



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,  
HELD ELECTRONICALLY FROM CITY HALL,  
141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
TUESDAY, SEPTEMBER 21, 2021 AT 5:30 PM**

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

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

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, September 21, 2021

**ADOPTION OF MINUTES**

2. Special Regular Council Meeting Minutes, September 8, 2021

**PROCLAMATIONS**

Rail Safety Week – September 20 to 26, 2021

North Shore Culture Days – September 24 to October 24, 2021

**PUBLIC INPUT PERIOD**

**CONSENT AGENDA**

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

**BYLAWS – ADOPTION**

- \*3. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832”  
(Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and  
145 East 13<sup>th</sup> Street, Permitted Height Change)
- \*4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833”  
(Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and  
145 East 13<sup>th</sup> Street, CD-004 Text Amendment)

**CORRESPONDENCE**

- \*5. Board in Brief, Metro Vancouver Regional District, July 30, 2021

## **REPORT**

6. 2021 Funding Appropriations #2142 – #2146 and Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876 (2021 Capital Plan Funding)

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

7. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876” (2021 Capital Plan Funding)

## **REPORTS**

8. New Traffic Signals – September 2021 Funding Appropriation
9. Parkland Acquisition – 1600 and 1616 Eastern Avenue – Funding Appropriation

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

10. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue)

## **REPORT**

11. Rezoning Application: 705 West 3<sup>rd</sup> Street (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects)

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

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735)
13. “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735, Rental Housing Commitments)

## **REPORT**

14. Rezoning Application: 620 Jones Avenue (L. Cheung / Karl Wein Associates)

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

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738)



## **REPORT**

16. Rezoning Application: 2762 Lonsdale Avenue (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., CD-740)

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

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874”  
(Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740)
18. “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments)

## **NOTICE OF MOTION**

19. Rent to Own Housing Model – Mayor Buchanan and Councillor Girard

## **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, September 21, 2021

## **ADOPTION OF MINUTES**

2. Special Regular Council Meeting Minutes, September 8, 2021

## **PROCLAMATIONS**

Rail Safety Week – September 20 to 26, 2021

North Shore Culture Days – September 24 to October 24, 2021

## **PUBLIC INPUT PERIOD**

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

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

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

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

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

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

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

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

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

## **CONSENT AGENDA**

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

### **RECOMMENDATION:**

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

## **START OF CONSENT AGENDA**

### **BYLAWS – ADOPTION**

- \*3. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13<sup>th</sup> Street, Permitted Height Change)

### **RECOMMENDATION:**

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13<sup>th</sup> Street, Permitted Height Change) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- \*4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13<sup>th</sup> Street, CD-004 Text Amendment)

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13<sup>th</sup> Street, CD-004 Text Amendment) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

## **CORRESPONDENCE**

- \*5. Board in Brief, Metro Vancouver Regional District, July 30, 2021  
– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

### **RECOMMENDATION:**

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

## **END OF CONSENT AGENDA**

## **REPORT**

6. 2021 Funding Appropriations #2142 – #2146 and Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876 (2021 Capital Plan Funding) – File: 05-1705-30-0019/2021

Report: Deputy Director, Finance, September 8, 2021

### **RECOMMENDATION:**

PURSUANT to the report of the Deputy Director, Finance, dated September 8, 2021, entitled “2021 Funding Appropriations #2142 – #2146 and Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876 (2021 Capital Plan Funding)”:

THAT (Funding Appropriation #2142) an amount of \$248,000 be appropriated from the Capital General Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2143) an amount of \$419,970 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2144) an amount of \$121,880 be appropriated from the Sustainable Transportation Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2145) an amount of \$171,822 be appropriated from the Public Art Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2146) an amount of \$100,000 be appropriated from the Cemetery Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876” (2021 Capital Plan Funding), a Bylaw to appropriate an amount of \$183,150 from Development Cost Charge (Transportation) Reserve Fund to fund the 2021 Capital Plan, be considered;

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

*Item 7 refers.*

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

7. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876” (2021 Capital Plan Funding)

### **RECOMMENDATION:**

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876” (2021 Capital Plan Funding) be given first, second and third readings.

## **REPORTS**

8. New Traffic Signals – September 2021 Funding Appropriation  
– File: 11-5460-01-0001/2021

Report: Section Manager, Traffic Engineering, September 8, 2021

### **RECOMMENDATION:**

PURSUANT to the report of the Section Manager, Traffic Engineering, dated September 8, 2021, entitled “New Traffic Signals – September 2021 Funding Appropriation”:

THAT (Funding Appropriation #2141) an amount of \$530,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding New Traffic Signals, comprising traffic signals at Chesterfield Avenue at West 1<sup>st</sup> Street and St. Andrews Avenue at East 3<sup>rd</sup> Street;

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.

9. Parkland Acquisition – 1600 and 1616 Eastern Avenue – Funding Appropriation  
– File: 06-2260-01-0001/2021

Report: Manager, Real Estate, and Manager, Parks and Environment,  
September 7, 2021

### **RECOMMENDATION:**

PURSUANT to the report of the Manager, Real Estate, and Manager, Parks and Environment, dated September 7, 2021, entitled “Parkland Acquisition – 1600 and 1616 Eastern Avenue – Funding Appropriation”:

*Continued...*

**REPORTS – Continued**

9. Parkland Acquisition – 1600 and 1616 Eastern Avenue – Funding Appropriation  
– File: 06-2260-01-0001/2021 – Continued

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue), a Bylaw to appropriate an amount of \$1,014,750 from the Development Cost Charge (Parks) Reserve Fund for the purchase of land at 1600 and 1616 Eastern Avenue for park purposes, be considered;

THAT (Funding Appropriation #2140) an amount of \$10,250 be appropriated from the General Reserve Fund for the purpose of funding the park acquisition;

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;

THAT should the land or portion of the land be resold or rented, the net proceeds of the transaction shall be returned to the respective fund;

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

*Item 10 refers.*

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

10. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue)

**RECOMMENDATION:**

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue) be given first, second and third readings.

## **REPORT**

11. Rezoning Application: 705 West 3<sup>rd</sup> Street (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects): – File: 08-3360-20-0436/1

Report: Development Planner, September 8, 2021

### **RECOMMENDATION:**

PURSUANT to the report of the Development Planner, dated September 8, 2021, entitled “Rezoning Application: 705 West 3<sup>rd</sup> Street (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735) be considered and referred to a Public Hearing;

THAT “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735, 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 the Corporate Officer be authorized to sign the necessary documentation to give effect to this motion.

*Items 12 and 13 refer.*

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

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735)

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735) be given first and second readings.

**BYLAWS – FIRST AND SECOND READINGS – Continued**

13. “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735, Rental Housing Commitments)

**RECOMMENDATION:**

THAT “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735, Rental Housing Commitments) be given first and second readings.

**REPORT**

14. Rezoning Application: 620 Jones Avenue (L. Cheung / Karl Wein Associates)  
– File: 08-3360-20-0502/1

Report: Planning Technician 2, September 8, 2021

**RECOMMENDATION:**

PURSUANT to the report of the Planning Technician 2, dated September 8, 2021, entitled “Rezoning Application: 620 Jones Avenue (L. Cheung / Karl Wein Associates)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738) be considered and the Public Hearing be waived;

THAT the community benefits listed in the report section ‘Community Benefits’ be secured at the applicant’s expense and to the satisfaction of staff;

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

*Item 15 refers.*

**BYLAW – FIRST AND SECOND READINGS**

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738)

**RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738) be given first and second readings.



## **REPORT**

16. Rezoning Application: 2762 Lonsdale Avenue (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., CD-740) – File: 08-3400-20-0039/1

Report: Planner 2, September 8, 2021

### **RECOMMENDATION:**

PURSUANT to the report of the Planner 2, dated September 8, 2021, entitled “Rezoning Application: 2762 Lonsdale Avenue (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., CD-740)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) be considered and referred to a Public Hearing;

THAT “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, 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 this motion.

*Items 17 and 18 refer.*

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

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740)

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) be given first and second readings.

**BYLAWS – FIRST AND SECOND READINGS – Continued**

18. “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments)

**RECOMMENDATION:**

THAT “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments) be given first and second readings.

**NOTICE OF MOTION**

19. Rent to Own Housing Model – File: 10-5040-08-0001/2021

Submitted by Mayor Buchanan and Councillor Girard

**RECOMMENDATION:**

WHEREAS a key priority of the City of North Vancouver (City) Council is to provide a diverse housing supply that meets the needs of all residents;

WHEREAS the City is a partner with other levels of government, community agencies and the private sector to deliver housing;

WHEREAS regional and provincial housing trends have pushed market housing beyond the reach of many working households in Metro Vancouver;

WHEREAS despite the job opportunities within the City having grown, homeownership within the City is increasingly unattainable for moderate to middle-income households;

WHEREAS rental vacancy rates are at historic lows and the cost of renting is high, making it difficult for moderate to middle-income earners to save for a down payment;

WHEREAS the City has been exploring through the Balanced Housing Lab project innovative solutions to address the housing challenges facing middle-income earners;

WHEREAS new innovative housing models, such as rent to own, are being explored by the private sector and the public sector through BC Housing;

*Continued...*

**NOTICE OF MOTION – Continued**

19. Rent to Own Housing Model – File: 10-5040-08-0001/2021 – Continued

AND WHEREAS a private development within the City with 8 rent to own units has over 800 people expressing interest;

THEREFORE BE IT RESOLVED THAT staff be directed to explore the Rent To Own Model working with the private sector (development industry and financial institutions) and report back to Council with recommendations on how this model could apply to the City to increase home ownership for moderate to middle-income earners.

**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], 90(1)(i) [legal advice] and 90(1)(k) [proposed service].

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

**ADJOURN**

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**MINUTES OF THE SPECIAL REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **WEDNESDAY, SEPTEMBER 8, 2021****

---

**PRESENT**

**COUNCIL MEMBERS**

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

**STAFF MEMBERS**

L. McCarthy, CAO  
K. Graham, Corporate Officer  
B. Pearce, Deputy CAO / Director, Strategic and  
Corporate Services  
C. Nichols, Manager, Human Resources

The meeting was called to order at 11:00 am.

**APPROVAL OF AGENDA**

Moved by Councillor Bell, seconded by Councillor Back

1. Special Regular Council Meeting Agenda, September 8, 2021

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Moved by Councillor McIlroy, seconded by Councillor Back

2. Special Regular Council Meeting Minutes, July 28, 2021

**RECESS TO CLOSED SESSION**

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT Council recess to the Special Committee of the Whole (Closed Session) pursuant to the *Community Charter*, Section 90(1)(c) [labour relations].

**CARRIED UNANIMOUSLY**

The meeting recessed at 11:02 am and reconvened at 11:14 am.

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

3. Labour Relations Matter – File: 01-0620-03-0001/2021

Report: Manager, Human Resources, August 31, 2021

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Manager, Human Resources, dated August 31, 2021, regarding a labour relations matter:

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

AND THAT the wording of the recommendation and the report of the Manager, Human Resources, dated August 31, 2021, remain in the Closed session.

**CARRIED UNANIMOUSLY**

## **REPORT**

4. National Day for Truth and Reconciliation – September 30, 2021  
– File: 01-0620-03-0001/2021

Report: Deputy Chief Administrative Officer, September 7, 2021

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Deputy Chief Administrative Officer, dated September 7, 2021, entitled “National Day for Truth and Reconciliation”:

THAT the City wishes to commemorate the history and legacy of residential schools and honour Indigenous communities, family and survivors by observing a day for Truth and Reconciliation;

THAT the Chief Administrative Officer direct City employees to treat September 30, 2021 as if it were a statutory holiday;

AND THAT staff return to Council with information regarding how best to mark a Truth and Reconciliation Day in subsequent years.

**CARRIED UNANIMOUSLY**

## **ADJOURN**

Moved by Councillor Back, seconded by Councillor Girard

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 11:21 am.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER



## Office of the Mayor

CITY OF NORTH VANCOUVER  
BRITISH COLUMBIA

# Proclamation

## RAIL SAFETY WEEK

*Whereas*

raising awareness of public rail safety is an important part of reducing avoidable accidents, injuries and damage caused by collisions at level crossings or incidents involving trains and citizens;

*Whereas*

Operation Lifesaver is committed to working with the rail industry, governments, police services, the media and other agencies and the public to raise awareness in an effort to save lives and prevent injuries in communities across Canada, including ours;

*And Whereas*

the City of North Vancouver supports the goals of Rail Safety Week, an initiative of Operation Lifesaver, which will be held across Canada from September 20 to 26, 2021;

*Now Therefore*

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **September 20 to 26, 2021** as **Rail Safety Week** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Tuesday, September 21, 2021

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Mayor Linda Buchanan



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

# *Proclamation*

## **NORTH SHORE CULTURE DAYS**

*Whereas*

North Shore Culture Days is part of the national Culture Days celebrations, a collaborative volunteer movement that provides Canadians with an opportunity to participate in and appreciate all forms of arts and culture;

*Whereas*

North Shore Culture Days is a celebration where artists, arts and cultural organizations and creative groups offer a wide range of free, interactive and behind-the-scenes activities, inviting the public to discover the cultural gems that exist in their own backyard;

*And Whereas*

with the participation of the municipalities of the City of North Vancouver and the Districts of North Vancouver and West Vancouver, this unique tri-municipal celebration will increase the awareness, accessibility, participation and engagement of North Shore residents in the arts and cultural life of their communities;

*Now Therefore*

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **September 24 to October 24, 2021** as **North Shore Culture Days** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Tuesday, September 21, 2021

*Linda C. Buchanan*

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Mayor Linda Buchanan



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

**BYLAW NO. 8832**

**A Bylaw to amend “Official Community Plan Bylaw, 2014, No. 8400”**

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

1. This Bylaw shall be known and cited for all purposes as **“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13<sup>th</sup> Street, Permitted Height Change)**.
2. “Schedule A Land Use” of the “Official Community Plan Bylaw, 2014, No. 8400” is amended by revising the maximum building height applicable for the following properties:

<b>Lots</b>	<b>Block</b>	<b>D.L.</b>	<b>Plan</b>
A	74	549	14652
R, EXCEPT PART IN PLAN 14652	74	549	5006

From 57 metres to 59 metres as indicated in “Schedule A” attached to this bylaw.

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

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

READ a third time on the 7<sup>th</sup> day of June, 2021.

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

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MAYOR

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CORPORATE OFFICER

## Schedule A Maximum Building Height



# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8833

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

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

1. This Bylaw shall be known and cited for all purposes as **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13<sup>th</sup> Street, CD-004 Text Amendment)**.
2. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
  - A. Within the CD-004 Comprehensive Development 004 Zone, removing subsection (1) and replacing it with the following:
    - (1) The permitted Principal Use on the Lot shall be limited to:
      - (a) Retail Service Group 1 Use;
      - (b) Laboratories used for scientific, research and development, medical and/or dental testing, experimentation and/or research;
      - (c) Accessory Apartment Use subject to Section 607(1)(b, c and d)
      - (d) Accessory Home Occupation Use, subject to Section 507(5);
      - (e) Accessory Home Office Use, subject to Section 507(5);
      - (f) Child Care Use, subject to Section 607(9);
      - (g) Accessory Off-Street Loading Use;
      - (h) Accessory Off-Site Parking Use;
      - (i) Off-Site Parking Use;
  - B. Within the CD-004 Comprehensive Development 004 Zone section (2) after section (2)(c), adding the following:
    - (d) For the purposes of the CD-004 Zone, Gross Floor Area shall excluded accessory non-commercial social and recreational facilities up to a maximum of 72 square metres (775 square feet) provided that the area is held in common ownership and is used only for non-commercial purposes.
    - (e) For the purposes of the CD-004 Zone, Open Appendages may be excluded from Gross Floor Area provided that the total area does not exceed 14 percent of total Gross Floor Area.
  - C. Within the CD-004 Comprehensive Development 004 Zone, removing subsection (3) and replacing it with the following:
    - (3) Building Height:
      - (a) The Principal Building shall not exceed a Building Height of 58.7 metres (192.6 feet) as measured from the average Building Grades at the north property line along East 13th Street;

- (b) Elevator and mechanical penthouses may project beyond the defined height in (a) by a maximum of 6.5 metres (21.3 feet) including elevator shafts and mechanical rooms;
- D. Within the CD-004 Comprehensive Development 004 Zone, removing subsection (4) and replacing it with the following:
  - (4) Section 610(5) Siting shall be waived and replaced with the following siting requirements:
    - (a) The Principal Building shall be sited not less than:
      - i. 0.9 metres (3.0 feet) from East 13<sup>th</sup> Street;
      - ii. 0.0 metres (0 feet) from eastern property boundary;
      - iii. 2.0 metres (6.5 feet) from the western property boundary; and
      - iv. 2.4 metres (8 feet) from the lane;
    - (b) Weather protection canopies that project over public sidewalks and pathways shall be exempt from Setback requirements.
- E. Within the CD-004 Comprehensive Development 004 Zone, therein after subsection (5), adding the following subsections, and renumbering subsequent sections:
  - (6) Maximum Lot Coverage shall be 90 percent.
  - (7) Secure Bicycle Parking for a residential use may be located on any level, provided that a dedicated elevator, accessible to residents at all times, allows for access from the ground floor to all levels with residential Secure Bicycle Parking.
  - (8) Where a compacting device is installed in residential or commercial garbage and recycling areas, the required minimum floor area for storage of garbage and recycling for that use may be reduced to 80 percent.

- (9) Minimum Parking Space dimensions for Regular spaces shall be 5.486 metres (18 feet) by 2.59 metres (8.5 feet) and Section 906(3)(c)(ii), minimum setback from structures, shall be waived.

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

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

READ a third time on the 7<sup>th</sup> day of June, 2021.

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

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MAYOR

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CORPORATE OFFICER

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

*Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: Jennifer Saltman at [jennifer.saltman@metrovancover.org](mailto:jennifer.saltman@metrovancover.org) or 604-314-5964.*

## **Metro Vancouver Regional District**

**E1.1 Local Government Responses to the Discovery of an Unmarked Burial Site Near Kamloops Indian Residential School** **APPROVED**

The Board authorized the chair to write to the Prime Minister, urging the federal government to fully implement the Truth and Reconciliation Commission's Calls to Action attributed to the Government of Canada, particularly any additional supports needed to address Calls to Action 71 to 76 relating to information on missing residential school children and burial records.

**E2.1 Municipal Director Appointment Process** **APPROVED**

The Board will ask the Ministry of Municipal Affairs to amend the *Local Government Act*, section 198 (appointment and term of office for municipal directors), as necessary to require municipal councils to appoint the mayor, or the mayor's designate, as municipal director to the regional district board.

**E3.1 Colony Farm Regional Park — Colony Farm Park Association Contribution Agreement** **APPROVED**

The 2021-2025 Metro Vancouver Regional Parks five-year financial plan includes annual allocations in 2022 for seven park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect, and enhance regional parks, while advocating for greater public connection to nature.

This contribution agreement proposes a one-year funding amount of \$10,000 for the Colony Farm Park Association. The association has chosen to continue with a one-year contribution agreement because they are currently undertaking long-term strategic planning for future program delivery and managing services during the ongoing COVID-19 pandemic. The proposed funding supports the association's capacity to provide community benefit to Metro Vancouver Regional Parks through its many volunteer programs and services.

The Board approved the contribution agreement between the Metro Vancouver Regional District and the Colony Farm Park Association for a one-year term in the amount of \$10,000 commencing January 1, 2022 and ending December 31, 2022.

**E3.2 Kanaka Creek Regional Park — Kanaka Education and Environmental Partnership Society Contribution Agreement** **APPROVED**

The 2021-2025 Metro Vancouver Regional Parks five-year financial plan includes annual allocations in 2022 for seven park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect and enhance regional parks, while advocating for greater public connection to nature.

Reviewed by:

CAO



This contribution agreement proposes a three-year funding amount of \$15,000 per year for the Kanaka Education and Environmental Partnership Society. The proposed funding supports the society's capacity to provide community benefit to Metro Vancouver Regional Parks through their many volunteer programs and services.

The Board approved the contribution agreement between the Metro Vancouver Regional District and the Kanaka Education and Environmental Partnership Society for a three-year term in the aggregate amount of \$45,000 (\$15,000 each year), commencing January 1, 2022 and ending December 31, 2024.

### **E3.3 Pacific Spirit Park — Pacific Spirit Park Society Contribution Agreement**

**APPROVED**

The 2021-2025 Metro Vancouver Regional Parks five-year financial plan includes annual allocations in 2022 for seven park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect and enhance regional parks, while advocating for greater public connection to nature.

This contribution agreement proposes a three-year funding amount of \$15,000 per year for the Pacific Spirit Park Society. The proposed funding supports the society's capacity to provide community benefit to Metro Vancouver Regional Parks through their many volunteer programs and services.

The Board approved the contribution agreement between the Metro Vancouver Regional District and the Pacific Spirit Park Society for a three-year term in the aggregate amount of \$45,000 (\$15,000 each year), commencing January 1, 2022 and ending December 31, 2024.

### **E4.1 Metro Vancouver's Achievement of Carbon Neutrality in 2020**

**RECEIVED**

As a signatory to the *B.C. Climate Action Charter*, Metro Vancouver has been reporting its climate actions and carbon neutrality status for the past 10 years since the beginning of the Climate Action Revenue Incentive Program (CARIP). In May 2021, the province announced the cancellation of CARIP, with the 2020 reporting requirements marking the last year of the program. Although CARIP reporting is not a requirement for 2020, Metro Vancouver has completed a report on a voluntary basis.

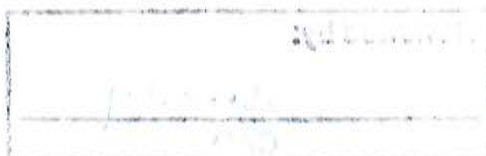
Metro Vancouver has achieved corporate carbon neutrality for 2020, which is the second year in a row, building on its 2019 carbon neutral status. Carbon neutrality is assessed in accordance with the Charter and the associated *Provincial Carbon Neutral Local Government Framework*. The report highlights Metro Vancouver's actions to adapt to the changing climate as well as to reduce greenhouse gas emissions, and quantifies Metro Vancouver's net corporate carbon footprint. This report demonstrates leadership on climate action and a call for additional action that is needed to extend carbon neutrality from the corporation to the region as a whole by 2050, as set out in the Climate 2050 Roadmaps.

The Board received the report for information.

### **E4.2 Proposed Updates to the Sustainability Innovation Fund Policies**

**APPROVED**

The Sustainability Innovation Fund (SIF) program allows Metro Vancouver to address critical climate challenges, meet strategic objectives, and pilot innovative ideas. Sustainability Innovation Fund projects





touch on areas such as the circular economy, resource recovery, emissions reduction and environmental protection.

Following direction from the Climate Action Committee, staff are bringing forward proposed updates to the SIF policies to strengthen and amplify the positive outcomes of the program. To address the stagnant annual contribution to the fund, Financial Services will develop and annually update a contribution schedule to ensure the fund is able to support future projects.

Starting in 2024, staff propose that Financial Services gradually phase in an increase in the contribution amount to each of the SIF reserves. Annual contributions will not exceed one per cent of the respective legal entity's operating budget and a maximum amount in the fund will be set at \$25 million, indexed to inflation.

The Board approved the proposed updates to the Regional District Sustainability Innovation Fund with an amendment to make it subject to the annual budget approval.

#### **E4.3 Next Phase of Engagement on a Cannabis Production and Processing Emission Regulation**

**APPROVED**

In 2019, Metro Vancouver staff initiated consultation with stakeholders on regulatory proposals to manage emissions of volatile organic compounds (VOC) from cannabis production and processing facilities. This was followed by additional engagement with key stakeholders, from November 2020 through March 2021, to facilitate development of a common understanding of key issues and potential solutions.

Cannabis production and processing is potentially a significant additional source of VOC emissions in the airshed that warrant similar levels of control to other regulated sources to ensure that ground level ozone issues are not exacerbated. Based on stakeholder feedback, the regulatory proposals have been adjusted and would include requirements related to an emission management plan, emission control requirements, a complaints and officer observation response plan, records and reporting, and a minimum distance between new cannabis production and processing facilities and hospitals, schools and other sensitive receptors.

The Board authorized staff to proceed with the next phase of engagement.

#### **E4.4 Board Appointment of Enforcement Officers**

**APPROVED**

Recent changes in staff have resulted in a need to update staff appointments as MVRD Board designated officers under the *Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008*, the *Environmental Management Act* and the *Offence Act*.

The Board:

- pursuant to the *Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008* and the *Environmental Management Act*:
  - appointed Metro Vancouver employees Eugene Lee and Rei Van as officers; and



- pursuant to section 28 of the Offence Act:
  - appointed Metro Vancouver employees Eugene Lee and Rei Van for the purpose of serving summons under section 28 of the *Offence Act* for alleged violations under the *Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008*.

## **G1.1 MFA Fall 2021 Borrowing for Surrey — MVRD Security Issuing Bylaw No. 1323, 2021** **APPROVED**

As set out in the *Community Charter*, the Metro Vancouver Regional District must adopt a security issuing bylaw in order to enable the City of Surrey to proceed with its long-term borrowing request of \$150.6 million. This borrowing relates to three infrastructure projects. The city's total estimated annual debt-servicing costs for existing and new proposed debt combined is approximately \$25 million, which is roughly 12.4 per cent of its overall liability servicing limit and 61.9 per cent of the approval-free liability threshold. Surrey has met the regulatory requirements and has the legislative authority to undertake the planned infrastructure borrowing. The proposed *Metro Vancouver District Security Issuing Bylaw No. 1323, 2021* will authorize the City of Surrey's borrowing request.

The Board gave consent to the request for financing from the City of Surrey in the amount of \$150.6 million pursuant to Sections 182(1)(b) and 182(2)(a) of the *Community Charter*; gave first, second, third and final readings to and adopted *Metro Vancouver Regional District Security Issuing Bylaw No. 1323, 2021*; and forwarded it to the Inspector of Municipalities for Certificate of Approval.

## **G2.1 Board and Committee Electronic Meetings — Next Steps** **APPROVED**

During the pandemic, local governments have been authorized to hold electronic meetings under the authority of the *COVID Related Measures Act*, including Ministerial Order M192. With Ministerial Order M192 set to expire September 28, 2021, an amendment to the *Metro Vancouver Regional District Procedure Bylaw* will be required if the Board wishes to maintain the ability for Board members and Committee members to meet by electronic means. This report provides an opportunity for the Board to provide feedback on key considerations for electronic meetings — criteria for types of meetings that qualify, authorization required to participate and limits on participation — that will give staff direction on an appropriate amending bylaw.

The Board directed staff to bring forward amendments to the *Metro Vancouver Regional District Procedure Bylaw* with consideration for electronic meetings and participation by board and committee members at those meetings.

## **G2.2 MVRD Mosquito Control Service Amending Bylaw No. 1320 Final Adoption** **APPROVED**

The MVRD provides the service of preventing and abating the nuisance caused by mosquitoes to five service area participants: Coquitlam, Maple Ridge, Pitt Meadows, Langley Township and Surrey. Richmond has requested to join the Metro Vancouver Nuisance Mosquito Control Program service.

An amendment to the service bylaw is required to add Richmond as a new participant in the service, which requires service area consent and Inspector of Municipalities approval. Both prerequisites have been satisfied, and adoption of the amending bylaw can be considered by the Board.



The Board passed and adopted *Metro Vancouver Regional District Regional Mosquito Control Service Amending Bylaw No. 1320, 2021*.

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

**RECEIVED**

The Board received information items from Standing Committees.

### **Regional Culture Committee – June 23, 2021**

Information Items:

#### **5.1 Metro Vancouver Regional Culture Project Grants: Adjudication Process**

Metro Vancouver's annual regional culture project grants, funded from the Cultural Grants Reserve, support region-serving arts and culture projects. Similar to the 2020 grants, the allocation of this year's grants will factor in additional considerations related to COVID-19 impacts and adapted project delivery resilient to evolving public health measures. Staff will undertake an initial review of all received applications and present shortlisted applications for adjudication by the Committee. At the July 21, 2021 meeting, applications will be discussed and a recommendation will be made on the grant award for each successful proponent to a cap of \$10,000 per project. As part of Metro Vancouver's restart and recovery support from the Province of BC's "COVID-19 Safe Restart Grant for Local Governments," the 2021 Regional Culture Project Grants include a one-time increase of \$150,000 for a total disbursement of \$300,000.

### **Performance and Audit Committee – July 7, 2021**

Information Items:

#### **5.2 Capital Program Expenditure Update as at April 30, 2021**

Updates on the capital program and its expenditures are brought to the Committee to keep members informed on Metro Vancouver's financial performance. This is the first report for the 2021 fiscal year and covers the first four months ending April 30, 2021. For the first four months of 2021, Metro Vancouver's capital expenditures were underspent by approximately \$361.5 million of the prorated budget on a linear basis. Much of this variance represents a timing difference and is expected to catch up by year end. Any surplus resulting from capital program variance at the end of the year will be utilized as per the Board approved Operating, Statutory and Discretionary Reserves Policy.

#### **5.3 Interim Financial Performance Report – April 2021**

The projected overall operational results for 2021 for Metro Vancouver's functions is close to \$21.6 million on an approved budget of \$943.8 million (or slightly less than 2.3 per cent of the approved budget.) Historically, Metro Vancouver has observed an operating surplus in the range of three to five per cent per annum. As we move from the recent COVID-19 pandemic events of 2020 into the current year, and alongside the ratepayers and the residents and businesses of the region, Metro Vancouver is continuing to face some extraordinary circumstances and financial pressures as a result of the COVID-19

pandemic event. As the year progresses and financial impacts to Metro Vancouver are monitored, work plans will be adjusted as may be required to adapt to the changing circumstances along with any substantial financial pressures that might arise to minimize financial impacts to the final results, while also examining all opportunities for mitigation while maintaining service levels.

#### **5.4 Investment Position and Returns – March 1, 2021 to May 31, 2021**

The annualized return for Metro Vancouver's investment portfolio in 2021 at the end of May was 1.03 per cent for short term, 2.18 per cent for long term and 2.26 per cent for the Cultural Reserve Fund. Investment performance has met expectations for the current period. Due to the timing of the committee meeting, results and balance information cover a three-month period from March through May. Interest rates are expected to remain low for the balance of the year. Metro Vancouver's overall rate of return will continue to be pressed lower in the near term as a significant portion of the portfolio is kept in short-term products and held in cash for liquidity.

#### **5.5 Tender/Contract Award Information – March 2021 to May 2021**

During the period March 1, 2021 and May 31, 2021, the Purchasing and Risk Management Division issued 15 new contracts, each with a value in excess of \$500,000 (exclusive of taxes). In addition, there were six existing contracts requiring contract amendments which necessitate further reporting to the Performance and Audit Committee. All awards and amendments were issued in accordance with the *Officers and Delegation Bylaws 1208, 284 and 247 – 2014* and the Procurement and Real Property Contracting Authority Policy.

#### **Indigenous Relations Committee – July 8, 2021**

Information Items:

##### **5.1 Quarterly Report on Reconciliation Activities**

This report provides a summary of reconciliation events and activities undertaken by Metro Vancouver over the past several months as well as information on upcoming events and activities over the next few months.

#### **Regional Parks Committee – July 14, 2021**

Information Items:

##### **5.4 Draft Regional Parks 2022-2026 Capital Plan**

The draft 2022-2026 Regional Parks Capital Plan has been prepared following direction received at the April 8, 2021 Metro Vancouver Board budget workshop. As part of Metro Vancouver's focus on enhancing transparency and governance, the capital plan was provided to the Regional Parks Committee for feedback in advance of final budget preparation and presentation to the Committee and Board in the fall. The estimated 2022 Capital Cash Flow is \$31.6 million, with a total estimated spend of \$163.3 million over the five years. This is a \$28-million, or 26.7-per-cent, change from last year's five-year capital plan.



This change is due to accelerated greenway initiatives following MVRD Board approval of *Regional Greenways 2050*, increased investment in park carrying capacity and visitor experience, and advance planning and cost estimates on major projects.

### Climate Action Committee – July 16, 2021

#### Information Items:

#### 5.2 Modelling a Carbon Neutral Region: Project Report

Metro Vancouver has committed to becoming a carbon neutral region by 2050. As a first step towards understanding the potential impact of policies on greenhouse gas emissions reductions, staff undertook a modelling project that compares a business as planned scenario with a carbon neutral scenario. This information was considered by staff as the actions and strategies included in the *Climate 2050 Roadmaps* and *Clean Air Plan* were developed, and were used as an initial estimate of the potential impact of policies in those documents. The results show that while it is possible to achieve significant emissions reductions through the implementation of a set of aggressive but achievable policies, at this time, this scenario did not meet Metro Vancouver's climate targets for 2030 or 2050. The results reaffirm the urgent need for climate action, and the need for a dynamic iterative process in continuing to add new actions as part of the *Climate 2050 Roadmaps*. The modelling was intended to focus on emission reductions, and additional analysis will likely be needed to support additional engagement and detailed implementation of many of these actions.

#### 5.3 Highlights from Engagement on Draft Clean Air Plan

Metro Vancouver's draft Clean Air Plan was released for comments April 1 to June 15, 2021. The aim of the engagement program was to seek comments from stakeholders and the public related to the goals, targets and actions in addition to equity, implementation and collaboration. The stakeholder engagement activities sought comments on actions related to buildings, industry, transportation and agriculture from businesses, agencies and others involved in these sectors. For the public, the focus was on outreach to youth and residents who have indicated an interest in climate action and air quality issues with a deliberate effort to expand the audience involved. There was also dialogue with other governments, including First Nations, member jurisdictions, provincial staff and related agencies. Engagement activities attracted about 1,000 public participants and generated more than 50 feedback forms and 35 direct emails. This report summarizes some of the prevalent themes from the engagement, and reflects the expected tension between audiences who want to see more action now, and those who feel it is too aggressive. The key issues identified were costs, duplication with other governments initiatives, collaboration, and ability of small businesses to adjust.

#### 5.4 2021 Update on Regional District Sustainability Innovation Fund Projects

This report provides an update on 14 projects that were approved for funding in 2017 through to 2020 under the Sustainability Innovation Fund. Of the projects, two are reporting as complete, one is

discontinued and the remainder are in progress. Progress on many of the projects was slowed due to the COVID-19 pandemic.

### 5.7 Lower Fraser Valley Ambient Air Quality Monitoring Network Review 2021

Metro Vancouver commissioned a consultant to review its network of air quality monitoring stations. The review found that Metro Vancouver operates one of the most comprehensive ambient air quality monitoring networks in the world. The report identified 13 recommendations to further strengthen the network so that it continues to be world-leading. These recommendations include improving spatial coverage of the permanent monitoring network (including adding a station in the Surrey/White Rock area), integrating lower cost sensors and improvements in odour monitoring. These recommendations will be considered by staff as part of ongoing planning for network improvements. Metro Vancouver's new air quality management plan, the *Clean Air Plan*, has identified the need for the network to be reviewed every five to 10 years.

## Metro Vancouver Housing Corporation

### E1.1 Mortgage renewal at 4151 Regent Street, Richmond (Minato West) and Payout of mortgage at 95 St. Andrews Avenue, North Vancouver (St. Andrews Place)

APPROVED

There are two MVHC-owned properties with mortgages up for renewal on October 1, 2021: Minato West, located at 4151 Regent St., Richmond, in the amount of \$2,635,728; and St. Andrews Place, located at 95 St. Andrews Ave., North Vancouver, in the amount of \$283,431. Canada Life, the current lender for both mortgages, is not investing in CMHC-backed mortgages at this time, therefore a new lender will be needed to refinance the existing mortgages. Prospective refinancing rates are 1.8 to 2.1 per cent on a five-year term and 2.5 to 2.9 per cent for a 10-year term.

The Board:

- authorized the MVHC to renew the mortgage for Minato West project located at 4151 Regent St., Richmond, through an external lender with the best overall terms;
- authorized the MVHC to extinguish the mortgage for St. Andrews Place project located at 95 St. Andrews Ave., North Vancouver, using reserves to pay out the remaining balance owing at the end of the mortgage term on October 1, 2021; and
- directed any two officers or directors, or any one director together with any one officer of the MVHC, for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the mortgage assignment, renewal, amendment and repayment of the mortgage as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.



**E1.2 Evaluation Criteria — Expression of Interest (Round 2) to Identify Member Lands for Metro Vancouver Housing Development****APPROVED**

The Metro Vancouver Housing 10-Year Plan sets a target for Metro Vancouver Housing to develop at least 1,350 new and redeveloped units over the next decade, at least 500 of which are targeted through partnerships on member lands.

In February 2020, Metro Vancouver Housing issued its first Expression of Interest (EOI) for member jurisdictions to submit municipally-owned land to lease or transfer to MVH at a nominal cost to develop affordable rental housing. Metro Vancouver Housing is planning to issue a second round EOI planned for fall 2021. This report presents slightly modified evaluation criteria for Committee and Board review and endorsement. Criteria have been modified to emphasize development readiness (i.e., pre-zoning) to support projects that can move forward quickly in a cost-effective manner and position projects well for provincial and/or federal funding support.

The Board endorsed the evaluation criteria as presented in the report.

**E1.3 Award of Contract Resulting from Request for Proposal (RFP) No. 18-081:****RECEIVED****Construction Management for Services and Construction (At-Risk) for Kingston Gardens Complex****APPROVED**

The Kingston Gardens Phase 1 Redevelopment is an 85-unit affordable rental development located at 15245 99 Ave. in Surrey. RFP No. 18-081 consisted of pre-construction and construction management at-risk services. The pre-construction services were awarded to Yellowridge Construction Ltd. (Yellowridge) in July 31, 2018. Following the completion of the detailed design, Yellowridge tendered the construction services with a total construction price of \$30,758,950. This fixed amount represents the construction management at-risk fee and the tendered construction costs.

The proposed construction price is within the project budget approved by the MVHC Board in May 2021. The recommended award is to the highest ranked proponent based on technical and financial components.

The Board:

- approved the award of a contract for an amount of \$30,758,950 (exclusive of taxes) to Yellowridge Construction Ltd. resulting from Request for Proposal (RFP) No. 18-081: Construction Management for Services and Construction (At-Risk) for Kingston Gardens Complex, subject to final review by the Chief Administrative Officer; and
- authorized the Chief Administrative Officer and Corporate Officer to execute the required documentation once the Chief Administrative Officer is satisfied that the award should proceed.

**E1.4 Constructing a Metro Vancouver Housing Amenity Space to Support Food Security for Vulnerable Tenants Affected by the COVID-19 Pandemic****RECEIVED**

Metro Vancouver Housing, in partnership with Immigrant Link Centre Society, runs a free food program to support Metro Vancouver Housing's most vulnerable tenants. The program has positively contributed



to tenant well-being and overall household affordability throughout the pandemic by considerably reducing food costs. To support the expansion of this program, Metro Vancouver Housing will construct an amenity building on one of its housing sites where there is a need and demand for this service, but no space from which to safely operate. Metro Vancouver Housing will fund this construction through funding provided to Metro Vancouver through the provincial "COVID-19 Safe Restart Grants for Local Government."

The Board received the report for information.

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

**RECEIVED**

The Board received information items from Standing Committees.

### **Housing Committee – July 7, 2021**

Information Items:

#### **5.2 Draft Metro Vancouver Housing 2022-2026 Capital Development & Capital Maintenance Plans**

The draft 2022-2026 Metro Vancouver Housing Capital Development and Capital Maintenance Plans have been prepared following direction received at the April 8, 2021 Metro Vancouver Board budget workshop and as part of Metro Vancouver's focus on enhancing transparency and governance over the capital plan. This is a new step in our budget process for this year and the intent is for the Housing Committee to provide feedback and input that will be incorporated into the fall budget presentations to the Committees and Boards.

The draft 2022 capital development cash flow is \$48.3 million with a total estimated spend of \$441 million over the five years. The draft 2022 capital maintenance cash flow is \$9.9 million with a total estimated spend of \$72.9 million over the five years. The budget cycle-over-cycle development plan has increased by \$48.4 million (15.4 per cent) and the five-year capital maintenance plan has increased by \$14.1 million (32.4 per cent) from the corresponding years in the prior year capital plans.

#### **5.3 Exploring Modular Housing Construction**

The Metro Vancouver Housing 10-Year Plan seeks to strategically expand the Metro Vancouver Housing portfolio to create more affordable housing in the region. The Housing Committee requested that staff investigate and compare modular construction to more conventional on-site construction methods. This report explores the benefits and drawbacks of modular compared to conventional construction.

The analysis found that modular construction has a number of benefits including quality control, reduction in waste and the potential for a shorter construction schedule. Cost comparisons suggested higher hard costs, caused by a redundancy in the amount of material used to construct modules, as well as additional transportation of modules to site. However, this could potentially be offset by a shorter construction phase, which would result in less interest accrued in construction financing and faster renting. Modular construction is another viable construction option for MVH and will be explored as a preferred alternative during the feasibility stage of project development.



## **Greater Vancouver Water District**

### **E1.1 Award of Contract Resulting from Request for Proposal (RFP) No. 20-054: Construction of Douglas Road Main No. 2 — Still Creek Section — Microtunnel**

**APPROVED**

Metro Vancouver is constructing Douglas Road Main No. 2 — Still Creek Section along Douglas Road, between Lougheed Highway and Canada Way, in the City of Burnaby. This new 1.5-metre-diameter, 2.2-kilometre-long water main will replace the existing Douglas Road Main No. 1, which has reached the end of its service life. The project is being delivered in three phases: the north section, the microtunnel section, and the south section.

As a result of Request for Qualifications No. 20-023, four experienced trenchless construction firms were shortlisted and invited to respond to Request for Proposal No. 20-054 for the 660 metre-long microtunnel section of the project. Ward & Burke Microtunnelling Ltd. was identified as offering the technically strongest and lowest cost proposal.

The Board approved awarding a contract in the amount of \$13,495,049 (exclusive of taxes) to Ward & Burke Microtunnelling Ltd. resulting from Request for Proposal No. 20-054: Construction of Douglas Road Main No.2: Still Creek Section — Microtunnel, subject to final review by the Commissioner; and authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

### **E1.2 Coquitlam Lake Water Supply — Project Update**

**WITHDRAWN**

### **E2.1 Proposed Updates to the Sustainability Innovation Fund Policies**

**APPROVED**

The Sustainability Innovation Fund (SIF) program allows the Metro Vancouver organization to address critical climate challenges, meet strategic objectives and pilot innovative ideas. SIF projects touch on areas such as the circular economy, resource recovery, emissions reduction and environmental protection.

Following direction from the Climate Action Committee, staff are bringing forward proposed updates to the Sustainability Innovation Fund policies to strengthen and amplify the positive outcomes of the program. To address the stagnant annual contribution to the fund, Financial Services will develop and annually update a contribution schedule to ensure the fund is able to support future projects.

Starting in 2024, staff propose that Financial Services gradually phase in an increase in the contribution amount to each of the SIF reserves. Annual contributions will not exceed one per cent of the respective legal entity's operating budget and a maximum amount in the fund will be set at \$25 million, indexed to inflation.

The Board approved the proposed updates to the Water Sustainability Innovation Fund with an amendment to make it subject to the annual budget approval

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

The Board received information items from Standing Committees.

**Water Committee – July 15, 2021**

Information Items:

**5.1 Draft Water Services 2022-2026 Capital Plan**

The draft 2022-2026 Water Services Capital Plan has been prepared based on direction received at the April 8, 2021 Metro Vancouver Board budget workshop. As part of Metro Vancouver's focus on enhancing transparency and governance of the capital plan, this report represents a new step in the capital budgeting process for this year. The intent is for the Water Committee to provide comments on the draft capital plan, which will then be incorporated into the fall budget presentations to the Water Committee and GVWD Board. The estimated 2022 capital cash flow is \$492.7 million with a total estimated spend of \$2.6 billion over the five years (2022-2026). With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has increased by \$21.3 million, or 1.1 per cent.

**5.2 Water Services Capital Program Expenditure Update to April 30, 2021**

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures three times per year. This is the first report for 2021, which includes both the overall capital program for Water Services with a multi-year view of capital projects and the actual capital spending for the 2021 fiscal year to April 30, 2021 in comparison to the prorated annual budget. In 2021, the annual capital expenditures for Water Services are \$62.4 million to date compared to a prorated annual capital budget of \$144.5 million. Forecasted expenditures for the current Water Services capital program remain within the approved budgets through to completion.

**5.4 Regional Water Conservation Impacts on Capital Planning**

Metro Vancouver has some of the highest per-capita water use when compared to other cities in Canada. From 2000 to 2019, the service population of the GVWD has grown by 642,000 with per-capita water consumption steadily declining. However, it is expected that over the next 20 years overall water consumption will begin to steadily increase as the limits of reductions from improvements in plumbing efficiencies, public awareness, and increased density are being reached. If Metro Vancouver is able to drive increased conservation measures, it may be possible to delay the construction of the Coquitlam Lake Water Supply Project and potentially other capital projects. To achieve that, per-capita consumption will need to drop below 200 litres per person, per day. This could be achieved through a strengthened *Drinking Water Conservation Plan*, increased awareness and enforcement of water conservation bylaws, conservation-oriented pricing structures and water metering, supported by behaviour change campaigns.



