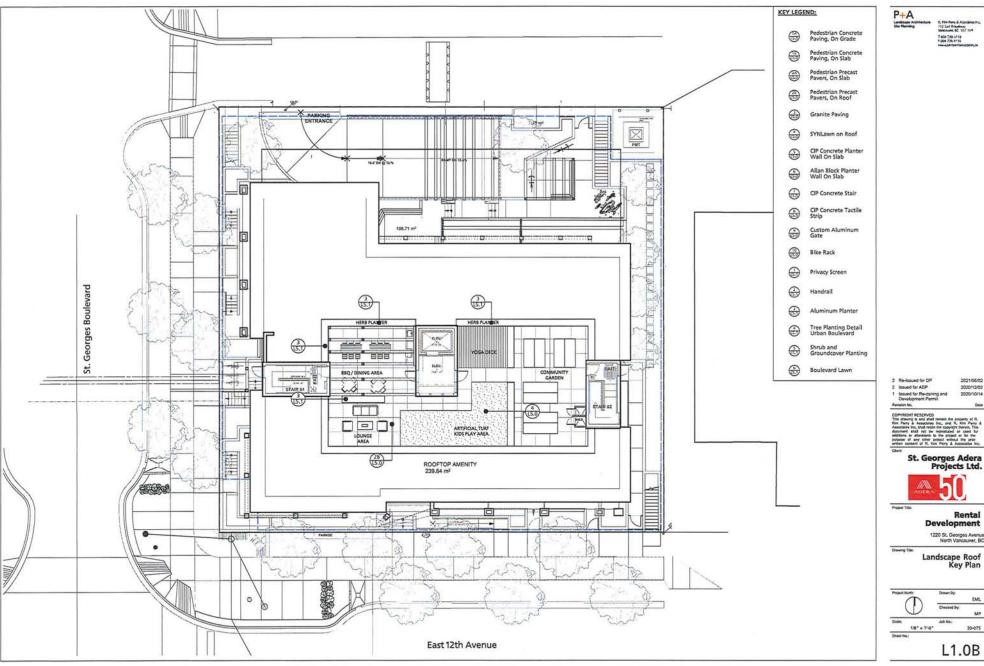
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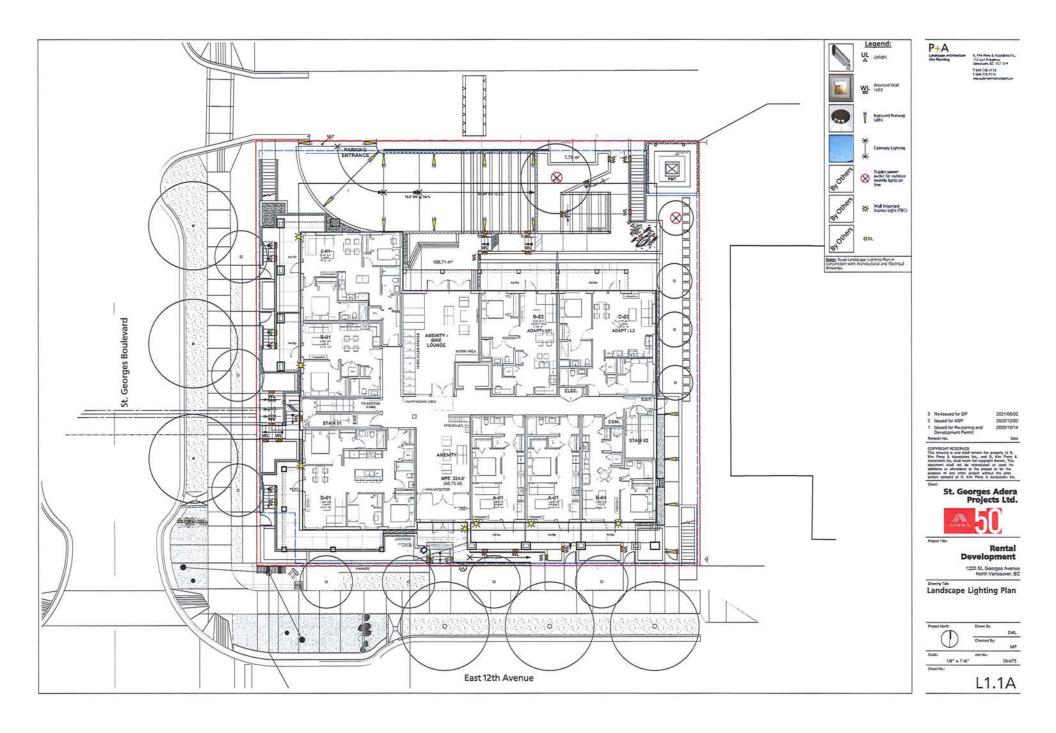