**5.7 Residential Water Metering — Overview of Local Experience**

Water metering is recognized as a best management practice strategy to achieve water conservation goals. Metro Vancouver continues to have low uptake of universal residential water metering amongst member jurisdictions, which has contributed to some of the highest per-capita residential water consumption in the country. Metro Vancouver has provided tools to member jurisdictions following a comprehensive regional assessment completed in 2019 to support them with the implementation of residential water metering programs.

**I 2 Update on Water Supply, Conservation and Wildfire Response****RECEIVED**

The Board received a verbal update from the Commissioner.

**Greater Vancouver Sewage and Drainage District****E1.1 Award of a Contract Resulting from Request for Proposal No. 20-103:  
Construction Services for Golden Ears Forcemain and River Crossing****APPROVED**

Request for Proposal No. 20-103 was issued in January 2021 for Construction Services for the Golden Ears Forcemain and River Crossing. Three compliant proposals were received on April 21, 2021 from Michels Canada Co., Pomerleau Inc. and Peter Kiewit Sons ULC. The proposal submitted by Pomerleau was the highest ranked submission on technical merits, and the financial submission with the lowest price.

The Board:

- approved a contract in the amount of up to \$83,628,768 (exclusive of taxes) to Pomerleau Inc., resulting from Request for Proposal 20-103: Construction Services for Golden Ears Forcemain and River Crossing, subject to final review by the Commissioner;
- directed staff to prepare a budget amendment to increase the Northwest Langley Wastewater Treatment Plant Expansion Program by \$39 million;
- directed staff to provide detailed options of potential budget reductions to offset, along with related risks, through the completion of the 2022 budget process; and
- authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

**E1.2 Iona Island Wastewater Treatment Plant Projects – Project Definition Update****RECEIVED**

At its July 31, 2020 meeting, the GVS&DD Board endorsed the design concept for the Iona Island Wastewater Treatment Plant Project — one of Canada's most dynamic and transformative urban sustainability projects. Since then, a number of challenges have been identified related to constructability and schedule constraints, all contributing to higher estimated costs. In advancing the design concept, the preliminary project schedule indicates secondary wastewater treatment is anticipated to be operational by 2034, four years after the regulatory deadline of December 31, 2030.



Applying Metro Vancouver's new cost estimating framework, total project costs for the design concept are estimated at a present value of \$6.7 billion. When escalation and a risk reserve are included, the estimated total cost is \$10.4 billion.

Next steps will focus on addressing the challenges, and will include a revised structured decision-making process for alternate design concepts that will consider technology, layout, implementation and other aspects of the projects identified through an independent value engineering exercise.

Metro Vancouver will also re-engage member jurisdictions, key stakeholders, the public and First Nations on any revised aspects of the projects. Staff plan to report back with a recommended revised design concept in November 2021. Following Board endorsement of the recommended revised design concept, staff will target finalizing the project definition report and indicative design in early 2022, including a recommended schedule, budget and delivery strategy.

The Board received the report for information.

## **E2.1 Iona Island Wastewater Treatment Plant Projects – Project Definition Update**

**RECEIVED**

At its July 31, 2020 meeting, the GVS&DD Board endorsed the design concept for the Iona Island Wastewater Treatment Plant Project — one of Canada's most dynamic and transformative urban sustainability projects. Since then, a number of challenges have been identified related to constructability and schedule constraints, all contributing to higher estimated costs. In advancing the design concept, the preliminary project schedule indicates secondary wastewater treatment is anticipated to be operational by 2034, four years after the regulatory deadline of December 31, 2030.

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The Board received the report for information.

## **E2.2 Engagement Plan for Liquid Waste Development Cost Charge Program Update**

**APPROVED**

As part of a plan to update the liquid waste development cost charge (DCC) program every three to five years, a program review was initiated in 2020. An internal cross-departmental DCC steering committee has been leading this review concurrently with planning the implementation of a new water DCC program.



Work to date has involved initial engagement, including meetings with relevant advisory committees, industry capacity analysis, and rate modelling, now resulting in a set of draft DCC rates in principle. Following Board review of the rates in principle and engagement plan in this report, there will be further engagement with relevant levels of government, First Nations, stakeholders and the public, before finalizing the update for Board approval.

The Board directed staff to proceed with engagement on the proposed update to the liquid waste development cost charge program.

**E2.3 Award of Contract Resulting from Request for Proposal No. 21-019: Annacis Island Wastewater Treatment Plant Trickling Filters No. 2 & 4 — Trickling Filter Media, Rotary Distributor and Foul Air Ducting Replacement** **APPROVED**

A Request for Proposal (RFP) No. 21-019 was issued to five pre-qualified contractors for construction of the Annacis Island Wastewater Treatment (AIWWTP) Trickling Filter (TF) No. 2 & 4 — Trickling Filter Media, Rotary Distributor, and Foul Air (FOA) Ducting Replacement and closed on April 15, 2021. Pomerleau Inc. was ranked highest overall and offered the lowest proposed fee.

The AIWWTP trickling filter main components — plastic media, rotary distributors and FOA ducting — are experiencing varying degrees of degradation and reaching the end of their service life. Their replacement is critical to the operation of the AIWWTP secondary treatment system and the operational certificate compliance of the treatment plant.

The Board:

- approved the award of a contract for an amount of up to \$37,477,304 (exclusive of taxes) to Pomerleau Inc., resulting from Request for Proposal No. 21-019: Annacis Island Wastewater Treatment Plant Trickling Filters No. 2 & 4 — Trickling Filter Media, Rotary Distributor and Foul Air Ducting Replacement subject to final review by the Commissioner; and
- authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

**E2.4 Award of Contract Resulting from Request for Proposal No. 20-002: Annacis Island Wastewater Treatment Plant Stage 5 Expansion — Phase 2, A506 Contract — Gravity Thickener Expansion** **APPROVED**

A Request for Proposal was issued for the construction of the Annacis Island Wastewater Treatment Plant (AIWWTP) Stage 5, Phase 2, A506 Contract to four prequalified entities and closed on March 25, 2021. Maple Reinders Constructors Ltd. was ranked with the highest overall score following evaluation of the proposals.

The purpose of the Stage 5 expansion at AIWWTP is to increase the overall treatment capacity to serve a population of up to 1.5 million people (from a previous capacity of 1.2 million). Contract A506 is an integral component project within the Stage 5 expansion, and will increase the capacity of two areas within the plant, namely the gravity thickeners and the solids contact tanks.

## The Board:

- approved the award of a contract for an amount of up to \$36,335,060 (exclusive of taxes), to Maple Reinders Constructors Ltd. resulting from Request for Proposal No. 20-002: Annacis Island Wastewater Treatment Plant Stage 5 Expansion — Phase 2, A506 Contract – Gravity Thickener Expansion, subject to final review by the Commissioner; and
- authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

### **E3.1 Solid Waste and Recycling Industry Advisory Committee Draft Terms of Reference**

**RECEIVED**

The Ministry of Environment and Climate Change Strategy has initiated a process with the Waste Management Association of BC and Metro Vancouver to address challenges and find opportunity areas to improve solid waste management in the region. An initial outcome of this effort is the formation of a Waste and Recycling Industry Advisory Committee, to act as a forum for industry contribution and advice on planning, operations and policy related to solid waste and recycling in Metro Vancouver. A draft terms of reference has been developed and will be circulated to recycling and waste industry stakeholders to seek any additional feedback. If the terms of reference are revised substantially following feedback, an updated version will be provided to the Zero Waste Committee.

The Board received the report for information.

### **E3.2 Sea to Sky Soils Organics Management Contract**

**RECEIVED**

On April 30, 2021, the GVS&DD Board approved the award of a contract to Arrow Transportation Systems Inc. for the management of organics at the North Shore Recycling and Waste Centre. Metro Vancouver has subsequently entered into a contract with Sea to Sky Soils and Compacting Inc. (Sea to Sky Soils) to process approximately 6,000 tonnes per year of yard trimmings from the Langley and Maple Ridge Recycling and Waste Centres, and between 1,000 and 6,000 tonnes per year of single-family organic material from the North Shore Recycling and Waste Centre, to December 31, 2025.

The contract will be cost neutral with an overall value over its 4.5-year duration of up to \$4.167 million (exclusive of taxes). Entering into a contract with Sea to Sky Soils increases the resiliency of the regional organics management system by increasing the number of businesses providing organics management services to Metro Vancouver.

The Board received the report for information.

### **E4.1 Proposed Updates to the Sustainability Innovation Fund Policies**

**APPROVED**

The Sustainability Innovation Fund (SIF) program allows the Metro Vancouver organization to address critical climate challenges, meet strategic objectives and pilot innovative ideas. SIF projects touch on areas such as the circular economy, resource recovery, emissions reduction and environmental protection.





Following direction from the Climate Action Committee, staff are bringing forward proposed updates to the Sustainability Innovation Fund policies to strengthen and amplify the positive outcomes of the program. To address the stagnant annual contribution to the fund, Financial Services will develop and annually update a contribution schedule to ensure the fund is able to support future projects.

Starting in 2024, staff propose that Financial Services gradually phase in an increase in the contribution amount to each of the SIF reserves. Annual contributions will not exceed one per cent of the respective legal entity's operating budget and a maximum amount in the fund will be set at \$25 million, indexed to inflation.

The Board approved the proposed updates to the Liquid Waste Sustainability Innovation Fund with an amendment to make it subject to the annual budget approval.

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

**RECEIVED**

The Board received information items from Standing Committees.

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

Information Items:

#### **5.2 Draft Liquid Waste Services 2022-2026 Capital Plan**

The draft 2022-2026 Liquid Waste Services Capital Plan has been prepared following direction received at the April 8, 2021 Metro Vancouver Board budget workshop and as part of Metro Vancouver's focus on enhancing transparency and governance over the capital plan. This is a new step in our budget process for this year and the intent is that the Liquid Waste Committee provide feedback and input, which will then be incorporated into the fall budget presentations to the Committees and the Boards.

The estimated 2022 capital cash flow is \$675.8 million with a total estimated spend of \$4.6 billion over the five years. The 2022 capital cash flow is \$17.1 million, or 2.5-per-cent, less than last year's projection for 2022. With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has increased by \$480.1 million or 15 per cent.

#### **5.3 Wet Weather Surcharge for Inflow and Infiltration Action**

GVS&DD and its member jurisdictions have made a commitment to eliminate sanitary sewer overflows, which are caused by inflow and infiltration (I&I) of rainwater and groundwater in the sanitary sewer systems in the region, which is largely occurring in privately owned sewer connections. Management of I&I is most effective when done at the source (sewer piping owned by residents) and efforts to promote action on I&I have been challenging and the frequency of overflows is increasing.

Metro Vancouver is considering implementing a wet weather surcharge, which will be in the order of approximately 1 per cent of the GVS&DD levy. Funds raised will contribute to a reserve fund that will be accessible to municipalities, on a cost-sharing basis, for I&I and fats, oil and grease (FOG) management programs or projects targeted at addressing I&I or FOG at source, and reducing sanitary sewer



overflows. An overview and general principles of the proposed wet weather surcharge are provided in this report.

## **5.5 Liquid Waste Services Capital Program Expenditures Update as at April 30, 2021**

The capital expenditure reporting process as approved by the GVS&DD Board provides for regular status reports on capital expenditures three times per year. This is the first report for 2021, which includes the overall capital program for Liquid Waste Services with a multi-year view of capital projects, and the actual capital spending for the 2021 fiscal year to April 30, 2021 in comparison to the prorated annual budget. As of April 30, the 2021 capital expenditures for Liquid Waste Services are \$73 million, compared to a prorated annual capital budget of \$311.5 million. This shortfall is primarily due to payments expected later in the year and some project delays related to the timing of tenders, construction delays, and issues relating to COVID-19. Forecasted expenditures for the current Liquid Waste Services capital program generally remain within the approved budgets through to completion.

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

Delegation Summaries:

### **3.1 Tom Land, President & CEO and Christian Dietrich, General Manager, Ecowaste Industries Ltd.**

Action Arising from the Delegation:

*The Zero Waste Committee requested staff report back to the Committee with information, including Metro Vancouver's jurisdiction, in response to the July 16, 2021 delegation from Tom Land, President & CEO and Christian Dietrich, General Manager, Ecowaste Industries Ltd. requesting Metro Vancouver express support for a change to the Agricultural Land Reserve (ALR) regulation exempting provincially-permitted landfills from the prohibition to accept construction and demolition waste on lands in the ALR.*

Information Items:

## **5.1 Pre-Engagement Results – Solid Waste Management Plan Update**

Public engagement is critical in the development of an updated solid waste management plan. To deliver a robust engagement process that goes beyond Metro Vancouver's typical process, exceeds provincial requirements, and addresses previous concerns about engagement, a pre-engagement phase was held to help shape the engagement process. In addition, an Independent Consultation and Engagement Panel was formed to guide development and implementation of engagement, and Metro Vancouver will be engaging on the development of provincially required public and technical advisory committee(s).

Metro Vancouver received feedback from more than 350 individuals via questionnaire responses, presentations, written submissions, meetings with staff, and presentations to the Solid Waste Management Plan Independent Consultation and Engagement Panel. Two entities that presented to the panel expressed concern about the presentation process, and a second opportunity to present to the panel was provided. Feedback indicated support for online and in-person engagement opportunities including sector-specific discussions and early, continuous, and iterative opportunities to provide



feedback. Staff will report back later in the year with a proposed engagement program as well as the proposed structure and selection criteria for the public and technical advisory committee(s).

### **5.3 Solid Waste Services Capital Program Expenditure Update as of April 30, 2021**

The capital expenditure reporting process, as approved by the GVS&DD Board, provides for regular status reports on capital expenditures three times per year. This is the first report for 2021, and includes the overall capital program for Solid Waste Services with a multi-year view of capital projects and the actual capital spending compared to the prorated budget to April 2021. For the first four months of 2021, the capital expenditures for Solid Waste Services were \$16.7 million compared to a 2021 prorated capital budget of \$32.6 million. The underspend is primarily due to longer than expected pre-construction phases for Waste-to-Energy Facility projects, and the property purchase timing for the North Surrey Recycling and Waste Centre depot development. Projects underway are expected to be completed within approved budgets.

### **5.4 Draft Solid Waste Services 2022 – 2026 Capital Plan**

The draft 2022-2026 Solid Waste Services Capital Plan has been prepared following direction received at the April 8, 2021 Metro Vancouver Board budget workshop and as part of Metro Vancouver's focus on enhancing transparency and governance over the capital plan. This is a new step in our budget process for this year and the intent is that the Zero Waste Committee provide feedback and input, which will then be incorporated into the fall budget presentations to the Committees and the Boards.

The estimated 2022 Capital Cash Flow is \$52.1 million with a total estimated spend of \$283 million over the five years. The 2022 Capital Cash Flow is \$24.2 million (31.7 per cent) less than last year's projection for 2022, primarily because the Acid Gas Reduction project spending was deferred as a result of an amendment to the Waste-to-Energy Facility operational certificate. With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has increased by \$30.4 million, or 15 per cent. Changes in overall capital are primarily due to carry-forward of budgets for projects not completed in 2021. Actual budget increases were offset by deferrals of projects out of the capital planning window.

### **5.6 Waste-to-Energy Facility 2020 Financial Update**

The Metro Vancouver Waste-to-Energy Facility continues to be an environmentally sound, low-cost regional disposal option. In 2020, the Waste-to-Energy Facility processed 244,362 tonnes of municipal solid waste, at a net unit cost of \$69.84 per tonne for operation and maintenance. The Waste-to-Energy Facility costs increased as compared to 2018 and 2019 primarily due to the decrease in processed tonnage, an increase in bottom ash disposal costs, and reduced electrical revenue due to scheduled maintenance. In 2018 and 2019 more than 75,000 tonnes of bottom ash were beneficially used in the construction of the United Boulevard Recycling and Waste Centre. In 2020, all bottom ash was disposed of at the Vancouver Landfill. A procurement process for long-term beneficial use of bottom ash is underway.

### **5.7 2021 Regional Clothing Waste Reduction Campaign Results**

Now in its third year, Metro Vancouver’s “Think Thrice About Your Clothes” (“Think Thrice”) behaviour-change campaign, performed strongly in terms of engagement and the number of Metro Vancouver residents reached. The campaign’s goal is to increase diversion of textiles from the waste stream by raising awareness of the textile waste problem and empowering residents to take action. The creative platform included updates to key messaging and ad creative based on post-2020 campaign research and focus group testing. The strategy included both broad reach and targeted digital tactics and delivered more than 69 million impressions. Overcoming barriers and effecting long-lasting behaviour change can take several years to achieve and requires a long term commitment. However, a range of indicators can be employed to measure campaign efficacy over time, including engagement, public attitudes research, and changes in clothing disposal identified through annual solid waste composition studies.

### **5.8 Update on Metro Vancouver’s Engagement with the Love Food Hate Waste Canada Campaign**

As part of its commitment to preventing waste, Metro Vancouver is a campaign partner in Love Food Hate Waste Canada (LFHW). An initiative of the National Zero Waste Council (NZWC), LFHW inspires and empowers people to prevent household food waste. There are 11 campaign partners, including two provincial agencies, seven local governments (including Metro Vancouver), and two grocery chains (Walmart and Sobeys). As a partner, Metro Vancouver receives creative for regional activations, and benefits from national media buys and access to influencers and celebrity chefs. Research about the impact of COVID-19 on consumer behaviours and food waste found 24 per cent were wasting less than usual and 94 per cent were motivated to reduce their household’s avoidable food waste. In response, LFHW activations in 2020 and 2021 had a theme of “We’re Here to Help.” The regional campaign delivered 14.5 million total impressions and reached 320,000 people; the national campaign delivered more than seven million impressions.





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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Leslie Garber, Deputy Director of Finance

Subject: 2021 FUNDING APPROPRIATIONS 2142 – 2146 AND BYLAW 8876

Date: September 8, 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 Deputy Director of Finance, dated September 8, 2021, entitled "2021 Funding Appropriations 2142 – 2146 and Bylaw 8876":

THAT (Funding Appropriation #2142) an amount of \$248,000 be appropriated from the Capital General Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2143) an amount of \$419,970 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2144) an amount of \$121,880 be appropriated from the Sustainable Transportation Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2145) an amount of \$171,822 be appropriated from the Public Art Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2146) an amount of \$100,000 be appropriated from the Cemetery Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876" (2021 Capital Plan Funding) a Bylaw to appropriate an amount of

\$183,150 from DCC (Transportation) Reserve Fund to fund 2021 Capital Plan, be considered;

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

## ATTACHMENTS

1. 2021 Capital Funding Allocation Detail by Source (CityDocs [2091652](#))
2. 2021 Project Sheets (CityDocs [2091656](#))
3. Supporting information for Engineering, Parks & Environment Appropriation Requests (CityDocs [2091618](#))
4. Proposed Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876 (CityDocs [2091625](#))
5. Information Report from Public Art Officer, NVR&CC - Public Art Reserve Fund – 2021 Civic Public Art Project List (CityDocs [2091620](#))

## 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:



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Leslie Garber  
Deputy Director of Finance

**2021 Capital Funding Allocation Detail by Source**  
**Sept 8 2021**

Attachment 1

Appr #	Page	Funding Source	Description	Amount	Manager
2142	3-32	General Capital Reserve	Bus Speed and Reliability	50,000	Kuzmanovski, Kliment
2142	4-22	General Capital Reserve	Streetscape Renovations	25,000	Priestley, Derek
2142	4-25	General Capital Reserve	Wooden Bridge and Stair Replacement	25,000	Priestley, Derek
2142	4-26	General Capital Reserve	Grass Sports Field Renovations	75,000	Priestley, Derek
2142	6-6	General Capital Reserve	E-Bike Stromber Bike	5,000	Zander, Sabine
2142	6-6	General Capital Reserve	E-Bike BH Bikes	5,000	Zander, Sabine
2142	6-22	General Capital Reserve	Automated Traffic Counters	50,000	Kuzmanovski, Kliment
2142	7-15	General Capital Reserve	Integrated Library System (ILS) Renewal	13,000	Chee, Wai-Lin
<b>Subtotal Appropriation #2142</b>				<b>\$ 248,000</b>	
2143	3-11	Civic Amenity Reserve Fund	Priority Mobility Network Improvements	\$ 64,970	Hall, Justin
2143	3-16	Civic Amenity Reserve Fund	Active & Safe Routes to School Implementation	\$ 200,000	Hall, Justin
2143	3-23	Civic Amenity Reserve Fund	Pedestrian Scale Lighting - Green Necklace	\$ 80,000	Hall, Justin
2143	4-20	Civic Amenity Reserve Fund	Public School Playground Funding	75,000	Vasilevich, Adam
<b>Subtotal Appropriation #2143</b>				<b>\$ 419,970</b>	
2144	3-11	Sustainable Transportation Reserve Fund	Priority Mobility Network Improvements	121,880	Hall, Justin
<b>Subtotal Appropriation #2144</b>				<b>\$ 121,880</b>	
2145	5-2	Public Art	Public Art Civic Program	85,000	Phillips, Lori
2145	5-3	Public Art	Public Art (Lower Lonsdale Lands)	86,822	Phillips, Lori
<b>Subtotal Appropriation #2145</b>				<b>\$ 171,822</b>	
2146	1-5	Cemetery Reserve Fund	City Cemetery Program	100,000	Hunter, Michael
<b>Subtotal Appropriation #2146</b>				<b>\$ 100,000</b>	
8876	3-11	Transportation DCC Fund	Priority Mobility Network Improvements	183,150	Hall, Justin
<b>Subtotal Bylaw# 8876</b>				<b>\$ 183,150</b>	
<b>Grand total</b>				<b>\$ 1,244,822</b>	

<b>Project Name:</b>	City Cemetery Program											2021 - 2030 Project Plan	
<b>Department:</b>	Engineering: Parks & Environment											Project Type: Provision	
<b>Project Manager:</b>	Mike Hunter											Date: 31-08-2020 Dedicated Funds	
<b>Description:</b>	Dedicated funding from the Cemetery Reserve to finance the replacement of existing cemetery infrastructure as well as the provision of new cemetery services to meet community needs.												
<b>Purpose:</b>	In order to continue to provide cemetery services to the residents of the City of North Vancouver and District of North Vancouver, capital investment is required to replace ageing infrastructure (such as roads), to expand the usable area of the cemetery, and to provide new means of interment that meet the evolving needs of the community. A new Cemetery Master Plan is being developed and this annual program will fund its implementation.												
<b>Alignment With Official Community Plan:</b>	Goal 8.2: Employ a proactive approach to infrastructure maintenance and upgrades.												
<b>Strategic Plan :</b> Use percentages to allocate the project across the 5 strategic priorities	A City for People		A Livable City		A Vibrant City		A Connected City		A Prosperous City		Total		
	25%		50%		25%						100%		
<b>Service Levels:</b> Impact on the service levels to the public as a result of the project	Addresses a current service level deficiency so level of service standard is achieved				The cemetery is running out of useable space and funding is required to make more of the cemetery property available for interments and provide new ways in which residents can be memorialised (i.e. green burials and scatter garden)								
<b>COVID-19 Adaptation:</b> How significantly this project assists residents, local businesses and vulnerable populations under COVID-19	Low Impact				Space for in-ground interments is currently very limited. In the event of a significant increase in deaths due to the pandemic, there would be limited opportunities to accommodate increase demand without expansion.								
<b>Risk Assessment:</b> Impact of the project not proceeding to public health and/or occupational health and safety	Moderate Impact				The expansion of the cemetery will include the geotechnical stabilization of a large area of fill on the east side of the property. Replacing ageing infrastructure in a timely manner ensures the safety of both staff and the public who visit the site.								
<b>External Funding:</b> If applicable, specify funding agency/program	N/A				N/A		Specify Funding Agency/Program:						
<b>GHG Implications:</b> Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	The expansion of cemetery services to include green burials provides the opportunity to expand the tree canopy and partially off-set GHG emissions associated with this operation.											<b>Director Approval:</b> Approved by D. Pope December 2, 2020	
	2011-2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	TOTAL	
<b>Funding Requirements</b>													
<b>City Funding (Fund Appropriation)</b>	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000	
<b>External Funding/Contributions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Project Expenditures</b>	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000	
<b>Overhead Staffing (Engineering/Facilities)</b> Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Impact on Operations/Maintenance</b> (Incremental to 2020 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Staffing (FTE)</b>													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Staffing</b>	-	-	-	-	-	-	-	-	-	-	-	-	

\* 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.

<b>Project Name:</b>	<b>Priority Mobility Network Improvements</b>											<b>2021 - 2030 Project Plan</b>		
<b>Department:</b>	<b>Engineering: Streets</b>											<b>Project Type:</b>		<b>New Capital Asset</b>
<b>Project Manager:</b>	<b>Justin Hall</b>											<b>Date: July 31/20</b>		<b>New Initiative</b>
<b>Description:</b>	In 2019, Council endorsed the All Ages and Abilities Priority Mobility Network Strategy – advancing the City's existing Bicycle Master Plan and All Ages and Abilities Bike Network, while considering users with a broad range of electrified mobility devices. The Strategy focuses on a multi-phased approach to prioritize and implement important north-south and east-west corridors that connect people to key destinations in the City and throughout the region.													
<b>Purpose:</b>	To increase the number of kilometers of protected cycling infrastructure and promote cycling as a safe and convenient mode of transportation for all.													
<b>Alignment With Official Community Plan:</b>	2.1.1 Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choice for all ages and abilities with an aim to increase these ways of travelling over single-occupant vehicle use; 2.1.2 Invest in pedestrian and cycling facilities on the routes to and around schools, and work with the North Vancouver School District to promote active transportation, healthy lifestyles, and sustainable travel behaviour among children and youth.													
<b>Strategic Plan :</b>	<b>A City for People</b>		<b>A Livable City</b>		<b>A Vibrant City</b>		<b>A Connected City</b>		<b>A Prosperous City</b>		<b>Total</b>			
Use percentages to allocate the project across the 5 strategic priorities							100%				100%			
<b>Service Levels:</b> Impact on the service levels to the public as a result of the project	<i>Increases level of service</i>				<b>Notes:</b>									
<b>COVID-19 Adaptation:</b> How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	<i>Significant Impact</i>				<b>Notes:</b>									
<b>Risk Assessment:</b> Impact of the project not proceeding to public health and/or occupational health and safety	<i>Significant Impact</i>				<b>Notes:</b>									
<b>External Funding:</b> If applicable, specify funding agency/program	<i>Other Contribution</i>				<i>Unsecured Contribution</i>		<b>Specify Funding Agency/Program</b> Translink							
<b>GHG Implications:</b> Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	By encouraging cycling, we can help reduce our community's GHG emissions. Every cycling trip is virtually GHG emission free, with many of those trips otherwise taken by a motorised vehicle. Fuel used and waste generated during construction will result in minimal increase in GHG emissions during the period of work.							<b>Director Approval:</b> Approved by D. Pope February 3, 2021						
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>		
<b>Funding Requirements</b>														
<b>City Funding (Fund Appropriation)</b>	\$ 850,000	\$ 370,000	\$ 870,000	\$ 1,870,000	\$ 4,320,000	\$ 1,670,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 9,450,000		
<b>External Funding/Contributions</b>	\$ 600,000	\$ -	\$ -	\$ 2,650,000	\$ 1,900,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,050,000		
<b>Total Project Expenditures</b>	\$ 1,450,000	\$ 370,000	\$ 870,000	\$ 4,520,000	\$ 6,220,000	\$ 3,170,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 15,500,000		
<b>Overhead Staffing (Engineering/Facilities)</b> Specify as a percentage of funds appropriated		7%	7%	7%	7%	0%	0%	0%	0%	0%	0%			
<b>Impact on Operations/Maintenance</b> (Incremental to 2020 Base Year Operating Budget)														
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Expenses net of recoveries(Include staffing)	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Total</b>	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Staffing (FTE)</b>														
Regular	-	-	-	-	-	-	-	-	-	-	-	-		
Temporary	0.5000	0.5000	0.5000	0.5000	0.5000	-	-	-	-	-	-	-		
<b>Total Staffing</b>	0.5000	0.5000	0.5000	0.5000	0.5000	-	-	-	-	-	-	-		

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

Attachment to Priority Mobility Network Improvements

Project	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Cost of Project
Infrastructure Spot Improvements	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 700,000
Low Level Road Improvements					\$ 300,000						\$ 300,000
Low Level Road Improvements - ROF					\$ 300,000						\$ 300,000
Midtown Corridor - West Keith @ Bewicke to Casano-Loutet Overpass	\$ 100,000										\$ 100,000
Midtown Corridor - West Keith @ Bewicke to Casano-Loutet Overpass - ROF			\$ 600,000								\$ 600,000
Boulevard Crescent		\$ 400,000									\$ 400,000
Chesterfield Ave - Esplanade to West 13th Street	\$ 200,000		\$ 1,650,000								\$ 1,850,000
Chesterfield Ave - Esplanade to West 13th Street - ROF			\$ 1,650,000								\$ 1,650,000
St Davids Greenway		\$ 400,000									\$ 400,000
St Davids Greenway - ROF			\$ 400,000								\$ 400,000
Chesterfield Ave - 13th to 21st			\$ 50,000	\$ 2,050,000	\$ 700,000						\$ 2,800,000
Chesterfield Ave -13th to 21st - ROF				\$ 1,100,000	\$ 700,000						\$ 1,800,000
St Andrews Neighbourhood Street				\$ 400,000							\$ 400,000
Larson - 23rd to Fell			\$ 100,000	\$ 1,800,000							\$ 1,900,000
Larson - 23rd to Fell - ROF				\$ 800,000							\$ 800,000
4th St Bike Route					\$ 500,000						\$ 500,000
4th St Bike Route					\$ 500,000						\$ 500,000
East Keith Road (St G - Grand) Upgrades					\$ 100,000						\$ 100,000
Sum of Captial Funding	\$ 370,000	\$ 870,000	\$ 1,870,000	\$ 4,320,000	\$ 1,670,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 9,450,000
Sum of Outside Funding	\$ -	\$ -	\$ 2,650,000	\$ 1,900,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,050,000
<b>TOTAL</b>	<b>\$ 370,000</b>	<b>\$ 870,000</b>	<b>\$ 4,520,000</b>	<b>\$ 6,220,000</b>	<b>\$ 3,170,000</b>	<b>\$ 70,000</b>	<b>\$ 70,000</b>	<b>\$ 70,000</b>	<b>\$ 70,000</b>	<b>\$ 70,000</b>	<b>\$ 15,500,000</b>

Current  
Project #

53255



<b>Project Name:</b>	<b>Active &amp; Safe Routes to School Implementation</b>											<b>2021 - 2030 Project Plan</b>			
<b>Department:</b>	<b>Engineering: Streets</b>											<b>Project Type:</b>		<b>New Capital Asset</b>	
<b>Project Manager:</b>	<b>Justin Hall</b>											<b>Date: July 31/20</b>		<b>New Initiative</b>	
<b>Description:</b>	This project will implement the infrastructure improvement recommendations from Planning's work on school travel plans to facilitate the use of active and transit oriented modes. This will include new sidewalk connections, new or improved crossings and signal work to improve safety and create new connections.														
<b>Purpose:</b>	To facilitate the implementation of infrastructure improvements recommended by school travel plans at north Vancouver schools. . To make streets safer and preserve and enhance the liveability of neighbourhoods and to encourage walking and cycling to schools.														
<b>Alignment With Official Community Plan:</b>	2.1 "Prioritize walking, cycling, transit and goods movement over single occupancy vehicle;" 2.1.1. Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with an aim to increase these ways of travelling over single-occupant vehicle use; 2.1.2. Invest in pedestrian and cycling facilities on the routes to and around schools, and work with the North Vancouver School District to promote active transportation, healthy lifestyles, and sustainable travel behaviour among children and youth; goal 2.1.7 "Work with partners to encourage and promote the numerous benefits of active transportation, including health, social and economic benefits, especially amongst young people;" goal 2.1.8 "Work with partners, including TransLink, employers in the City and their labour representatives on transportation demand management measures that encourage walking, cycling, and the use of public transit;" goal 2.3.8 "Encourage transportation options that reduce fossil fuel use such as walking, cycling, transit, carpooling and low-emission vehicles;" goal 4.11 "Reduce community greenhouse gas emissions."														
<b>Strategic Plan :</b>	<b>A City for People</b>		<b>A Livable City</b>		<b>A Vibrant City</b>		<b>A Connected City</b>		<b>A Prosperous City</b>		<b>Total</b>				
Use percentages to allocate the project across the 5 strategic priorities							100%				100%				
<b>Service Levels:</b>	<i>Addresses a current service level deficiency so level of service standard is achieved</i>				<b>Notes:</b>										
Impact on the service levels to the public as a result of the project															
<b>COVID-19 Adaptation:</b>	<i>Low Impact</i>				<b>Notes:</b>										
How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19															
<b>Risk Assessment:</b>	<i>Significant Impact</i>				<b>Notes:</b>										
Impact of the project not proceeding to public health and/or occupational health and safety															
<b>External Funding:</b>	<i>Other Contribution</i>				<i>Unsecured Contribution</i>		<b>Specify Funding Agency/Program</b>								
If applicable, specify funding agency/program							ICBC								
<b>GHG Implications:</b>	Approximately half of the City's community greenhouse gas emissions are attributed to transportation. This program is expected to reduce our community's GHG emissions, by encouraging people to walk, bike, use transit and ride share while discouraging from driving alone.											<b>Director Approval:</b> Approved by D. Pope on December 2, 2020			
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.															
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>			
<b>Funding Requirements</b>															
<b>City Funding (Fund Appropriation)</b>	\$ 200,000	\$ 200,000	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 750,000			
<b>External Funding/Contributions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Total Project Expenditures</b>	\$ 200,000	\$ 200,000	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 750,000			
<b>Overhead Staffing (Engineering/Facilities)</b> Specify as a percentage of funds appropriated		7%	7%	7%	7%	7%	7%	7%	7%	7%	7%				
<b>Impact on Operations/Maintenance</b> (Incremental to 2020 Base Year Operating Budget)															
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Staffing (FTE)</b>															
Regular	-	-	-	-	-	-	-	-	-	-	-	-			
Temporary	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000			
<b>Total Staffing</b>	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000			

\* 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.

<b>Project Name:</b>	<b>Pedestrian Scale Lighting - Green Necklace</b>											<b>2021 - 2030 Project Plan</b>	
<b>Department:</b>	<b>Engineering: Traffic</b>											<b>Project Type:</b>	<b>New Capital Asset</b>
<b>Project Manager:</b>	<b>Justin Hall</b>											<b>Date: July 31/20</b>	<b>New Initiative</b>
<b>Description:</b>	With the now complete Green Necklace greenway, this project would improve the lighting on Jones Avenue - the last remaining unlit section of the multi-use path. This will improve comfort and safety of pathway users in the evening hours creating options for a healthy and active lifestyle for all.												
<b>Purpose:</b>	Improve safety with pedestrian scale, low level lighting along the multi-use trail on Jones Avenue from West Keith Road to West 21st St .												
<b>Alignment With Official Community Plan:</b>	This project supports the goals in Chapters 2, 3 and 5 (Transportation, Mobility & Access; Community Well-being; and Parks, Recreation & Open Space) by adding pedestrian oriented components to the existing public infrastructure and by enhancing community safety. The greenway system provides a safe walking and cycling recreational system, in accordance to the Parks Master Plan.												
<b>Strategic Plan :</b>	<b>A City for People</b>	<b>A Livable City</b>			<b>A Vibrant City</b>			<b>A Connected City</b>			<b>A Prosperous City</b>	<b>Total</b>	
Use percentages to allocate the project across the 5 strategic priorities								100%				100%	
<b>Service Levels:</b>	<i>Increases level of service</i>				<b>Notes:</b>								
<b>COVID-19 Adaptation:</b>	<i>Moderate Impact</i>				<b>Notes:</b>								
<b>Risk Assessment:</b>	<i>Moderate Impact</i>				<b>Notes:</b>								
<b>External Funding:</b>	<i>Provincial Contribution</i>				<i>Unsecured Contribution</i>				<b>Specify Funding Agency/Program</b>				
If applicable, specify funding agency/program									ICBC				
<b>GHG Implications:</b>	Additional lighting will increase the City's corporate GHG emissions. High efficiency light fixtures, such as LED, use approximately 60% less than traditional high pressure sodium bulbs.										<b>Director Approval:</b>		
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.											Approved by D. Pope on December 2, 2020		
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>	
<b>Funding Requirements</b>													
<b>City Funding (Fund Appropriation)</b>	\$ 250,000	\$ 80,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 830,000	
<b>External Funding/Contributions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Project Expenditures</b>	\$ 250,000	\$ 80,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 830,000	
<b>Overhead Staffing (Engineering/Facilities)</b>													
Specify as a percentage of funds appropriated		3%	3%	0%	0%	0%	0%	0%	0%	0%	0%		
<b>Impact on Operations/Maintenance</b>													
(Incremental to 2020 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries(Include staffing)	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>	\$ -	\$ (900)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Staffing (FTE)</b>													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	0.2000	-	-	-	-	-	-	-	-	-	-	
<b>Total Staffing</b>	-	0.2000	-	-	-	-	-	-	-	-	-	-	

\* 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.

<b>Project Name:</b>	<b>Bus Speed and Reliability</b>											<b>2021 - 2030 Project Plan</b>			
<b>Department:</b>	<b>Engineering: Traffic</b>											<b>Project Type:</b>		<b>New Capital Asset</b>	
<b>Project Manager:</b>	<b>Kliment Kuzmanovski</b>											<b>Date: July 31/20</b>		<b>New Initiative</b>	
<b>Description:</b>	Translink has created a new group with grant funding available to improve bus speed and reliability. First phase is for Planning to study and identify problem locations by consultant. This project is to implement recommendations.														
<b>Purpose:</b>	Implement projects that will provide improvements for transit vehicles at problem locations throughout the City.														
<b>Alignment With Official Community Plan:</b>	OCP Goal 2.1 Prioritize walking, cycling, transit and goods movement over single-occupancy vehicles; 2.1.6 Implement transit priority treatments such as signal coordination, bus bulges, intersection queue jumpers and dedicated bus lanes to reduce transit travel times and improve transit reliability; 2.3 Support a safe, accessible, resilient, and affordable transportation system; 2.3.8 Encourage transportation options that reduce fossil fuel use, such as walking, cycling, transit, carpooling, and low-emission vehicles.														
<b>Strategic Plan :</b>	<b>A City for People</b>		<b>A Livable City</b>		<b>A Vibrant City</b>		<b>A Connected City</b>		<b>A Prosperous City</b>		<b>Total</b>				
Use percentages to allocate the project across the 5 strategic priorities							100%				100%				
<b>Service Levels:</b> Impact on the service levels to the public as a result of the project	<i>Addresses a current service level deficiency so level of service standard is achieved</i>				<b>Notes:</b>										
<b>COVID-19 Adaptation:</b> How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	<i>Moderate Impact</i>				<b>Notes:</b>										
<b>Risk Assessment:</b> Impact of the project not proceeding to public health and/or occupational health and safety	<i>Low Impact</i>				<b>Notes:</b>										
<b>External Funding:</b> If applicable, specify funding agency/program	<i>Other Contribution</i>				<i>Other</i>		<b>Specify Funding Agency/Program</b> Translink/Bus Speed and Reliability Program								
<b>GHG Implications:</b> Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Transit offers significantly less GHG emissions per trip over single occupancy vehicles. Further improvement to reliability will improve the efficiency of transit and attract new riders who otherwise may choose higher emission transportation options.							<b>Director Approval:</b> Approved by D. Pope on December 2, 2020							
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>			
<b>Funding Requirements</b>															
<b>City Funding (Fund Appropriation)</b>	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 500,000			
<b>External Funding/Contributions</b>	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 500,000			
<b>Total Project Expenditures</b>	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000			
<b>Overhead Staffing (Engineering/Facilities)</b> Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%				
<b>Impact on Operations/Maintenance</b> (Incremental to 2020 Base Year Operating Budget)															
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-			
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-			
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-			
<b>Staffing (FTE)</b>															
Regular	-	-	-	-	-	-	-	-	-	-	-	-			
Temporary	-	-	-	-	-	-	-	-	-	-	-	-			
<b>Total Staffing</b>	-	-	-	-	-	-	-	-	-	-	-	-			

\* 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.

<b>Project Name:</b>	<b>Public School Playground Funding</b>											<b>2021 - 2030 Project Plan</b>			
<b>Department:</b>	<b>Engineering: Parks &amp; Environment</b>											<b>Project Type:</b>		<b>New Capital Asset</b>	
<b>Project Manager:</b>	<b>Adam Vasilevich</b>											<b>Date: July 31/20</b>		<b>New Initiative</b>	
<b>Description:</b>	Council approved the Public Elementary School Playground Enhancements Revised Policy on October 7, 2019. This provides funding to specific schools to a maximum of \$75,000 each over a 10 year period.														
<b>Purpose:</b>	Support the development of enhanced outdoor school yards to benefit the community.														
<b>Alignment With Official Community Plan:</b>	This policy and specific project will support goal 3.1 of the OCP - Enhance well-being and quality of life for all community members.														
<b>Strategic Plan :</b>	<b>A City for People</b>	<b>A Livable City</b>			<b>A Vibrant City</b>			<b>A Connected City</b>			<b>A Prosperous City</b>			<b>Total</b>	
Use percentages to allocate the project across the 5 strategic priorities	10%	65%			25%									100%	
<b>Service Levels:</b> Impact on the service levels to the public as a result of the project	Addresses a current service level deficiency so level of service standard is achieved				Many schools have ageing playground equipment that no longer meets public expectations										
<b>COVID-19 Adaptation:</b> How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	Moderate Impact				Demand for access to public open space has significantly increased as a result of COVID-19 and school grounds are an important part of the community's inventory of outdoor recreational assets.										
<b>Risk Assessment:</b> Impact of the project not proceeding to public health and/or occupational health and safety	Significant Impact				Replacing ageing playground equipment assures that evolving safety standards can continue to be met.										
<b>External Funding:</b> If applicable, specify funding agency/program	N/A				N/A			Specify Funding Agency/Program							
<b>GHG Implications:</b> Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Short-term: Limited GHG emissions associated with construction (fuel and materials).							<b>Director Approval:</b> Approved by D. Pope on December 2, 2020							
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>			
<b>Funding Requirements</b>															
<b>City Funding (Fund Appropriation)</b>	\$ 150,000	\$ 150,000	\$ 150,000	\$ 37,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337,500			
<b>External Funding/Contributions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Total Project Expenditures</b>	\$ 150,000	\$ 150,000	\$ 150,000	\$ 37,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337,500			
<b>Overhead Staffing (Engineering/Facilities)</b> Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%				
<b>Impact on Operations/Maintenance</b> (Incremental to 2020 Base Year Operating Budget)															
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Staffing (FTE)</b>															
Regular	-	-	-	-	-	-	-	-	-	-	-	-			
Temporary	-	-	-	-	-	-	-	-	-	-	-	-			
<b>Total Staffing</b>	-	-	-	-	-	-	-	-	-	-	-	-			

\* 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.

<b>Project Name:</b>	<b>Streetscape Renovations</b>											<b>2021 - 2030 Project Plan</b>	
<b>Department:</b>	<b>Engineering: Parks &amp; Environment</b>											<b>Project Type: On-Going Program/Project</b>	
<b>Project Manager:</b>	<b>Derek Priestley</b>											<b>Date: July 31/20</b>	
<b>Description:</b>	The City's existing volunteer traffic circle adoption program has experienced declining enrollment from community members resulting in a number of unmanaged overgrown and unsightly circles. This will enable a proactive approach to renovating existing traffic circles to address sightline hazards caused by overgrowth and reduce the long-term maintenance cost while tracking what our actual maintenance costs would be and then apply for an ongoing operating budget in 2022/2023.												
<b>Purpose:</b>	Reduce the plan table area of existing traffic circles in the City to improve aesthetics, reduce overall maintenance costs, and improve safety. This will allow Parks Operations to develop a predictable management schedule and then apply for operating funds for all traffic circles in the City that ensures safety and lowest total cost of ownership.												
<b>Alignment With Official Community Plan:</b>	8.1 - Employ a proactive approach to infrastructure maintenance and upgrades												
<b>Strategic Plan :</b>	<b>A City for People</b>		<b>A Livable City</b>		<b>A Vibrant City</b>		<b>A Connected City</b>		<b>A Prosperous City</b>		<b>Total</b>		
Use percentages to allocate the project across the 5 strategic priorities	33%		34%		33%						100%		
<b>Service Levels:</b> Impact on the service levels to the public as a result of the project	Addresses a current service level deficiency so level of service standard is achieved				<b>Notes:</b>								
<b>COVID-19 Adaptation:</b> How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	Low Impact				<b>Notes:</b>								
<b>Risk Assessment:</b> Impact of the project not proceeding to public health and/or occupational health and safety	Significant Impact				<b>Notes: improves public safety, help eliminate risk of overgrowth obstructing sightlines at intersections</b>								
<b>External Funding:</b> If applicable, specify funding agency/program	N/A				N/A				<b>Specify Funding Agency/Program</b>				
<b>GHG Implications:</b> Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	No significant increase to GHG emissions								<b>Director Approval:</b> Approved by D. Pope on December 2, 2020				
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>	
<b>Funding Requirements</b>													
<b>City Funding (Fund Appropriation)</b>	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	
<b>External Funding/Contributions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Project Expenditures</b>	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	
<b>Overhead Staffing (Engineering/Facilities)</b> Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
<b>Impact on Operations/Maintenance</b> (Incremental to 2020 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Staffing (FTE)</b>													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Staffing</b>	-	-	-	-	-	-	-	-	-	-	-	-	

\* 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.

<b>Project Name:</b>	<b>Wooden Bridge and Stair Replacement</b>											<b>2021 - 2030 Project Plan</b>	
<b>Department:</b>	<b>Engineering: Parks &amp; Environment</b>											<b>Project Type:</b>	<b>On-Going Program/Project</b>
<b>Project Manager:</b>	<b>Derek Priestley</b>											<b>Date:</b> July 31/20	<b>Base Program</b>
<b>Description:</b>	This project consists of the replacement of aging wooden structures, such as stairs, bridges and boardwalks, throughout the City's park system.												
<b>Purpose:</b>	A number of wooden structures, such as small bridges, stairs, boardwalks and retaining walls in the City's Parks (Tempe Heights, Mosquito Creek, and Mahon) have deteriorated and create unsafe conditions for users. The purpose of this project is to gradually replace these structures over the course of the next three years on a priority basis.												
<b>Alignment With Official Community Plan:</b>	This project supports the goals and objectives of Chapters 5 and 8 of the OCP, by protecting and maintaining new and existing public infrastructure and amenities, and enhancing the natural and built environment. The improvements will also enhance community safety and offer improved recreational facilities.												
<b>Strategic Plan :</b>	<b>A City for People</b>	<b>A Livable City</b>			<b>A Vibrant City</b>			<b>A Connected City</b>			<b>A Prosperous City</b>		<b>Total</b>
Use percentages to allocate the project across the 5 strategic priorities		90%						10%					100%
<b>Service Levels:</b> Impact on the service levels to the public as a result of the project	Addresses a current service level deficiency so level of service standard is achieved				Walking is the most popular form of outdoor recreation and the timely replacement of trail infrastructure such as bridges and boardwalks is essential to meeting community demands for access to parks.								
<b>COVID-19 Adaptation:</b> How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	Moderate Impact				Use of parks and public open space has increased with COVID.								
<b>Risk Assessment:</b> Impact of the project not proceeding to public health and/or occupational health and safety	Significant Impact				Regular inspection and replacement of this infrastructure is critical to maintaining public safety in City parks.								
<b>External Funding:</b> If applicable, specify funding agency/program	N/A				N/A			Specify Funding Agency/Program					
<b>GHG Implications:</b> Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Short term: limited GHG emissions associated with construction (fuel and materials).								<b>Director Approval:</b> Approved by D. Pope on December 2, 2020				
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>	
<b>Funding Requirements</b>													
<b>City Funding (Fund Appropriation)</b>	\$ 330,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	
<b>External Funding/Contributions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Project Expenditures</b>	\$ 330,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	
<b>Overhead Staffing (Engineering/Facilities)</b> Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
<b>Impact on Operations/Maintenance</b> (Incremental to 2020 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Staffing (FTE)</b>													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Staffing</b>	-	-	-	-	-	-	-	-	-	-	-	-	

\* 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.

<b>Project Name:</b>	<b>Grass Sports Field Renovations</b>											<b>2021 - 2030 Project Plan</b>			
<b>Department:</b>	<b>Engineering: Parks &amp; Environment</b>											<b>Project Type:</b>		<b>On-Going Program/Project</b>	
<b>Project Manager:</b>	<b>Derek Priestley</b>											<b>Date: July 31/20</b>		<b>Base Program</b>	
<b>Description:</b>	The City's sand-based grass fields are more than 20 years old and are in need of renovation. The drainage and irrigation systems need to be updated in order to keep the fields playable through the year. Loutet #2 field was completed in 2016, Loutet #1 in 2019, and Ray Perrault field is the next priority for 2022. Remaining fields TBC Loutet Field #3 in 2024 and Kinsmen Stadium Field in 2026														
<b>Purpose:</b>	Rebuild the field drainage and irrigation systems in order to maintain a safe facility for field users. Each field costs approximately \$150,000 to renovate in today's market.														
<b>Alignment With Official Community Plan:</b>	This project supports the goals and objectives of Chapters 5 and 8 of the OCP, by protecting and maintaining new and existing public infrastructure and amenities, improving recreational opportunities, and enhancing the natural and built environment.														
<b>Strategic Plan :</b>	<b>A City for People</b>		<b>A Livable City</b>		<b>A Vibrant City</b>		<b>A Connected City</b>		<b>A Prosperous City</b>		<b>Total</b>				
Use percentages to allocate the project across the 5 strategic priorities			90%		10%						100%				
<b>Service Levels:</b> Impact on the service levels to the public as a result of the project	Addresses a current service level deficiency so level of service standard is achieved				This work is required every 15 to 20 years to ensure the City's fields remain in good condition and can support community demand for field access while maintaining public safety.										
<b>COVID-19 Adaptation:</b> How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	Moderate Impact				Informal public use of the grass sports fields has increased during COVID. While organised sports have temporarily been reduced as a result of the pandemic, they are expected to return to historic levels. In the interim, casual use of these facilities as public open space has helped support recommendations for physical distancing.										
<b>Risk Assessment:</b> Impact of the project not proceeding to public health and/or occupational health and safety	Significant Impact				Periodic renovation of the grass fields is important for ensuring the long-term sustainability of the infrastructure while also ensuring the safety of the field users.										
<b>External Funding:</b> If applicable, specify funding agency/program	N/A				N/A		Specify Funding Agency/Program								
<b>GHG Implications:</b> Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Short-term: Limited GHG emissions associated with construction (fuel and materials).							<b>Director Approval:</b> Approved by D. Pope on December 2, 2020							
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>			
<b>Funding Requirements</b>															
<b>City Funding (Fund Appropriation)</b>	\$ 225,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,000			
<b>External Funding/Contributions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Total Project Expenditures</b>	\$ 225,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,000			
<b>Overhead Staffing (Engineering/Facilities)</b> Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%				
<b>Impact on Operations/Maintenance</b> (Incremental to 2020 Base Year Operating Budget)															
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Staffing (FTE)</b>															
Regular	-	-	-	-	-	-	-	-	-	-	-	-			
Temporary	-	-	-	-	-	-	-	-	-	-	-	-			
<b>Total Staffing</b>	-	-	-	-	-	-	-	-	-	-	-	-			

\* 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.

<b>Project Name:</b>	<b>Public Art Civic Program</b>						<b>2021 - 2030 Project Plan</b>					
<b>Department:</b>	<b>NVR&amp;CC</b>						<b>Project Type: On-Going Program/Project</b>					
<b>Project Manager:</b>	<b>Lori Phillips</b>						<b>Date: 29-Jul-20 Dedicated Funds</b>					
<b>Description:</b>	The annual Civic Public Art Program provides for the inclusion of public art projects in coordination with civic engineering and parks capital projects each year. The resulting public artwork, builds upon the City owned art inventory in parks, municipal buildings, streets, plaza or other civic areas.											
<b>Purpose:</b>	The Civic Public Art Program stimulates and engages the cultural spirit of the community. Public Art planned for and integrated with civic project planning fundamentally contributes to the community's livability, cultural diversity and deep rooted sense of place.											
<b>Alignment With Official Community Plan:</b>	Aligns with CNV OCP Guiding Principle "Creative & Diverse—The City will continue to be a creative community". CNV OCP Goal 6.1.4— "To support the incorporation of public art that relates to the City through both Civic and Developer public art programs". CNV OCP Goal 2.1.3 —"To locate public art on in places that enhance the character of the walking environment".											
<b>Strategic Plan :</b>	<b>A City for People</b>	<b>A Livable City</b>	<b>A Vibrant City</b>	<b>A Connected City</b>	<b>A Prosperous City</b>	<b>Total</b>						
Use percentages to allocate the project across the strategic priorities	20%	20%	60%			100%						
<b>Service Levels:</b>	Addresses a current service level deficiency so level of service standard is achieved		This funding ensures that public art is included in applicable civic projects.									
<b>COVID-19 Adaptation:</b>	Moderate Impact		Public art provides a culturally rich activity for residents and visitors to enjoy, while actively physical distancing with others.									
<b>Risk Assessment:</b>	Low Impact											
<b>External Funding:</b>	N/A		N/A		Specify Funding Agency/Program:							
<b>GHG Implications:</b>	As art accumulates in neighbourhoods it contributes to the area's walkability, encouraging decreased automobile use for short distances. Public Art can be used as a tool to heighten awareness and transform thinking on challenging topics such as reducing GHG emissions. Artists instructed to use energy efficient and responsibly sourced materials.								<b>Director Approval:</b> Approved by H. Turner December 2, 2020			
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>
<b>Funding Requirements</b>												
<b>City Funding (Fund Appropriation)</b>	\$ -	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 850,000
<b>External Funding/Contributions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Project Expenditures</b>	\$ -	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 850,000
<b>Overhead Staffing (Engineering/Facilities)</b>												
Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Impact on Operations/Maintenance</b>												
(Incremental to 2020 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Staffing (FTE)</b>												
Regular		0.5000	0.5000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Temporary		-	-	-	-	-	-	-	-	-	-	-
<b>Total Staffing</b>		0.5000	0.5000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

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



<b>Project Name:</b>	<b>Public Art (Lower Lonsdale Lands)</b>						<b>2021 - 2030 Project Plan</b>					
<b>Department:</b>	<b>NVR&amp;CC</b>						<b>Project Type: New Capital Asset</b>					
<b>Project Manager:</b>	<b>Lori Phillips</b>						<b>Date: 29-Jul-20 Dedicated Funds</b>					
<b>Description:</b>	In 2006, Council agreed to set aside 1% of revenue from the sale of "pre-zoned" Lower Lonsdale Lands for new public art projects in the Lower Lonsdale area.											
<b>Purpose:</b>	This provision will ensure that public art is planned for as part of the new private developments and enable the completion of a significant public art feature in Lower Lonsdale.											
<b>Alignment With Official Community Plan:</b>	Aligns with CNV OCP Guiding Principle "Creative & Diverse" — "The City will continue to be a creative community". CNV OCP Goal 6.1.4— "To support the incorporation of public art that relates to the City through both Civic and Developer public art programs". CNV OCP Goal 2.1.3 —"To locate public art on in places that enhance the character of the walking environment". Public art contributes to a livability, diversity and enhanced sense of place.											
<b>Strategic Plan :</b> Use percentages to allocate the project across the strategic priorities	<b>A City for People</b> 20%		<b>A Livable City</b> 20%		<b>A Vibrant City</b> 60%		<b>A Connected City</b>		<b>A Prosperous City</b>		<b>Total</b> 100%	
<b>Service Levels:</b> Impact on the service levels to the public as a result of the project	<i>Addresses a current service level deficiency so level of service standard is achieved</i>				Public art adds to the overall experience in Lower Lonsdale and helps to convey to residents and visitors the culture of North Vancouver.							
<b>COVID-19 Adaptation:</b> How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19	<i>Low Impact</i>				Public art provides a culturally rich activity for residents and visitors to enjoy, while actively physical distancing with others.							
<b>Risk Assessment:</b> Impact of the project not proceeding to public health and/or occupational health and safety	<i>No Impact</i>											
<b>External Funding:</b> If applicable, specify funding agency/program	<i>N/A</i>				<i>N/A</i>		Specify Funding Agency/Program:					
<b>GHG Implications:</b> Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	As art accumulates in neighbourhoods it contributes to the area's walkability, encouraging decreased automobile use for short distances. Public Art can be used as a tool to heighten awareness and transform thinking on challenging topics such as reducing GHG emissions. Artists instructed to use energy efficient and responsibly sourced materials.						<b>Director Approval:</b> Approved by H. Turner December 2, 2020					
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>
<b>Funding Requirements</b>												
<b>City Funding (Fund Appropriation)</b>	\$ -	\$ 86,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,822
<b>External Funding/Contributions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Project Expenditures</b>	\$ -	\$ 86,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,822
<b>Overhead Staffing (Engineering/Facilities)</b> Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Impact on Operations/Maintenance</b> (Incremental to 2020 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Staffing (FTE)</b>												
Regular		0.5000	0.5000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Temporary		-	-	-	-	-	-	-	-	-	-	-
<b>Total Staffing</b>		0.5000	0.5000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

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

<b>Project Name:</b>	<b>Pool Vehicle Replacement</b>											<b>2021 - 2030 Project Plan</b>		
<b>Department:</b>	<b>Finance</b>											<b>Project Type: Maintenance &amp; Replacement</b>		
<b>Project Manager:</b>	<b>Sabine Zander</b>											<b>Date:</b>	<b>17-Aug-20</b>	<b>Base Program</b>
<b>Description:</b>	Replacement of Pool Vehicles													
<b>Purpose:</b>	To provide transportation for staff in conducting city business													
<b>Alignment With Official Community Plan:</b>	Pool vehicle purchases are aligned with several of the OCPs goals related to transportation goals and environmental goals. OCP goal 2.2.2 and 2.3.8 related to transportation planning which encourage staff to leave their private vehicles at home. Goals 4.1.1 and 4.1.2 which aim to reduce emissions and encourage transition to sustainable sources of energy. Goals 4.3.1 which involves the City taking a leadership role in environmental best practices													
<b>Strategic Plan :</b>	<b>A City for People</b>		<b>A Livable City</b>		<b>A Vibrant City</b>		<b>A Connected City</b>		<b>A Prosperous City</b>		<b>Total</b>			
Use percentages to allocate the project across the 5 strategic priorities	15%		25%		25%		25%		10%		100%			
<b>Service Levels:</b>	<i>Addresses a current service level deficiency so level of service standard is achieved</i>					<b>Notes: Maintain a fleet of Pool Vehicles that combine electric and hybrid passenger cars, electric bicycles and vans. Show community leadership by operating low emission and new technologies</b>								
<b>COVID-19 Adaptation:</b> <small>How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19</small>	<i>Moderate Impact</i>					<b>Maximise safety and ensure reliable transportation for staff.</b>								
<b>Risk Assessment:</b> <small>Impact of the project not proceeding to public health and/or occupational health and safety</small>	<i>Moderate Impact</i>					<b>Notes: Reliance on older gas powered vehicles or first generation hybrid technology. More use of personal vehicles. More personal vehicles required at the workplace</b>								
<b>External Funding:</b> <small>If applicable, specify funding agency/program</small>	<i>N/A</i>					<i>N/A</i>		<b>Specify Funding Agency/Program</b>						
<b>GHG Implications:</b> <small>Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.</small>	The project plan is a like for like replacement of older vehicles. Older technology vehicles will be replaced with plug in electric vehicles. Vehicles are replaced on an 8-10 year cycle, newer technology allows for emission savings. GHG savings in future years will occur once longer range, fully electric vehicles enter the market. GHG impact of plug in hybrids is approximately 75% better than all gasoline vehicles.										<b>Director Approval:</b> <small>Approved by B. Themens on December 2, 2020</small>			
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>		
<b>Funding Requirements</b>														
<b>City Funding (Fund Appropriation)</b>	\$ -	\$ 60,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 55,000	\$ 70,000	\$ 50,000	\$ 55,000	\$ 50,000	\$ -	\$ 490,000		
<b>External Funding/Contributions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Total Project Expenditures</b>	\$ -	\$ 60,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 55,000	\$ 70,000	\$ 50,000	\$ 55,000	\$ 50,000	\$ -	\$ 490,000		
<b>Overhead Staffing (Engineering/Facilities)</b> <small>Specify as a percentage of funds appropriated</small>		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%			
<b>Impact on Operations/Maintenance</b> <small>(Incremental to 2020 Base Year Operating Budget)</small>														
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Staffing (FTE)</b>														
Regular	-	-	-	-	-	-	-	-	-	-	-	-		
Temporary	-	-	-	-	-	-	-	-	-	-	-	-		
<b>Total Staffing</b>	-	-	-	-	-	-	-	-	-	-	-	-		

\* 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.

Year	Vehicle #	Vehicle Description	Estimated Purchase Price	Current Vehicle Age (yrs)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
2017	445	Black Pacifica Van	\$ 65,000.00	3						\$ 65,000					
2013	444	C-Max (plug in)	\$ 50,000.00	7			\$ 50,000								
2018	446	Hyundai Ionic	\$ 50,000.00	2							\$ 50,000				
2019	1475	Fusion	\$ 50,000.00	1									\$ 50,000		
2019	1476	Nero	\$ 50,000.00	1								\$ 50,000			
2012	443	Transit Van	\$ 50,000.00	8	\$ 50,000										
2012	442	Volt	\$ 50,000.00	8		\$ 50,000									
2015	390	Transit Facilities	\$ 50,000.00	5				\$ 50,000							
2015	391	F150	\$ 35,000.00	5					\$ 50,000						
2014	1480	E-Bike Stromber Bike	\$ 5,000.00	6	\$ 5,000				\$ 5,000	\$ 5,000					
2016	480	E-Bike BH Bikes	\$ 5,000.00	4	\$ 5,000							\$ 5,000			
					\$ 60,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 55,000	\$ 70,000	\$ 50,000	\$ 55,000	\$ 50,000		\$ 490,000

443 Transit Van Transit Van is currently 100% fuel and non electric - to be replaced with Hybrid Mini-Van or equivalent  
442 Volt First generation electric vehicle - to be replaced with fully electric or equivalent

<b>Project Name:</b>	<b>Automated Traffic Counters</b>											<b>2021 - 2030 Project Plan</b>				
<b>Department:</b>	<b>Engineering: Traffic</b>											<b>Project Type:</b>		<b>On-Going Program/Project</b>		
<b>Project Manager:</b>	<b>Kliment Kuzmanovski</b>											<b>Date:</b>	31-Jul-20	<b>Base Program</b>		
<b>Description:</b>	Installation of automated counters for road users, vehicles and cyclists. This will help making data driven decision affecting traffic and transportation engineering priorities, projects and programs.															
<b>Purpose:</b>	To allow traffic count data to be collected centrally with minimum staffing effort. The collection of traffic count data allows staff to evaluate changes to the network and land use in the City and to better plan for future changes and developments.															
<b>Alignment With Official Community Plan:</b>	This project supports transportation, mobility and access goals and objectives outlined in Chapter 2 of the OCP.															
<b>Strategic Plan :</b>	<b>A City for People</b>		<b>A Livable City</b>		<b>A Vibrant City</b>		<b>A Connected City</b>		<b>A Prosperous City</b>		<b>Total</b>					
Use percentages to allocate the project across the 5 strategic priorities							100%				100%					
<b>Service Levels:</b>	<i>Increases level of service</i>				<b>Notes:</b>											
Impact on the service levels to the public as a result of the project																
<b>COVID-19 Adaptation:</b>	<i>Low Impact</i>				<b>Notes:</b>											
How significantly this project assists residents, local businesses and/or vulnerable populations under COVID-19																
<b>Risk Assessment:</b>	<i>Low Impact</i>				<b>Notes:</b>											
Impact of the project not proceeding to public health and/or occupational health and safety																
<b>External Funding:</b>	<i>N/A</i>				<i>N/A</i>				<b>Specify Funding Agency/Program</b>							
If applicable, specify funding agency/program																
<b>GHG Implications:</b>	Very little direct impact.										<b>Director Approval:</b>					
Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.											Approved by D. Pope on December 2, 2020					
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>				
<b>Funding Requirements</b>																
<b>City Funding (Fund Appropriation)</b>	\$ 120,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 500,000				
<b>External Funding/Contributions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>Total Project Expenditures</b>	\$ 120,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 500,000				
<b>Overhead Staffing (Engineering/Facilities)</b>																
Specify as a percentage of funds appropriated		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%					
<b>Impact on Operations/Maintenance</b>																
(Incremental to 2020 Base Year Operating Budget)																
Revenues	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,500	\$ 2,000	\$ 2,500	\$ 3,000	\$ 3,500	\$ 4,000						
Expenses net of recoveries(Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
<b>Total</b>	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,500	\$ 2,000	\$ 2,500	\$ 3,000	\$ 3,500	\$ 4,000						
<b>Staffing (FTE)</b>																
Regular	-	-	-	-	-	-	-	-	-	-	-	-				
Temporary	-	-	-	-	-	-	-	-	-	-	-	-				
<b>Total Staffing</b>	-	-	-	-	-	-	-	-	-	-	-	-				

\* 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.

<b>Project Name:</b>	<b>Integrated Library System (ILS) Renewal</b>											<b>2021 - 2030 Project Plan</b>		
<b>Department:</b>	<b>Library</b>											<b>Project Type:</b>	<b>On-Going Program/Project</b>	
<b>Project Manager:</b>	<b>Wai-Lin Chee</b>											<b>Date:</b>	<b>22-Jul-20</b>	<b>Base Program</b>
<b>Description:</b>	Maintain and update the Integrated Library System that runs the bulk of City Library's day-to-day business of cataloguing and circulating library materials by completing periodic system evaluation and optimization and ensuring critical hardware is replaced at end of life.													
<b>Purpose:</b>	To sustain functionality, speed, security and responsiveness of the library's enterprise systems, and minimize overhead for technical support.													
<b>Alignment With Official Community Plan:</b>	8.2 Employ a proactive approach to infrastructure maintenance and upgrades; 8.2.2 Identify and monitor the condition of our infrastructure on a regular basis in order to identify the remaining operation life on individual elements, and to identify and rectify weaknesses before failure, thereby optimizing capital and maintenance program expenditure. (Alignment with City Library Strategic Plan: provide up-to-date technology that meets community expectations and enables efficient service delivery.)													
<b>Strategic Plan :</b> Use percentages to allocate the project across the 5 strategic priorities	<b>A City for People</b>		<b>A Livable City</b>		<b>A Vibrant City</b>		<b>A Connected City</b>		<b>A Prosperous City</b>		<b>Total</b>			
					100%						100%			
<b>Service Levels:</b> Impact on the service levels to the public as a result of the project	<i>Has no impact on service level</i>				<b>Notes: Ongoing system evaluation and maintenance ensures reliability and continuing fitness for purpose. This is a critical system that supports current service provision.</b>									
<b>COVID-19 Adaptation:</b> How significantly this project assists residents, local businesses and vulnerable populations under COVID-19	<i>Low Impact</i>				<b>Notes: ILS software facilitates customer access to alternative, digital services during the pandemic.</b>									
<b>Risk Assessment:</b> Impact of the project not proceeding to public health and/or occupational health and safety	<i>Low Impact</i>				<b>Notes: System inefficiency or failure of the library's automation system would require significant additional manual labour, bringing increased risk of repetitive strain injury.</b>									
<b>External Funding:</b> If applicable, specify funding agency/program	<i>N/A</i>				<i>N/A</i>		<b>Specify Funding Agency/Program:</b>							
<b>GHG Implications:</b> Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	<i>N/A</i>							<b>Director Approval:</b> Approved by D. Koep on December 2, 2020						
	<b>2011-2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>2027 Budget</b>	<b>2028 Budget</b>	<b>2029 Budget</b>	<b>2030 Budget</b>	<b>TOTAL</b>		
<b>Funding Requirements</b>														
<b>City Funding (Fund Appropriation)</b>	\$ -	\$ 13,000	\$ -	\$ -	\$ -	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ 45,000		
<b>External Funding/Contributions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Total Project Expenditures</b>	\$ -	\$ 13,000	\$ -	\$ -	\$ -	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ 45,000		
<b>Overhead Staffing (Engineering/Facilities)</b> Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%			
<b>Impact on Operations/Maintenance</b> (Incremental to 2020 Base Year Operating Budget)														
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Staffing (FTE)</b>														
Regular	-	-	-	-	-	-	-	-	-	-	-	-		
Temporary	-	-	-	-	-	-	-	-	-	-	-	-		
<b>Total Staffing</b>	-	-	-	-	-	-	-	-	-	-	-	-		

\* 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	Amount	Comments
1-5	City Cemetery Program	100,000	Capital improvements to increase capacity and replace ageing infrastructure at the City Cemetery
3-11	Priority Mobility Network Improvements	370,000	Design and implement measures to improve pedestrian and cyclist safety
3-16	Active & Safe Routes to School Implementation	200,000	Design and implement measures to improve safety around schools
3-23	Pedestrian Scale Lighting - Green Necklace	80,000	Design pedestrian scale lighting on the Jones Ave section of the Green Necklace
3-32	Bus Speed and Reliability	50,000	Design and implement measures to support transit
4-20	Public School Playground Funding	75,000	Grants for enhancements to school playground that serve City residents
4-22	Streetscape Renovations	25,000	Funding to renovate streetscapes with the long term goal of reducing maintenance
4-25	Wooden Bridge and Stair Replacement	25,000	Annual funding to replace ageing park bridges and stairs on a priority basis based on a system-wide condition assessment
4-26	Grass Sports Field Renovations	75,000	Annual funding contribution that accumulates for replacement of drainage and irrigation systems of one of the grass sports fields every 2 years. Two fields have been completed and three remain to be renovated over the next six years
6-22	Automated traffic counters	50,000	Funding for data collection equipment



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

**BYLAW NO. 8876**

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

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

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

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

1. This Bylaw shall be known and cited for all purposes as “**Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876” (2021 Capital Plan Funding)**.”
2. The following amount is hereby appropriated from the Development Cost Charge (Transportation) Reserve Fund for the purpose of funding:
  - A. \$183,150 for the “Priority Mobility Network Improvements” 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.

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MAYOR

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CORPORATE OFFICER



Dept. Manager	 Director	CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**NORTH VANCOUVER RECREATION & CULTURE**

**INFORMATION REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Lori Phillips, Public Art Officer, North Vancouver Recreation & Culture Commission

SUBJECT: PUBLIC ART RESERVE FUND – 2021 CIVIC PUBLIC ART PROJECT LIST

Date: August 31, 2021

**REASON FOR REPORT:**

To provide Mayor and Council with the North Vancouver Public Art Advisory Committee's recommended 2021 Public Art Reserve Fund Project List.

**ATTACHMENT:**

- 1) City Public Art Reserve Fund Civic Project List 2000-2020

**BACKGROUND:**

The Public Art Program is comprised of three main components: civic, community and developer-generated public art. While all three programs operate within the broader goal of building a sense of community identity through public art, each program has different objectives and funding mechanisms. This report focuses on civic public art.

Each year, funding in the amount of \$85,000 is appropriated by Council from the Public Art Reserve to realize the civically-initiated public art projects. The City of North Vancouver Public Art Policy states that the North Vancouver Public Art Advisory Committee will advise Council on the administration, management and disbursement of funds in the Public Art Reserve, and will present an annual report to Council on its deliberations and progress on projects supported by the Public Art Program.

## EXISTING POLICY:

City of North Vancouver Public Art Program – Policy & Procedure Manual 2005

- Section A - Program Policy
- Section B - Administration Policy

## SUMMARY:

Public art projects typically take approximately two to three years to complete starting from site identification and funding commitment, through to design, fabrication and installation. Since the establishment of the Public Art Reserve in 2000, the City of North Vancouver has commissioned and completed 48 art projects (*see Attachment 1*).

At the May 13, 2021 meeting of the North Vancouver Public Art Advisory Committee, members reviewed a range of the prospective public art projects utilizing the City's annual Civic Public Art allocation of \$85,000, as well as the one-time only Public Art Lower Lonsdale Lands allocation of \$86,822. After careful consideration, the committee passed motions recommending that City Council allocate these funds as outlined in this report.

### Civic Public Art (Annual Ongoing Program)

Project Name: Eastern Park

Project Value: \$85,000

The City Parks Masterplan has made it a priority that all residents be within a five minute walk to a local park. Accordingly, the City has acquired a 0.2 hectare parcel at 1600 Eastern Avenue in conjunction with new high rise residential rental projects at Eastern Avenue and East 17th Street. The size of Eastern Park is approximately the size of a small neighbourhood park, where community members can go to enjoy the outdoors. Planning and design work for Eastern Park are currently underway, with construction anticipated to begin in 2022. Both the project timing and its location in the heart of the City make it a perfect fit for a new Central Lonsdale artwork. As soon as the project funding is appropriated, the public art program will work with City staff to initiate a public art selection process to identify the best suited artist and art project for the park.



**Public Art Lower Lonsdale Lands** (one-time allocation)

Project Name: Lower Lonsdale

Project Value: \$86,822

In 2006, Council agreed to set aside 1% of revenue from the sale of "pre-zoned" Lower Lonsdale Lands for new public art projects in the Lower Lonsdale area. It was not anticipated that rezoning applications from the purchasers of these lands would be forthcoming and consequently, without this provision there would be no significant public art components negotiated within new developments on those properties. These funds are designated specifically for Lower Lonsdale only and must be used in this area. For many years, these funds have been held until such a time as the City was ready to identify the most desired location for these funds. Over recent months, City staff have worked with the Public Art Officer to identify key locations such as the new Rodgers Lane and surrounding area, where a significant public artwork is now desired. With the appropriation of these funds, the Public Art Officer will continue to work with City staff from artist and artwork selection through fabrication and installation to ensure that the best creative results are achieved.

**FINANCIAL IMPLICATIONS:**

The Eastern Park project will be funded from the Public Art allocation of \$85,000 included in the 2021 Capital Project Plan. The Lower Lonsdale public art project will be funded from Public Art Lower Lonsdale Lands one-time project line item listed in the 2021 Capital Plan at \$86,822.

**CONCLUSION:**

The City's Public Art Program creates art in public spaces to celebrate and stimulate the community's cultural spirit and identity. Over the years, the City's Public Art collection has grown into a cultural asset and legacy for future generations. This success could not have been realized without the support, vision and leadership received from City Council over the years.

**RESPECTFULLY SUBMITTED:**

Lori Phillips  
Public Art Officer


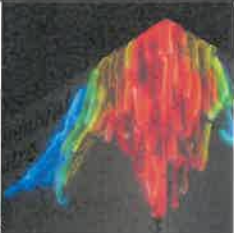






















**CITY PUBLIC ART RESERVE FUND**  
**CIVIC FUNDED PROJECT LIST 2000 — 2020**

01. **Wordlink**, Kazmer, Karen, 2001
02. **Veil**, SWON, 2001
03. **Gateway**, Pechet & Robb, 2002
04. **Living Ruin**, Pechet & Robb, 2002
05. **Rain Garden**, Pechet & Robb, 2002
06. **Essential Elements**, Pierobon & Foyle, 2002
07. **Lonsdale Banner Designs**, Alvarez, Munro, Rathjje 2003/04
08. **By Water Breathe**, Katherine Kerr, 2004
09. **SK8 Wave**, Chew & Metz, 2004
10. **Waterwheel & Shell**, Doug Taylor, 2004
11. **Coho Creek**, Bruce Walther, 2005
12. **Tree & River Spirits**, Ken Clark, 2005
13. **Lonsdale Banners**, Elliott & Skeet 2005/06
14. **Yet Another Way to Know That: Trees, Ships and Water**, Dwight Atkinson, 2005
15. **Grizzly**, Ken Clark, 2007
16. **Continuum**, Katherine Kerr 2007
17. **The Long Assent**, Veronica & Edwin Dam De Nogales 2007
18. **Out / Look**, Metz & Chew, 2008
19. **Imagine our Future City**, Student Centennial Sidewalk Project, 2008
20. **Tree Fragments** - Library Donor Recognition Project, Metz & Chew, 2008
21. **Gateway to Ancient Wisdom**, Wade Baker, 2008
22. **My People Will Rise Up Like a Thunderbird From the Sea**, Marianne Nicolson, 2009
23. **Lonsdale Banner Designs (Ocean, Forest, Mountain)**, Duane Murrin, 2009
24. **Murmuring Crows**, Ingrid Kiovukangus, 2010
25. **Wilbur's Web**, Alan Storey, 2011
26. **Salmon for Wendell**, Jody Broomfield, 2011
27. **Walk in the Forest**, Jen Gellis, 2012
28. **Swale**, Veronica & Edwin Dam de Nogales, 2012
29. **Ancient Sun**, Wade Baker, 2012
30. **35 Rings**, Antonio Millaries & Jeremy Crowle, 2012
31. **Fallen Tree**, Brent Comber, 2012
32. **Lonsdale Banners**, (Shadbolt-Reid-Smith) Kids Contest, AFK, 2012-13
33. **Waterwork**, Carlyn Yandle, 2013
34. **Vancouver Biennale Exhibition**, 2015-17
35. **GroundWaterSeaLevel**, Germaine Koh, 2014
36. **Raven**, Darren Joseph, 2015
37. **Canada 150- What Makes Canada Great**, Lonsdale Street Banners School Art Contest
38. **Lost Cows of Lillooet**, Nathan Lee & Matthew Thompson, 2015
39. **Whatever the Weather I**, Mia Weinberg, 2016 (phase 1)
40. **Storytelling**, Rebeca Bayer & IMu Chan, 2016
41. **Ascending Faith**, John Marston, 2017
42. **West Coast Folklore Mural**, Ola Volo, 2018
43. **Street Banner Designs**, Ola Volo (2018-19)
44. **We Hold Our Hands Up to You**, Jody Broomfield, 2018
45. **Time in Memorial & Beyond**, Xwalacktun (Rick Harry), 2018
46. **Whatever the Weather II**, Mia Wienberg, 2019
47. **Queensbury Frog**, Eric Neighbour, 2019
48. **Pacific Tree Frog**, Doug Taylor, 2020

**Civic Public Art Projects In Progress 2020:** Ramp Walls Spirit Trail, **Library Weaving**,



## PUBLIC ART RESERVE – CIVIC FUNDED PROJECT LIST 2000 - 2020

01		02		03		04	
05		06		07		08	
09		10		11		12	
13		14		15		16	
17		18		19		20	
21		22		23		24	



## PUBLIC ART RESERVE - CIVIC FUNDED PROJECT LIST 2000 - 2020

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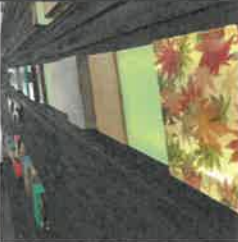
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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

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MAYOR


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CORPORATE OFFICER

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 Department Manager	 Director	 CAO
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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 TRAFFIC SIGNALS – SEPTEMBER 2021 FUNDING  
APPROPRIATION

Date: September 8, 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 September 8, 2021, entitled “New Traffic Signals – September 2021 Funding Appropriation”:

THAT (Funding Appropriation #2141) an amount of \$530,000, be appropriated from the Civic Amenity Reserve Fund for the purpose of funding New Traffic Signals comprising traffic signals at Chesterfield Avenue at West 1<sup>st</sup> Street and St. Andrews Avenue at East 3<sup>rd</sup> Street;

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 design and construction of a new traffic signal on Chesterfield Avenue at West 1<sup>st</sup> Street and for construction of a new traffic signal on St. Andrews Avenue at East 3<sup>rd</sup> Street.

**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

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

The proposed funding will be used for design and construction of one new full traffic signal on Chesterfield Avenue at West 1<sup>st</sup> Street and construction of one pedestrian and cyclist activated traffic signal on St. Andrews Avenue at East 3<sup>rd</sup> Street. These locations meet the warrant threshold for these types of improvements due to the pedestrian and cyclist demand and the challenges for pedestrians to cross the busy arterial roads.

## **FINANCIAL IMPLICATIONS**

The 2021 Capital Plan includes \$965,000 for New Traffic Signals with \$410,000 previously appropriated. The current appropriation of \$530,000 will leave \$25,000 unappropriated for New Traffic Signals.

The Insurance Corporation of British Columbia (ICBC) and TransLink support this approach to improving safety and may contribute funding. TransLink has provided a contribution of \$188,000 to support construction of the new full signal on Chesterfield Avenue at West 1<sup>st</sup> Street through the Bus Speed and Reliability Program, and we have pending grant application with TransLink for St Andrews Avenue at East 3<sup>rd</sup> Street traffic signal construction. The amount and probability of additional contributions 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





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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Brian Lightfoot, Manager, Real Estate  
Michael Hunter, Manager, Parks and Environment

Subject: PARKLAND ACQUISITION – 1600 AND 1616 EASTERN AVENUE  
– FUNDING APPROPRIATION

Date: September 7, 2021 File No: 06-2260-01-0001/2021

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

**RECOMMENDATION**

PURSUANT to the report of the Manager, Real Estate and Manager, Parks and Environment, dated September 7, 2021, entitled "Parkland Acquisition – 1600 and 1616 Eastern Avenue – Funding Appropriation":

THAT "Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866" (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue), a Bylaw to appropriate an amount of \$1,014,750 from Development Cost Charge (Parks) Reserve Fund for the purchase of land at 1600 and 1616 Eastern Avenue for park purposes be considered;

THAT (Funding Appropriation #2140) an amount of \$10,250 be appropriated from the General Reserve Fund for the purpose of funding the park acquisition;

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;

THAT should the land or portion of the land be resold or rented, the net proceeds of the transaction shall be returned to the respective fund;

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

## ATTACHMENTS

1. Report of the Manager, Planning, dated July 4, 2018, entitled “Rezoning Application: 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue (Anthem Properties Group Ltd / dys Architecture)” ([CityDocs 1681211](#))
2. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8667 (Anthem Properties Group Ltd. /dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403 Text Amendment) ([CityDocs 1708271](#))
3. Proposed Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866 ([CityDocs 2092674](#))

## PURPOSE

This report seeks appropriation of funding from the Development Cost Charge (Parks) Reserve Fund for the purchase of two properties for park purposes from Anthem Properties Group Ltd. (“Anthem”) at 1600 and 1616 Eastern Avenue (“Park Acquisition”).

## BACKGROUND

The property at 1600-1640 Eastern Avenue and 147 East 17<sup>th</sup> street (the “Anthem Property”) began a rezoning in 2017 and received final adoption of the zoning bylaw amendment on September 24, 2018. As part of the rezoning, Council approved the Park Acquisition of approximately 18,500 sq.ft. (1,719 sq. meters) of land from Anthem for a purchase price of \$1,000,000 subject to appropriation of the funds to complete the Park Acquisition.

The Park Acquisition is a purchase of unimproved land that will then be developed by the City as a new neighbourhood park in 2022. Anthem is nearing completion of construction of a 225 suite rental building on the Anthem Property and will soon be in a position to complete the Park Acquisition.

## DISCUSSION

The rezoning report for the site and background has been provided as Attachments #2 and #3. The design and massing of the 225 suite rental apartment building allowed for the two lots at 1600 and 1616 Eastern Avenue to be set aside for the purchase by the City as a condition of the development. City Council has previously endorsed this purchase in 2018 and staff now require appropriation of the necessary funds in order to complete the Park Acquisition. Staff expect that the City will construct the park throughout 2022, pending approval of the construction budget in the 2022 Capital Plan.

## FINANCIAL IMPLICATIONS

Development Cost Charges (DCC's) are collected by the City through the development approval process where there is a subdivision approval or issuance of a building permit and a change of use or an expansion of floor area is proposed. The City's DCC's have been established as means of funding the growth related expansion of City park, transportation and utility infrastructure, including the acquisition of new parkland.



As of December 31, 2020, the Development Cost Charge (Parks) Reserve Fund had a balance of \$17.1 million. The 2021-2030 Capital Plan approved by Council includes an \$8 million provision, inclusive of a 1% municipal assist factor, for park acquisitions. The proposed \$1.025 million appropriation for this property falls within that budgeted amount, with \$1,014,750 from the DCC (Parks) Reserve Fund and \$10,250 (1%) from the General Reserve Fund.

The funding request of \$1,025,000 will cover the purchase price, a small portion of the 2021 property taxes (~\$1,200) and a contingency amount of \$23,800 in the event there are some unforeseen expenses. All unused funds will be returned to the respective reserve fund.

### **INTER-DEPARTMENTAL IMPLICATIONS**

The Park Acquisition has been coordinated with Planning and Development, Engineering, Parks and Environment, Strategic & Corporate Services, Finance and the City Solicitor.

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

The Park Acquisition aligns with the Parks Master Plan goal of having all residents of the City of North Vancouver living within 400m (five minute walk) from a park. The Park Acquisition is supported by Chapter 5 of the Parks, Recreation and Open Space, Section 1.0 in the Official Community Plan.

The acquisition of parkland in East Central Lonsdale was identified as a priority in the 2010 Parks Master Plan.

RESPECTFULLY SUBMITTED:



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Brian Lightfoot  
Manager, Real Estate



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Michael Hunter  
Manager, Parks and Environment



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 9, 2018.**

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**REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

**16. Rezoning Application: 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue (Anthem Properties Group Ltd. / dys Architecture) – File: 08-3360-20-0429/1**

Report: Manager, Planning, July 4, 2018

Moved by Councillor Keating, seconded by Councillor Clark

**PURSUANT** to the report of the Manager, Planning, dated July 4, 2018, entitled “Rezoning Application: 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue (Anthem Properties Group Ltd. / dys Architecture)”:

**THAT** “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8667” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403 Text Amendment) be considered and referred to a Public Hearing;

**THAT** “Housing Agreement Bylaw, 2018, No. 8668” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

**THAT** the community benefits listed in the report in the section “Density Bonus and Community Benefits” be secured, through agreements at the applicant’s expense and to the satisfaction of the Director of Planning;

**AND THAT** the Mayor and City Clerk be authorized to sign all necessary documentation to give effect to the motion.

**CARRIED UNANIMOUSLY**

**BYLAWS – FIRST AND SECOND READINGS**

**17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8667” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403 Text Amendment)**

Moved by Councillor Keating, seconded by Councillor Clark

**THAT** “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8667” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403 Text Amendment) be given first and second readings.

**CARRIED UNANIMOUSLY**

*Continued...*

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 9, 2018.**

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**BYLAWS – FIRST AND SECOND READINGS – Continued**

18. **“Housing Agreement Bylaw, 2018, No. 8668” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403, Rental Housing Commitments)**

Moved by Councillor Keating, seconded by Councillor Clark

**THAT** “Housing Agreement Bylaw, 2018, No. 8668” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403, Rental Housing Commitments) be given first and second readings.

**CARRIED UNANIMOUSLY**



July 12, 2018

File: 08-3360-20-0429/1

Riaan De Beer, Director, Development  
Anthem Properties Group Ltd.  
Suite 300 Bentall 5 550 Burrard Street  
Vancouver, BC V6C 2B5

Dear Mr. De Beer:

**Re: Rezoning Application: 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue  
(Anthem Properties Group Ltd./dys Architecture)**

City Council, at its Regular meeting of Monday, July 9, 2018, unanimously endorsed the following resolution:

"PURSUANT to the report of the Manager, Planning, dated July 4, 2018, entitled "Rezoning Application: 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue (Anthem Properties Group Ltd. / DYS Architecture)";

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8667" (Anthem Properties Group Ltd. / DYS Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403 Text Amendment) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2018, No. 8668" (Anthem Properties Group Ltd. / DYS Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

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

AND THAT the Mayor and City Clerk be authorized to sign all necessary documentation to give effect to the motion."

Please find enclosed a copy of the staff report dated July 4, 2018 for your reference.

Re: Rezoning Application: 143 East 17<sup>th</sup> Street  
and 1600-1640 Eastern Avenue (Anthem Properties Group  
Ltd./dys Architecture)

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Page 2

The Public Hearing will be scheduled for July 23, 2018 and Council will consider third reading of Bylaw Nos. 8667 and 8668 at that time.

Yours truly,

A handwritten signature in black ink, appearing to read 'K. Graham', with a stylized flourish at the end.

Karla Graham, MMC  
City Clerk

Encl.