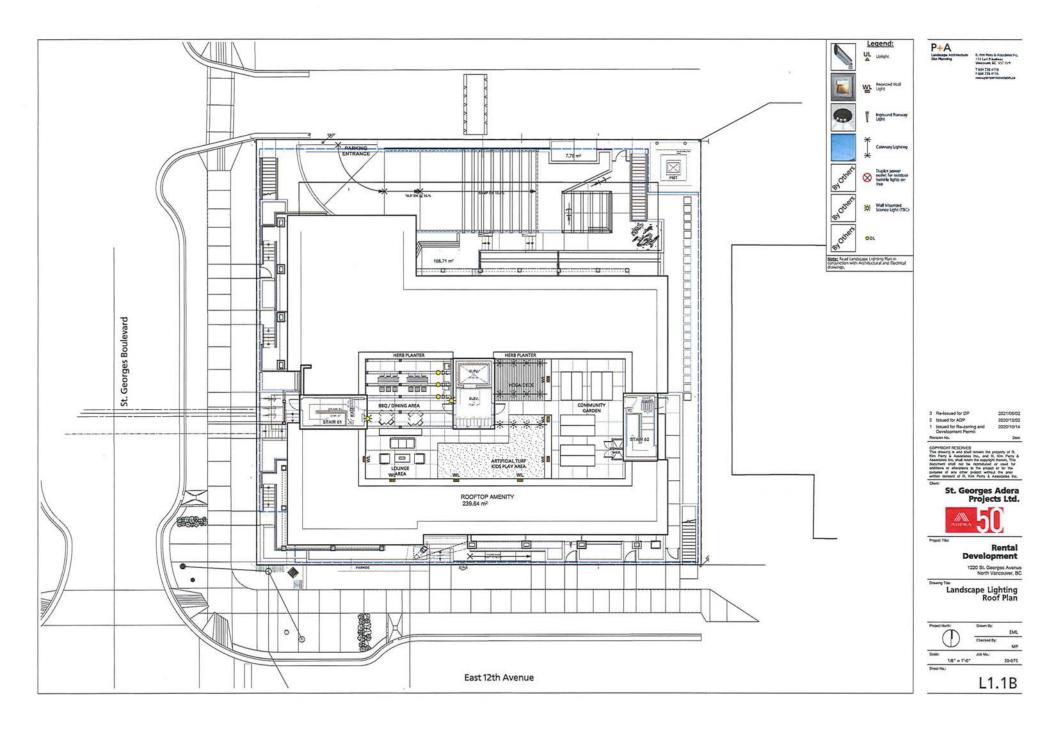


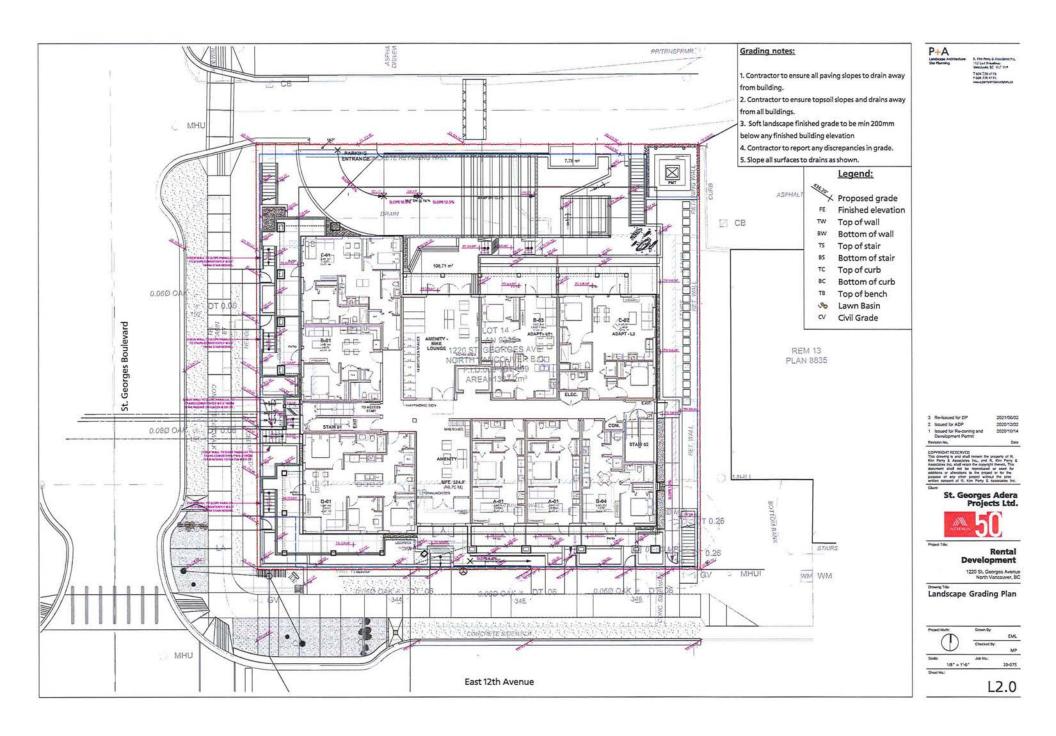


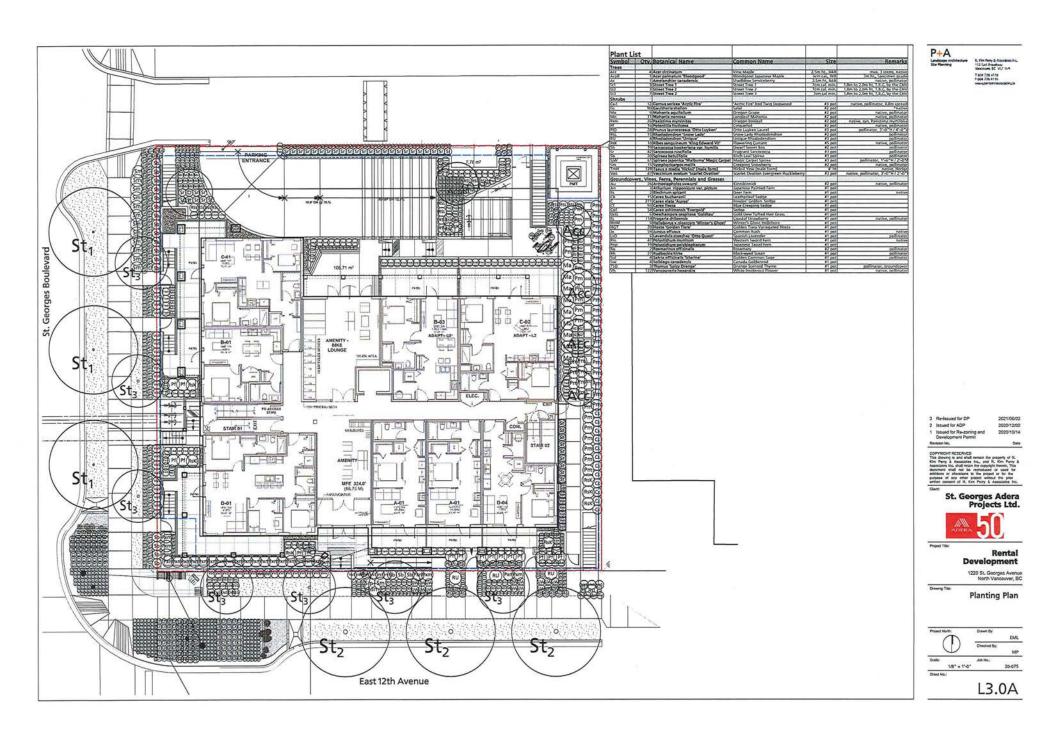


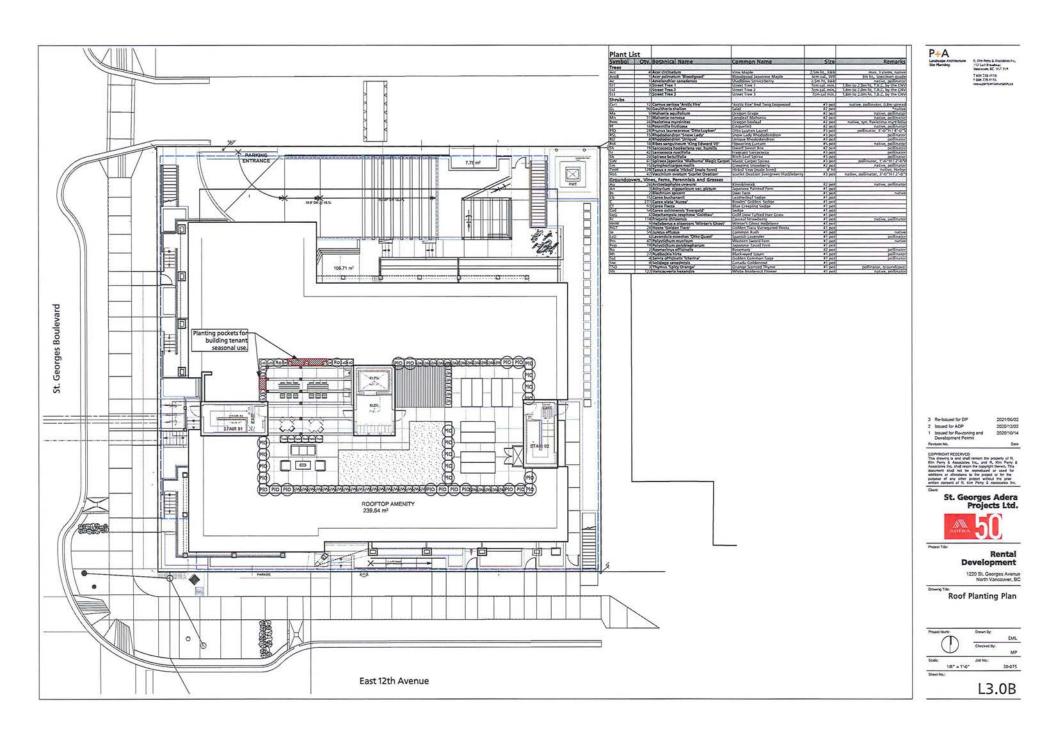


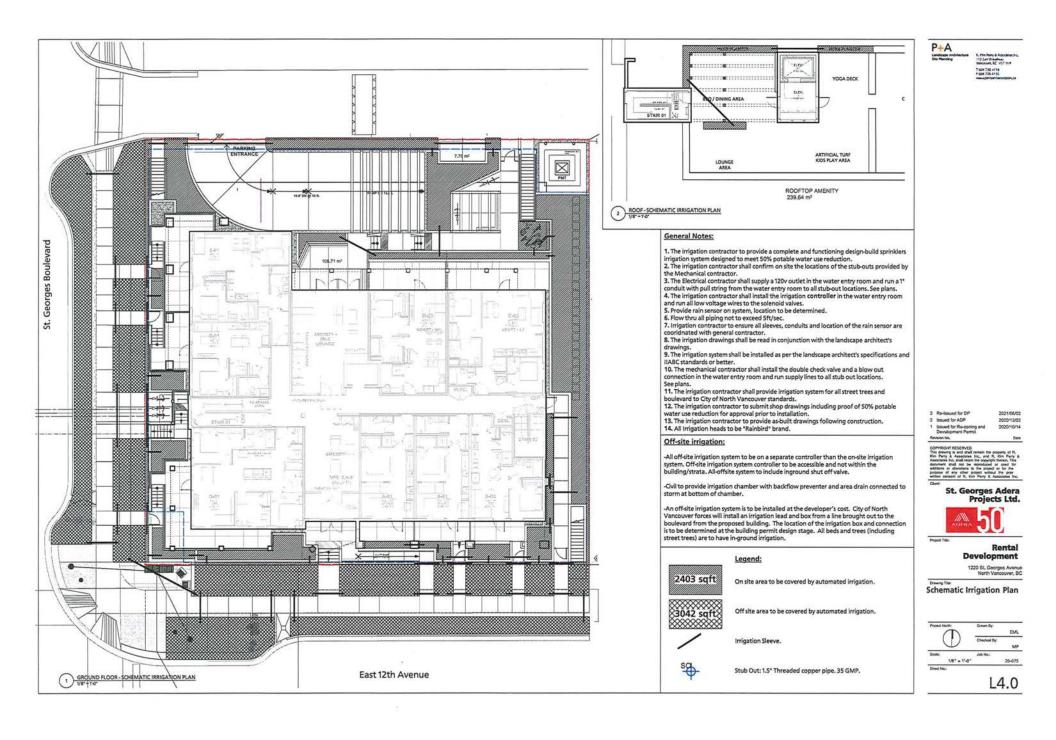


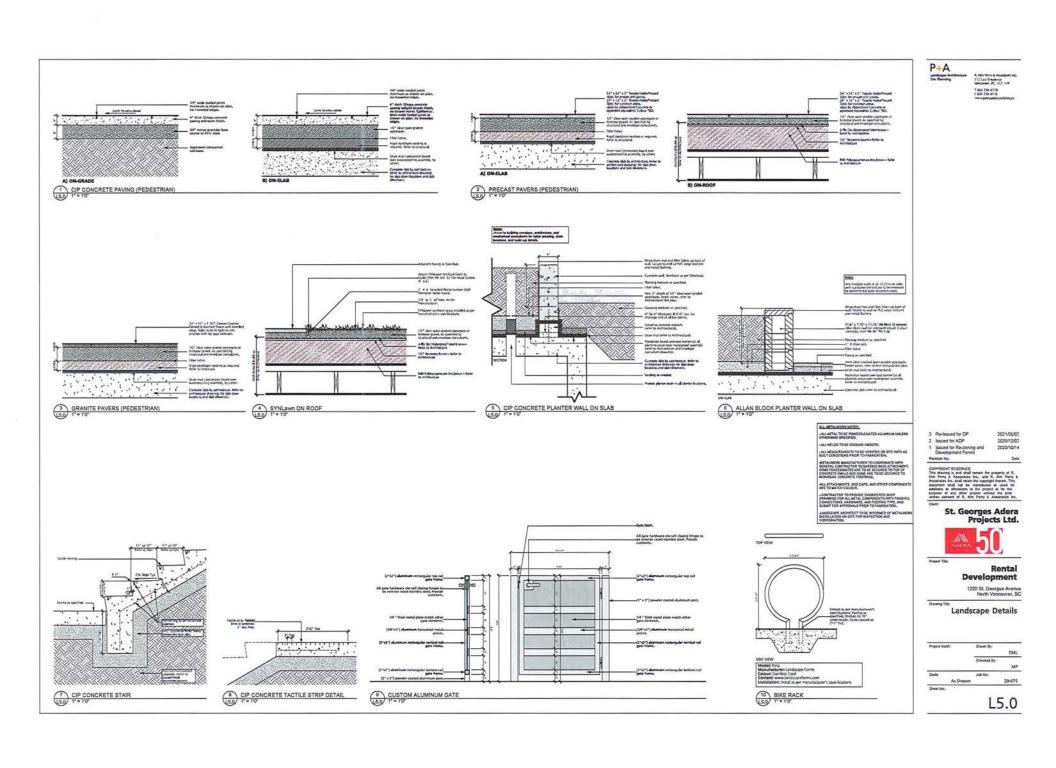


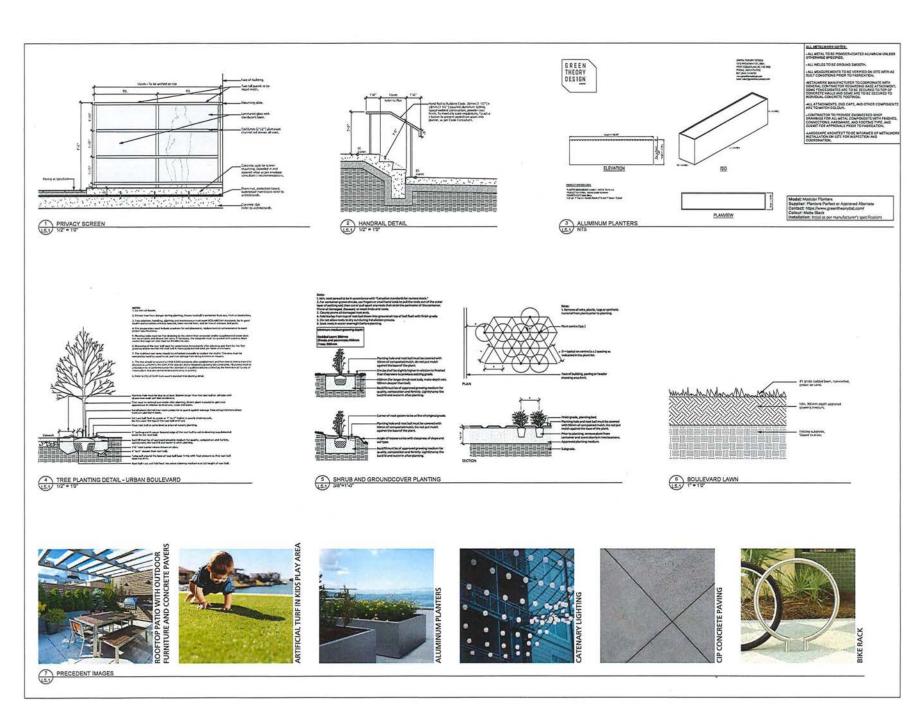












P+A

A, Kim Perry & Associates 112 Suit Translusiv Vancouver, RC VST 1V4 T 604 728 4118 F 604 728 4116

3 Re-Issued for DP

Issued for Re-zoning and Development Permit

St. Georges Adera Projects Ltd.



Development

Landscape Details

L5.1



P+A

R, Kim Parry B, Accordance social 112 Left Streetmen Vanctioner: BC VST IVE 7 604 738 4118 F 404 738 4116

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St. Georges Adera Projects Ltd.



Project Title:

Rental Development

1220 St. Georges Avenu North Vancouver, E

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1220 St. Georges Avenue Rezoning Application – St. Georges Adera Projects Ltd.