Cc dys Architecture, 260 – 1770 Burrard Street, Vancouver, BC V6J 3G7 (Encl.)  
S. Galloway, Manager, Planning



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

**REPORT**

To: Mayor Darrell R. Mussatto and Members of Council

From: Sean Galloway, Manager, Planning

SUBJECT: REZONING APPLICATION: 143 E 17<sup>th</sup> STREET AND 1600-1640  
EASTERN AVENUE (ANTHEM PROPERTIES GROUP LTD. / DYS  
ARCHITECTURE)

Date: July 4, 2018 File No: 08-3360-20-0429/1

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

**RECOMMENDATION:**

**PURSUANT** to the report of the Manager, Planning, dated July 4, 2018, entitled "Rezoning Application: 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue (Anthem Properties Group Ltd/DYS Architecture)":

**THAT** "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8667" (Anthem Properties Group Ltd, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403 Text Amendment) be considered and referred to a Public Hearing;

**THAT** "Housing Agreement Bylaw, 2018, No. 8668" (Anthem Properties Group Ltd/DYS Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

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

**AND THAT** the Mayor and City Clerk be authorized to sign all necessary documentation to give effect to the motion.



## ATTACHMENTS:

1. Context Map ([Doc #1669636](#))
2. Development Fact Sheet ([Doc #1673437](#))
3. Architectural Plans and Sustainability Checklist, May 24, 2018 ([Doc #1669494](#))
4. Landscape Plans, May 24, 2018 ([Doc #1669500](#))
5. Public Art Plan ([Doc #1659733](#))
6. Public Consultation Summary ([Doc #1669459](#))
7. Tenant Compensation Handout ([Doc #1672235](#))
8. Initial Tenant Letter ([Doc #1672239](#))
9. Zoning Amendment Bylaw No. 8667 ([Doc #1670669](#))
10. Housing Agreement Bylaw No. 8668 ([Doc #1673396](#))

## PURPOSE

The purpose of this report is to present an application for rezoning of the lands known as 143 East 17<sup>th</sup> Street and 1600 -1640 Eastern Avenue for Council's consideration (see Attachment #1).

## BACKGROUND

<i>Applicant:</i>	Nicholas Kasidoulis, Anthem Properties Group Ltd.
<i>Architect:</i>	Norm Chin, DYS Architecture
<i>Official Community Plan Designation:</i>	Residential Level 6 (High Density)
<i>Existing Zoning:</i>	CD-403 and RM-1
<i>Applicable Guidelines:</i>	N/A

## BACKGROUND

### Project Description

The project is a new 13 storey, 225 suite rental apartment building with ground oriented units at its base. The proposal will achieve a density of 3.3 floor space ratio (FSR) on the site. Additionally, the properties known as 1600 and 1616 Eastern Avenue will not be developed and are to be converted to a 1,727.5 sqm (18,595 sqft) public park that will be purchased and operated by the City (the details of this acquisition are identified in the Density Bonus and Community Benefits Section of this report). The project also includes 23 units which will meet Council's policy of 10 percent of the units of the development at 10 percent below Canadian Mortgage and Housing Corporation market rents in North Vancouver for 10 years (also known as the 10-10-10 policy). As it relates to relocation of existing tenants, Anthem Properties Group Ltd. (Anthem) has exceeded Council's Tenant Relocation Policy. Anthem is currently working with the existing tenants to find new units for them. Further information on this is denoted in the report below under Policy Context.

The current site consist of five parcels; each with a building that was constructed between 1954 and 1956. All five buildings combine for a total of 55 rental units. The current buildings along Eastern Avenue are two storeys in height and the building at East 17<sup>th</sup> Street and Eastern Avenue is three storeys.

### 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
North across E 17 <sup>th</sup> Street	140 E 17 <sup>th</sup> Street	46 unit, 4 storey rental apartment	RM-1
South	1550 Eastern Avenue	23 units, 3 storey rental apartment	RM-1
East across the laneway	161 E 17 <sup>th</sup> Street and 1621-1629	24 unit, 3 storey rental apartment building and a 22 unit, 4 storey rental apartment building.	RM-1 and CD-603
West across Eastern Avenue	115-125 E 17 <sup>th</sup> Street	180 unit, 19 storey, strata apartment buildings	CD-562

### Policy Context

#### *Official Community Plan*

Beyond the land use designation, the proposed project supports many policies of the Official Community Plan (OCP), including:

- Supports the Lonsdale Core Regional City Centre as the urban core of the City, by locating high intensity residential near the core area;
- Provides for a transition between the Regional City Centre and the lower rise neighbourhoods to the east;
- Provides active frontages along the street by way of unit entries and "front porches" or courtyards that supports a variety of mobility modes;
- Activates laneways by fronting units on to the laneway;
- Implements recreational, cultural and community spaces through the new public park that will support this higher intensity neighbourhood.

It should be noted that the previous OCP land use designation (prior to the 2014 OCP) was Residential Level 5 with a height limit of six storeys. Through the 2014 OCP process a height cap of 37m was added and the lands re-designated to Residential Level 6 (High Density).



### *Housing Action Plan*

To achieve the proposed density of 3.3 Floor Space Ratio (FSR) for the site, the applicant is requesting a 1.0 FSR Density Bonus. To avail of this bonus the applicant has agreed to the content of the attached Housing Agreement (Attachment #10), which requires 10 percent of the proposed rental units to be secured for mid-market rates for a period of at least 10 years. The Housing Agreement defines mid-market rates as a rental rate of 10 percent below the Canada Mortgage and Housing Corporation (CMHC) listed average for the City of North Vancouver. Twenty-three (23) units will be secured at the mid-market rates as a part of this proposal.

The actual rental rates will not be determined until completion of the project and tenant move-in, but the following chart provides an example of the discounted rents based on the 10 percent below the 2017 average rents and what the average rents were charged in 2018 in accordance with a Craigslist sample conducted for June of 2018.

	June 2018 market rents*	2017 mid-market rents**	Est. Percentage Below Market
Studio	\$1,500	\$901	41% below
One Bedroom	\$1,700	\$1,058	38% below
Two Bedroom	\$2,200	\$1,289	41% below
Three Bedroom	\$2,800	\$1,482	47% below

\* Current market rents were obtained from a new market rental development in Central Lonsdale, advertised on Craigslist, in June 2018

\*\* Mid-Market Rents were determined by discounting 10% from 2017 CMHC Average Rent

The proposal includes approximately 11% or 25 as three bedroom units. As proposed the application meets the Housing Action Plan policy of 10 percent three bedroom units in all new developments.

### *Adaptability Guidelines*

The development is providing 56 Level 2 adaptable units as part of the project and satisfies the City Bylaw requirement of 25 percent adaptable units.

### *Active Design Guidelines*

The development proposes a variety of building amenity spaces, both indoor and outdoor. The indoor space is on the southern edge of the building and overlooks the future public park to the south. The outdoor space is on the rooftop, where direct elevator and stair access occurs along with the provision of bathrooms. The development is achieving the general intent of these guidelines.

### *Sustainable Development Guidelines*

The proposed development is satisfying the general intent of the Sustainable Development Guidelines. The following measures are being incorporated into the project:

- Durable Building Design;
- 20% of parking spaces will have EV charging facilities;
- Provides most of the Energy Efficiency and Healthy Building requirements;
- Achieving 15% higher than ASHRAE 90.1 2010 for energy performance;



- Retention of existing trees;
- Provision of a new public park;
- Majority of landscaping is native species; and
- Permeable paving.

This list is not the entire contribution of the project to these guidelines, the full list of guidelines that are being satisfied are in Attachment #3 – Sustainability Checklist.

#### *Parks Master Plan*

The Parks Master Plan identified the eastern area of Central Lonsdale as being park deficient. By way of this development a new 1,727.5 m<sup>2</sup> (18,595.1 sqft) public park would be secured to support this neighbourhood which already contains many higher density buildings. Further information on the park is noted below in the Planning Analysis Section of this report.

#### *Tenant Relocation Policy*

Anthem is exceeding the requirements of the City's Tenant Relocation Policy (See Attachments #7 and #8). A sliding scale for compensation is being used that ranges from three months – for those residing in the building less than a year – to 14 months for those residing in the building for 25 plus years. Additionally, Anthem has also been providing moving allowances to assist with relocation

### **Zoning**

The subject site is currently zoned Medium Density Apartment Residential (RM-1) and Comprehensive Development Zone 403 (CD-403). An amendment to the Zoning Bylaw is required to permit the proposal and is reflected in Zoning Amendment Bylaw No. 8667 (Attachment #9).

Using the High Density Apartment Residential 1 (RH-1) Zone as a base, the proposal requires the following special provisions within a new Comprehensive Development Zone:

- Limit the Principal Use to Rental Apartment Residential Use;
- A maximum permitted site density of 3.3 times the lot area, contingent upon a Housing Agreement to guarantee rental and the implementation of the City's mid-market rental policy;
- A maximum lot coverage of 45 percent;
- A maximum building height of 13 storeys (37 metres or 121.5 feet);
- A minimum required front yard setback of 7.9 metres (26 feet);
- A minimum required interior side yard setback of 3.5 metres (11 feet);
- A minimum required exterior side yard setback of 2.0 metres (6 feet);
- A minimum required rear yard setback of 12.9 metres (42 feet); and,
- The waiving of section 510 (3) Building Width and Length.

The proposed project will be providing parking above the minimum zoning requirement. Detailed parking provisions are provided for in the Planning Analysis Section.



## **PLANNING ANALYSIS**

### **Use**

The proposed land use is residential. The Official Community Plan (OCP) identifies the lands as Residential Level 6 (High Density). The OCP contemplates this area as a transition between the Central Lonsdale Mixed Use area and the lower-rise residential forms to the east. The proposal is consistent with the intended land use of both the OCP and the Regional Growth Strategy (RGS).

### **Intensity**

#### *Gross Floor Area*

The OCP permits an FSR for the site of 2.3 and also provides the opportunity for a density bonus, at Council's discretion, of up to 1.0 FSR of additional density (for a total site density of 3.3 FSR). The proposed FSR for the development is 3.3.

#### *Height*

The height of the development being proposed is 13 storeys or 37 m. The 37 m height is consistent with the Official Community Plan. This area is intended to be a transition in height from the buildings on the western side of Eastern Avenue in the Central Lonsdale Core to the lower rise forms that are contemplated going east from this site. Currently, under the OCP, the buildings to the west of this site are permitted a height of 68 m or approximately 23 storeys. Given the transition is from 23 storeys to 13 storeys (subject site) to 6 storeys; the current development as proposed meets the intent of this transition.

#### *Parking*

The parking requirements for the site, based on the Zoning Bylaw, are 135 spaces (0.6 spaces/unit). The proposal includes 177 spaces: 153 for the residential units and 24 for visitors. There are 38 electrical vehicle charging spaces and two car share spaces. The car share component will be through the provision of two parking spaces and does not include actual shared vehicles. The development, as proposed, meets and exceeds the existing bylaw. Additionally, given the site's close proximity to transit and the Lonsdale core, the number of spaces provided is sufficient for the development.

#### *Traffic*

As proposed the development does not significantly impact the existing street network, based on the review of the submitted traffic study.

### **Form**

#### *Building*

The proposed building is 13 storeys with no step backs; there are projecting balconies, particularly on the south end to overlook the new public park. The projecting balconies provide undulation in the building to break down its overall massing. Additionally, colour accents on some wall panels further distinguish the building. An entrance feature at the corner of East 17<sup>th</sup> Street and Eastern Avenue further enhances the scale of the building and provide a direct access to the east-west cross street that connects to the Lonsdale Avenue commercial corridor.



### *Site Layout*

The site coverage is significant given that two of the parcels are to be for public park use. As such, all of the parking is contained in three levels of underground parking with four surface parallel spots on the laneway. As noted the main entrance to the building is oriented towards the corner of Eastern Avenue and East 17<sup>th</sup> Street. There is a small forecourt being proposed at that corner to address the building. This area may be an appropriate location for the public art contribution that is noted in the project description above.

### *Shadowing*

The majority of shadowing impacts are minimized given that the site is surrounded on the north, east and west by streets and laneway. For the most part of the year the shadows will fall across these public rights-of-ways and not impact the neighbouring buildings. Winter season has the highest impact, but it should be noted that much of the shadow of this building falls within the shadow of the neighbouring building to the west given its height.

### *Public Realm*

Though no step backs are proposed on the building, it is set back from the public right-of-way with courtyards that support the ground oriented units. These courtyards are stepped up and provide significant landscaping that enhances the public realm.

In addition to the courtyards, the southern end of the building will provide for a direct access on to the new public park. There is also a patio area that is supported by the building's common area/room that overlooks the park area.

The building's interface with the laneway consists of ground-oriented units, courtyards associated with those units and the facility's common workout room (that also overlooks the public park). The applicant is also required to construct a pedestrian pathway from East 17<sup>th</sup> Street to the public park.

The public park currently has a concept plan that has been produced during this process (see Attachment #3). However, this is a concept only and a full public consultation is required prior to any works or designs being undertaken on the site. Parks Department staff will begin the public consultation and future design of the park in the later part of this year or the early part of 2019. The Parks Master Plan has identified this side of the Central Lonsdale core to be park deficient and through this development a public park will be created that will provide some general amenities for the neighbourhood. The park will be accessed off of Eastern Avenue and the laneway system to the east. Given the intensity of development in the area, this park will provide an opportunity for residents to come together in an outdoor living space. The public park space is also being considered as a potential location for the public art contribution being made by Anthem Properties Group Ltd.

On East 17<sup>th</sup> Street the building has also been setback to accommodate the future Triple-A bike lane that will run along this portion of the 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 2.3 FSR in the Residential Level 6, up to a maximum of 3.3 FSR.

The proposed project, if constructed as a stratified development, would include community benefits valued at approximately \$7.15 million dollars, as outlined in Table 3 below. Given that the project under consideration is an all rental development, no cash contribution for community benefits is required consistent with Council's Density Bonus and Community Amenity Policy (2015).

**Table 3. Estimated Value of Community Benefits through Density Bonusing**

Density Value Calculation	Value
Density Bonus of 0.7 FSR (1.6 to 2.3 FSR) / OCP Density (@ \$20 / sq. ft.)	\$650,706
Density Bonus of 1.0 FSR (2.3 to 3.3 FSR) Max Bonus (@ \$140 / sq. ft.)	\$6,507,060
<b>Total Value of Community Benefits</b>	<b>\$7,157,766</b>

The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. Under this proposal, the City would receive rental housing – 202 market rental units and 23 mid-market rental units – secured in perpetuity. Bonusing for rental housing is intended to assist the City in achieving its housing goals set out in the Official Community Plan and the Housing Action Plan. Both of these plans call for a range of housing types and tenures to be supported.

Additionally, the public park will be purchased with the density removed from the site at a rate lower than for developable land; this rate will be for \$1,000,000. This value is significantly less than purchasing other lands at market rates for a public park within the Central Lonsdale area. The monies used to purchase this land will come from Development Cost Charges (DCC) for parks and open space land acquisition. The land will be obtained by the City with no upgrades and Parks Staff will undertake the public engagement and park design work noted above. The implementation of the park design will be funded 50% by DCCs and the other 50% through the City's capital works budget for Parks and Open Space.

In addition to the items above, staff seek Council's direction to secure the following items as conditions of this development:

- public art incorporated into the project with a value of \$125,000 (See Public Art Plan – Attachment #5);
- Purchase of the public park lands (commonly known as 1600 and 1616 Eastern Avenue) by the City of North Vancouver.

## **ADVISORY BODY INPUT**

### **Advisory Planning Commission**

The application was reviewed by the Advisory Planning Commission on March 14, 2018.

The Commission unanimously endorsed the following resolution:

It was regularly moved and seconded

**THAT** the Advisory Planning Commission has reviewed the Rezoning Application for 1600 Eastern Avenue and recommends approval with further consideration of the following to the satisfaction of staff:

- Exploring more options for the location of car share adjacent to the park to increase visibility;
- Exploring options for sheltered bicycle parking (e.g. the Local development to the west;
- Considering the use of proven durable pavers and street treatment that will not pose a hazard to people with physical disabilities; and
- Explore options for direct access by residents to the park space.

**FURTHER**, the Commission commends the project for the inclusion of the greenspace;

**AND THAT** the Commission commends the applicant on the project.

**Carried Unanimously**

### **Advisory Design Panel**

The application was reviewed by the Advisory Design Panel on March 21, 2018.

The Panel unanimously endorsed the following resolution:

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 1600 Eastern Avenue and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further expression of the south façade while exploring the possibility of wrapping the south east corner balconies around to face the park;
- Consider the integration of the public park to the building;
- Proponent is encouraged to conceptualize the park design;
- Explore opportunities for the public park as a multi-programmable space for outdoor play, urban agriculture and community engagement as well as public art;
- Consider the inclusion of a public art component to be incorporated throughout the building façade;
- Expression of storm water management facilities to be visible to the public from the park;



- Examine the opportunity to move a stairwell to the exterior wall of the building and ensure the stairwell has glass walls to bring natural light in;
- Consider the addition of urban agriculture on the rooftop and at grade;
- Further design development and articulation of the building at grade;
- Consider the opportunity to provide a small space on the rooftop deck as a children's play area;
- Further design development of the rooftop deck to soften the landscaping with planting and greenery;
- Consider incorporating more pollinator plants to the plant list;
- Consider the shape of the parkade vents on the landscape;
- Further incorporation of colours and expressions from the precedent images presented;
- Ensure additional e-car and e-bike charging stations are provided;
- Consider the addition of more unit storage in place of bike storage and parking stalls; and
- Further development of a more thoughtful lighting scheme that can be incorporated with the landscaping.

The Panel wishes to thank the applicant for their presentation.

**Carried Unanimously**

The applicant has amended the plans based on the comments above from the Advisory Design Panel. Items that were not included in the most recent revisions of the development proposal are placing the stairwells on the exterior of the building with glass walls to promote activity within the building.

## **COMMUNITY CONSULTATION**

The applicant held a Developer Information Session on Thursday January 31, 2018 at the Royal Canadian Legion, Maple Leaf Room (123 West 15th Street). The session was hosted in an open house format where interested members of the community could study plans and ask questions of the applicant, their design team, and City staff.

The open house was well attended. Thirty-five people attended the DIS and 19 comment forms were filled in. Community response to the proposal has been largely balanced between support and non-support; residents support the provision of the public park, but have concerns surrounding height/density, traffic and parking.

The Developer Information Report has been included, for Council's information, as Attachment #6.

## FINANCIAL IMPLICATIONS

The applicant is proposing to provide their community benefit contribution through the provision of market and mid-market rental units. The rental units will be secured through a housing agreement and will provide rental housing for residents in perpetuity.

As noted above, the cost for land acquisition of the park (\$1,000,000) will be funded through available DCC funds. Additionally, the design and construction of the park space will be funded 50% by DCCs and 50% through the City's capital works budget for Parks and Open Space.

## INTER-DEPARTMENTAL IMPLICATIONS

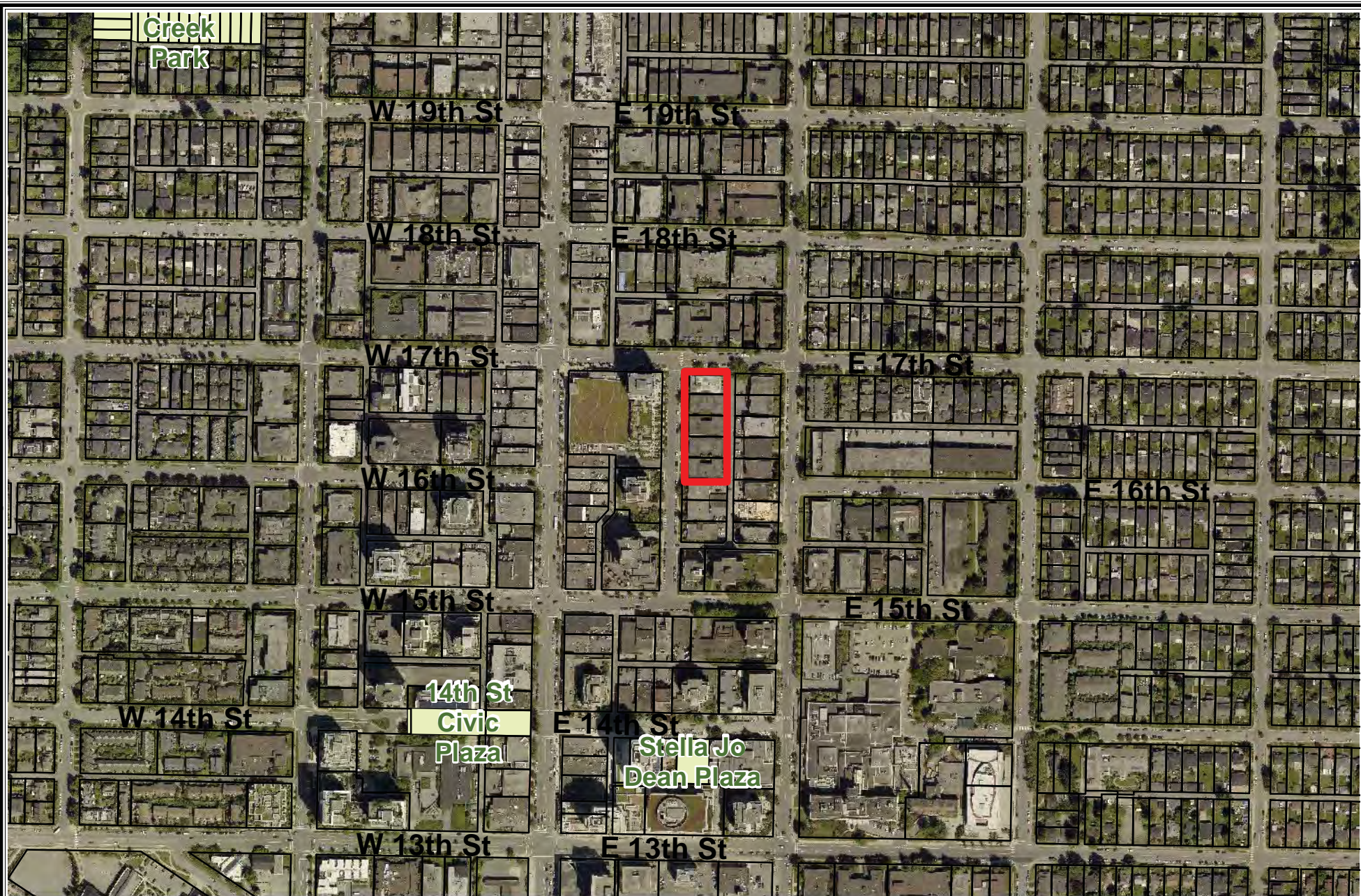
This report was endorsed at the joint meeting of the Civic Projects Team and Directors' Team on July 3, 2018.

RESPECTFULLY SUBMITTED:

  
Sean Galloway, MCIP, RPP  
Manager, Planning

SG:eb







# PROJECT SUMMARY SHEET

143 East 17th Street and 1600-1640 Eastren Ave



## SITE CHARACTERISTICS

<b>Site Area:</b>	Building Area 2,590.47 sq. m. (27,883.6 sq. ft.); Proposed Park Area 1,727 sq. m. (18,595 sq. ft.) for total area of 4,318 sq. m (46,479 sq. ft.) for FSR calculation	<b>OCP Designation:</b>	Residential Level 6 (High Density) 2.3 FSR & Bonus of 1.0 FSR
<b>Existing Zoning:</b>	RM-1 (Medium Density Apartment Residential 1) & CD-143	<b>OCP Height Limit:</b>	37 m (121.4 ft.)

## FLOOR AREA AND HEIGHT

	Existing Zoning (RM-1)	Proposed
<b>Floor Space Ratio (FSR):</b>	1.6	3.3 FSR (inclusive of 1.0 FSR Density Bonus)
<b>Total Gross Floor Area (sq. m.):</b>	6908.8 (74366 sq. ft.)	14249.6 (153381 sq. ft. )
<b>Total Lot Coverage (Percent):</b>	50%	45% of Building Area
<b>Building Height (m):</b>	12.9 m (42.65 ft.)	37 m (121.4 ft.) excluding parapet walls, elevator shafts & mechanical rooms

<b>PARKING</b>	Required	Proposed
<b>Residential Rental Parking Spaces (per unit)</b>	0.6	0.79
<b>Residential Rental Parking Spaces</b>	135	177
<b>Secure Bicycle Parking Spaces:</b>	338	338

Numbers based on plans dated May 24, 2018 (Doc. 1669494) Doc. 1672220



# 1600 EASTERN

## EASTERN & E 17TH RENTAL RESIDENTIAL

143 E. 17TH, 1600/1616/1628/1640 EASTERN, NORTH VANCOUVER BC

ANTHEM PROPERTIES GROUP

■ **dys** architecture





PROJECT TEAM

CLIENT  
ANTHEM PROPERTIES GROUP  
300 - 550 BURRARD STREET  
VANCOUVER, BC V6C 2B5  
TEL: 604.689.3040

ARCHITECTURAL  
DYS ARCHITECTURE  
260 - 1770 BURRARD STREET  
VANCOUVER, B.C. V6J 3G7  
TEL: 604.669.7710  
FAX: 604.669.6629

STRUCTURAL  
READ JONES CHRISTOFFERSEN LTD  
300 - 1285 WEST BROADWAY  
VANCOUVER BC V6H 3X8  
TEL: 604.738.0048  
FAX: 604.738.1107

MECHANICAL  
NORMAN DISNEY & YOUNG  
608 - 1166 ALBERNI STREET  
VANCOUVER,BC V6E 3Z3  
TEL: 604.734.9338

ELECTRICAL  
NEMETZ (S/A) & ASSOCIATES LTD  
2009 W 4TH AVE  
VANCOUVER, BC V6J 1N3  
TEL: 604.736.6562

LANDSCAPE  
CONNECT LANDSCAPE ARCHITECTURE  
2305 HEMLOCK ST  
VANCOUVER BC V6H 2V1  
TEL: 604.681.3303  
FAX: 604.681.3307

BUILDING CODE  
GHL CONSULTANTS LTD  
950 - 409 GRANVILLE ST  
VANCOUVER, BC V6C 1T2  
TEL: 604.689.4449  
FAX: 604.689.4419

CIVIL  
BINNIE CONSULTING LTD  
205 - 4946 CANADA WAY  
BURNABY,BC V5G 4H7  
TEL: 604.420.1721  
FAX: 604.420.4743

SUSTAINABILITY  
E3 ECO GROUP  
230 – 5589 BYRNE ROAD  
BURNABY, BC V5J 3J1  
TEL: 604.874.3715

GEOTECHNICAL  
GEOPACIFIC CONSULTANTS LTD  
1779 W 75TH AVENUE  
VANCOUVER, BC V6P 6P2  
TEL: 604.439.0922  
FAX: 604.439.9189

TRANSPORTATION  
BUNT & ASSOCIATES ENGINEERING  
1550 - 1050 WEST PENDER STREET  
VANCOUVER, BC V6E 3S7  
TEL: 604.685.6427  
FAX: 604.685.6579

ARBORIST  
DIAMOND HEAD CONSULTING LTD.  
3551 COMMERCIAL STREET  
VANCOUVER, BC V5N 4E8  
TEL: 604.733.4886  
FAX: 604.733.4879

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CLIENT



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.21	ISSUED FOR ADP
3	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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# EXECUTIVE SUMMARY

## 01 Executive Summary

The proposal put forth in this application for Rezoning and Development consists of a consolidation of five parcels into one site for redevelopment. The development will consist of one multi-storey building comprised of thirteen levels of residential units, two and a half levels of underground parking and a public park dedication. The building program is primarily residential units dedicated for rental purposes.

The site is located in the Central Lonsdale area of North Vancouver and is in close proximity to numerous amenities and commercial services. Outlined in greater detail within the Rezoning and Design Rationale the development program seeks to increase the rental housing stock already on site with additional residential units for rental to meet the needs of the City and to meet the objectives of the Official Community Plan for this neighbourhood.

The proposal is comprised of the following key aspects:

- Rental Residential**  
The program for the redevelopment will increase the housing stock with secured market rental units. The development will bring to the rental market 225 residential units of varying unit types. The development proposes 30% of the total residential units to be family-oriented. In addition, 25% of the total units are designed as adaptable units.
- Public Park**  
Provision of a new green space for a public park on the south end of the development, at mid-block of Eastern Avenue is proposed. The public park will complement the redevelopment by incorporating landscape into an urban setting.
- Environmental**  
The development is targeting to meet ASHRAE 90.1 2010 and exceeding it by approximately 15% of its threshold. In general, the building is designed to incorporate improved thermal and energy performance, with increased insulation, lower window to wall ratio, and strategically located architectural elements as passive features.

Overall, the proposed development will bring a balanced architectural language that combines sensitivity to the natural features of the City with a modern vocabulary inspired by the context of the surrounding built environment. The design approach was to be thoughtful and to be contextually aware of the rich features of the City to inform the overall form and character of the building.



AERIAL View looking North East

\*Preliminary Park Concept Only

CLIENT



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3	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

## EXECUTIVE SUMMARY

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PROJECT	A217403	
DRAWN	JL	CHECKED NC
SCALE	NTS	
DATE	NOV 28, 2017	

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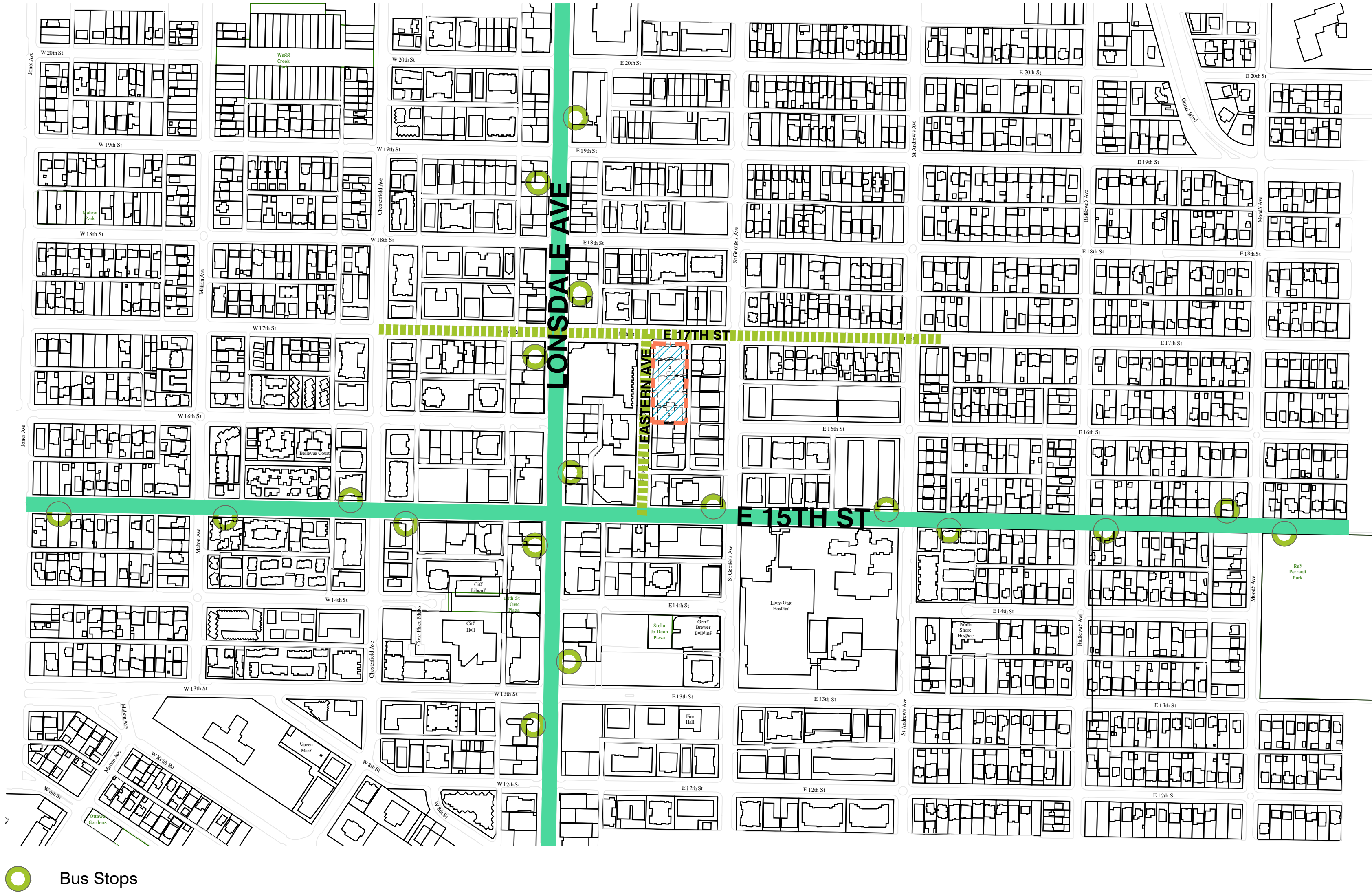


CLIENT



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.21	ISSUED FOR ADP
3	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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## REZONING RATIONALE

### 01 Site Description

The development site is located in the Central Lonsdale area of North Vancouver and is designated as Residential Level 6, High-Rise Apartment (High-Density) land-use in the Official Community Plan. The project site is a consolidation of five parcels which are zoned either CD 403 for the lot fronting East 17th Street and RM-1 for the other parcels.

The five parcels to be consolidated and rezoned for redevelopment are:

- 1600 Eastern Avenue
- 1616 Eastern Avenue
- 1625 Eastern Avenue
- 1640 Eastern Avenue
- 143 East 17th Street

With consolidation, the combined site will provide sufficient development area for a high-rise structure with significant open space for landscape around the building and provision of a new public park.

Once consolidated, the site will generally front Eastern Avenue to the west, East 17th Street to the north, and a service lane to the east. The new public park will create separation for the proposed building from the adjacent three-storey apartment building immediately to the south. The consolidated site area will measure approximately 46,479 SF (4,318 SM) and is 330 feet (100.5 m) long and 141 feet (43 m) deep. Rectangular in shape, the site is generally flat with a very gentle slope from the northeast corner of the site down towards the southwest corner of the property.

### 02 Context Plan

#### Neighbourhood Overview

The project is in Central Lonsdale, a unique location in the City where the urban fabric blends a broad mix of residential buildings with the commercial retail and services typical along Lonsdale Avenue. A number of institutions are located in the immediate neighbourhood and these include Lions Gate Hospital, City Hall, Civic Plaza and the City Library.

The site is directly across from the "Local" mixed-use commercial and residential high-rise development to the west on Eastern Avenue. The immediate area to the north, east and south generally consists of low-rise residential apartment buildings with single-family residences further east.

### 03 Applicable Zoning, Policies, Plans and Guidelines

Existing Zoning: CD-403 + RM-1 (Medium Density Apartment Residential 1)  
Proposed Zoning: CD (Comprehensive Development District)  
Land-Use Designation: Residential Level 6, High-Rise Apartment (High Density)

Other documents include:

- Official Community Plan Bylaw, 2014, No. 8400;
- Zoning Bylaw, 1995, No. 6700;
- Density Bonus and Community Amenity Policy
- Housing Action Plan
- Subdivision and Development Control Bylaw
- Parks Master Plan
- Community Energy and Emissions Plan

#### PROJECT

### 1600 EASTERN RESIDENTIAL HIGH-RISE RENTAL DEVELOPMENT

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

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PROJECT A217403  
DRAWN JL CHECKED NC

SCALE NTS  
DATE NOV 28, 2017



A0.04



CLIENT



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.21	ISSUED FOR ADP
3	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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## REZONING RATIONALE

### 04 Rezoning Rationale

The purpose of this Rezoning application is to consolidate the five separate parcels for redevelopment as a singular site. Each existing parcel is currently zoned for residential use. This rezoning application is guided by the existing Central Lonsdale area policy as noted in the Official Community Plan that was adopted in 2014.

Rezoning is sought to allow for a multi-storey residential building that will include residential units for dedicated market rental purposes. As a rental building, the residential units proposed include a diverse mix of various unit types and sizes which will promote greater housing options for people living in the City of North Vancouver and on the North Shore. The residential component will include common indoor and outdoor amenity spaces consisting of an indoor health and fitness room, meeting and study space, rooftop lounge space, and extensive outdoor space on the roof. In addition, the building will include two and a half levels of underground parking for residents and visitors with some at grade parking area for visitors and for car share.

In addition to the residential component and the extensive landscape proposed in the development, this rezoning of the site also proposes to include open green space dedicated for public use as a new City Park. The public green space dedication is proposed for the south end of the site at mid-block on Eastern Avenue. This park will measure approximately 18,595 SF (1,727.5 SM) in site area.

Attention was placed on the development's four edges to ensure the relationship between building and street and the public realm are strengthened. The Eastern Avenue and lane edges strive to promote a friendly pedestrian streetscape and pleasant relationship between resident and the street, to create a sense of entry and privacy for residents. The building edge facing East 17th Avenue is designed to feature an expressive entry element to the building, a double height volume that is architecturally articulated. The indoor fitness and health amenity space is strategically located to animate the street and lane edge and sits by the entrance for convenient access to promote an active lifestyle.

The rental component aims to meet the City's requirement with rental housing, public green space, and environmental features. The design proposes a high-quality residential building in an urban landscape, designed with an architectural character that relates contextually to the City's natural and urban setting, which further enhances this part of Central Lonsdale.

### 05 Response to the City of North Vancouver Official Community Plan and Guidelines

In reference to the Central Lonsdale area and the Official Community Plan, the proposed development meets or exceeds the planning objectives and land use concept. The design is guided and adheres to the main principles as set out in the community visions. These include:

- Complete and Compact
- Accessible and Active
- Opportunity-Filled
- Resilient and Adaptable
- Durable and Timeless
- Creative and Diverse
- Healthy and Inclusive
- Diverse and Affordable
- Community Supporting Community
- Age-Friendly

#### Land Use: Housing, Population and Employment

The project proposes dedicated rental residential housing to assist in addressing the City's population growth by providing a total of 225 residential units. There are currently 51 existing residential units on the five parcels which will be demolished for replacement. In total, there will be a net increase of 174 units to the site. The newly proposed residential units offer a diverse range of unit types and sizes allowing families, individuals, and couples to reside in the building.

#### Transportation, Mobility and Access

The proposed development considers a number of initiatives and features to promote forms of movement other than the use of single-occupancy vehicles. The design proposes parking spaces dedicated for car-share vehicles for use by residents and the community. Car share spaces are located on the property adjacent the lane for accessibility and convenience.

A select number of underground parking spaces for visitors and residents will be equipped with electrical charging stations, meeting the minimum 20% sought by the city for the development. Bicycle storage for residents is conveniently located on Level P1. A bike repair and wash area is proposed to promote bicycle usage.

The site is conveniently located one city block away from the main Lonsdale Avenue arterial where a number of public transportation and bus routes are located. The main entry of the building is strategically located at the corner of Eastern and East 17th to promote access, convenience and proximity to public transportation and services on Lonsdale Avenue.

#### Community Well-Being

The development proposes a number of features for its residents and the community, which will enhance people's well-being.

With a varied mix of unit types and sizes, the building will promote diversity amongst its residents with families, young individuals, seniors, and couples able to coexist. A significant number of units are designed as adaptable suites.

Suites are designed with a focus on the relationship between residents, the street and the community, with ground-oriented units having direct access to the street with entry doors and patios. Larger family-oriented units were strategically designed to include extensive private outdoor space, promoting outdoor play and convenient access. Smaller studio and one-bedroom units are planned with less private outdoor space. In lieu of direct private outdoor space for these smaller units, the building will provide various indoor amenities areas and extensive outdoor common patios. This is to promote individuals living in smaller units to use the building common amenities, to foster community, gathering and neighbourliness.

#### Natural Environment, Energy and Climate

The building is designed to support connection to the Lonsdale Energy Corporation (LEC). Overall, the building is designed with the intent to meet the ASHRAE 90.1 2010 plus 15% thresholds.

Active design principles are considered in the building design, such as stairwells which benefit from natural lighting from roof level glazing allowing daylight penetration down through the stairs reducing reliance on the elevators; Access and proximity to bicycles, car-share and public transport reducing the reliance on vehicle ownership, passive shading with extensive balconies on the southwest corner of the building, and a balance of openings to solid wall in the exterior assembly, reducing the window to wall ratio.

The building is designed to address the challenges associated with climate change with care and consideration of the building form, articulation, and purposeful architectural elements. With passive shading created by balconies, low window to wall ratio, and limited massing articulation thus reducing thermal loss at steps and corners.

#### Parks, Recreation and Open Space

As a high-rise, slab-block structure, the building footprint will allow greater green space at the ground plane, providing opportunities for extensive landscape and outdoor spaces. Indoor amenities are provided with direct access to outdoor space such as the ground floor fitness and health area with direct access to an outdoor patio for relaxation, yoga, etc. The rooftop lounge will have direct access to varying types of outdoor experiences, bbq, lounge seating etc. The dedication of a vast portion of the development site to open green space and as a new public City park is proposed.

#### Art, Culture and Heritage

The architectural character is inspired by the City's local culture and natural setting. The design of the building sought inspiration from the local context and a local artist to set an architectural language reflective of these influences.

#### Economic Development

With additional residents added to the neighbourhood, it will promote and influence economic growth to local businesses and services.

#### Municipal Services and Infrastructure

The building is designed to connect with the Lonsdale Energy Corporation's system and other existing services.



E 17TH ST View looking towards front entrance



E 17TH ST View looking towards lane, car share, ground-oriented units, and gym



ARCHITECTURAL CHARACTER Inspired by the painting of North Vancouver Visual Artist Sandrine Pelissier - Woodland Rhythm

#### PROJECT

### 1600 EASTERN RESIDENTIAL HIGH-RISE RENTAL DEVELOPMENT

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

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DATE NOV 28, 2017

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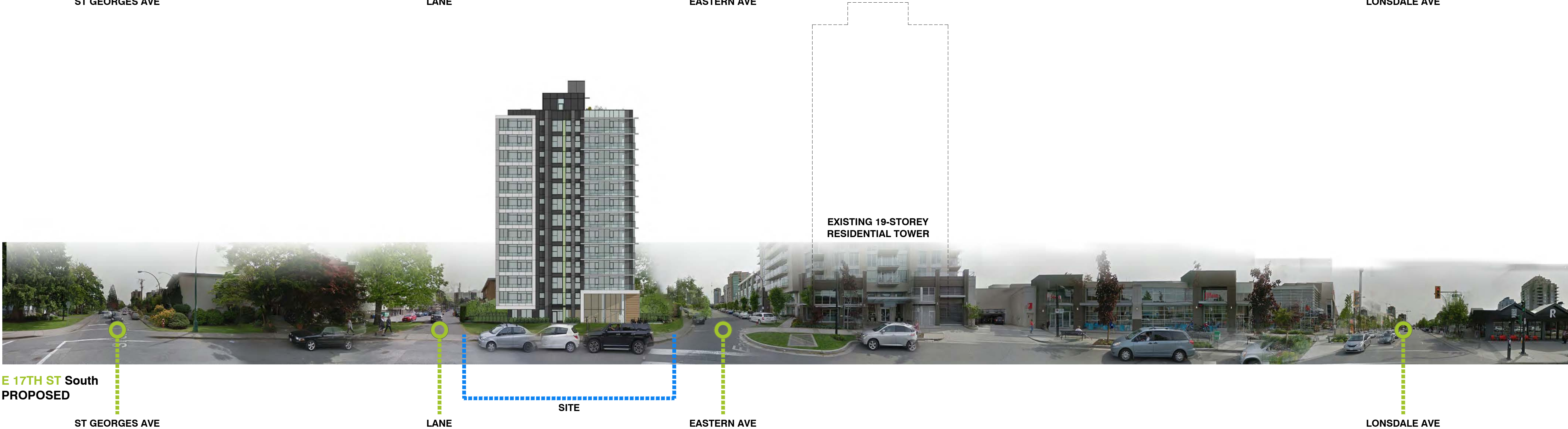
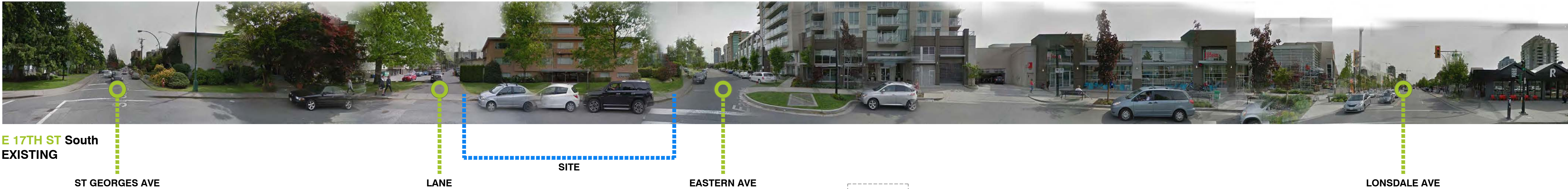
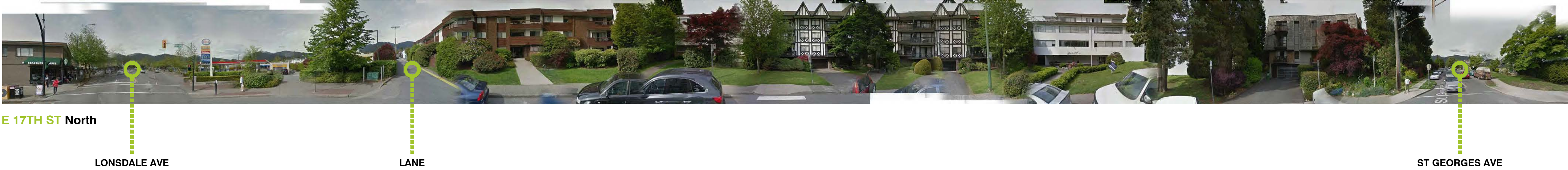


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2	2018.03.21	ISSUED FOR ADP
3	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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## URBAN CONTEXT

### 01 Colour Street Elevations



### PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

## URBAN CONTEXT COLOUR STREET ELEVATIONS E 17TH ST

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URBAN CONTEXT

01 Colour Street Elevations



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PROJECT

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RENTAL DEVELOPMENT**  
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**URBAN CONTEXT  
COLOUR STREET  
ELEVATIONS  
EASTERN AVE**

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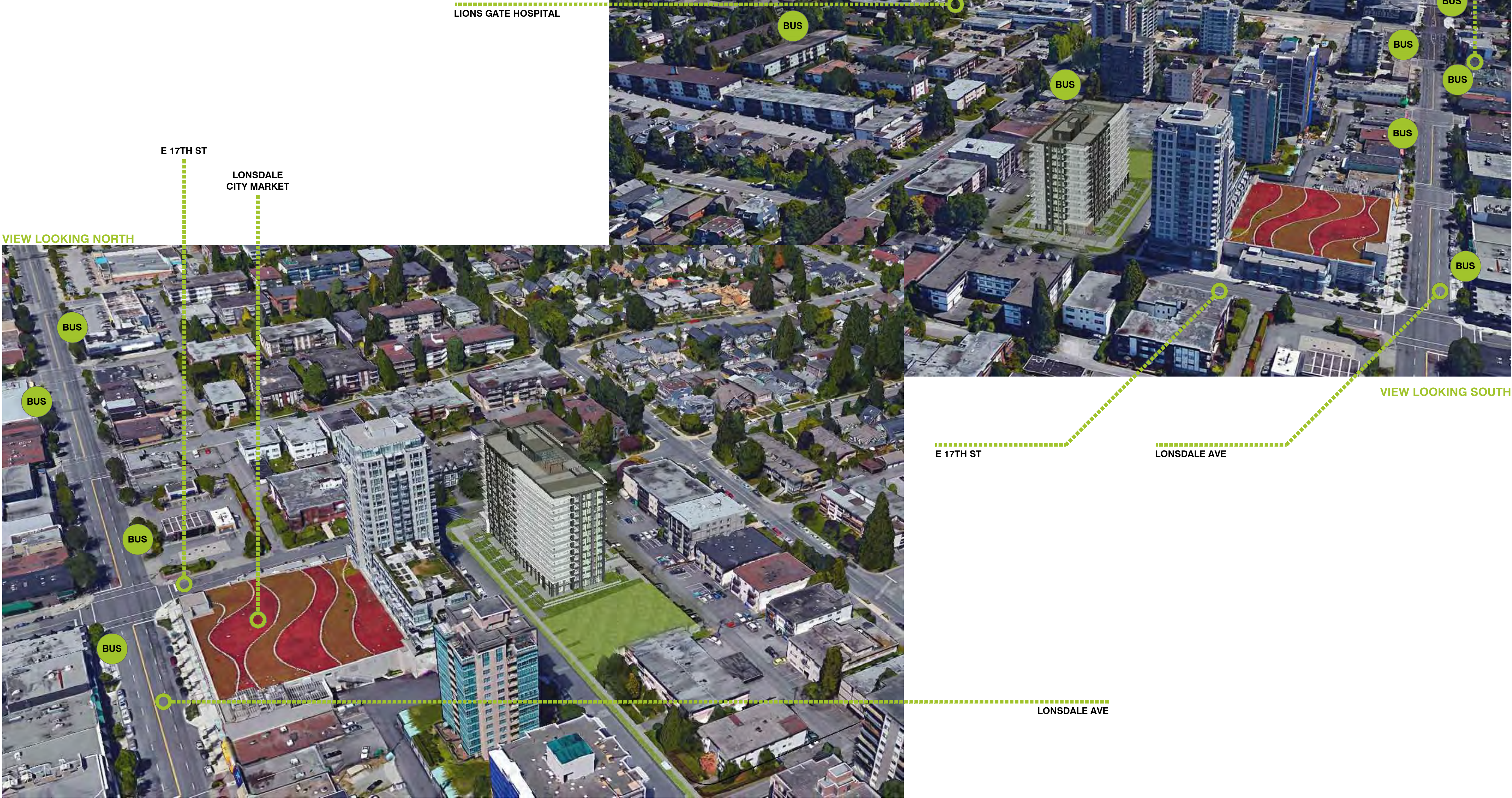
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URBAN CONTEXT

02 Aerial Context Maps



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CLIENT

**Anthem**  
ANTHEM PROPERTIES GROUP

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SHADOW IMPACT STUDY

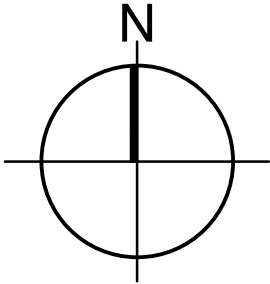
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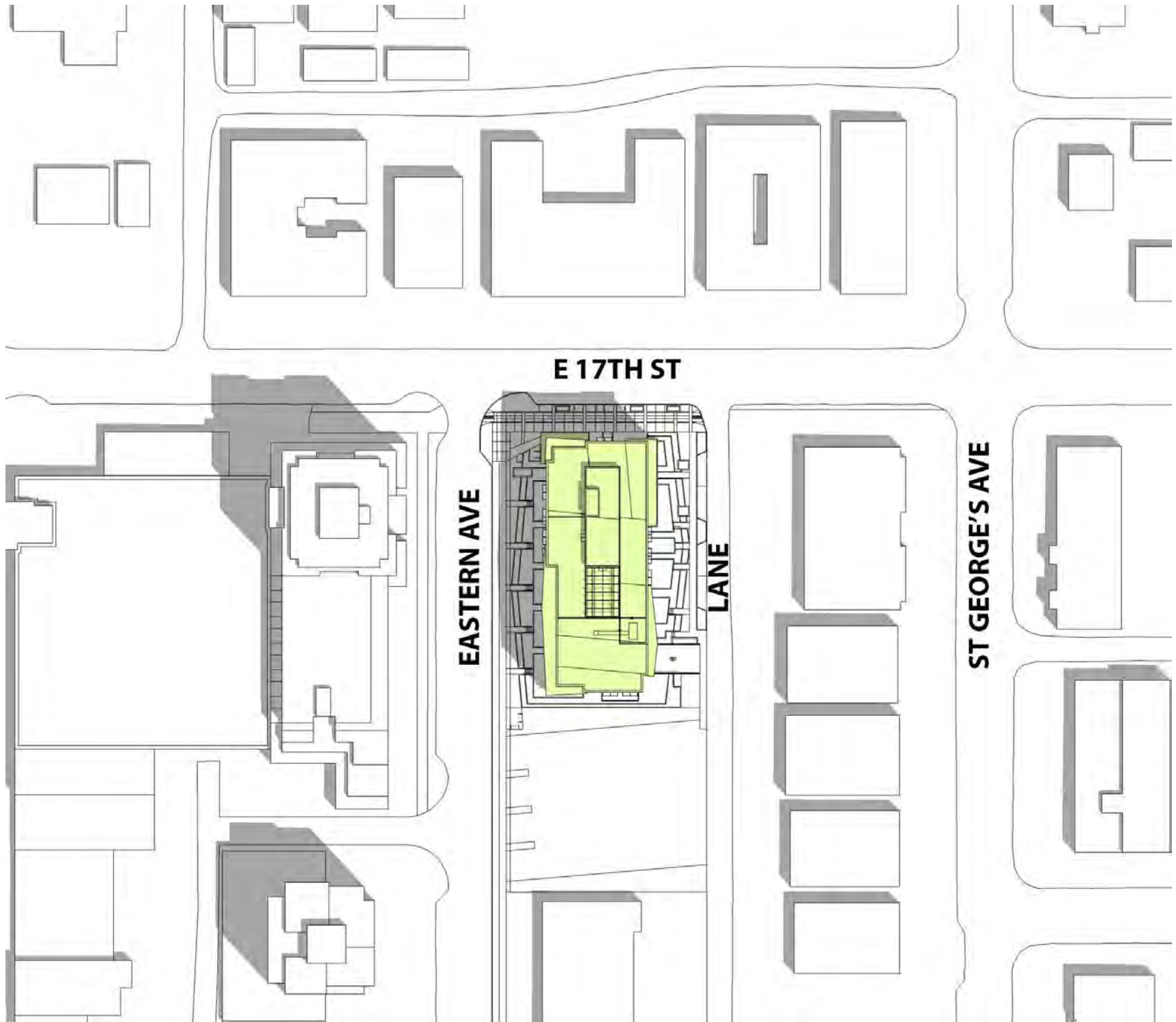
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DATE	NOV 28, 2017



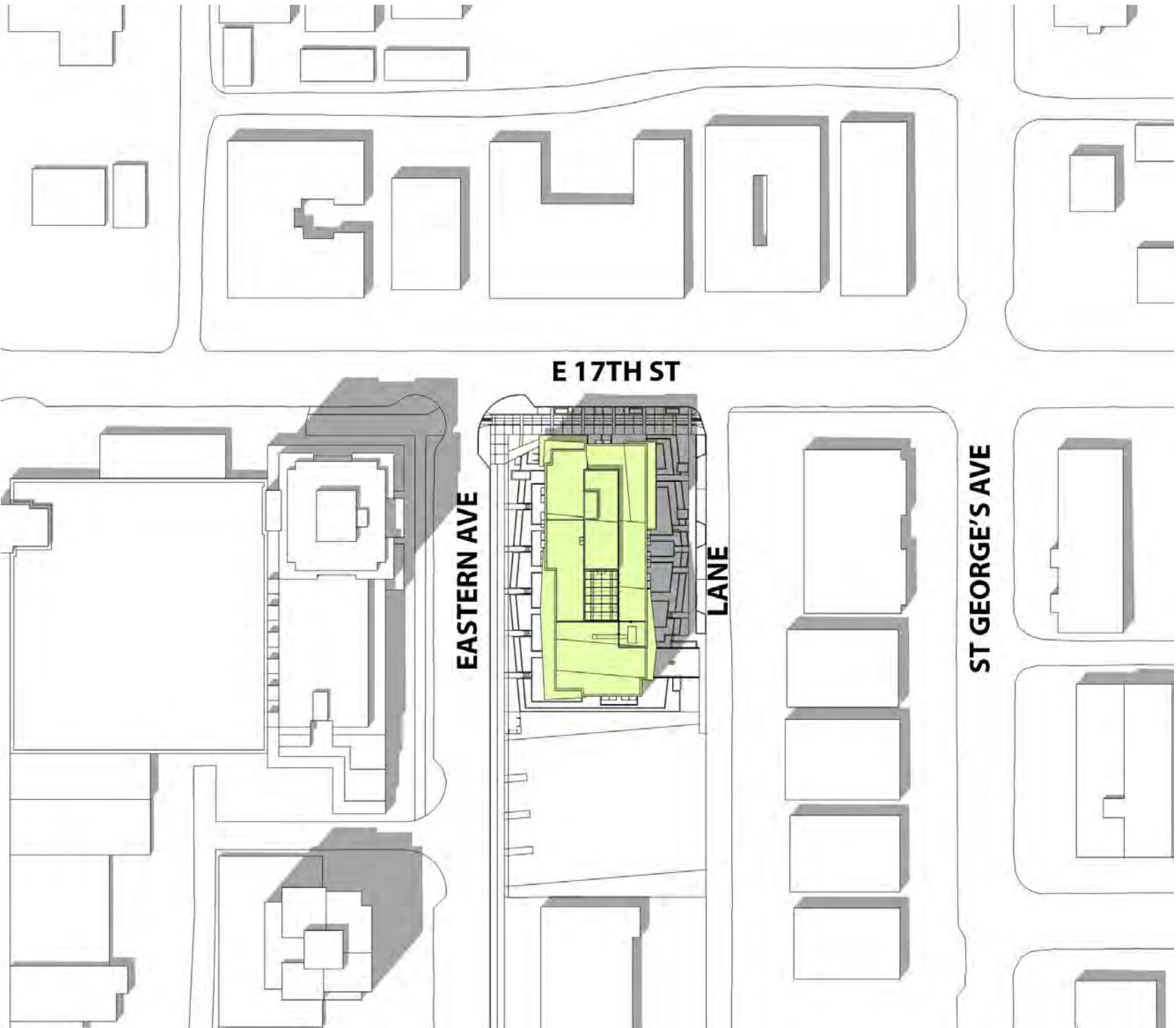
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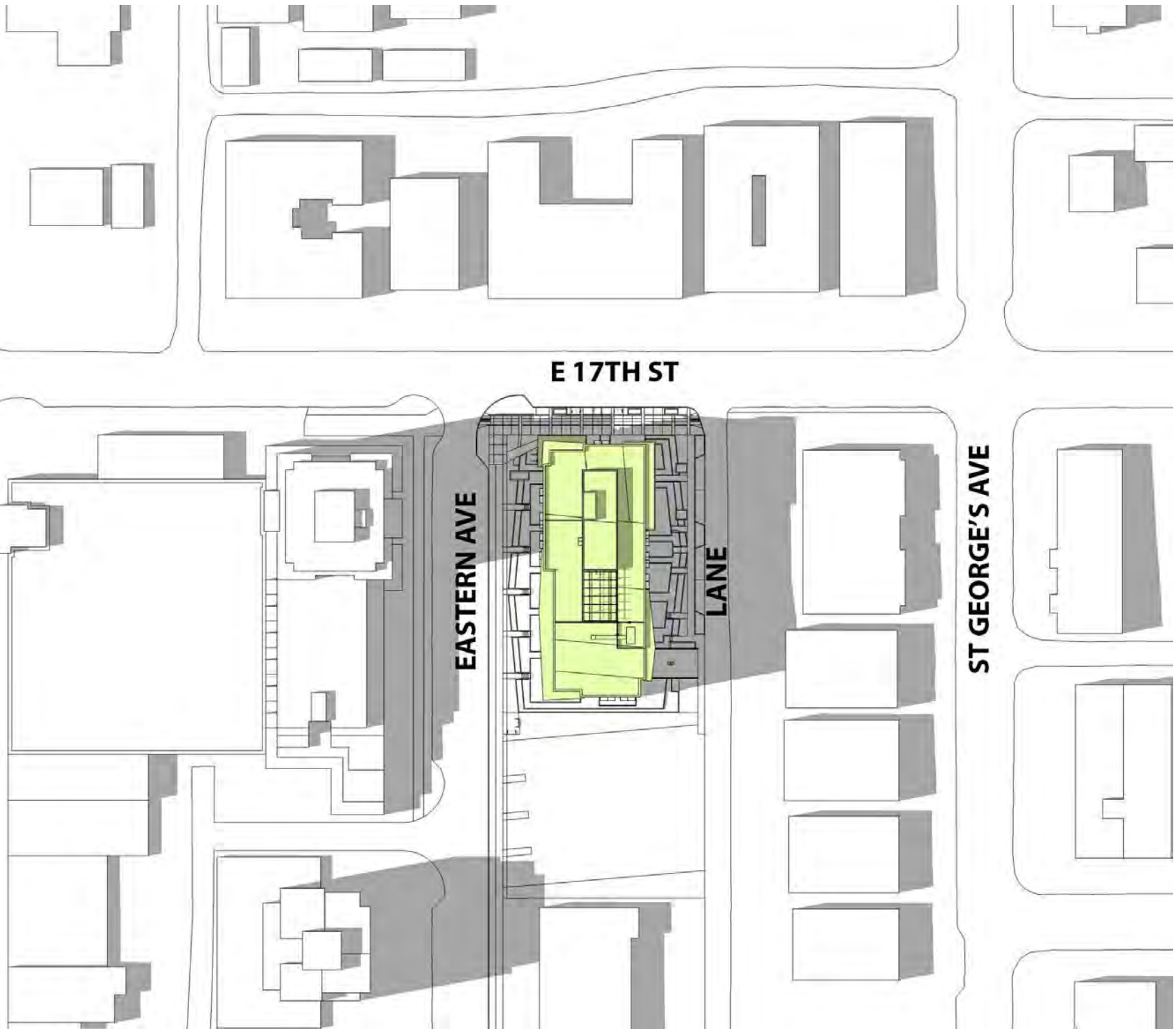
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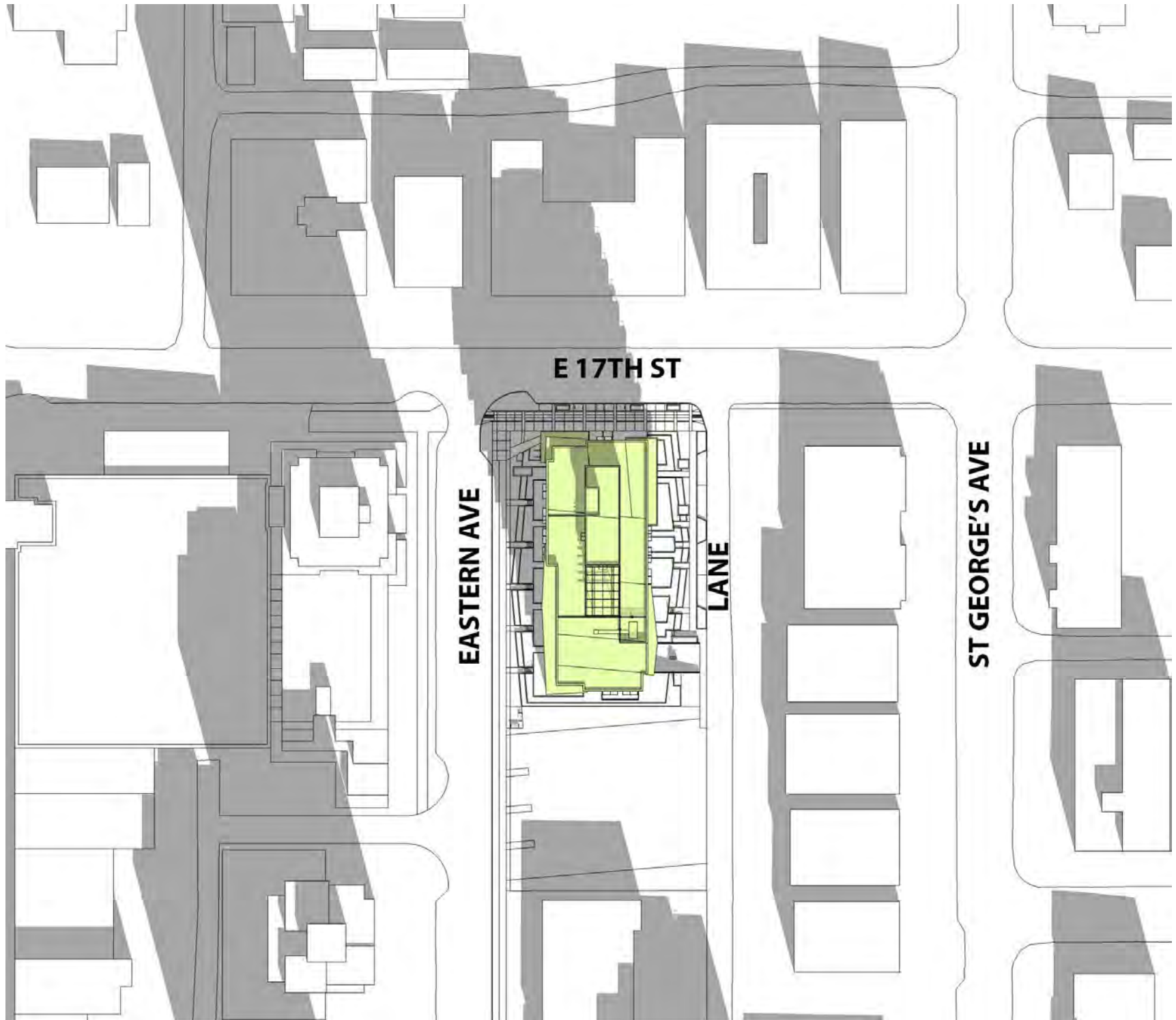
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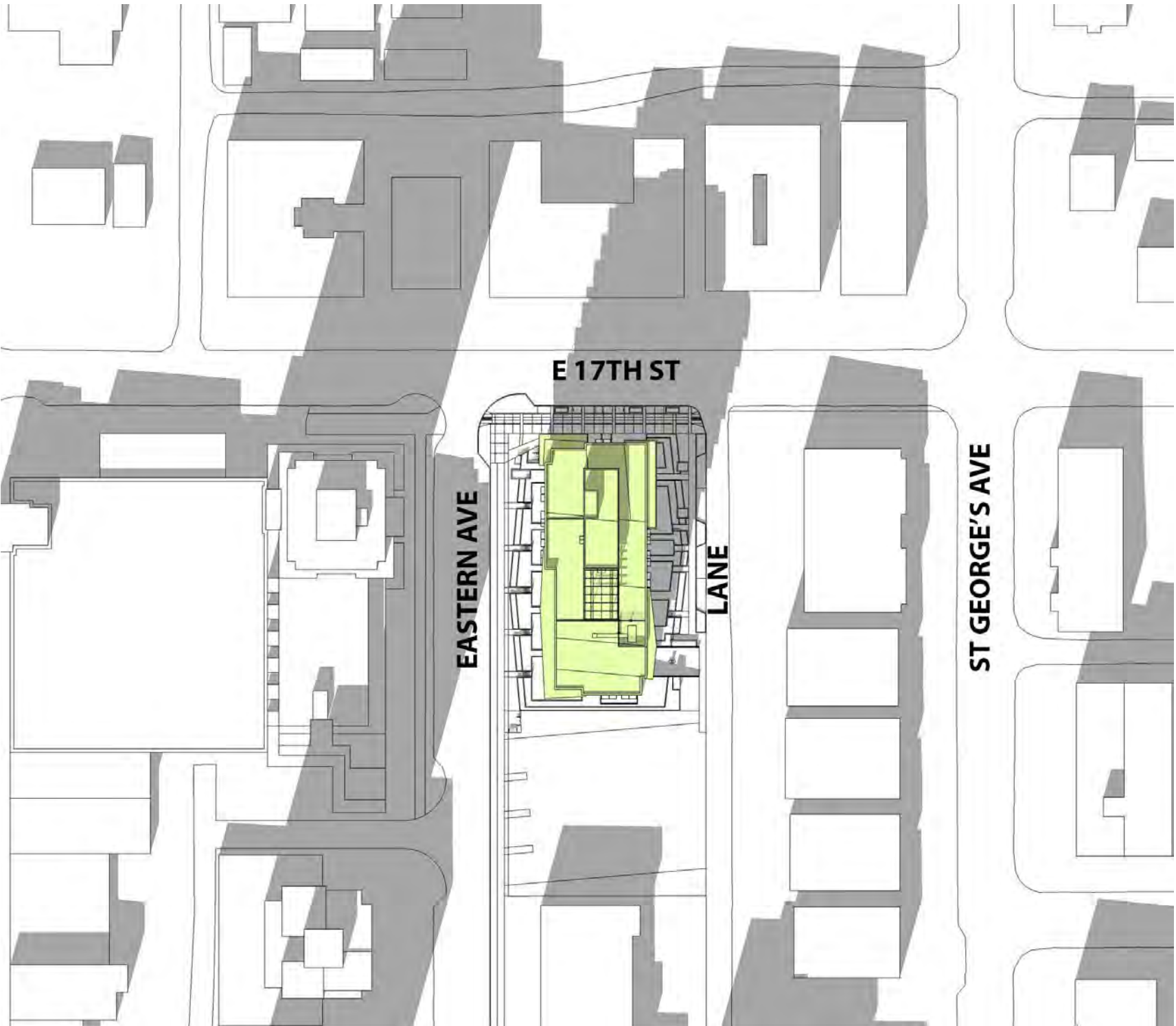
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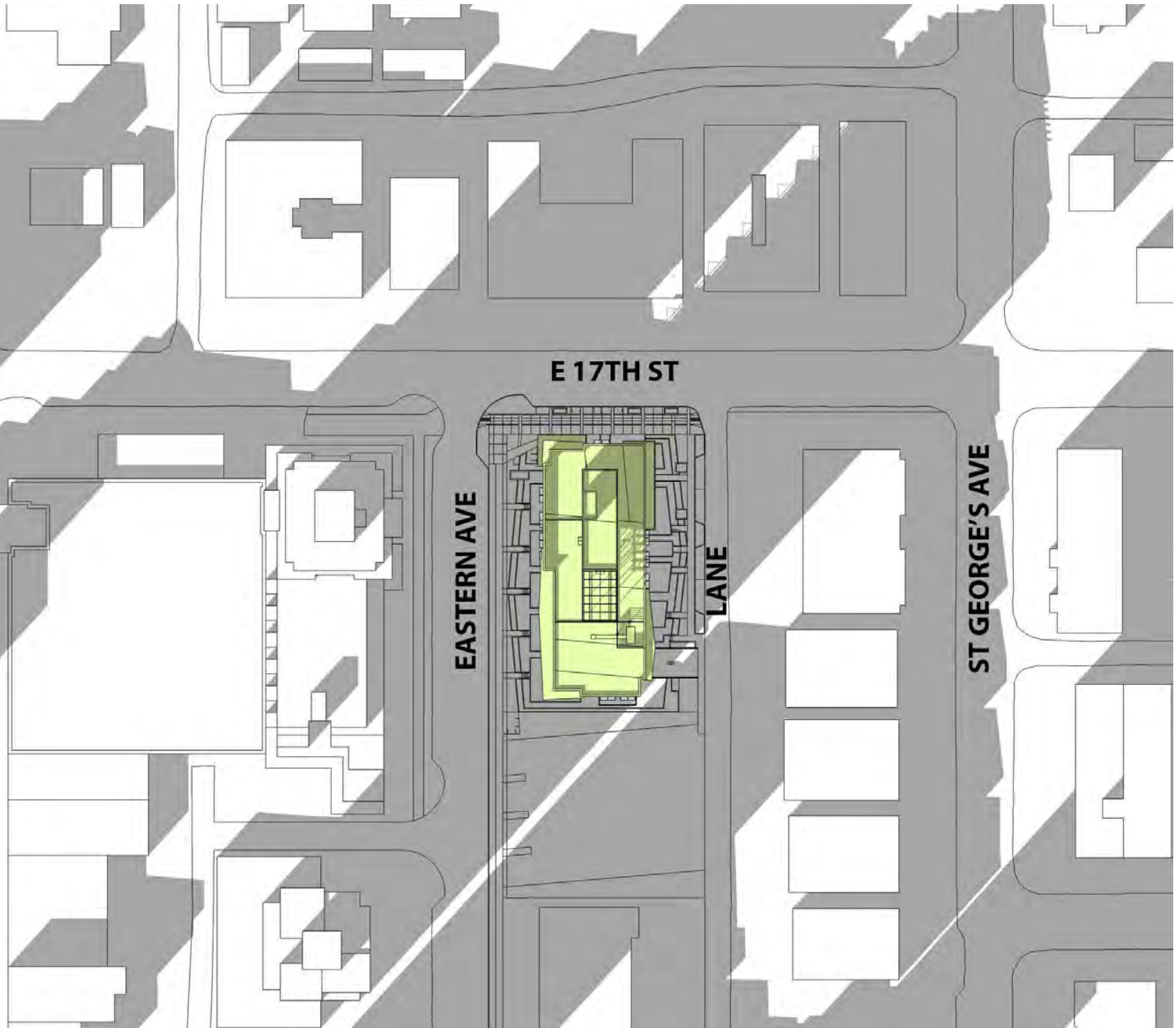
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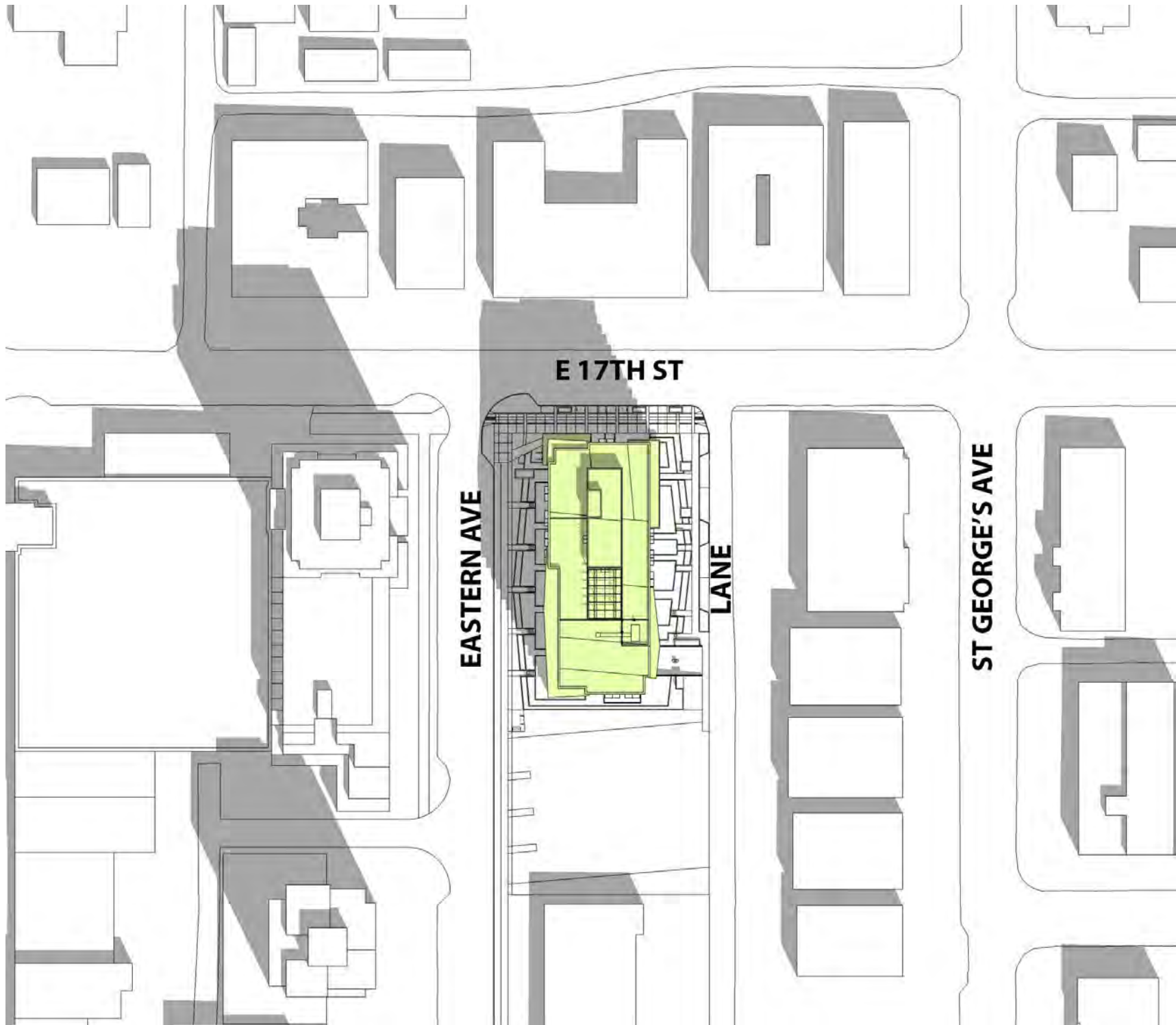
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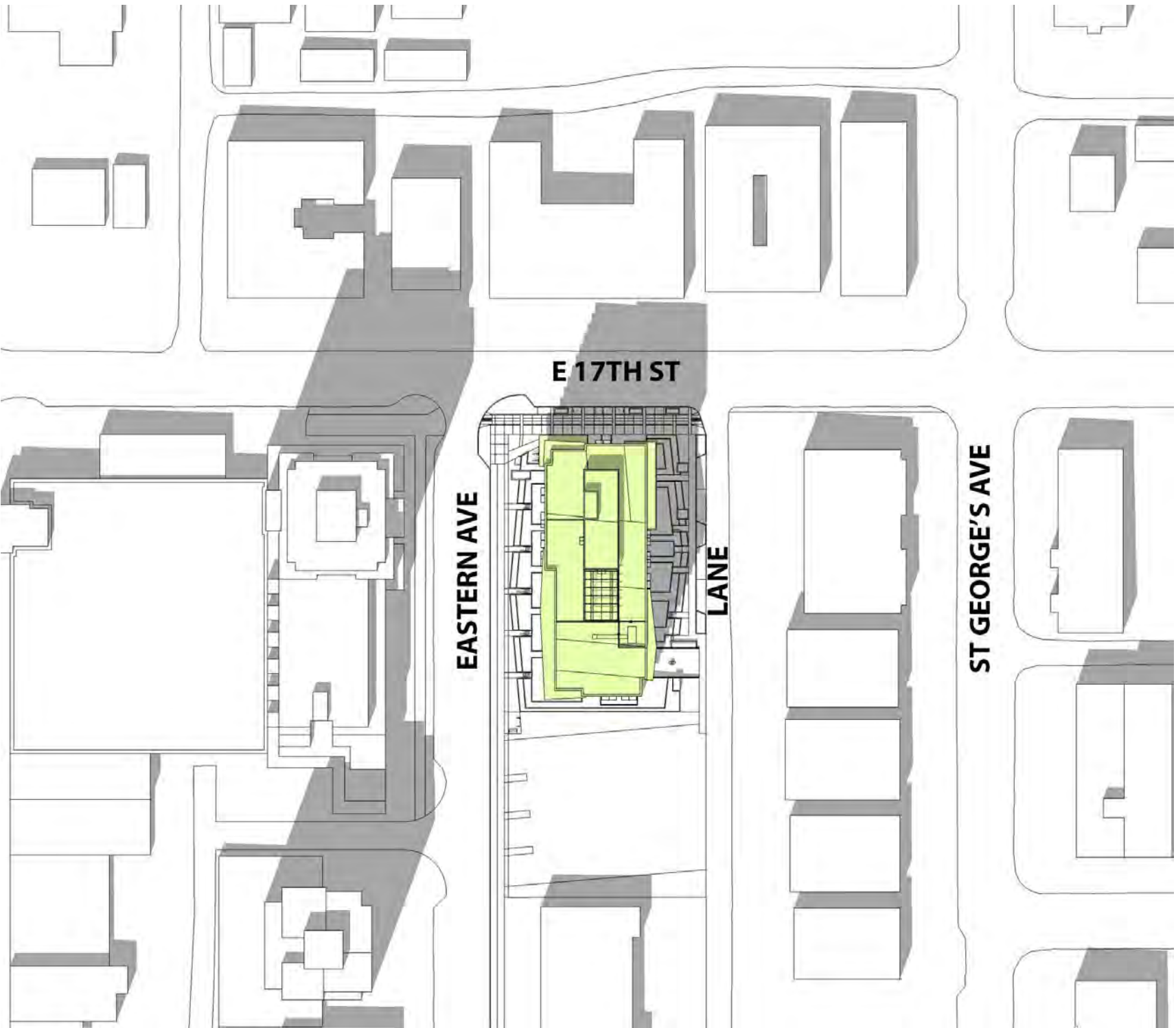
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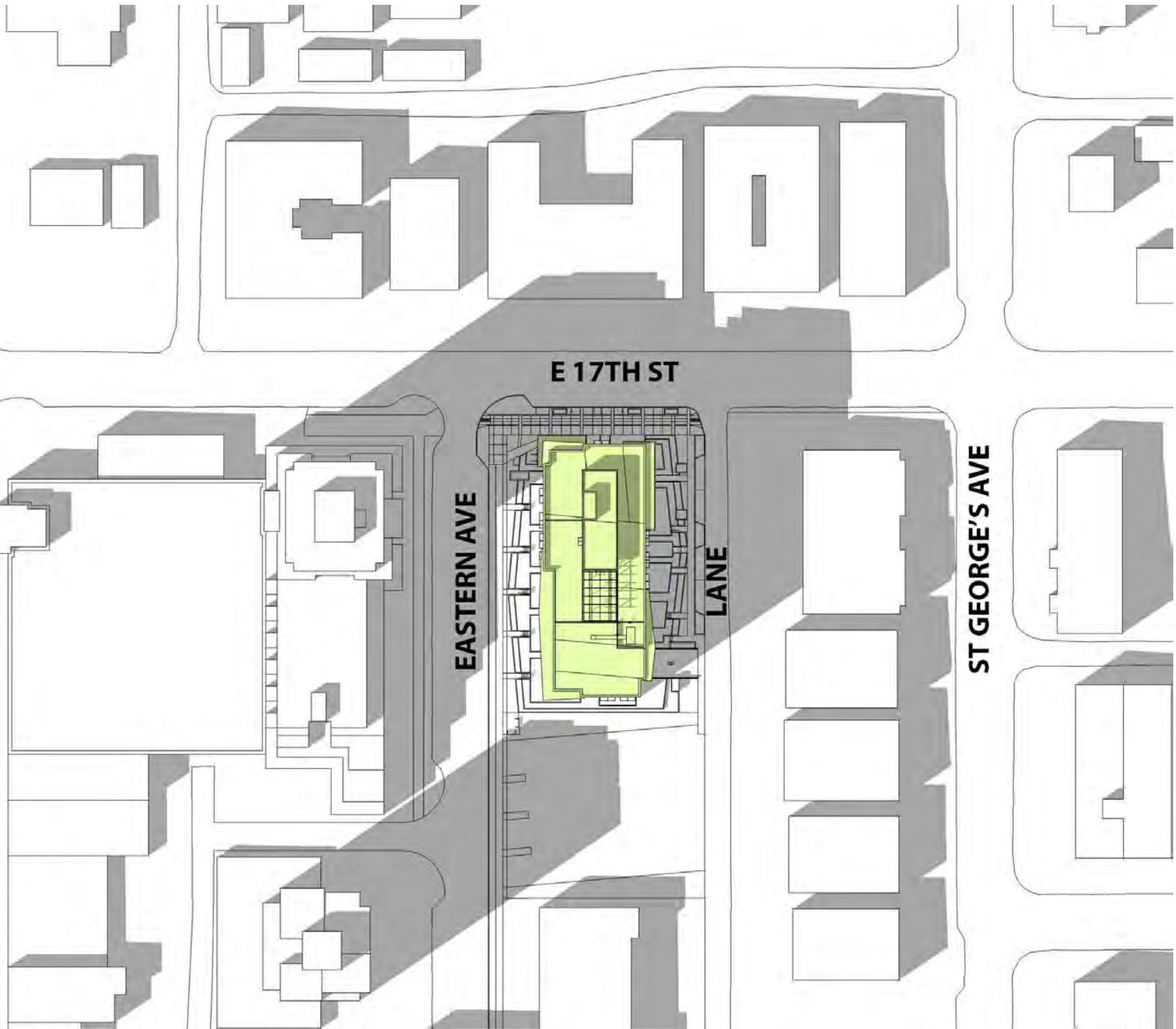
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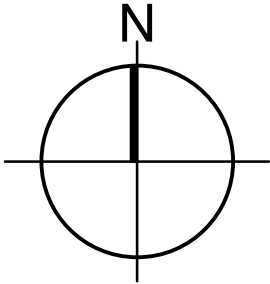
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MARCH/SEPTEMBER 21 12:00PM



MARCH/SEPTEMBER 21 2:00PM



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PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

SHADOW IMPACT STUDY

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## DESIGN RATIONALE

### 01 Introduction

The building form is a thirteen storey slab block. A double height entrance lobby is sited towards the north end of the tower to anchor the building and to respond to the corner condition of Eastern Avenue and East 17th Street. Adjacent to this are the main circulation core and amenity spaces - this location allows the main entry to connect to the nearby shops and transportation on Lonsdale Avenue.

The vertical expression of the façade is a reflection of the natural surroundings in North Vancouver. Its varied pattern and verticality is reminiscent of the trees and forests to the North of the site. The high rise form of the building allows for views to distant mountains, forests and to the Burrard Inlet.

### 02 Existing Context Integration

The proposed building form is a result of incorporating open green space for a new public park and transitioning of the building massing from the adjacent high-rise tower to the low-rise building form. The building orientation is generally north to south to ensure daylight is optimized for adjacent properties and to maintain the views of the adjacent high-rise residents.

The urban edges at grade are designed to relate to the streetscape and adjacent buildings enhancing the residential feel along Eastern Avenue and East 17th Street. Ground-oriented units are designed with entries direct from the sidewalk in addition to internal access in the building. The streetscape is enhanced with street improvements such as additional new trees and paving.

The surrounding natural features of the city are highlighted by the overall planning of the building. All residents are afforded views to the North Shore mountains, English Bay and the Burrard Inlet waterfront either directly from the residential units or from the common rooftop amenity space.

The design response to the site respects and celebrates the community which guides the overall design approach of the proposed building by adopting the mixed modern architectural vocabulary found in the surrounding context and blending the natural features of North Vancouver into the design.

### 03 Site Rationale

The site's proximity to Lonsdale Avenue influenced the location of the main entry to the building. Locating the building entry at the corner of Eastern and East 17th reinforces the transition from the commercial realm on Lonsdale to more residential areas. The entrance also provides an opportunity to integrate an entry forecourt plaza with an expressive architectural feature and landscape features. The entry plaza provides a pause for pedestrians along East 17th and the urban landscape.

By locating the building to the north of the site, it creates a substantial area for open outdoor space at the south side which is proposed as a new park dedicated to the City and the community. The proposed open green space will provide residents and visitors in the neighbourhood access to park space in the urban setting. It is substantial in size which will allow programming opportunities of varying functions, social areas and planting.

With a substantial setback between the building and the property lines and in a wide existing boulevard, the surrounding building edges will include pedestrian paths and walkways with extensive landscaping. The lane condition will be designed with the beginnings of a street boulevard experience with parallel parking spaces, walkway, and landscape to replace the extensive asphalt parking area currently along the lane.

On the fronting street edges, extensive landscaping and outdoor patio space for individual units will reflect the condition as set out across Eastern Avenue on the "Local" mixed-use development and strengthens the pedestrian public realm and reinforce a residential community feel. Eastern Avenue will also include widening of the sidewalk to provide improved access and draw people from East 17th Avenue to the new park.

### 04 Use, Density and Parking

This rezoning and development application proposes to redevelop the existing five properties to allow for the following:

- USE:
  - Residential dwelling units for dedicated rental purposes;
  - 225 residential units;
  - 25% of residential units to meet Level 2 Adaptable Housing Standards (min. 25%)
  - Thirteen (13) storey high-rise tower;
  - Common building amenity space of approximately 3,000 SF indoor space located on Level 1, Level 2 and on the rooftop. Complementing these are an extensive outdoor amenity space at the roof level and outdoor space at grade fronting the health and fitness area;
  - 18,595 SF dedicated public open space / public park.
- DENSITY:
  - Proposed density to meeting existing OCP policy (2.3 FSR), OCP bonus provisions (1.0 FSR), and Adaptable Housing exclusion allowances (20 SF per each Level 2 unit);
  - Proposed density anticipated to be approximately 3.3 FSR (154,418 SF)
- PARKING:
  - Underground parking structure with access from the existing service lane at the east property line;
  - Private residential parking located in an underground structure of approximately two and a half levels below grade;
  - Visitor parking to be located underground in level P1 and partially at grade off the existing lane;
  - Two car share parking spaces to be located at grade off the existing lane;
  - Secured bicycle storage for residents located in the underground on level P1 for convenient access to outside.



MASSING TRANSITION



PROXIMITY TO PUBLIC TRANSIT, AMENITY & SERVICES



FUTURE PARK AND EXTENSIVE LANDSCAPING

#### PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
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1600 EASTERN AVE. NORTH VANCOUVER, BC  
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## DESIGN RATIONALE

### 05 Affordability Statement

This application proposes to redevelop the site for residential use. There will be 225 residential units, all dedicated for rental purposes. The building is designed to provide approximately 70/30 split between smaller studios and one-bedroom units to larger family-oriented units with two-bedrooms or more. The residential units will be rented at market rates. In addition, the building is proposing that approximately 50% of units the development is replacing will be designated as affordable at 10/10/10.

### 06 Amenity Provision

The building proposes approximately 3,000 sf. of interior amenity space for residents. Amenity spaces are located adjacent to the main building entry for accessibility and convenience. In addition, the design proposes a multi-purpose lounge space on the roof level for socializing and gathering. This fairly significant open lounge space will have immediate access to outdoor space taking advantage of views to the mountains and waterfront, daylight and natural fresh air.

### 07 Form and Height

The building form is generally a 13-storey slab-block mid-rise massing with expressed balcony edges which articulate the façade and visually reduce the appearance of the building. With a slab-block form, it also allows the project to incorporate a substantial open green space at grade which will be dedicated to the City as a new park. Aside from the provision of a park, the slab-block form is also in keeping with the overall building height as suggested within the OCP which will ensure views are protected from adjacent properties and to transition from the taller tower forms along Lonsdale to the low-rise form on the peripheral of the Lonsdale commercial area.