Virtual Developer Information Session (DIS) Summary Report

Event Date: Wednesday, January 13, 2021

Time: 6:00pm – 7:30pm
Location: Online Zoom Webinar

Attendance: 3 members of the public attended virtually.

The Adera project team was in attendance, as was a representative of the City

of North Vancouver Planning Department

Comments: 3 e-mails were submitted prior to the DIS

1 comment sheet and email was submitted following the DIS.

Meeting Purpose: 1) To present development application materials to the community

2) To provide an opportunity for the community to ask questions about the

development

3) To provide an opportunity for the community to comment on the proposal

Notification:

In accordance with City of North Vancouver policies:

<u>Invitation Flyers</u>

DIS Invitation flyers were delivered to 243 addresses within a 40m radius of the site, as per City of North Vancouver notification requirements. Of these, four flyers came back with undeliverable addresses. Appendix A: Notification includes a copy of this material.

Newspaper Ad

A DIS newspaper ad was placed in the North Shore News on Wednesday, December 30th 2020 and Wednesday, January 6th, 2021. A copy of the ad is included in Appendix A: Notification.

Notification Sign

Two DIS notification signs were erected on the site on December 22, 2020. Photos of the installed site signs are included in Appendix A: Notification.

Attendance:

3 members of the public signed in for the virtual meeting. A copy of the attendee list is included in Appendix B: Attendee List.

The following City staff and project team members were in attendance:

City of North Vancouver:

• David Johnson, Development Planner

Project Team:

- Rocky Sethi, COO, Adera
- Sarah Bingham, Adera
- Tim Pershick, Adera
- Rhys Leitch, Integra Architecture
- Michael Patterson, P+A Landscape Architecture
- Brendan Stevenson, Binnie Engineering
- Donal Casey, Binnie Engineering

Facilitators:

- Lance Berelowitz, Urban Forum Associates
- Katrina May

Overview:

In accordance with the City of North Vancouver's COVID-19 state of emergency community consultation guidelines, the DIS meeting was held in an online Virtual Developer Information Session format. Meeting participants watched a PowerPoint presentation by members of the Adera project team, as well as a 3D fly-through video of the project.

Participants were invited to use the Zoom Webinar Q&A function to ask questions or submit comments during the DIS, which were addressed at the end of the presentation during the Question & Answer period. The facilitator read all questions received aloud and directed questions to the appropriate project team member to respond verbally for all participants to hear.