The proposed building is simple and elegant, but is articulated with a modern approach with strategically placed balconies, exterior materials and finishes.

### 08 Building Articulation and Architectural Expression

The core guiding principle for the design is to create a building that seeks inspiration from the City, is contextually sensitive to the immediate surrounding area and represents a high-quality, modern architectural design that is becoming more prevalent in the City of North Vancouver. The design has a formal language that creates a solid, robust building form expressed with two distinct approaches; a more solid clad arrangement which anchors the building and expresses a sense of verticality and a more open window wall and spandrel glass expression wrapped around by extensive balconies as bold horizontal elements.

The vertical emphasis to the more solid elevations is created via full height windows which capture scenic views and alternate up and down the facade in tandem with full height cladding panels and spandrels to create a sense of rhythm. The long balcony form on the Eastern Avenue elevation is angular in plan which provides articulation to the street elevation. This repeats in a smaller form on the corners of the building and on the lane elevation.

The building is generally rectangular on plan and orthogonally organized. Purposely angled balconies create interest and in a simple way juxtapose the rectilinear form of the units. Architectural framing elements on the facades and glazed or fritted glass guardrails create additional interest and expression to the building.

### UNIT MIX A diverse range of unit types and sizes

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The entry expression is a departure from the overall form of the building and is angled vertically to provide interest at grade and enhances the entrance. The white frame clad with warm, wood-like metal panels will provide a sense of arrival for residents and visitors.

The rooftop elements include a glazed central core for indoor amenity and lounge space. This core volume is linked with a landscape trellis element which connects with the secondary stair and mechanical room volume to provide an architectural finished treatment at the top of the building.

The contemporary features are in line with some of the newer developments close to the site. This proposal seeks to build on these forms and pay homage to the natural landscape which has been a source of influence for art, architecture and craft in the local area for many years.

### 09 CPTED (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)

CPTED principles have been integrated into the overall site design of this multi-family residential parcel. Natural surveillance, access control, territorial reinforcement, and maintenance have been considered which features:

Natural Surveillance:

- Pathways are located direct to entrances and around buildings;
- Visual permeability to building entrances and stairwells;
- Large transparent entry lobby space to maximize visibility;
- Strategic use of windows, fencing materials, and landscaping;
- Minimize hidden areas and high obstacles that restrict surveillance;
- Low landscaping and fencing to define property lines without creating hidden areas and hiding places;
- Site planning with areas to generate activity such as wider sidewalks, patios and seating areas;
- Dwelling unit layouts, windows and private outdoor spaces such as patios and balconies are located to promote eyes on the street, casual supervision of the sidewalk and surrounding areas;

Access Control:

- Clear borders between public and private;
- Defined public and private spaces and boundaries with landscape, fencing, and gates;
- Pedestrian scale street lighting;
- One parkade ramp from the lane to reduce access to a single point;

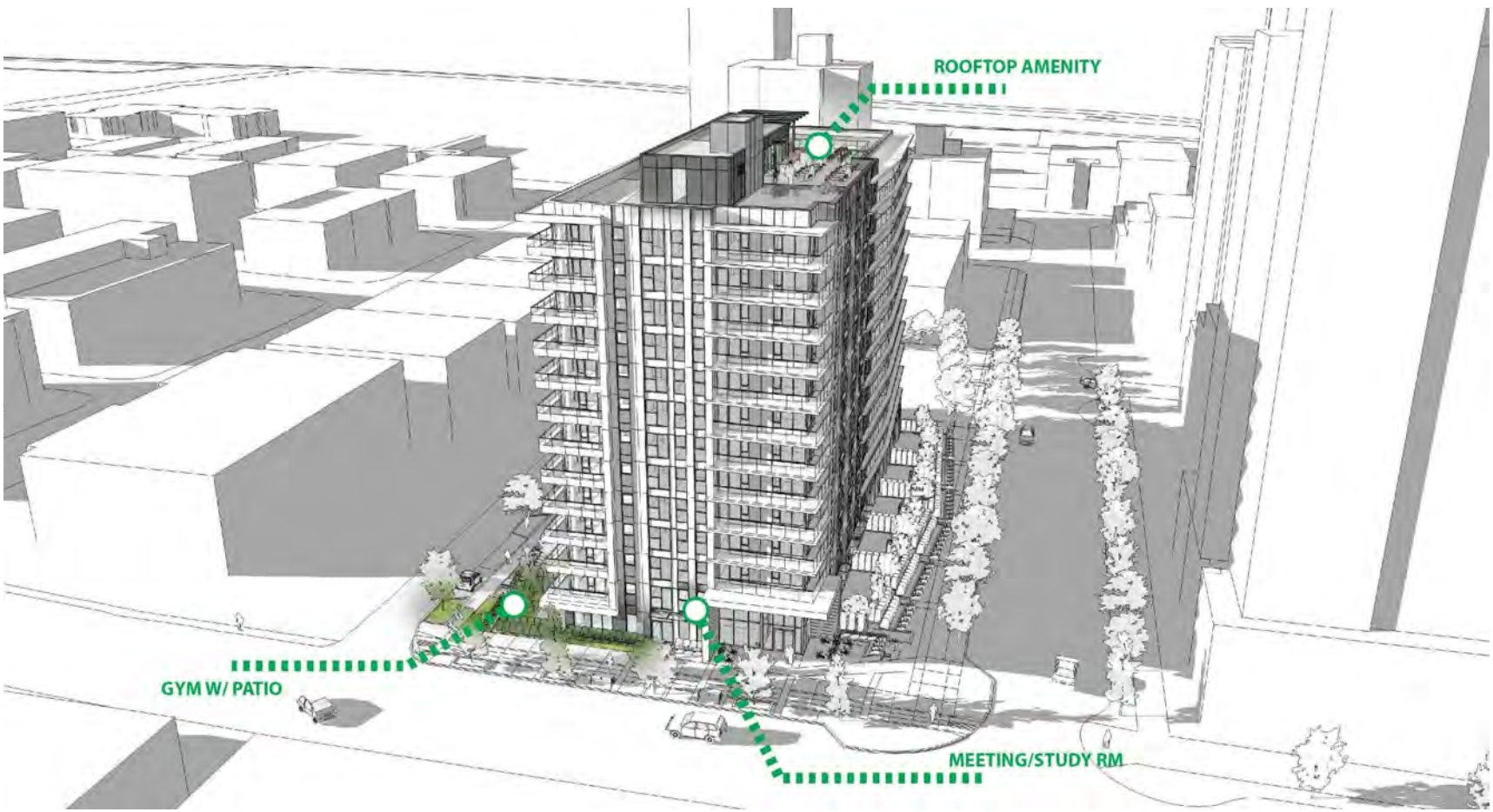
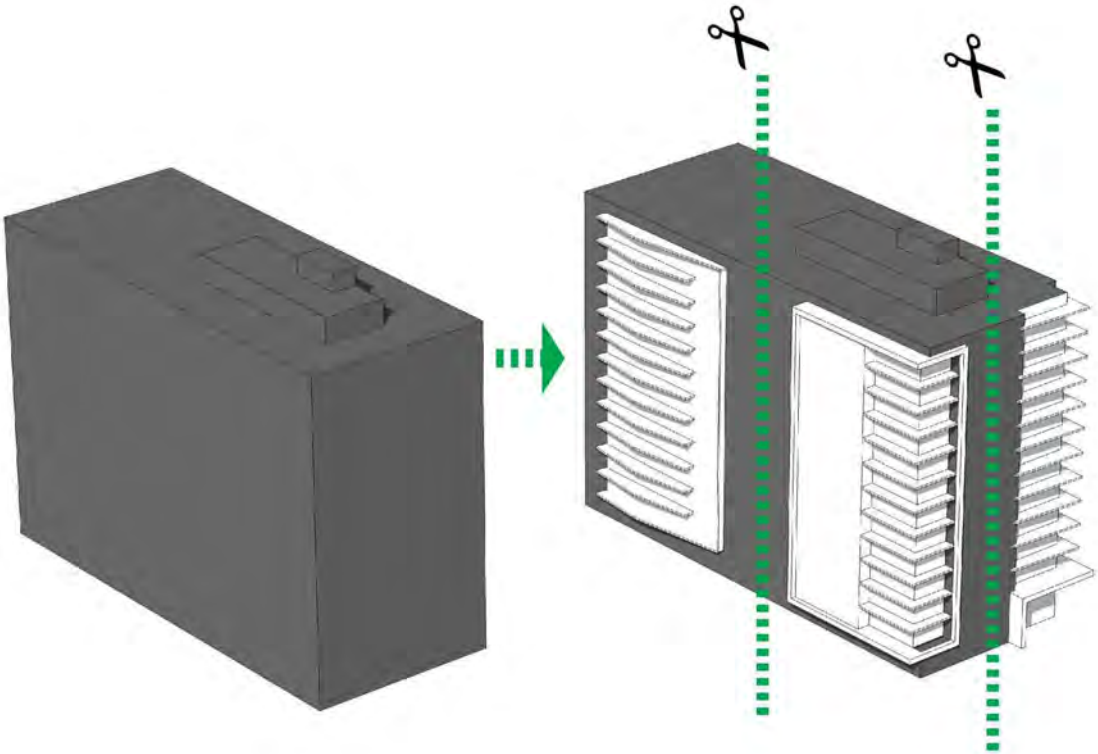
Territorial Reinforcement

- Paving, landscape and architectural treatment define public and private areas;
- Common indoor amenities along the front of the building will promote additional eyes-on-the street;

Maintenance

- As a rental property, the applicant will have interest for regular maintenance of the grounds and buildings;
- Minimize unprogrammed spaces around the buildings

### PARTI DIAGRAM Form & Characters



### ACTIVE DESIGN Amenity Spaces

### PROJECT

#### 1600 EASTERN RESIDENTIAL HIGH-RISE RENTAL DEVELOPMENT

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

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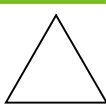
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DESIGN RATIONALE

10 Active Design Checklist

ACTIVE DESIGN GUIDELINES

Checklist

Primary Stairs

- Provide a clear visual path into and out of the stairs by leaving the stairs open to two or more floors;
- Locate the stairs in a prominent location near the building's main entrance;
- Visually emphasize the stairs while maintaining elevator access for those with mobility limitations;
- Provide stairs that have daylight and views to/from common areas;
- Select high-quality, inviting, and visually appealing materials and finishes;
- Provide visible signage to encourage and direct stair use at the elevators; and,
- Design stair widths that can accommodate groups traveling in two directions.

Y	N	N/A
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Secondary Stairs

- Provide a clear visual path into and out of the stairs by:
  - Leaving the stairs open to the environment while still providing overhead rain protection;
  - Enclosing the stairs within a fire-rated glass enclosure with interior views;
  - Enclosing the stairs within a fire-rated glass enclosure with exterior views;
  - Eliminating the locks between the stairs and surrounding floor area (e.g. hold-open devices);
- Provide stairs that have daylight and views to/from common areas;
- Select high-quality, inviting, and visually appealing materials and finishes; and,
- Provide visible signage to encourage and direct stair use at the elevators.

Y	N	N/A
<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Outdoor Circulation

- Provide a clear visual path into and out of the outdoor corridor by leaving the corridor open to the environment while still providing overhead rain protection;
- Providing the corridor with daylight and views to/from indoor and outdoor common areas;
- Select high-quality, inviting, and visually appealing materials and finishes;
- Visually highlight and articulate the dwelling entrances; and,
- Provide places to pause, look onto outdoor amenity areas and meet neighbours naturally.

Y	N	N/A
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Indoor Amenity

- Provide an indoor amenity area that is held in common ownership with the following:
  - Provide at a minimum, the lesser of 1.4 sqm (15 sqft) per unit or 2% of Gross Floor Area;
  - A reduction to the minimum area required may be considered when an adjacent outdoor amenity is provided but at no time should the indoor amenity room size be less than 37 sqm (400 sqft);
  - Provide a universally accessible washroom, small kitchenette, and storage room nearby.
- Locate the area in a central, above grade location with universal access;
- Locate the amenity room nearby other common areas with views to/from these areas;
- Provide sufficient sound proofing between the area and adjacent residential units; and,
- Partner with a community-based organizations that can offer programming support for the space.

Y	N	N/A
	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	

ACTIVE DESIGN GUIDELINES

Outdoor Recreation

- Provide an outdoor recreation area that is held in common ownership with the following considerations:
  - Include physical activity opportunities for multiple age groups;
  - Incorporate natural and unstructured play areas for children;
  - Encourage the use of the area during winter months by providing protection from the rain, celebrating rain through design elements, and co-locating other indoor/outdoor amenity areas;
- Locate the area in a central, sunny location with universal access;
- Locate the amenity nearby other common areas with views to/from these areas;
- Partner with a community-based organizations that can offer programming support for the space; and,
- Consideration will be given to designs that utilize adjacent city boulevards and engage the surrounding public realm.

Y	N	N/A
	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>

Outdoor Gardens

- Provide a community garden area that is held in common ownership for building occupants:
  - Provide one garden plot 2.2 sqm (24 sq.ft.) for every four dwelling units;
  - Encourage the use of the space during winter months by providing protection from the rain, celebrating rain through design elements, and co-locating other indoor/outdoor amenity areas;
  - Provide a nearby hose bib, rodent-resistant compost bin and storage room;
  - Provide a nearby seating area for rest and socializing.
- Locate the area in a central, sunny location with universal access;
- Partner with a community-based organizations that can offer programming support for the space; and,
- Consideration will be given to designs that utilize adjacent city boulevards and engage the surrounding public realm.

Y	N	N/A
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Other Elements

- Enhanced bicycle facilities for commercial / office / institutional development :
  - Incorporate bicycle pump/repair stands, tools, air;
  - Include enhanced change facilities with clothes dryers, ironing tables and other features;
  - Consider prominent location of bicycle facilities and highlight these areas using signage and glazing;
  - Use automatic door openers, hold open doors, bicycle integrated stair ramps and other features to facilitate bicycle circulation.

Y	N	N/A
	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Have a design element not captured in this document? We want to hear how it encourages daily physical activity or social interaction!  
The building is designed with a health and fitness room and outdoor patio at the ground floor to promote physical activity and social interaction. The building also includes common amenity functions at the rooftop consisting of a large multi-purpose, open lounge space and outdoor roof terraces areas that provide additional activity and social interaction.



CLIENT



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2	2018.03.21	ISSUED FOR ADP
3	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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## DESIGN RATIONALE

### 11 Sustainability Strategy

The building is designed in reference to the City's Sustainable Development Guidelines and the current ASHRAE 90.1, 2010 standards plus 15%. Thermal performance will be enhanced with thoughtful design consideration such as a lower window to wall ratio and enhanced exterior wall assemblies. For example, the proposed building design has a 44% window to 56% wall ratio approximately.

The increased density approach of a residential tower creates a lower impact on the environment relative to the building footprint. Its orientation and architectural design allows for natural light and ventilation to all habitable rooms in all suites. Thermally efficient window wall and curtain wall maximizes views and optimizes energy performance.

The project site benefits from strong pedestrian links to other parts of the neighbourhood and is well served by public transport with a range of bus services close by to downtown Vancouver and locations further throughout the North Shore. Car share parking areas are included to reduce vehicle ownership dependence and removes cars from the road. If the occupants are less reliant on cars this helps to mitigate high traffic volumes which will reduce negative impacts on air quality and the environment.

**1. 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.

	Y	N	N/A	Please Provide Comments:
<b>LANDSCAPE</b>				
Private Trees Retained or Added (indicate number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Green Roof / Wall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Majority Native Species Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Habitat Restoration (butterfly, bird-friendly, naturalized areas)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Community Gardens*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public park dedication proposed
50% or More Edible Landscaping for Common Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Efficient Irrigation System (drip hose, low-flow nozzles)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rainwater Collection (rain barrel)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Reuse of Wastewater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>HARDSCAPE</b>				
Permeable Paving for Hardscape	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
40%+ Open Site Space (see Zoning Bylaw definition)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Other Sustainability Achievements:</b>				

\*See City of North Vancouver Active Design Guidelines for recommended compliance paths.

**2. Physical Structures/Infrastructure:** The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.

	Y	N	N/A	Please Provide Comments:
<b>HIGH PERFORMANCE CONSTRUCTION</b>				
Durable Building (modular / deconstructable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building Reuse / Recycled Content / Use of Repurposed materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Majority Use of Environmentally Friendly Materials (non-toxic, wood)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Certified by a Third Party Green Building Rating System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>ENERGY EFFICIENCY AND HEALTHY BUILDINGS</b>				
Energy Performance (% better than Building Code or energy use / m <sup>2</sup> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Superior Insulation (thick wall exclusion in Zoning Bylaw sought for insulation above BC Building Code)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Airtightness (1.5+ blower door test and appropriate ventilation strategy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
High-performance Windows e.g. Energy-Star, Passive House Certified (whole project)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heat Recovery Ventilator (75% or better recovery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
LED Lighting (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy-Star Appliances (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Renewable Energy Fixtures Installed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Efficient Fixtures (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Greywater Reuse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>TRANSPORTATION</b>				



End of Trip Bicycle Infrastructure (beyond Zoning Bylaw requirements)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bicycle repair and wash area proposed on level P1 adjacent the entry ramp
Car-Share Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two (2) car share parking spaces are proposed on site at the lane
<b>Electric Vehicle Supply Equipment:</b> 20% of all residential parking spaces include an electrical outlet, a receptacle or electric vehicle supply equipment, and are supplied by a branch circuit rated not less than 40A at the nominal voltage of 208 V or 240V as applicable.				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23% of parking spaces are designed and equipped with electric charging
<b>Electric Vehicle Supply Equipment:</b> Adequate space in the electrical room or electrical vault to support future electric vehicle charging for the remaining 80% of parking spaces.				
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Other Sustainability Achievements:</b>				

**3. 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.

	Y	N	N/A	Please Provide Comments:
Net New Jobs Generated (long term, full time)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Commercial floor space (net increase, indicate area)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Neighbourhood-Scale Commercial (unit frontages ≤6m (20ft))	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Non-Market / Lower-End of Market Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Commercial Relocation Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Other Sustainability Achievements:</b>				



PROJECT

### 1600 EASTERN RESIDENTIAL HIGH-RISE RENTAL DEVELOPMENT

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

## DESIGN RATIONALE

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PROJECT A217403  
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SCALE NTS  
DATE NOV 28, 2017





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1	2017.12.01	ISSUED FOR REZONING
2	2018.03.21	ISSUED FOR ADP
3	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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## DESIGN RATIONALE

**4. 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.

	Y	N	N/A	Please provide comments:
Market Rental Housing (net increase, indicate number of units)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Proposed 225 new units to replace existing 51 units on site (net increase 174 units)</b>
Non-Market / Lower-End of Market Rental Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Rental unit mix to include 10% lower-end of market rental housing</b>
10%+ Three+ Bedroom Units (in multi-unit residential buildings)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>11.1% (25 units) of proposed residential units to be three-bedrooms</b>
Micro-units ~37.16m <sup>2</sup> (~400 ft <sup>2</sup> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>No micro-units proposed</b>
Childcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Community Space for Food Preparation, Storage and Processing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Green Building Educational / Interpretive Features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Primary and Secondary Stair Design*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Design enhancements to stairs</b>
Outdoor Circulation*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Storage space for residents in units and storage rooms (multi-unit residential buildings)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Private storage rooms are proposed and located in the parking levels for residents.</b>
<b>Other Sustainability Achievements:</b>				

\*See City of North Vancouver Active Design Guidelines for recommended compliance paths.

**5. 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.

	Y	N	N/A	Please provide comments:
Design Features for People with Disabilities (beyond Zoning Bylaw requirement)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Level 2 Adaptable Housing Features</b>
Communal Cooking Amenities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Indoor Amenity*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Fitness &amp; Health and Lounge Areas</b>
Outdoor Recreation*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Outdoor Space on Roof</b>
Amenities for Senior Users	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Crime Prevention Through Environmental Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Considered</b>
<b>Other Sustainability Achievements:</b>				

\*See City of North Vancouver Active Design Guidelines for recommended compliance paths.

**6. 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.

	Y	N	N/A	Please provide comments:
Formal and Informal Gathering Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Various gathering spaces throughout</b>
Retention of Heritage Building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Art Reflecting Local Culture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Streetscape Improvements (benches, planters, lighting)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Landscape improvements to street edges</b>
<b>Other Sustainability Achievements:</b>				

### III. SUMMARY

Development Application Resources  
Revised April 2017

Document: 1254916-v10



### PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

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PRECEDENTS



Nanjing Art Museum Nanjing, China



University of Aberdeen New Library Scotland



The Rock Amsterdam, Netherlands



Aimer Fashion Factory Beijing, China



Rebel One Warsaw, Poland



Ely Court London, UK



One Vandam Soho NYC

LOCAL INSPIRATION



ARCHITECTURAL CHARACTER Inspired by the painting of North Vancouver Visual Artist Sandrine Pelissier - Woodland Rhythm



LOCAL BC FOREST

PROJECT

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**PRECEDENTS &  
LOCAL INSPIRATION**

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RENDERINGS



VIEW LOOKING SOUTHEAST



VIEW FROM THE CORNER OF 17TH ST AND EASTERN AVE



VIEW LOOKING NORTHWEST

\*Preliminary Park Concept Only



VIEW FROM THE CORNER OF LANE AND 17TH ST

CLIENT



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PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**

1600 EASTERN AVE. NORTH VANCOUVER, BC  
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RENDERINGS



ROOFTOP AMENITY - LOOKING SOUTH



ROOFTOP AMENITY - BIRD'S EYE VIEW



VIEW LOOKING NORTHEAST

\*Preliminary Park Concept Only



STREET ORIENTED FAMILY UNITS

CLIENT



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PROJECT  
**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
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MATERIAL BOARD



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PROJECT

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RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
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MATERIAL BOARD

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A0.20



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1	2017.12.01	ISSUED FOR REZONING
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3	2018.03.21	ISSUED FOR ADP
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PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**SITE PLAN  
OVERALL**

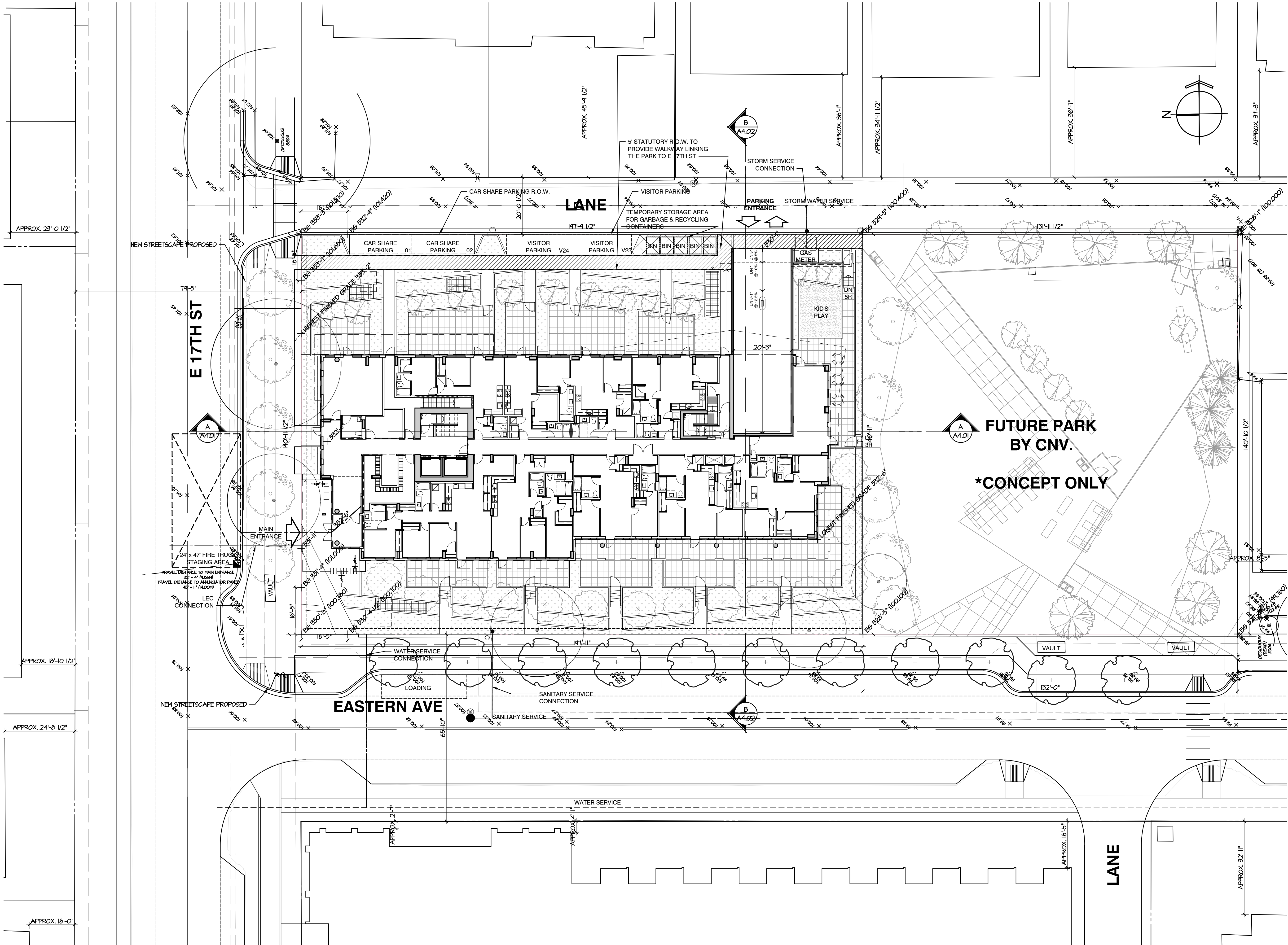
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SCALE 1/16" = 1'-0"  
DATE NOV 28, 2017

**A1.01**



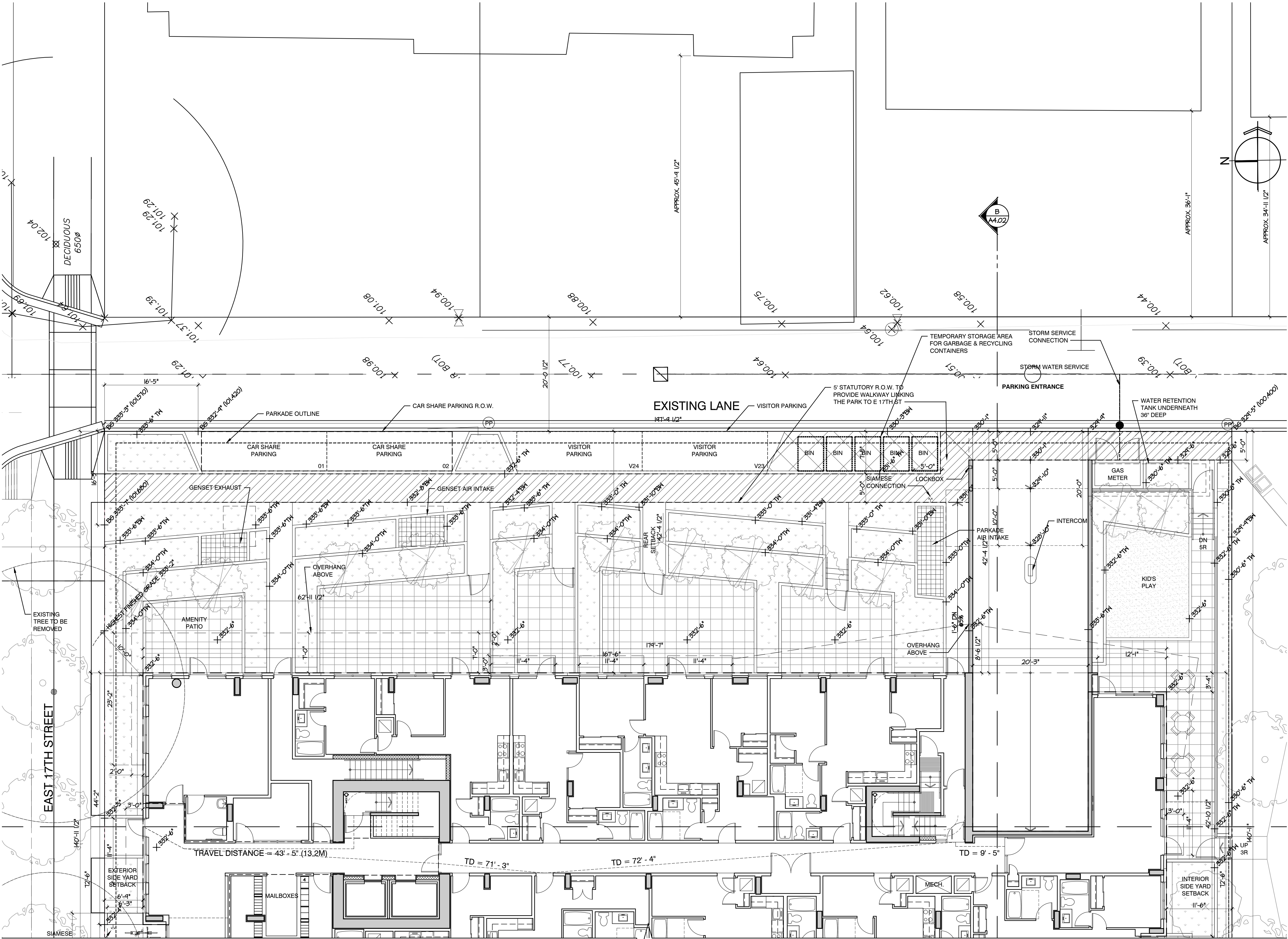


CLIENT



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------



PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

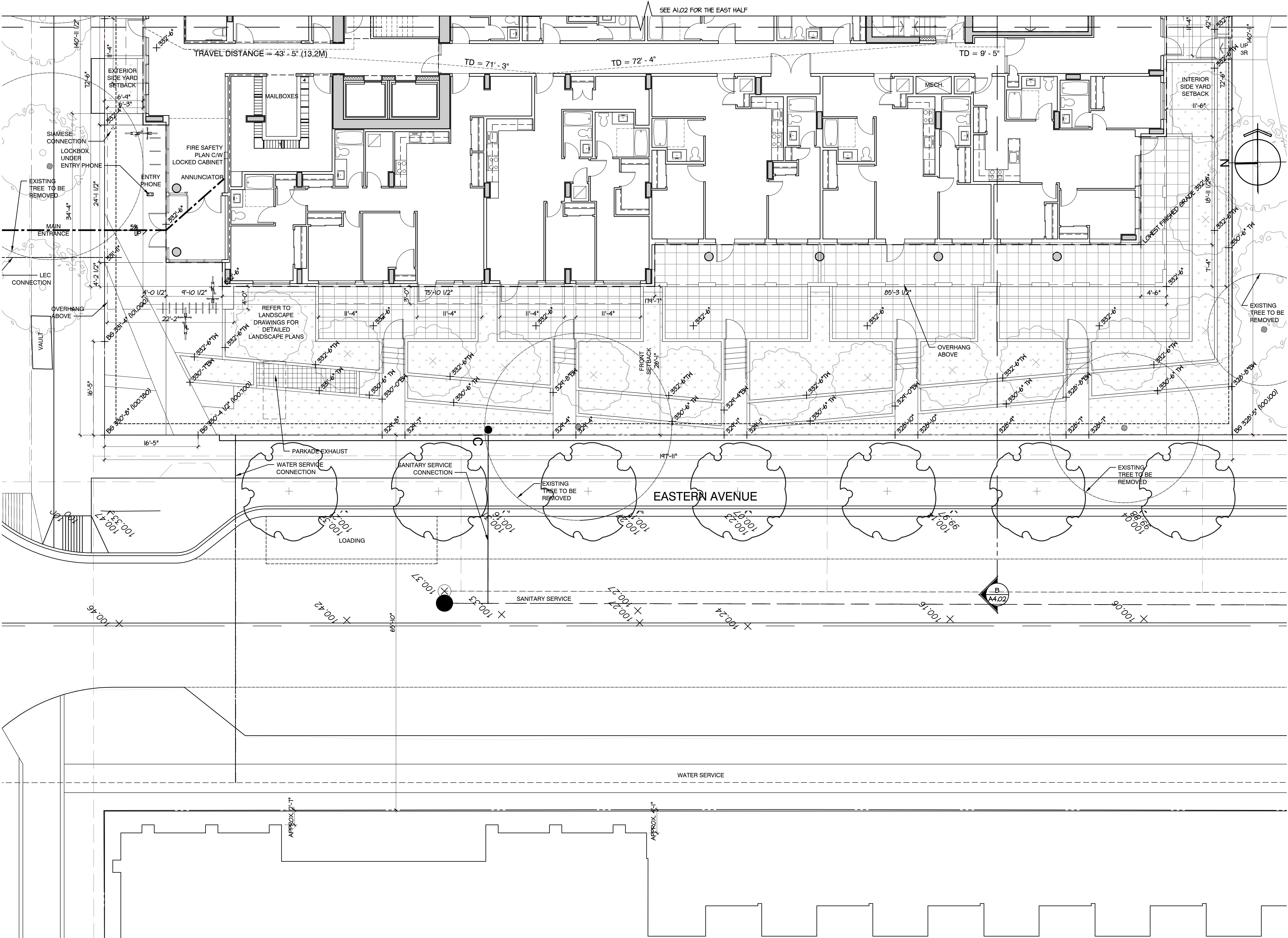
**SITE PLAN  
DETAILED  
LANE (EAST)**

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PROJECT A217403  
DRAWN JL CHECKED NC  
SCALE 1/8" = 1'-0"  
DATE NOV 28, 2017





NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**SITE PLAN  
DETAILED  
EASTERN AVE (WEST)**

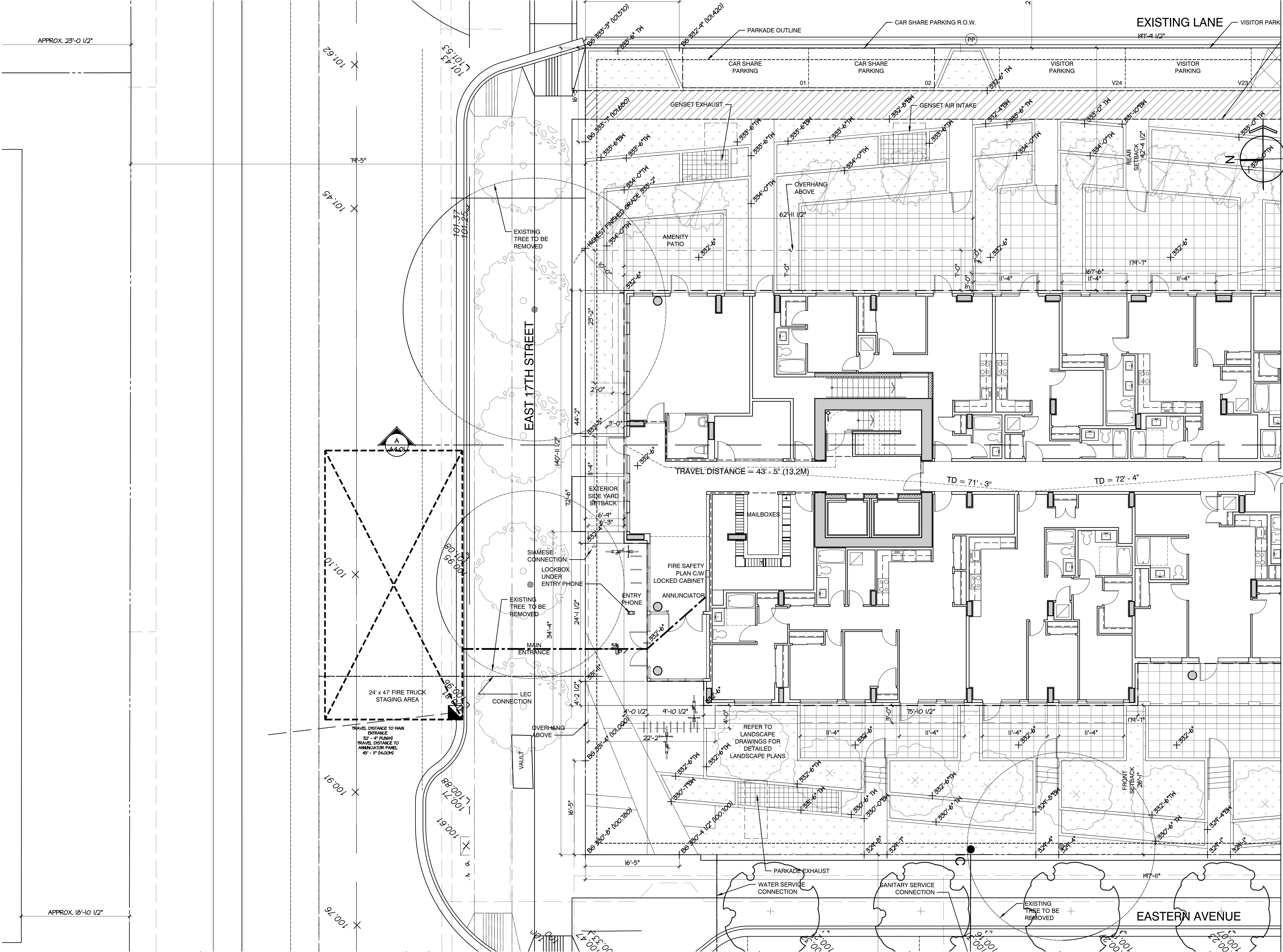
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PROJECT A217403  
DRAWN JL CHECKED NC

SCALE 1/8" = 1'-0"  
DATE NOV 28, 2017





PLOT STAMP: 2018-May-23 @4:04pm - P:\A217403 - Anthem - Eastern & East 17th\CAD\A217403\_sp01.dwg - A1.04

CLIENT



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**SITE PLAN  
DETAILED  
E 17TH ST (NORTH)**

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PROJECT A217403  
DRAWN JL CHECKED NC

SCALE 1/8" = 1'-0"  
DATE NOV 28, 2017

A1.04



- 1 | 2017.12.01 | ISSUED FOR REZONING
- 2 | 2018.03.14 | ISSUED FOR APC
- 3 | 2018.03.21 | ISSUED FOR ADP
- 4 | 2018.05.24 | REISSUED FOR REZONING

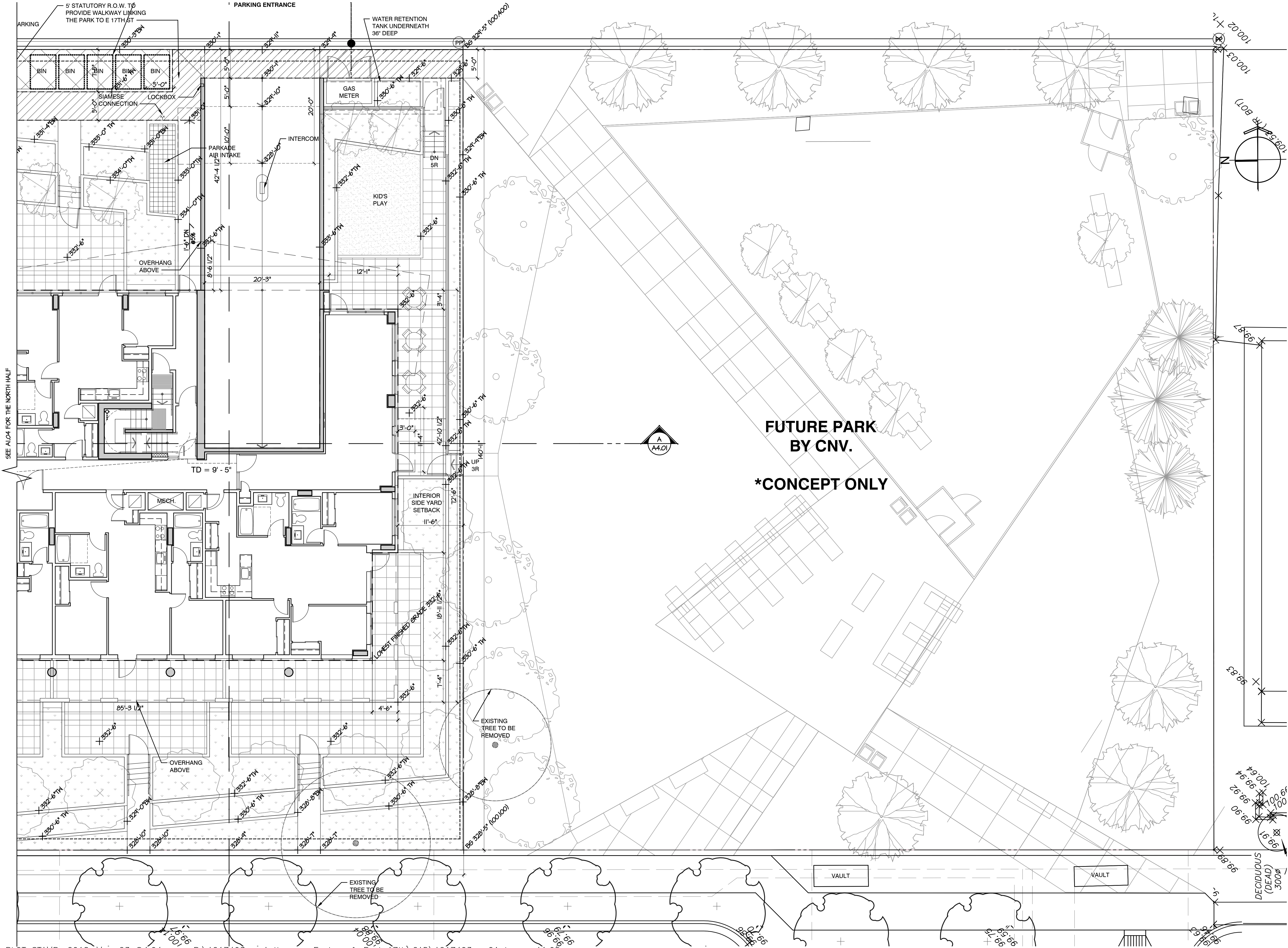
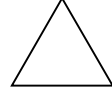
**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**SITE PLAN  
DETAILED  
PARK (SOUTH)**

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TOPOGRAPHIC PLAN OF LOTS 1, 2, 3, 4 AND 5  
BLOCKS 31 AND 37 DISTRICT LOT 549 GROUP 1  
NEW WESTMINSTER DISTRICT PLAN 7163

0 5 10 15  
SCALE 1:200 DISTANCES ARE IN METRES

ELEVATION DERIVATION  
ELEVATIONS ARE DERIVED FROM CITY  
OF NORTH VANCOUVER CONTROL MONUMENT  
No. 73H1030 ELEVATION=99.543m  
(MADB3(CRS84)G.GBC1.GVRD)



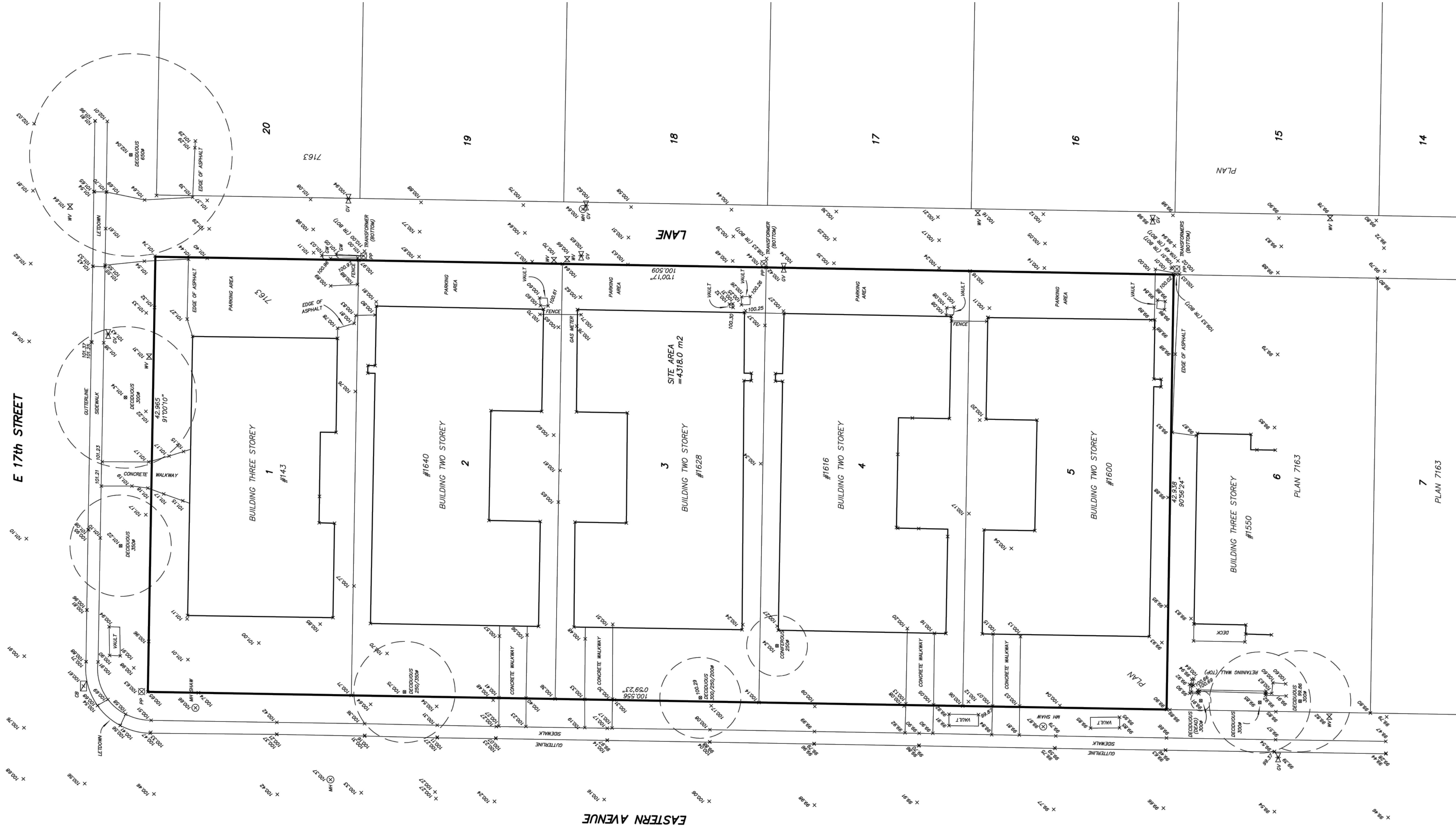
CIMC ADDRESS:  
1600, 1616, 1628, 1640 EASTERN AVENUE &  
143 E. 17th STREET, NORTH VANCOUVER, BC

LEGEND:

- PP ☒ DENOTES POWER POLE  
GW ✕ DENOTES GUY WIRE  
CB ☒ DENOTES CATCH BASIN  
MH ⊗ DENOTES MANHOLE  
WV ⊗ DENOTES WATER VALVE  
CV ⊗ DENOTES GAS VALVE

- ⊗ DENOTES DECIDUOUS OR CONIFEROUS TREE  
200⌀ DENOTES DIAMETER (mm)  
— DENOTES DRIPLINE TO SCALE

NOTE:  
PROPERTY LINES ARE DERIVED FROM FIELD SURVEY



CERTIFIED CORRECT  
THIS 27th DAY OF NOVEMBER, 2017

JESSE MORIN B.C.L.S.