The project presentation and facilitated Question & Answer period took approximately 60 minutes. The facilitators received several questions and comments about the project and recorded them for inclusion in this summary report.

Participants were invited to submit written comments (using the City's standard comment form) to the applicant and/or the municipal development planner, following the DIS. One (1) comment form and email was submitted after the DIS, as well as three (3) e-mails to Adera's development manager prior to the DIS.

The key themes of the questions related to the construction materials and heating systems, in particular the use of mass timber, heat pumps, and the potential for solar panels. Other questions included the impact of construction on neighbours, such as the length of time for project completion and the days and hours of construction, whether or not the rental units would be considered affordable, and the meaning of adaptable units. Comments included support for the use of wood frame and mass timber construction, and support for the bicycle work room and other amenities. Suggestions were made regarding the format of the Q & A period for future DIS events.

Comment Sheet and Email Summary:

Participants were invited to submit comments during a five-day response period after the DIS meeting. Three emails were received prior to the DIS and one comment form with an email was submitted following the DIS. These are included as appendices.

Conclusion:

The purpose of this online Virtual Developer Information Session was to present to the community the proposed rezoning application and the development concept, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 243 DIS notification flyers were distributed by mail to the surrounding community, and three (3) community members signed in to the DIS. Two newspaper ads notified the community of the DIS, and two DIS notification signs were posted on the property. One comment form was submitted as well as three (3) e-mails to the project Development Manager.

Members of the public could participate in this consultation process in three ways:

- Watching a virtual project presentation and fly-through during the DIS
- Asking questions of the project team and/or City Planner during the DIS
- Submitting written comments after the DIS

The DIS meeting length and format was sufficient to provide all participants an opportunity to learn more about the proposed project, ask questions, and make any comments they wished to provide that evening. Participants asked the development team and City Planner a variety of specific questions, mostly related to construction materials, impact of construction, and suggestions for the format of future DIS sessions. The community was given ample opportunity to express their views of the proposal.



Sarah Bingham

Direct Line: 604-637-4326 Email: sarahb@adera.com

October 14, 2020

City of North Vancouver 141 West 14th Street North Vancouver, BC

Attention: David Johnson, Development Planner

Dear David:

Re: 1220 St. Georges Avenue, North Vancouver

Tenant Relocation Plan

Outlined below is the Tenant Relocation Plan (TRP) per the City of North Vancouver's Residential Tenant Displacement Policy (H18) for our proposed development at 1220 St. Georges Avenue, North Vancouver.

Current Occupancy Summary

The following table outlines the current tenancy of the building:

Unit	Tenancy	Tenancy	Tenancy Rent		Unit	Number
Number	Туре	Start End			Size (SF)	Bedrooms
1	Month-to-Month	5/1/2016	N/A	\$ 1,466.00	828	2
2	Fixed Term	05/01/2016	04/30/2021	\$ 1,745.00	852	2
3	Month-to-Month	02/01/1997	N/A	\$ 1,066.00	600	1
4	Month-to-Month	02/01/2018	N/A	\$ 1,424.00	843	2
5	Month-to-Month	05/01/2012	N/A	\$ 1,052.00	700	1
6	Month-to-Month	06/15/2015	N/A	\$ 923.00	490	0
7	Month-to-Month	10/01/2009	N/A	\$ 1,377.00	843	2
8	Month-to-Month	02/01/2001	N/A	\$ 1,003.00	625	1
9	Month-to-Month	10/01/2014	N/A	\$ 1,416.00	852	2
10	Month-to-Month	08/01/2019	N/A	\$ 1,502.00	828	2
11	Fixed Term	09/01/2020	08/31/2021	\$ 1,825.00	852	2
12	Month-to-Month	02/01/2018	N/A	\$ 1,156.00	600	1
14	Month-to-Month	12/01/2014	N/A	\$ 1,477.00	843	2
15	Fixed Term	10/01/2010	02/28/2021	\$ 1,485.00	700	1
16	Month-to-Month	10/01/2012	N/A	\$ 943.00	490	0
17	Month-to-Month	10/01/2017	N/A	\$ 1,439.00	843	2
18	Month-to-Month	10/01/2017	N/A	\$ 1,029.00	625	1

LIVE WEST COAST

19	Month-to-Month	06/01/2015	N/A	\$ 1,452.00	852	2
A1	Month-to-Month	11/01/2012	N/A	\$ 1,449.00	852	2
A2	VACANT	-	-	-	-	-
А3	Month-to-Month	10/01/2000	N/A	\$ 1,437.00	828	2
A4	Month-to-Month	02/01/2018	N/A	\$ 1,393.00	852	2

Tenant Communication Plan

The tenants will be proactively engaged and notified of input opportunities throughout the development application process. Tenant resources, such as those offered through the Tenant Resource & Advisory Centre, will be widely advertised to tenants.

Correspondence to the tenants will follow the sequence below. A copy of all written correspondence and notification to tenants will be provided to City staff.