A1.06



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**PARKING PLAN  
LEVEL P3**

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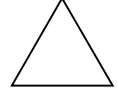
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PROJECT A217403

DRAWN JL CHECKED NC

SCALE 1/8" = 1'-0"

DATE NOV 28, 2017

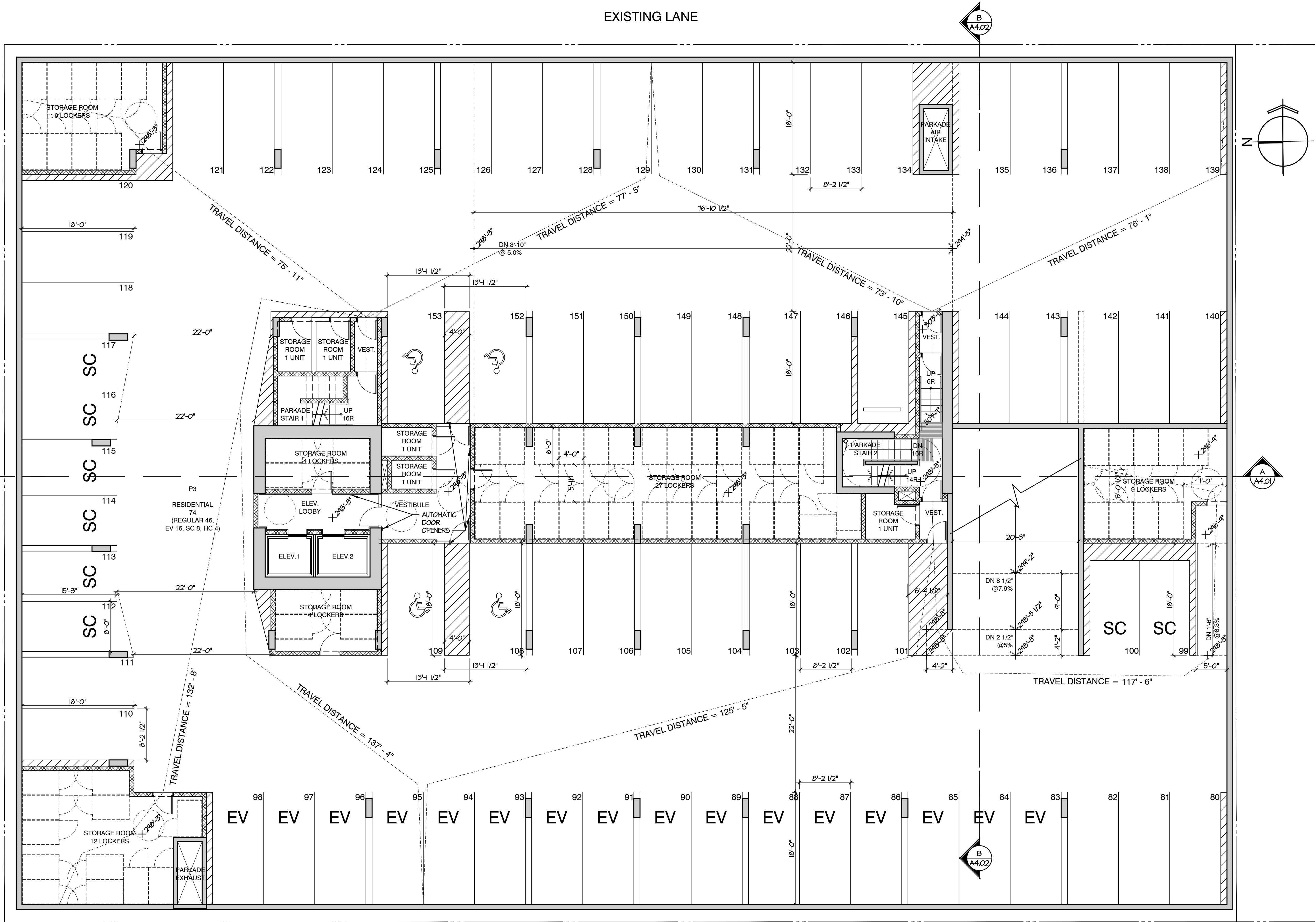


**A2.01**

EXISTING LANE

EASTERN AVENUE

EAST 17TH STREET



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E. 17TH, 1600/1616/1628/1640 EASTERN)

**PARKING PLAN  
LEVEL P2**

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PROJECT A217403  
DRAWN JL CHECKED NC

SCALE 1/8" = 1'-0"  
DATE NOV 28, 2017

A2.02

EXISTING LANE

EASTERN AVENUE



CLIENT

**Anthem**  
ANTHEM PROPERTIES GROUP

NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**PARKING PLAN  
LEVEL P1**

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PROJECT A217403

DRAWN JL CHECKED NC

SCALE 1/8" = 1'-0"

DATE NOV 28, 2017

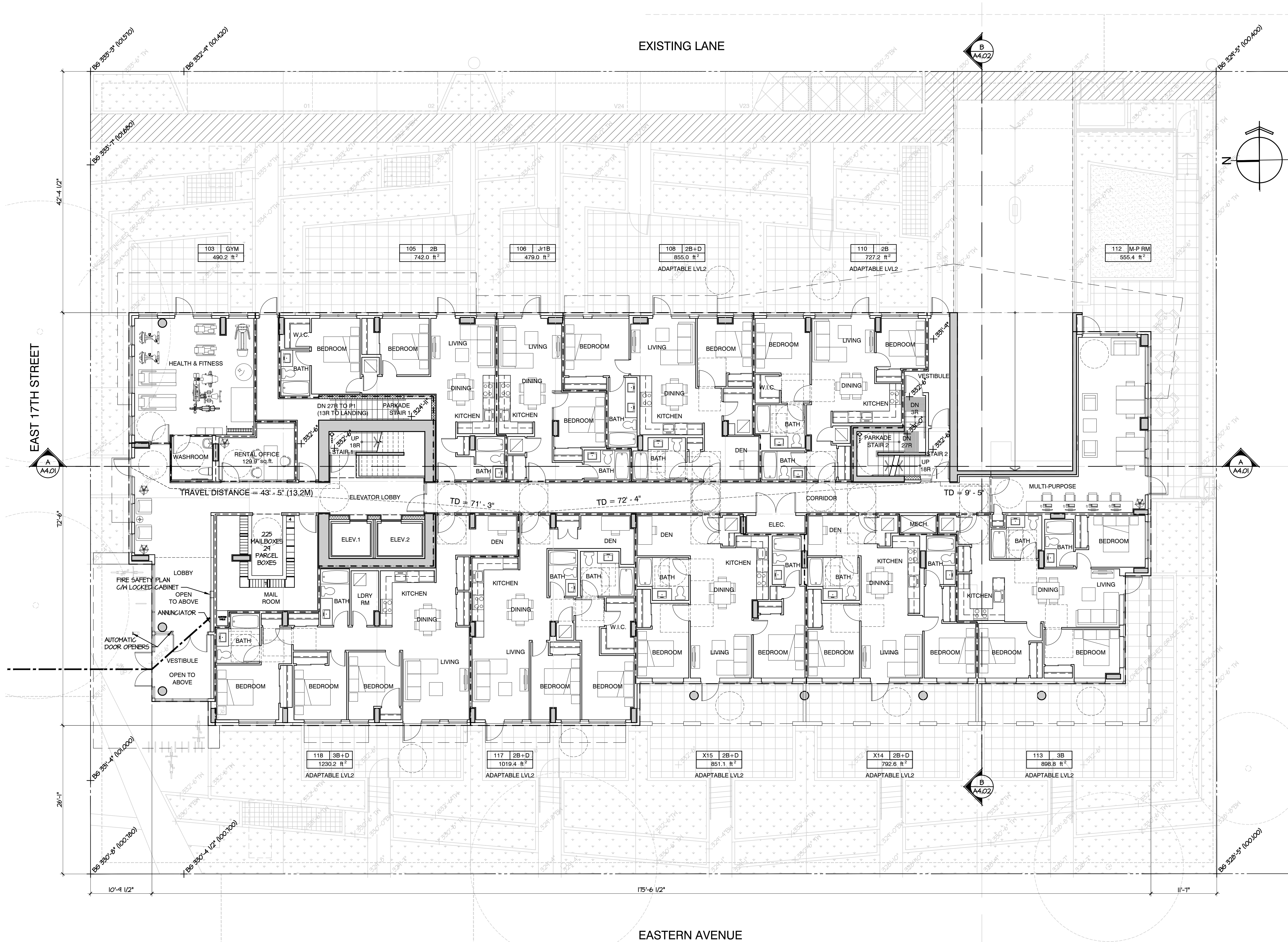


**A2.03**

EXISTING LANE

EASTERN AVENUE







- 1 | 2017.12.01 | ISSUED FOR REZONING  
2 | 2018.03.14 | ISSUED FOR APC  
3 | 2018.03.21 | ISSUED FOR ADP  
4 | 2018.05.24 | REISSUED FOR REZONING

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

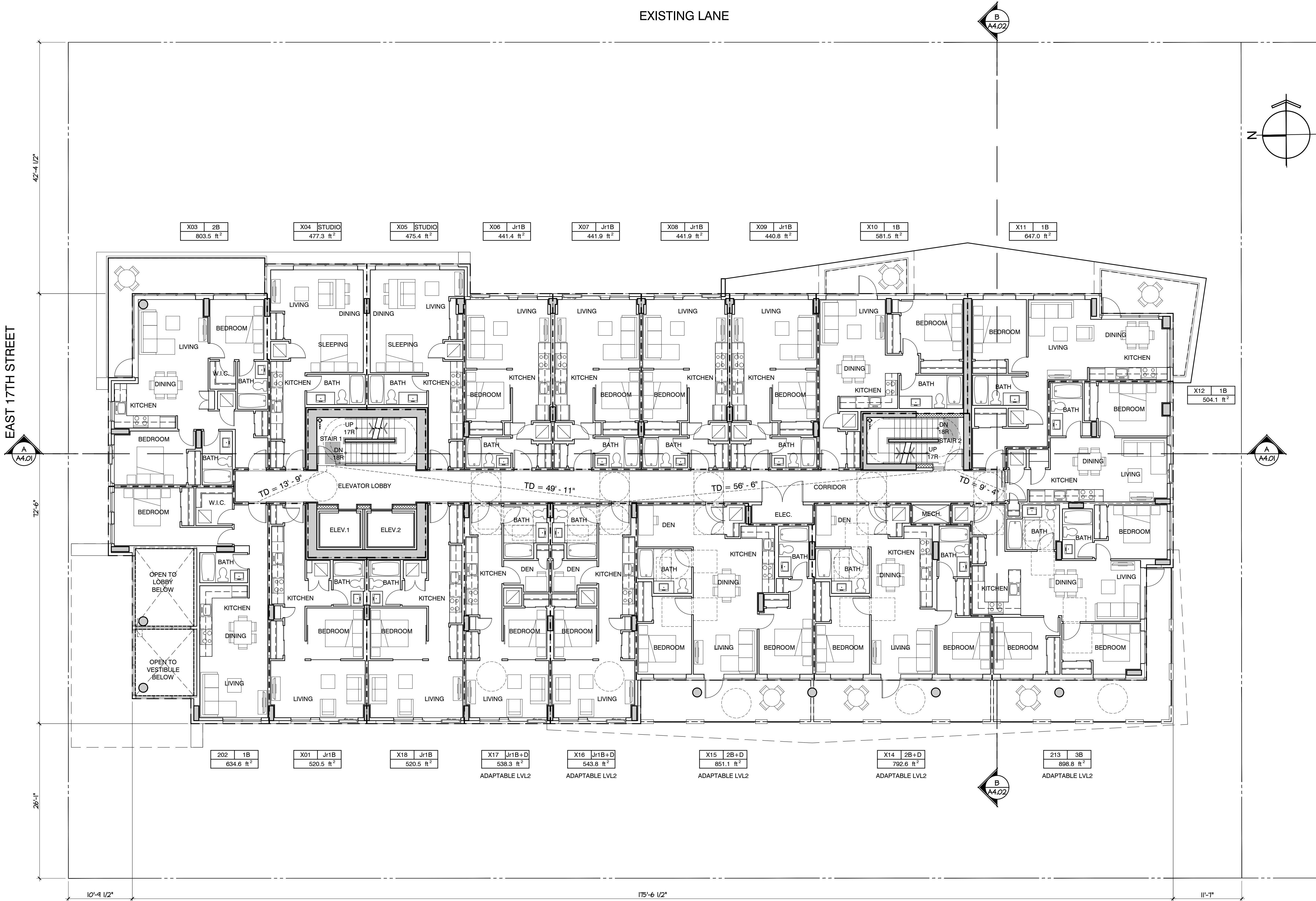
**FLOOR PLAN  
LEVEL 2**

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EXISTING LANE

EASTERN AVENUE



CLIENT



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3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**FLOOR PLAN - TYPICAL  
LEVELS 3 TO 13**

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PROJECT A217403  
DRAWN JL CHECKED NC

SCALE 1/8" = 1'-0"  
DATE NOV 28, 2017

**A2.06**

EXISTING LANE

EASTERN AVENUE

EAST 17TH STREET

42'-4 1/2"

12'-6"

26'-1"

10'-4 1/2"

175'-6 1/2"

11'-6 7/8"



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3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**ROOF PLAN  
AMENITY**

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PROJECT A217403  
DRAWN JL CHECKED NC

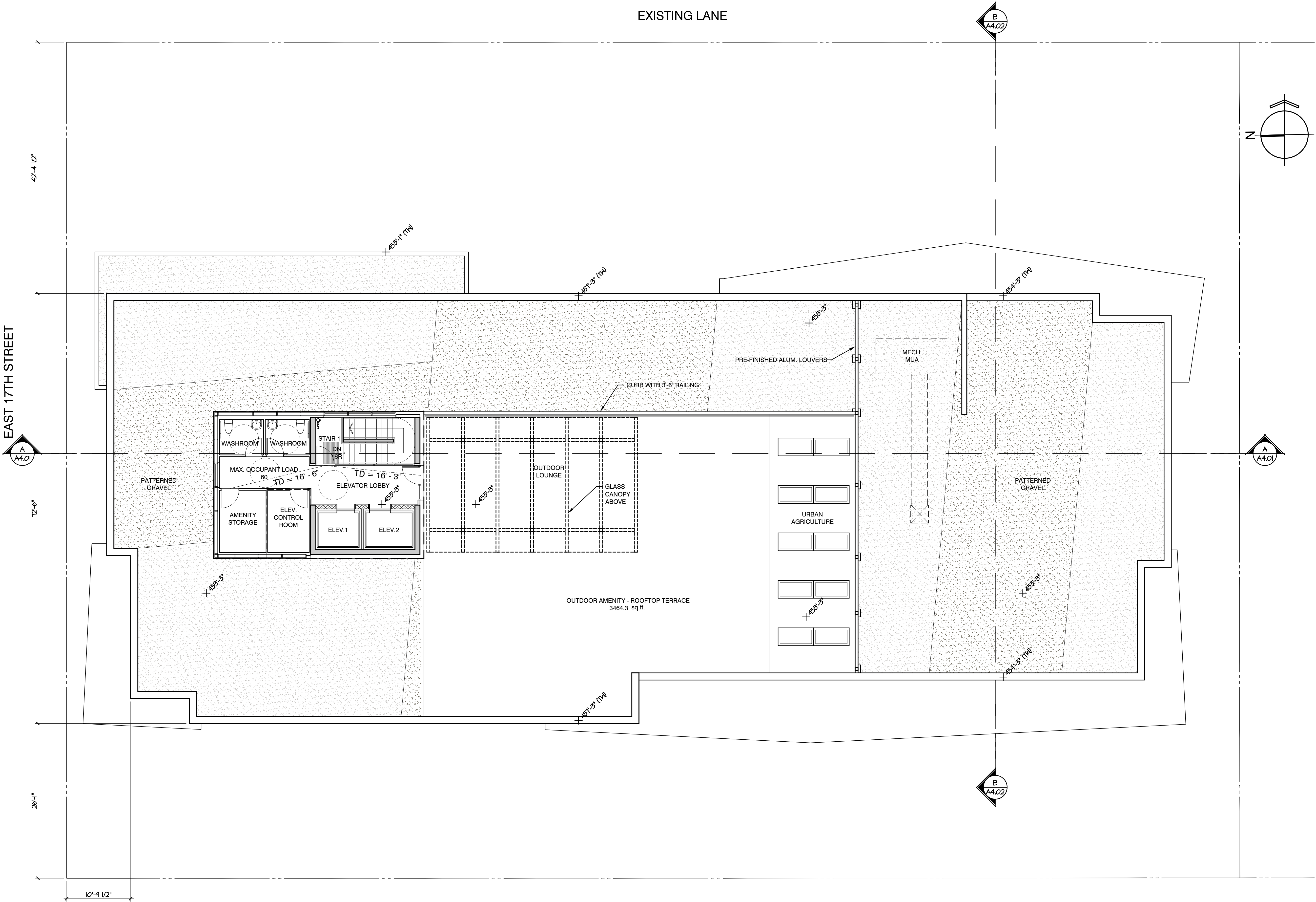
SCALE 1/8" = 1'-0"  
DATE NOV 28, 2017



**A2.07**

EXISTING LANE

EASTERN AVENUE





CLIENT



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

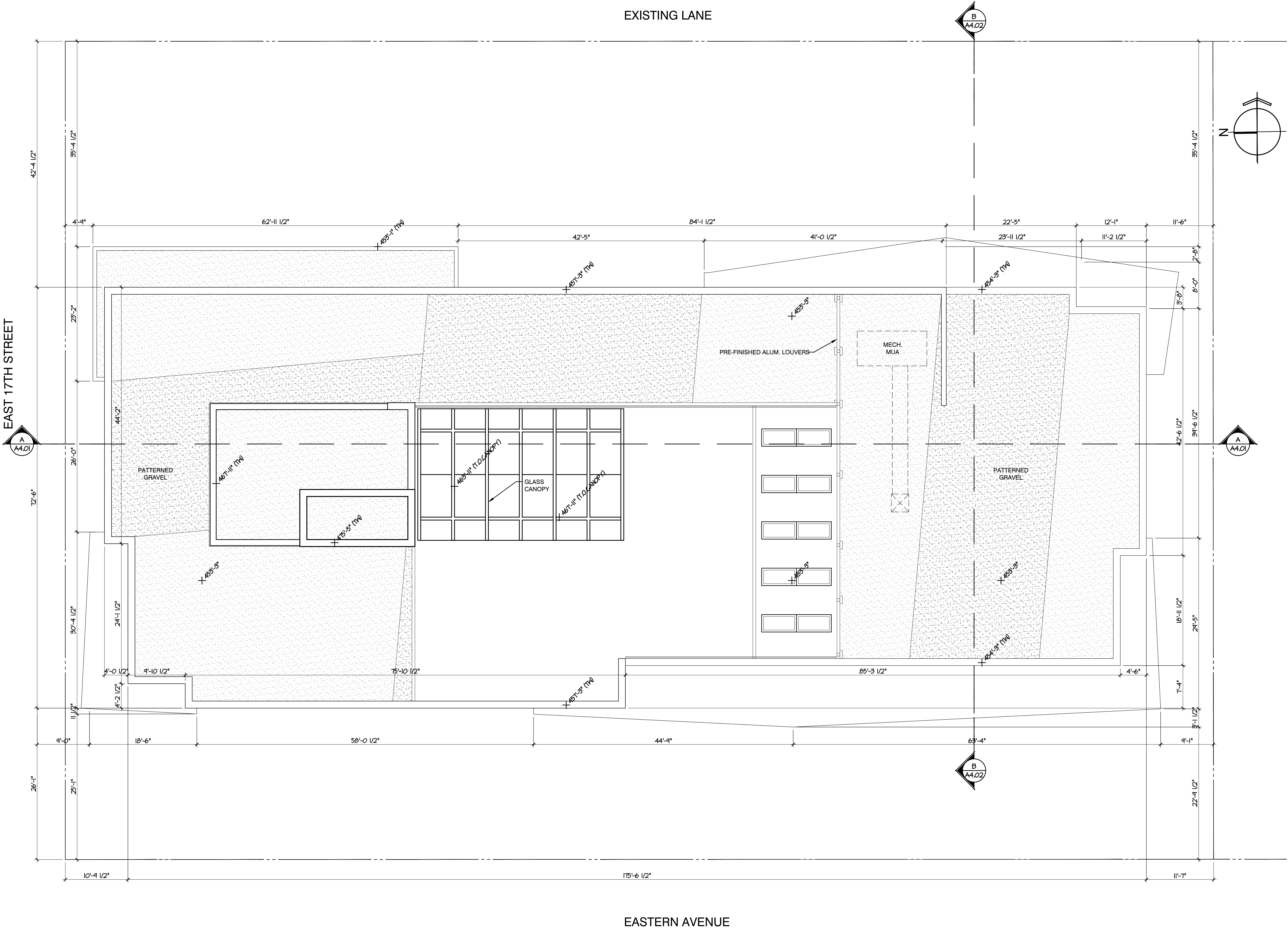
**ROOF PLAN  
OVERALL**

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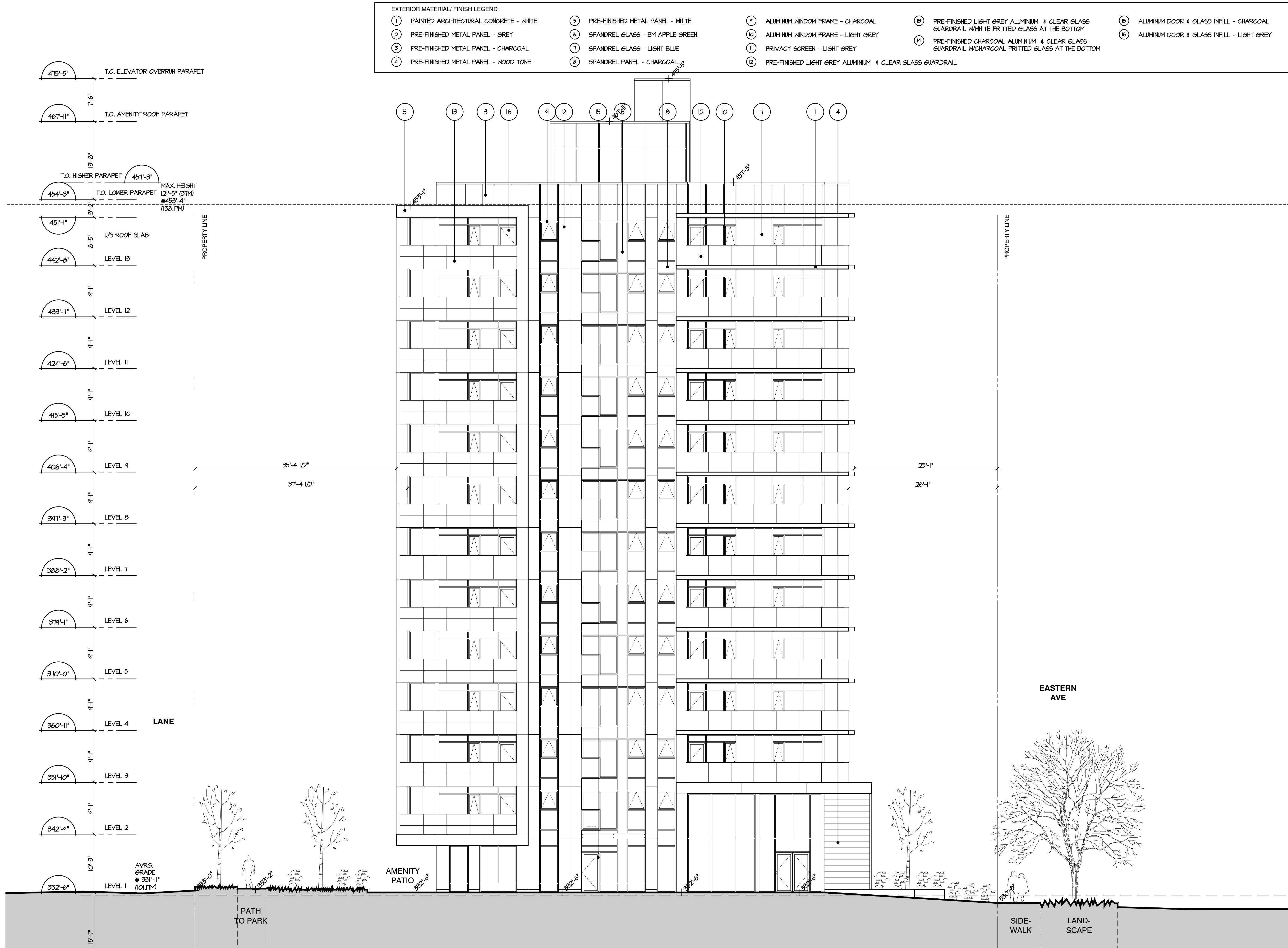
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PROJECT	A217403
DRAWN	JL
CHECKED	NC
SCALE	1/8" = 1'-0"
DATE	NOV 28, 2017

**A2.08**







- 1 | 2017.12.01 | ISSUED FOR REZONING  
2 | 2018.03.14 | ISSUED FOR APC  
3 | 2018.03.21 | ISSUED FOR ADP  
4 | 2018.05.24 | REISSUED FOR REZONING

1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

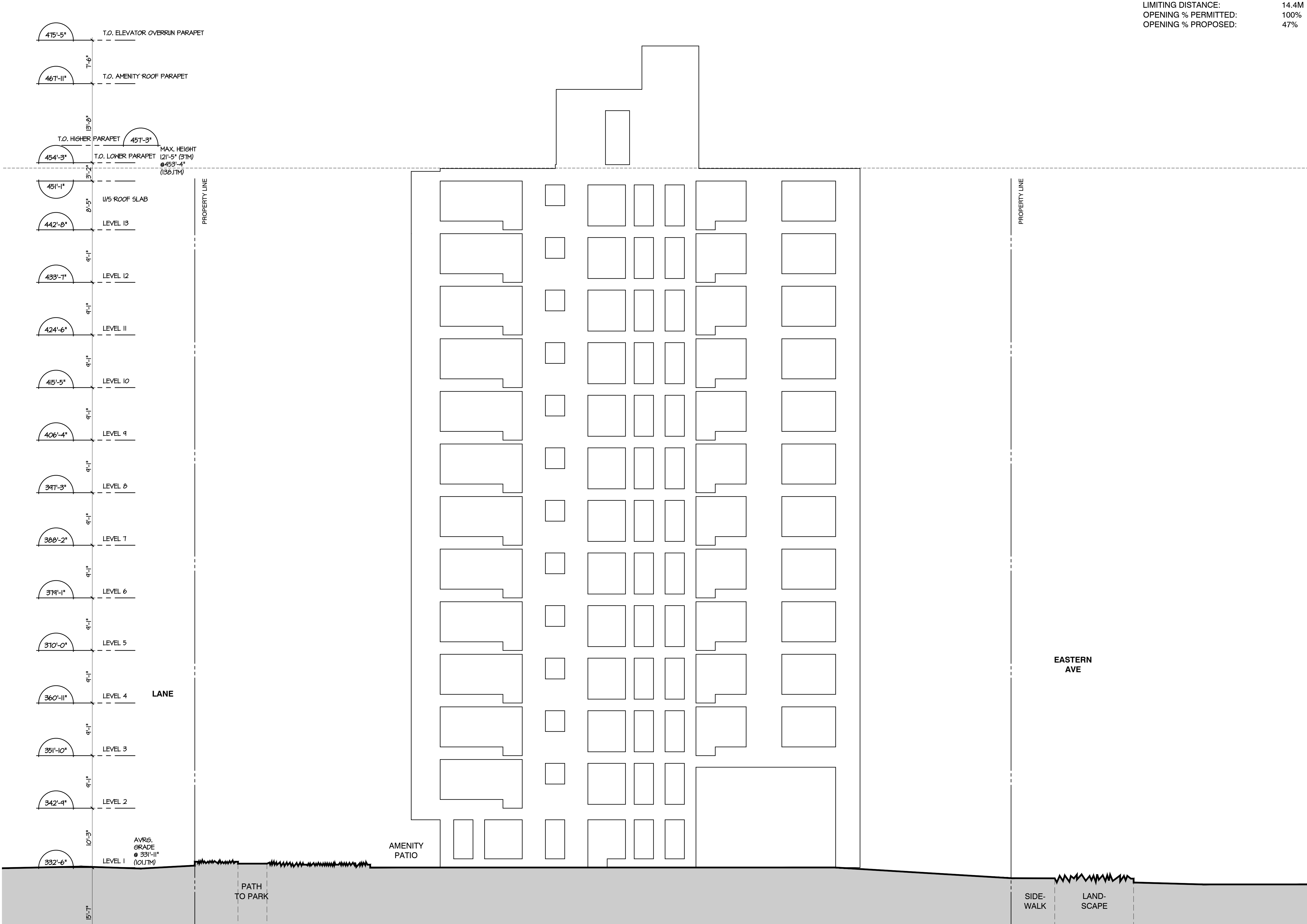
ELEVATION NORTH  
(E 17TH ST)  
REFLECTED WINDOW

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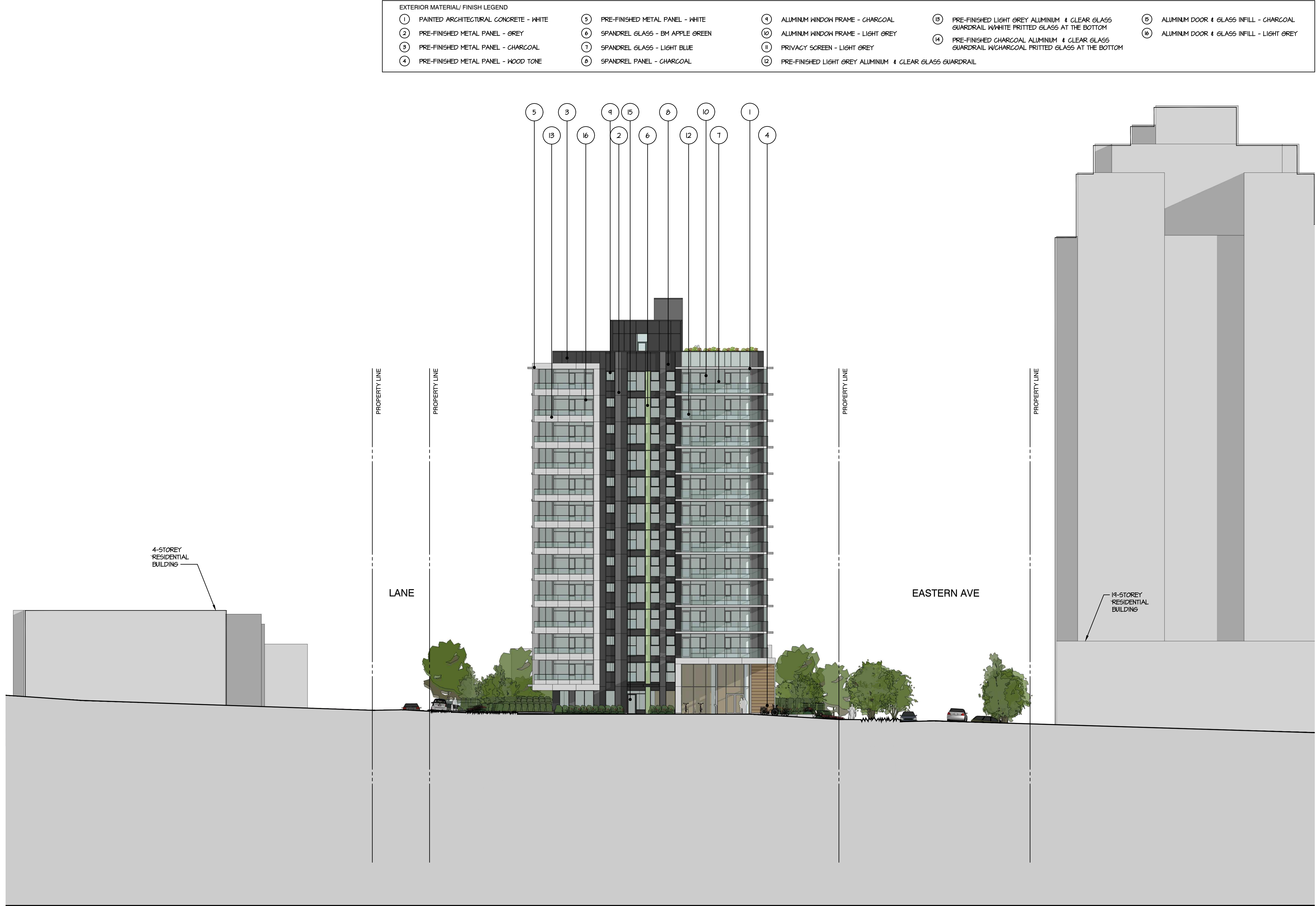
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A3.01b







CLIENT



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1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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**PROJECT**  
**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**ELEVATION NORTH  
(E 17TH ST)  
COLOURED**

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**PROJECT** A217403  
**DRAWN** JL **CHECKED** NC  
**SCALE** 1/16" = 1'-0"  
**DATE** NOV 28, 2017



**A3.01c**

NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**ELEVATION EAST  
(LANE)**

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PROJECT A217403

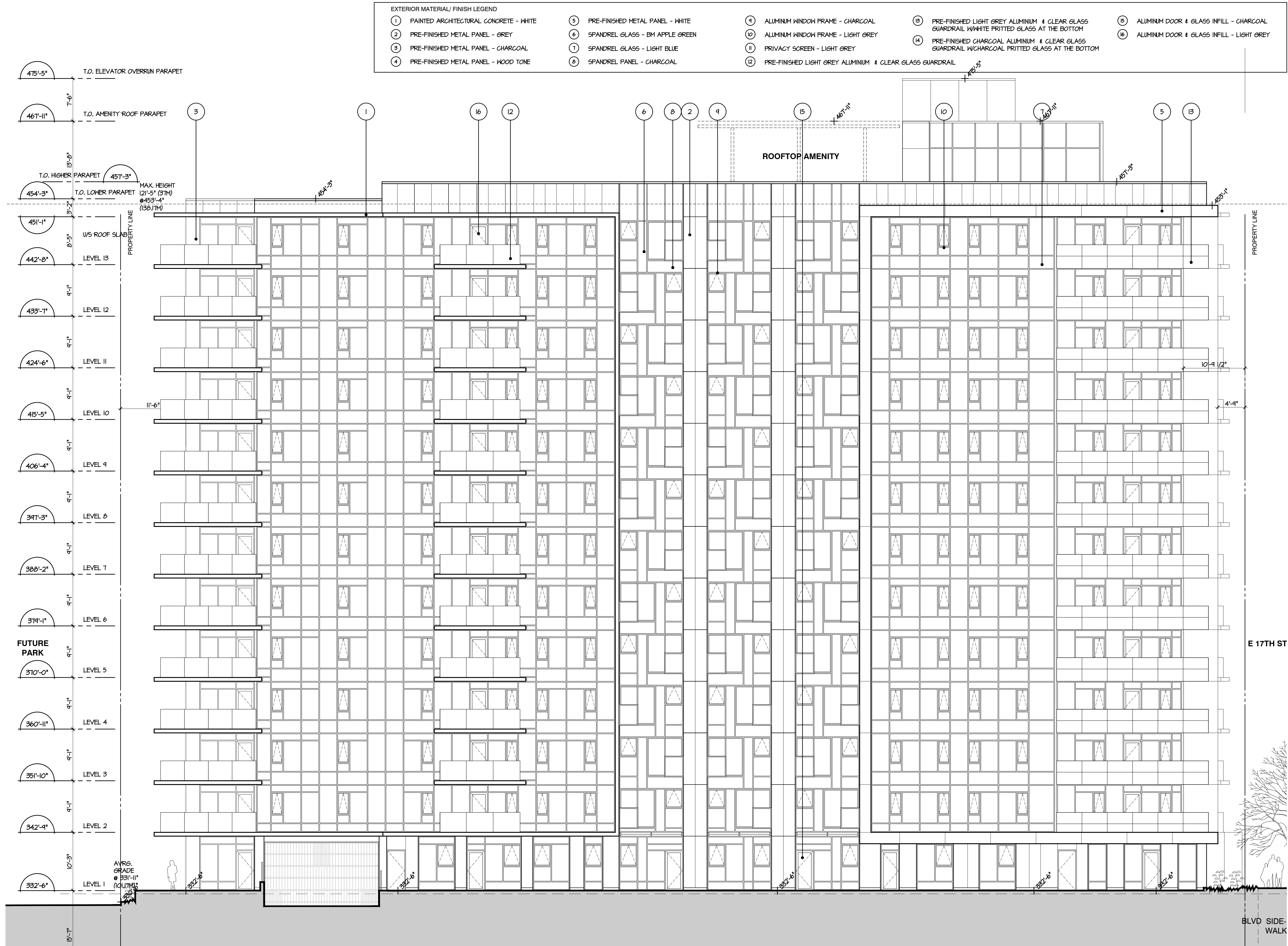
DRAWN JL CHECKED NC

SCALE 1/8" = 1'-0"

DATE NOV 28, 2017



A3.02





NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

ELEVATION EAST  
(LANE)  
REFLECTED WINDOW

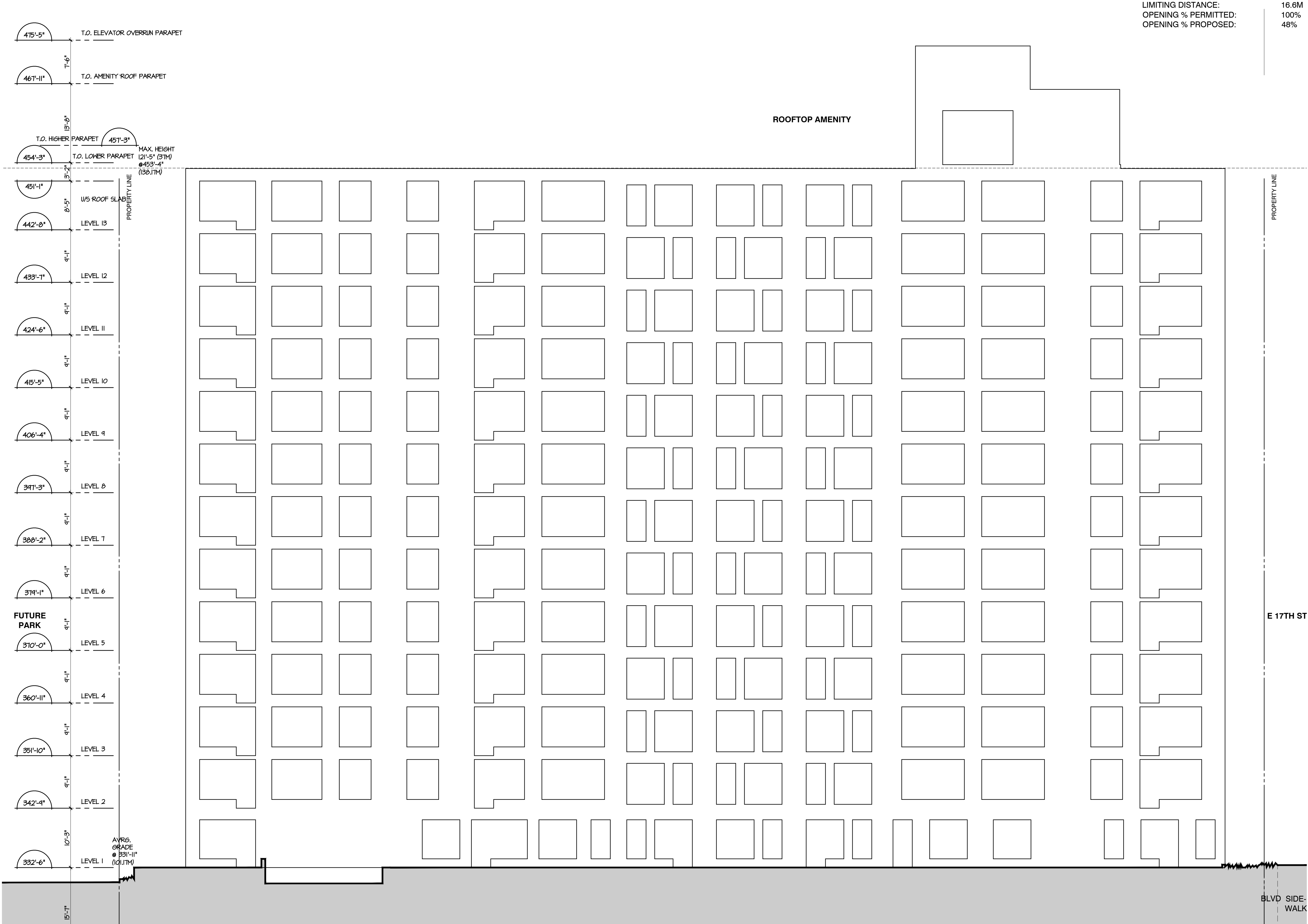
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PROJECT A217403  
DRAWN JL CHECKED NC  
SCALE 1/8" = 1'-0"  
DATE NOV 28, 2017



A3.02b







CLIENT



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT  
**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**ELEVATION EAST  
(LANE)  
COLOURED**

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PROJECT A217403  
DRAWN JL CHECKED NC