1. Introduction Meeting

An introduction meeting will be held by video conferencing to all tenants shortly after the Development Permit / Rezoning application. The meeting will outline the Development Permit and Rezoning process, the Tenant Displacement Policy, and the compensation. It will introduce tenants to the tenant resources available, including the Tenant Relocation Coordinator and the Tenant Resource and Advisory Centre.

2. Development Information Session / Town Hall Meeting

Tenants will be invited to the Development Information Session / Town Hall Meeting to provide their comments and ask questions of the team.

3. Public Hearing

Tenants will be provided with information to attend the Public Hearing for this development if it received First Reading. This letter will include an update of the municipal process and a reminder about the resources available to them.

4. Adoption of Bylaw letter

Tenants will be provided with confirmation of approval. This letter will include information about S.49 of the Residential Tenancy Act (requiring 4 months' eviction notice once the Demolition Permit has been issued) and a reminder about the resources available to them.

5. Eviction Notice

After the Demolition Permit has been issued, tenants will receive an eviction notice. The letter will include a reminder about the resources available to them.

Tenant Relocation Coordinator

Prospero International Realty Inc. (Prospero) has been retained to provide Tenant Relocation Coordination services. Prospero specializes in the management of residential and commercial rental properties located in the lower mainland. They currently manage over 100 such properties; 5 of which are residential buildings located in the Lonsdale area.

Prospero has experience with tenant relocation in eight other residential buildings in various municipalities, including the City of North Vancouver. Jeff Nightingale, VP Residential Properties at Prospero, will act as the Tenant Relocation Coordinator.

Tenant Relocation

Per the Residential Tenant Displacement Policy, the maximum rent for new units found by the Tenant Relocation Coordinator will not exceed 10 percent above the average rent, by the number of bedrooms, in the City of North Vancouver as established in the Rental Market Report released by Canada Mortgage and Housing Corporation (CMHC).

If the existing rent amount of a tenant exceeds the average rent levels in the City as recorded by CMHC, the Tenant Relocation Coordinator will find alternate units with rents no more than 10 percent above the tenant's current rent amount.

The current average rent as established by the CMHC is as follows:

Number of Bedrooms	Average Rent (2019 CMHC Rental Market Report¹)	Target Maximum Rent (Average Rent + 10%)
Bachelor	\$1,195	\$1,314.50
One Bedroom	\$1,381	\$1,519.10
Two Bedroom	\$1,693	\$1,862.30
Three Bedroom	\$2,626	\$2,888.60

A status report that tracks the units found for each tenant will be provided to the City prior to the issuance of a Demolition Permit. Tenants that opt out of this service will be required to provide written notice to the Tenant Relocation Coordinator for submission to the City. Tenants may also change the criteria of the alternative units with written notice.

Compensation

All tenants on a month-to-month and fixed-term tenancies will be compensated with three months' rent to assist with securing alternate accommodations and to compensate for moving expenses.

Tenants will also be provided with \$750 per unit to compensate with moving expenses.

Tenants who have been renting in the building for over 10 years will receive an additional months' rent (four months total) and tenants renting for over 20 years will receive 2 additional months' rent (5 months total).

¹ Average Rents(\$) of Vacant and Occupied Units by Zone and Bedroom Type Privately Initiated Apartments, 3 Units and Over, Census Metropolitan Areas, October 2019. CMHC. https://www.cmhc-schl.gc.ca/en/data-and-research/data-tables/average-apartment-rents-vacant-occupied.

Development Application Approval

Tenants will be provided with at least four months' notice per the RTA, after the Demolition Permit has been issued.

Displaced tenants will be provided first right of refusal to live in the new building. The Tenant Relocation Coordinator will document all tenants who want to return to the new building and the status of their tenancy prior to the issuance of an Occupancy Permit.

Under the City's Density Bonus and Community Benefits Policy, 10 percent of units will provide rents 10% below market average, as determined by CMHC. Displaced tenants will be provided with the opportunity to rent these units first.

Please do not hesitate to contact us if you require any additional information.

Yours truly,

ST. GEORGES PROJECTS LTD.

Sarah Bingham

Development Manager



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8835

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. 8835" (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733).
- 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-733 (Comprehensive Development 733 Zone):

Lots	Block	D.L.	Plan	
14	75	549	9315	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-732 Comprehensive Development 732 Zone":
 - "CD-733 Comprehensive Development 733 Zone"
 - B. Adding the following to Section 1101, thereof, after the "CD-732 Comprehensive Development 732 Zone":
 - "CD-733 Comprehensive Development 733 Zone"

In the CD-733 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) The permitted Principal Use on the Lot shall be limited to:
 - (a) Rental Apartment Residential Use;
 - Accessory Home Office Use;
 - ii. Accessory Off-Street Parking Use:

Document: 2051970-v2

(2) 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 DENSITY								
OCP Schedule 'A'		1.60 FSR						
	ADDITIONAL (BONUS) DENSITY							
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE					
100% Rental Housing	Secured rental apartment building, of which 6 units are mid-market	1.0 FSR	OCP Section 2.2					
TOTAL DENSITY		2.60 FSR						

(3) Height:

- (a) The Principal Building shall not exceed a Height of six storeys to the top of the main roof line and no more than 17.94 meters (58.9 feet) as measured from the average building grade along the East property line;
- (b) Notwithstanding 4(a), the maximum building height may be further increased to permit a rooftop elevator lobby and stairways up to a maximum of 21.25 meters (69.75 feet) from the average building grade along the East property line;
- (4) 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 12th Street);
 - (b) 3.66 meters (12 feet) from the Exterior Side (St. Georges Avenue) and Interior Side Lot Lines:
 - (c) 3.66 meters (12 feet) from the Rear Lot Line;
- (5) Section 417 Garbage and Recycling Facilities be varied to allow the storage room in the parkade to be no less than 24 square meters (256 square feet) in area;
- (6) Section 510(3) Building Width and Length shall not apply;

Document: 2051970-v2

(7)	Section stalls.	908(8)	shall be	varied	to support a minimum of 32 off-street parking
					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

BYLAW NO. 8864

A Bylaw to enter into a Housing Agreement (1220 St. Georges Avenue)

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. 8864" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments).
- The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and St. Georges Projects Ltd. with respect to the lands referenced as 1220 St. Georges Avenue, "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733).
- 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:		
	ST. GEORGES PROJECTS LTD., INC.NO. BC1066028 2200 1055 Dunsmuir Street Vancouver, British Columbia, V7X 1K8	
	(the "Owner")	
AND:		
	THE CORPORATION OF THE CITY OF NORTH VANCOUVER, a municipal corporation pursuant to the <i>Local Government Act</i> and having its offices at 141 West 14th Street, North Vancouver, British Columbia, V7M 1H9 (the "City")	

WHEREAS:

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

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

1. **DEFINITIONS**

- (a) "**Act**" means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) "Affordable Rent" means with respect to each Mid-Market Rental Unit 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;

The Corporation of the City of North Vancouver Bylaw, 2021, No. 8864

- (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) "Director of Planning" means the chief administrator of the Department of Planning of the City and his or her successors in function and their respective nominees;
- (h) "**Dwelling Unit**" means a dwelling unit as defined in the City of North Vancouver's "Zoning Bylaw 1995, No. 6700" as amended from time to time;
- (i) "Lands" means those lands and premises legally described as:

Parcel Identifier: 009-701-109 Lot 14 Block 75 District Lot 549 Plan 9315;

- (j) "Mid-Market Rental Units" means Dwelling Units that are rented to tenants for Affordable Rent;
- (k) "Market Rental Units" means Dwelling Units that are rented to tenants for market rental rates as set by the Owner;
- (I) "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;
- (m) "Rental Units" means the Market Rental Units and the Mid-Market Rental Units;
- (n) "Residential Building" means the six storey building to be constructed on the Lands to be used for Rental Purposes with 58 Dwelling Units, of which 52 Dwelling Units will be Market Rental Units and 6 Dwelling Units will be Mid-Market Rental Units;
- (o) "RT Act" means the Residential Tenancy Act, SBC 2002 c. 78;
- (p) "Rezoning Bylaw" means the rezoning bylaw applicable to the Lands described as "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835"; and
- (q) "**Term**" has the meaning set out in section 2.1 herein.

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2. TERM

- 2.1 This Agreement will commence upon adoption by Council of "Housing Agreement Bylaw, 2021, No. 8864" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, 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; 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, 12 two-bedroom units, 23 one-bedroom units and 17 studio units or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The six Mid-Market Rental Units shall be provided in the following unit mix: 2 studio units, 2 one-bedroom units, 1 two-bedroom unit, and 1 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 six 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.

The Corporation of the City of North Vancouver Page 4
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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. 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.
- 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.
- 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 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, 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 Facsimile: 604.985.0576

The Owner: St. Georges Projects Ltd.

2200 1055 Dunsmuir Street Vancouver, British Columbia,

V7X 1K8

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. 8864".
- 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.

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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	_
ST. GEORGES PROJECTS LTD.	
8116	
Authorized Signatory Sturt Mahon	
Printed Name	
Authorized Signatory	
Printed Name	Professional Anna Control of the Con

NOTICE OF MOTION

21. Child Care Design Guidelines – File: 10-4750-01-0001/2021

Submitted by Mayor Buchanan

RECOMMENDATION:

WHEREAS a key priority of the City of North Vancouver Council is to improve access, affordability and quality of child care and early childhood development opportunities within the City (Council Strategic Plan);

WHEREAS the City is a partner with other levels of government, community agencies, child care providers and the private sector in the facilitation and creation of a child care system that meets the needs of children, families and the community;

WHEREAS quality child care is a key contributor to the economy, labour force participation, gender equality, social inclusion and poverty reduction;

WHEREAS Council has adopted the Child Care Action Plan (2020);

AND WHEREAS the City would like to exceed provincial licensing requirements for the quantity and quality of design for indoor and outdoor spaces;

THEREFORE BE IT RESOLVED THAT staff be directed to report back with a recommendation to apply updated key principles and criteria of Child Care Design Guidelines to all child care facilities in the City of North Vancouver to ensure quality design, care and operational needs are met.