SCALE 1/16" = 1'-0"  
DATE NOV 28, 2017

**A3.02c**



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

## PROJECT

# 1600 EASTERN RESIDENTIAL HIGH-RISE RENTAL DEVELOPMENT

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

## ELEVATION SOUTH (PARK)

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**PROJECT A217403**

DRAWN JL CHECKED NC

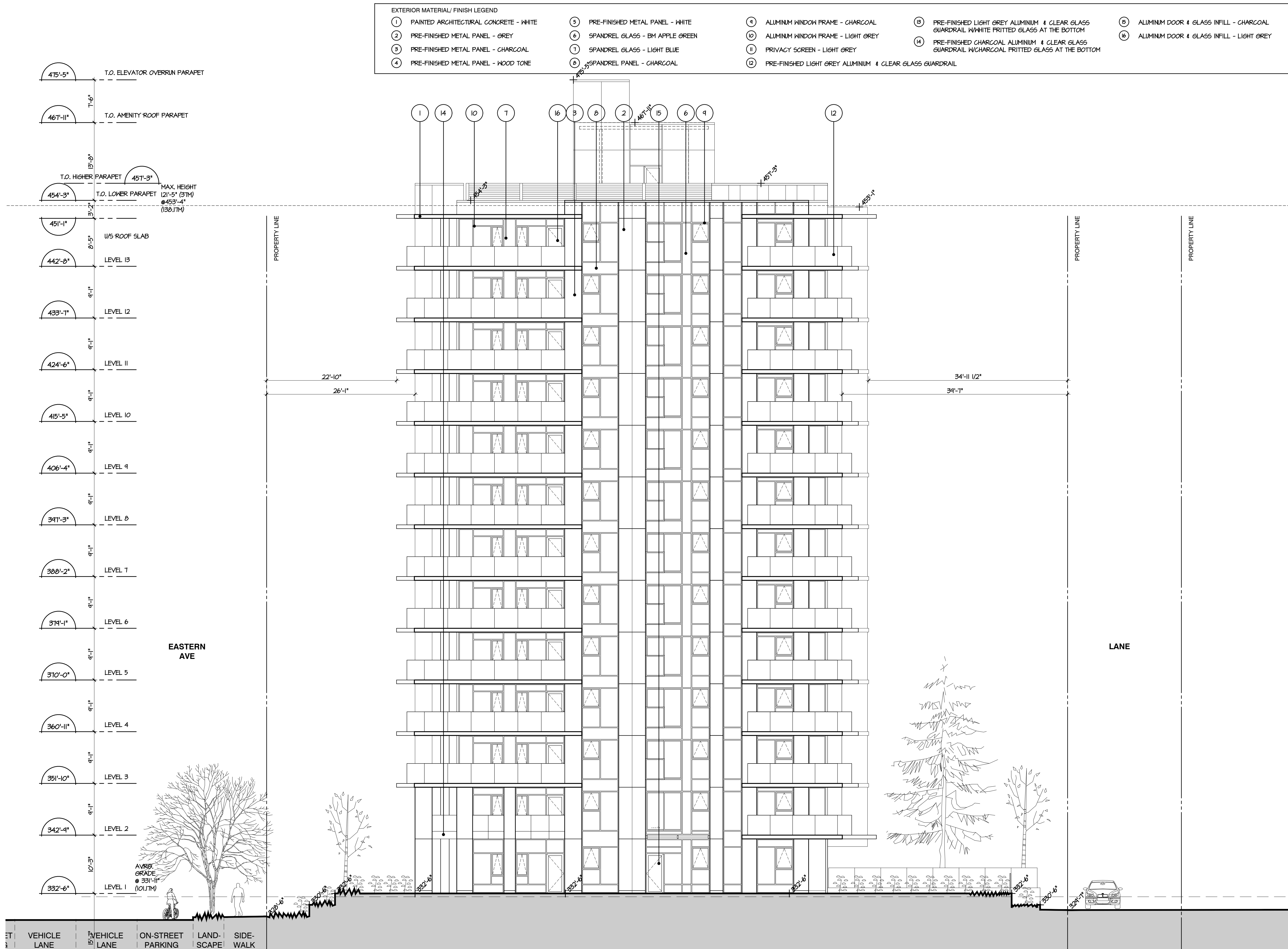
**SCALE** 1/8" = 1'-0"

**DATE** NOV 28, 2017

Architecture shall  
dimensions and  
wings shall be  
proceeding with

**KED NC**

**A3.03**



- 1 | 2017.12.01 | ISSUED FOR REZONING  
2 | 2018.03.14 | ISSUED FOR APC  
3 | 2018.03.21 | ISSUED FOR ADP  
4 | 2018.05.24 | REISSUED FOR REZONING

1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

ELEVATION SOUTH  
(PARK)  
REFLECTED WINDOW

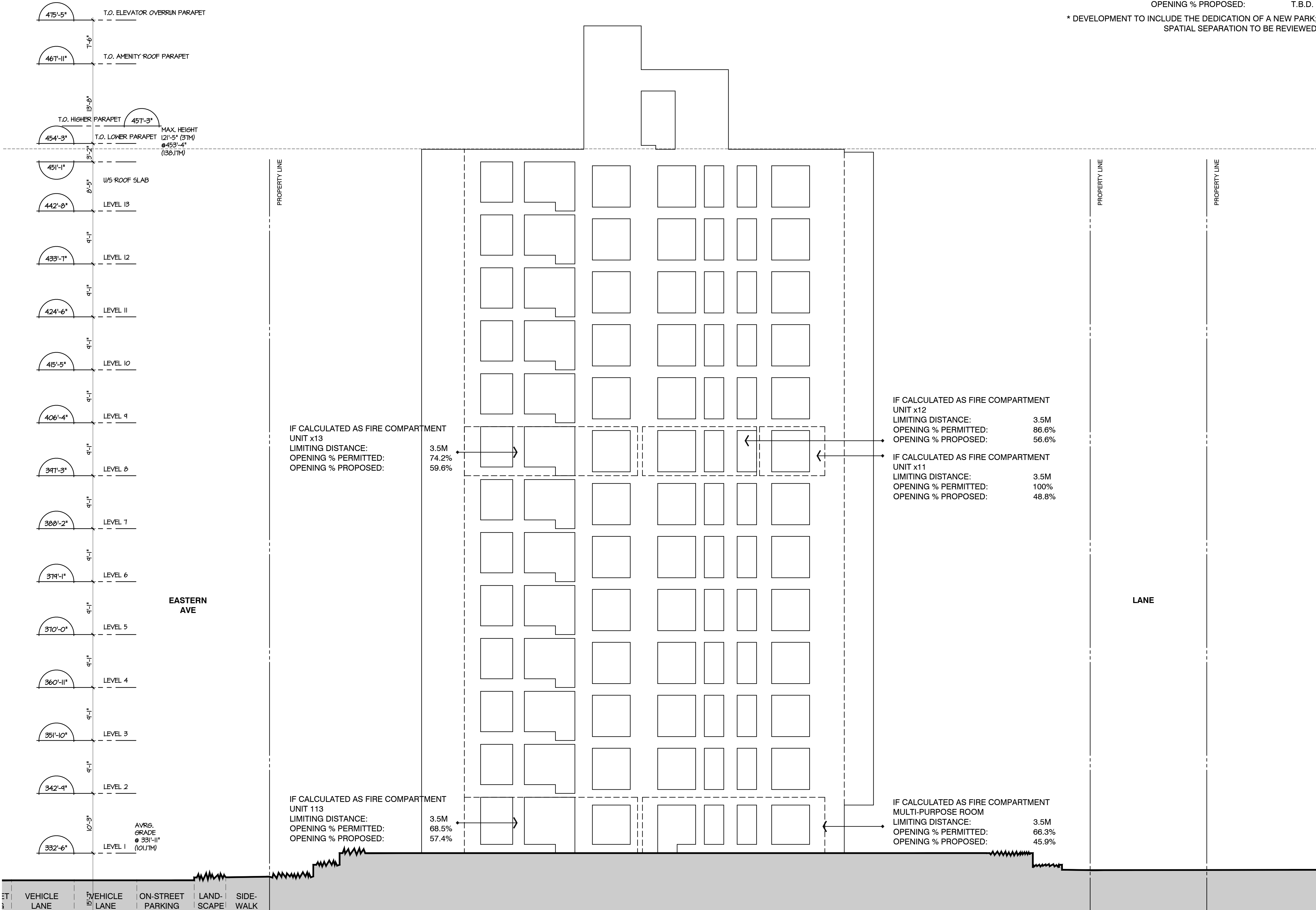
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A3.03b

LIMITING DISTANCE: 3.5M  
OPENING % PERMITTED\*: T.B.D.  
OPENING % PROPOSED: T.B.D.  
\* DEVELOPMENT TO INCLUDE THE DEDICATION OF A NEW PARK;  
SPATIAL SEPARATION TO BE REVIEWED







NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

PROJECT  
**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**ELEVATION SOUTH  
(PARK)  
COLOURED**

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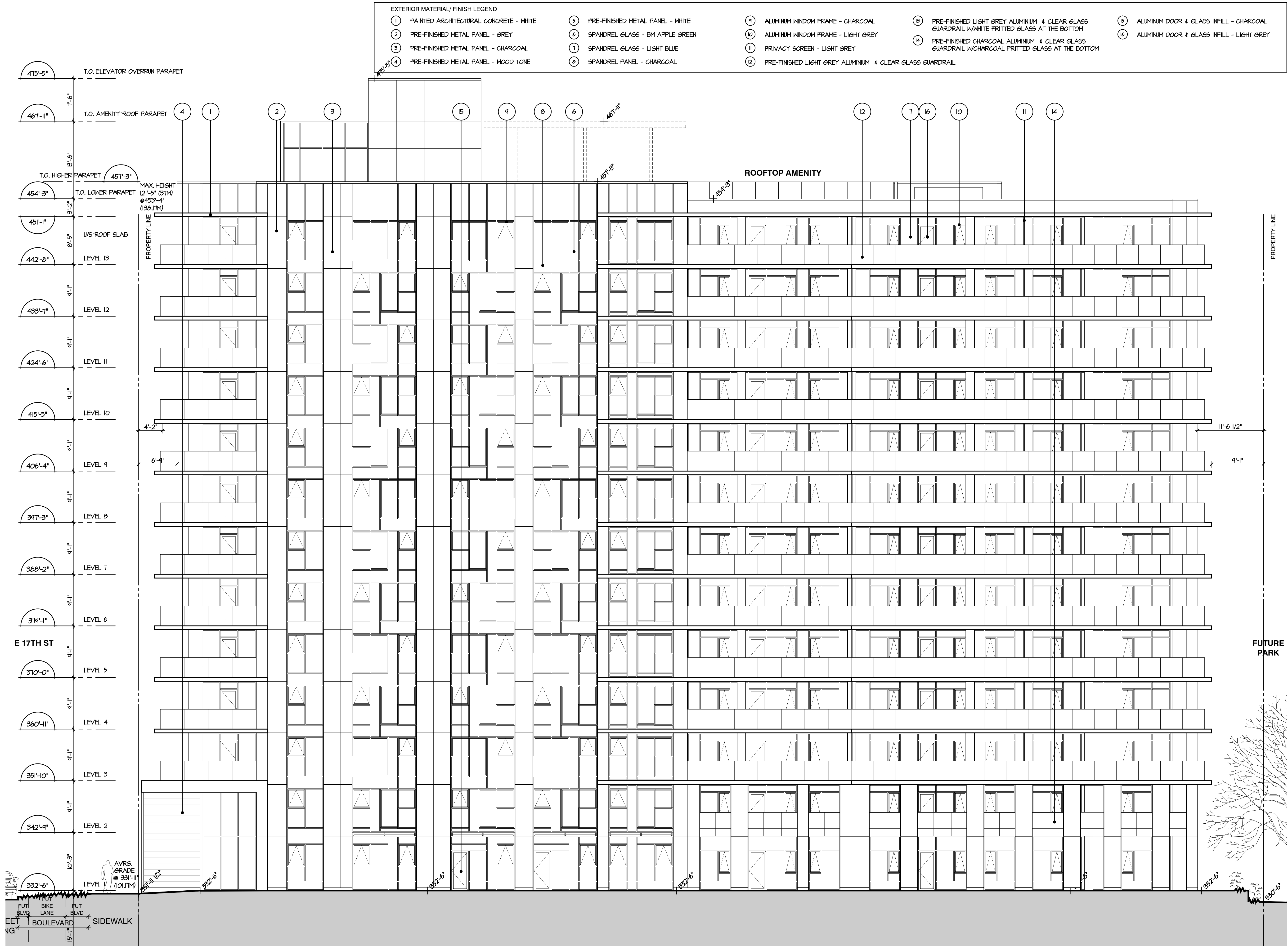
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PROJECT A217403  
DRAWN JL CHECKED NC

SCALE 1/16" = 1'-0"  
DATE NOV 28, 2017



**A3.03c**





CLIENT



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

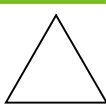
**ELEVATION WEST  
(EASTERN AVE)  
REFLECTED WINDOW**

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PROJECT A217403  
DRAWN JL CHECKED NC

SCALE 1/8" = 1'-0"  
DATE NOV 28, 2017



A3.04b





CLIENT



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1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------



PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**ELEVATION WEST  
(EASTERN AVE)  
COLOURED**

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PROJECT A217403  
DRAWN JL CHECKED NC

SCALE 1/16" = 1'-0"  
DATE NOV 28, 2017

A3.04c



CLIENT



NO.	DATE	ISSUE
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2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**BUILDING SECTION A**

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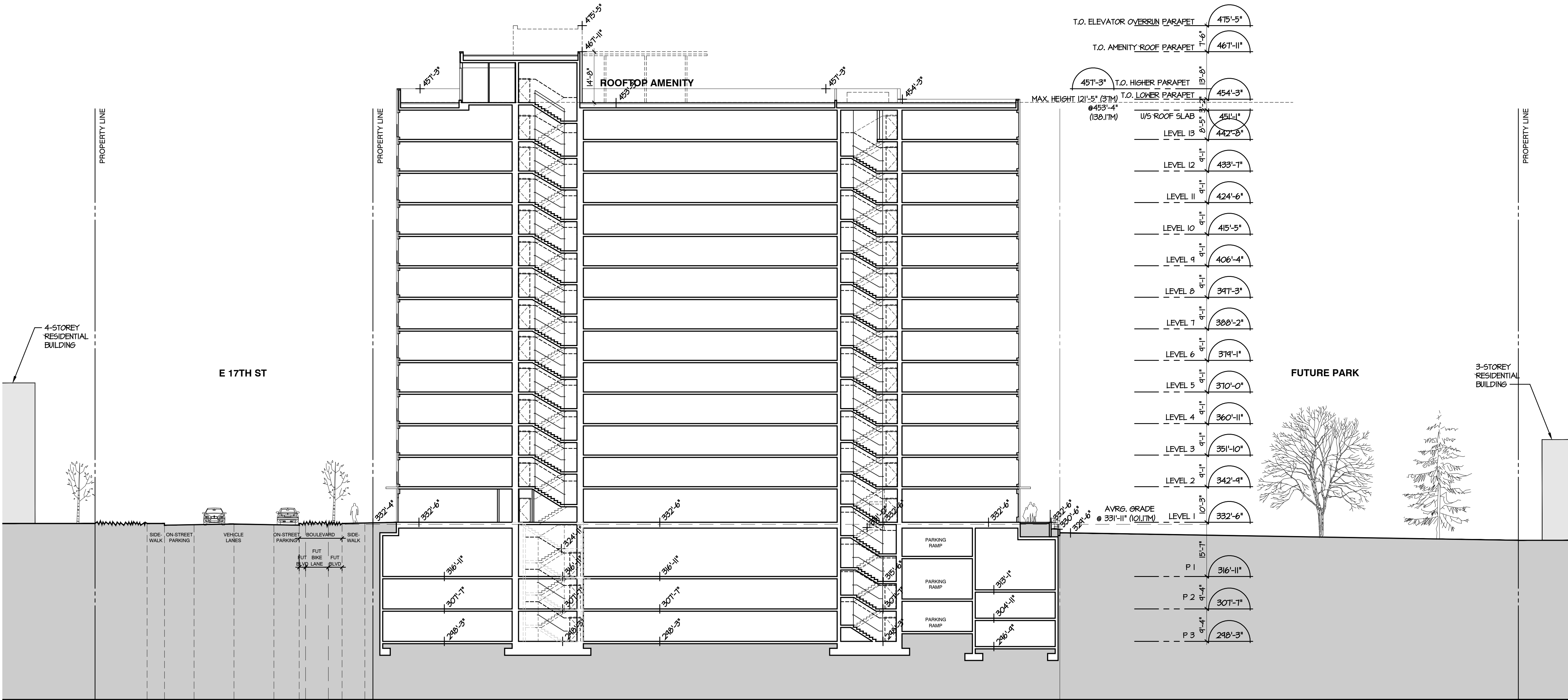
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PROJECT A217403  
DRAWN JL CHECKED NC

SCALE 1/16" = 1'-0"  
DATE NOV 28, 2017



**A4.01**

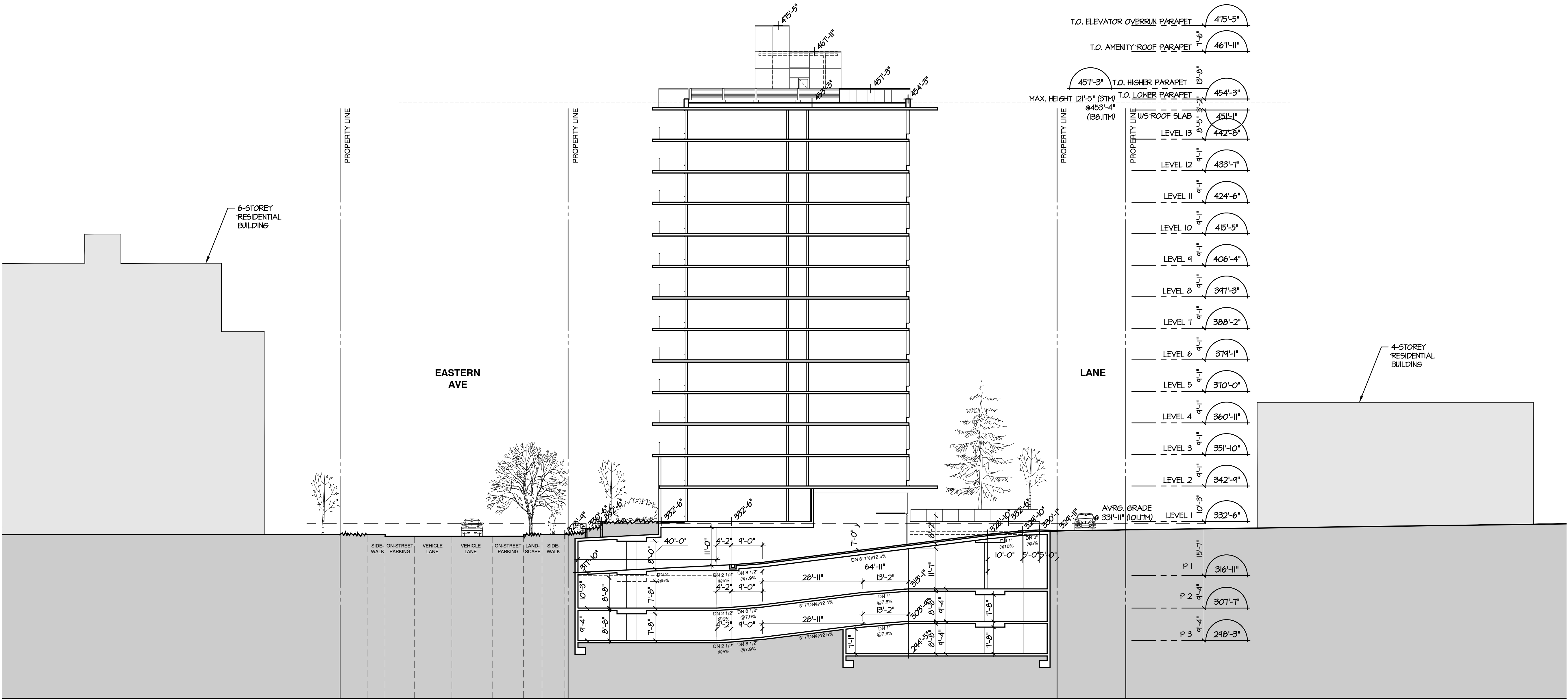


CLIENT



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2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

**1600 EASTERN  
RENTAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**BUILDING SECTION B**

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PROJECT A217403  
DRAWN JL CHECKED NC

SCALE 1/16" = 1'-0"  
DATE NOV 28, 2017



**A4.02**



## CLIENT

NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

## PROJECT

## 1600 EASTERN RESIDENTIAL HIGH-RISE RENTAL DEVELOPMENT

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

# FLOOR PLAN LEVEL 1 COLOUR OVERLAY

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**PROJECT A217403**

**DRAWN** JL                      **CHECKED** NC

**SCALE** 1/8" = 1'-0"

**DATE** NOV 28, 2017



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
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## PROJECT

# 1600 EASTERN RESIDENTIAL HIGH-RISE RENTAL DEVELOPMENT

1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

# FLOOR PLAN LEVEL 2 COLOUR OVERLAY

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PROJECT A217403

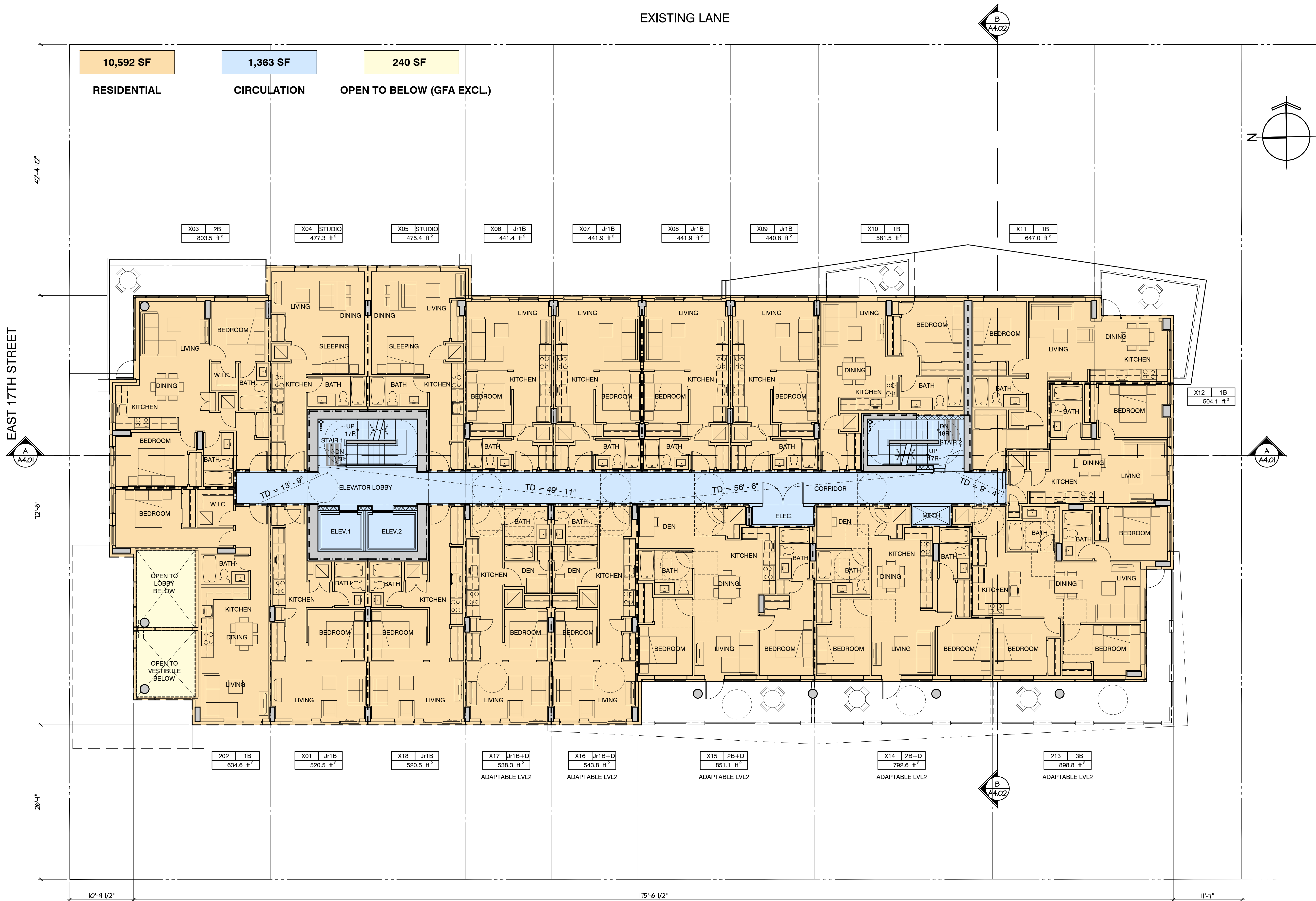
DRAWN JL CHECKED NC

**SCALE** 1/8" = 1'-0"

**DATE** NOV 28, 2017



# A5.02



PLOT STAMP: 2018-May-23 @4:05pm - P:\A217403 - Anthem - Eastern & East 17th\CAD\A217403\_fp02.dwg - A5.02

EASTERN AVENUE



NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
4	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**FLOOR PLAN - TYPICAL  
LEVELS 3 TO 13  
COLOUR OVERLAY**

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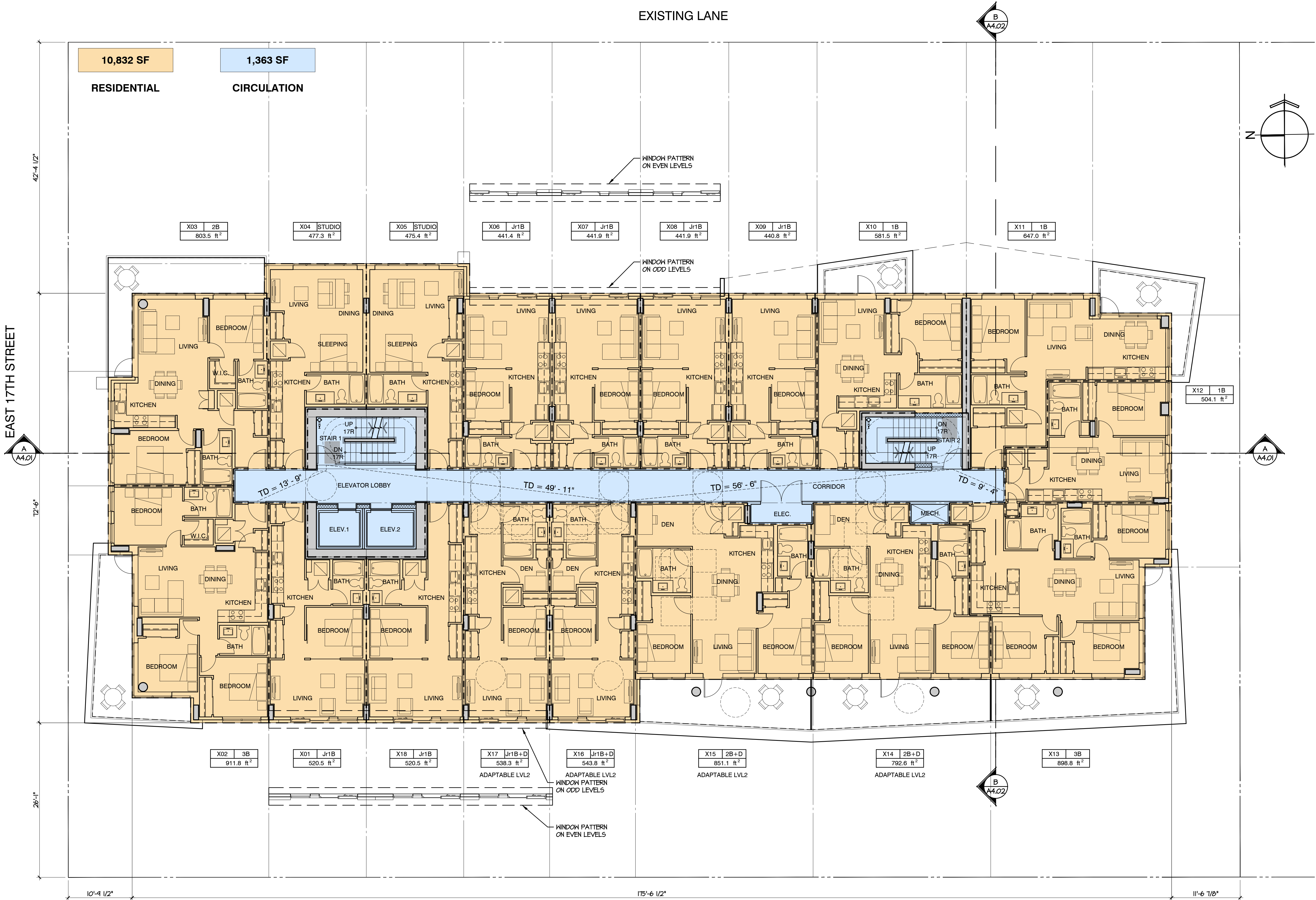
PROJECT A217403  
DRAWN JL CHECKED NC

SCALE 1/8" = 1'-0"  
DATE NOV 28, 2017

A5.03

EXISTING LANE

EASTERN AVENUE





NO.	DATE	ISSUE
1	2017.12.01	ISSUED FOR REZONING
2	2018.03.14	ISSUED FOR APC
3	2018.03.21	ISSUED FOR ADP
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PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**ROOF PLAN  
COLOUR OVERLAY**

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PROJECT A217403  
DRAWN JL CHECKED NC

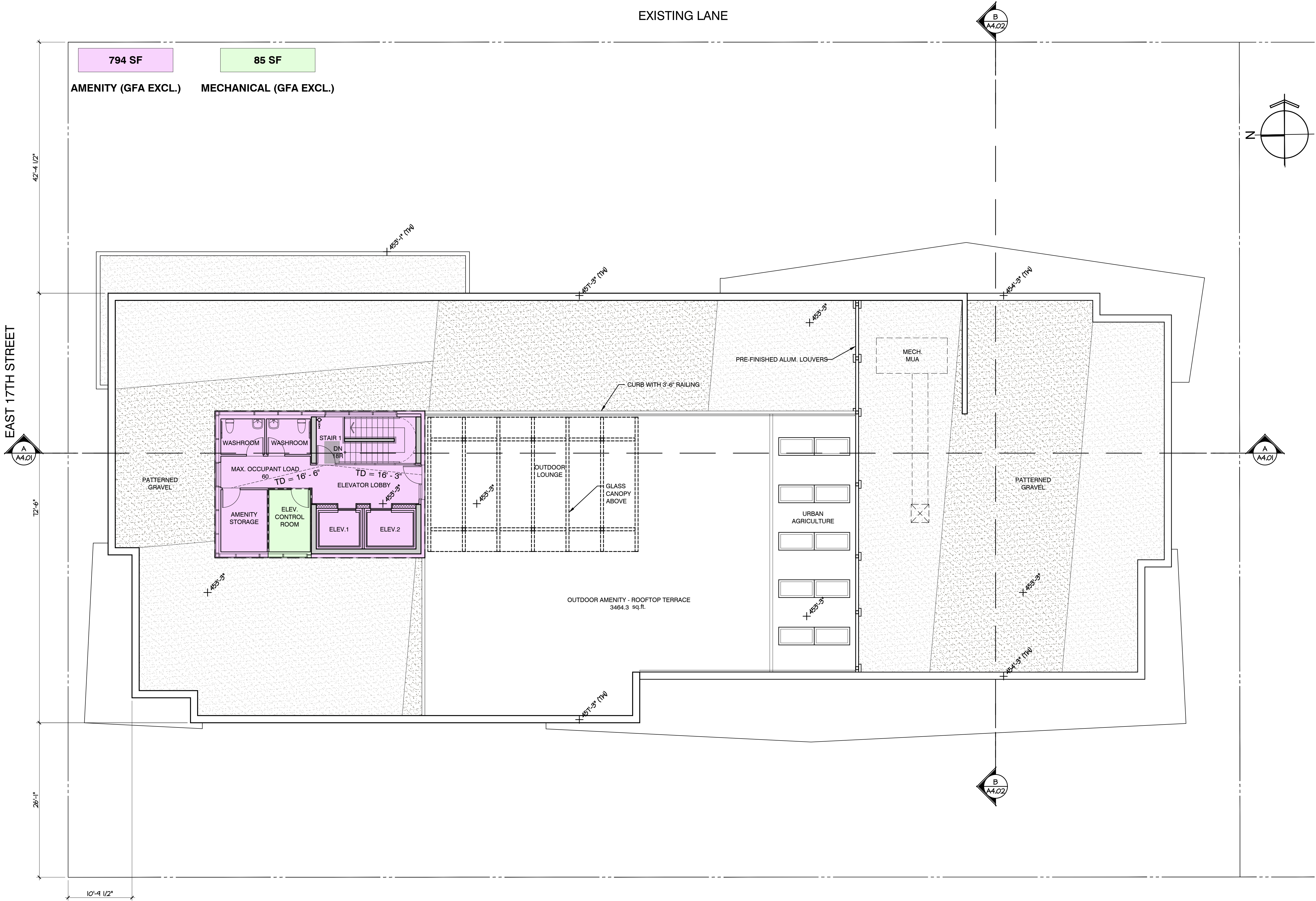
SCALE 1/8" = 1'-0"  
DATE NOV 28, 2017



**A5.04**

EXISTING LANE

EASTERN AVENUE





CLIENT



NO.	DATE	ISSUE
1	2018.03.21	ISSUED FOR ADP
2	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
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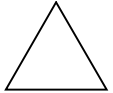
**PROJECT**  
**1600 EASTERN**  
**RESIDENTIAL HIGH-RISE**  
**RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**UNIT PLANS**  
**SHEET 1**

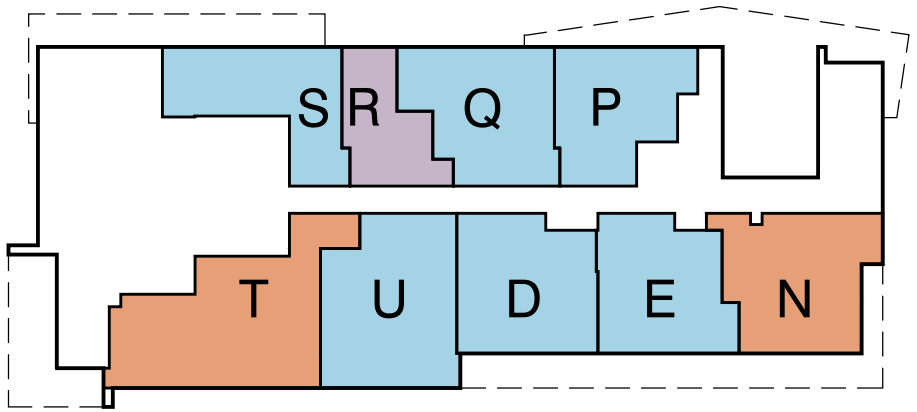
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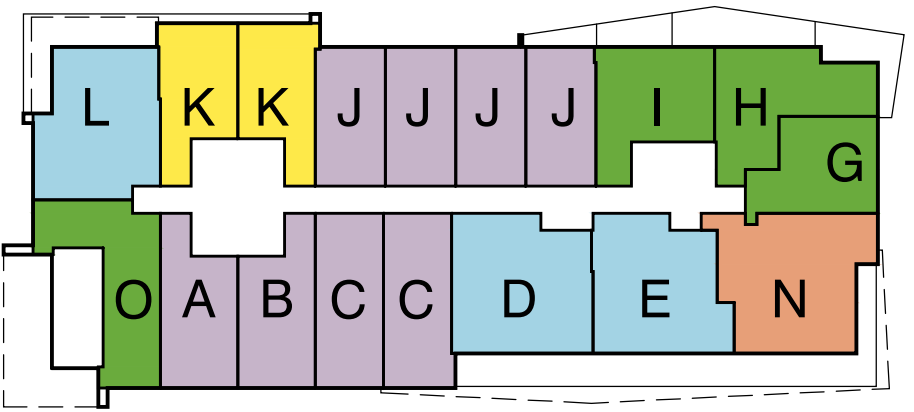
PROJECT	A217403
DRAWN	CHECKED
SCALE	1/4" = 1'-0"
DATE	NOV 14, 2017



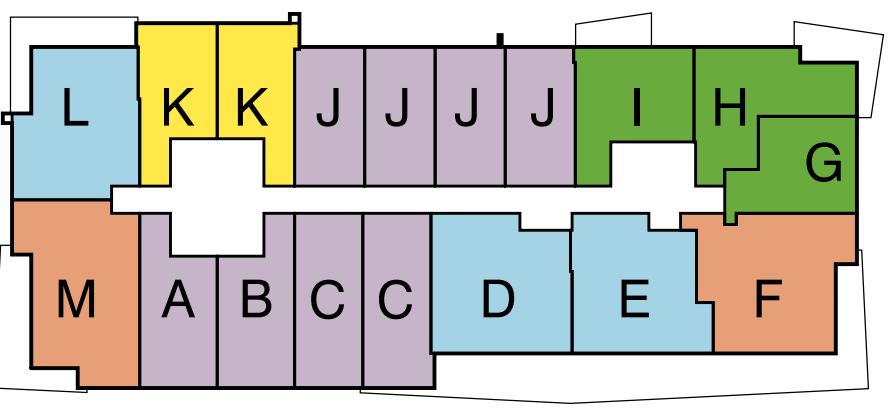
**A6.01**



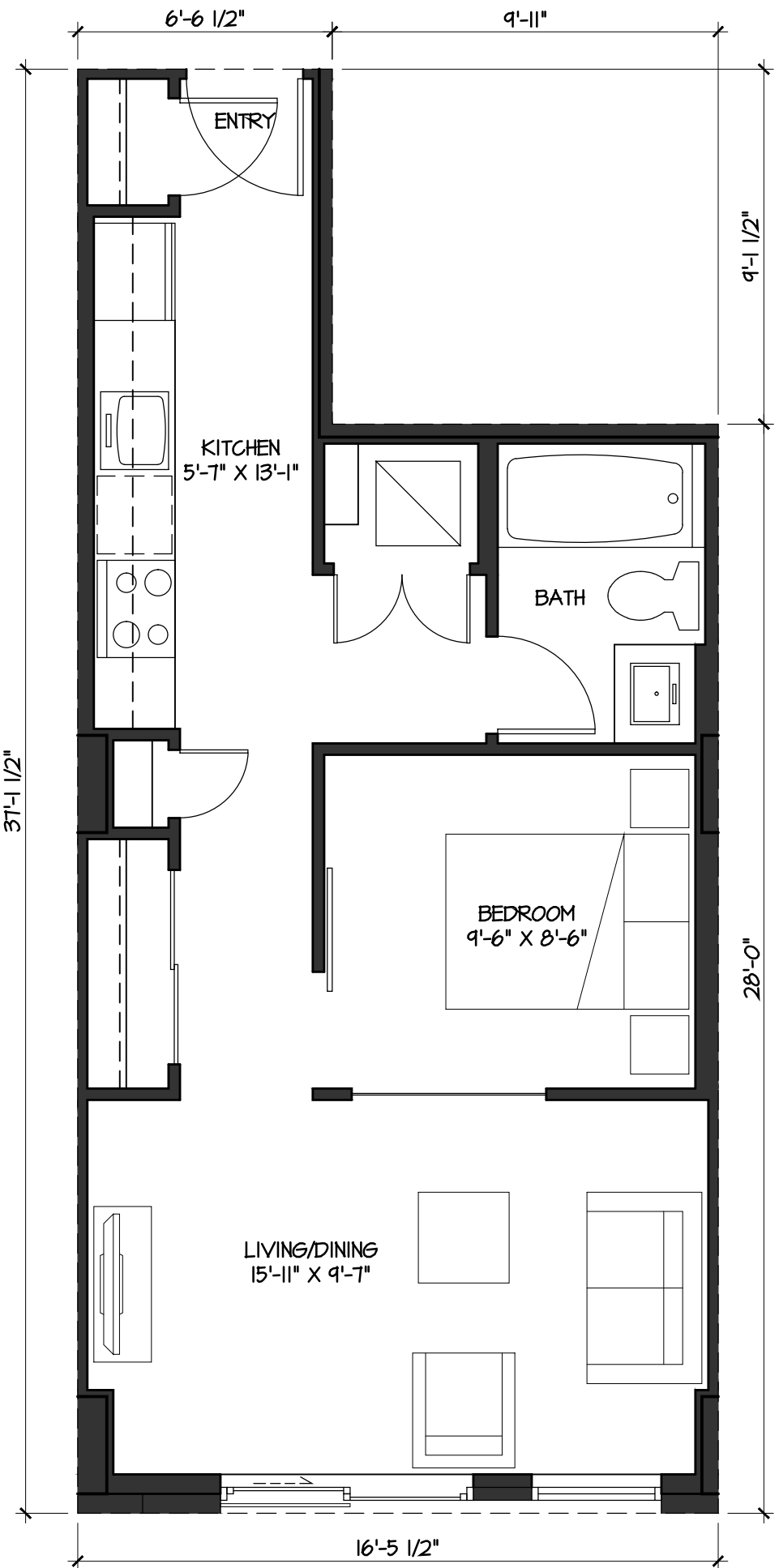
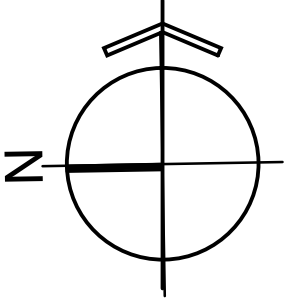
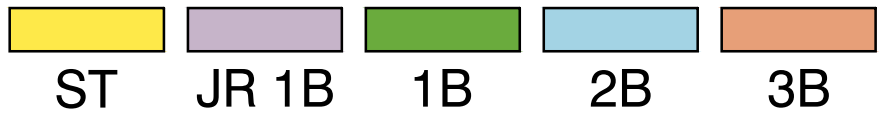
L1



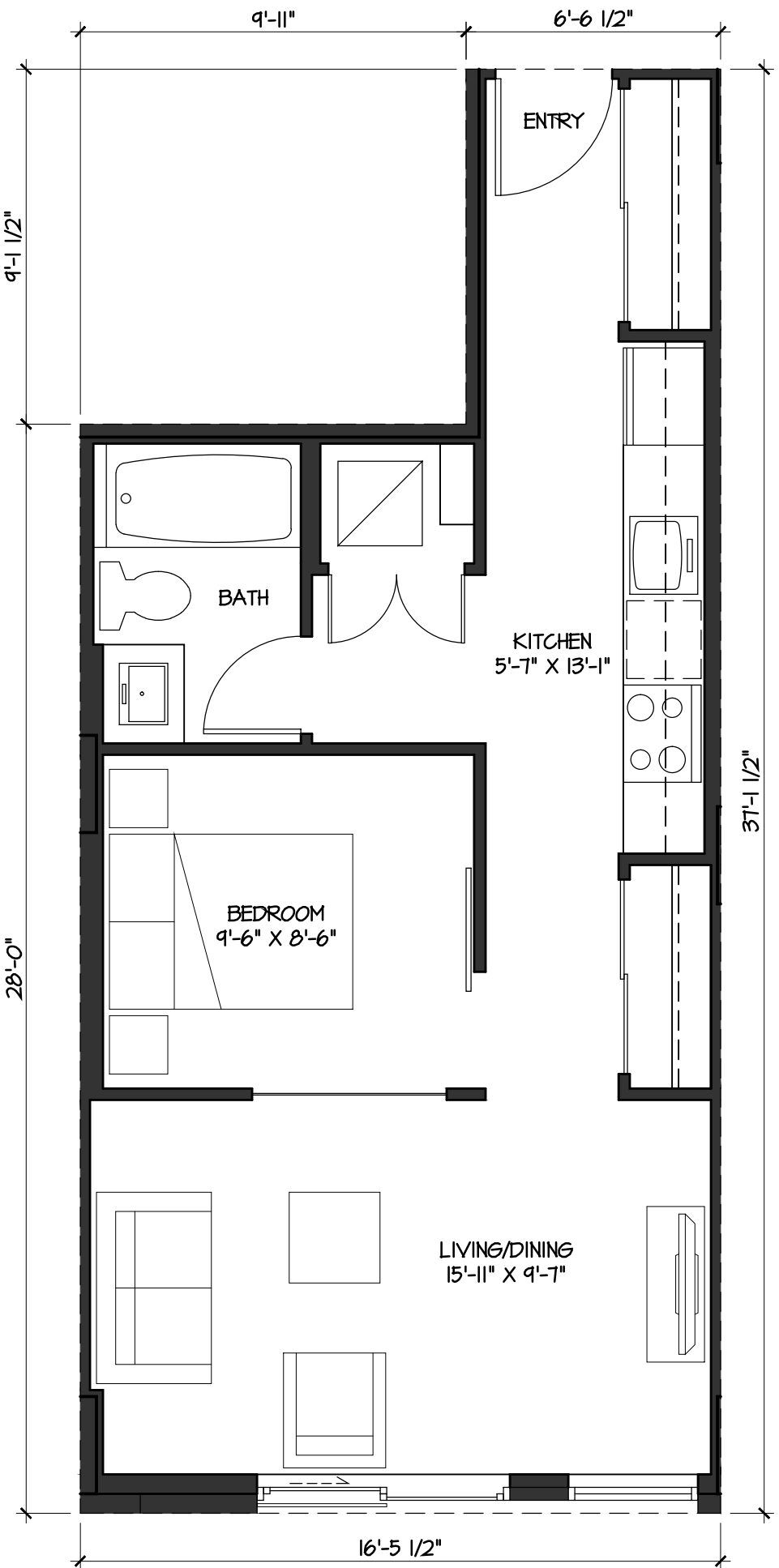
L2



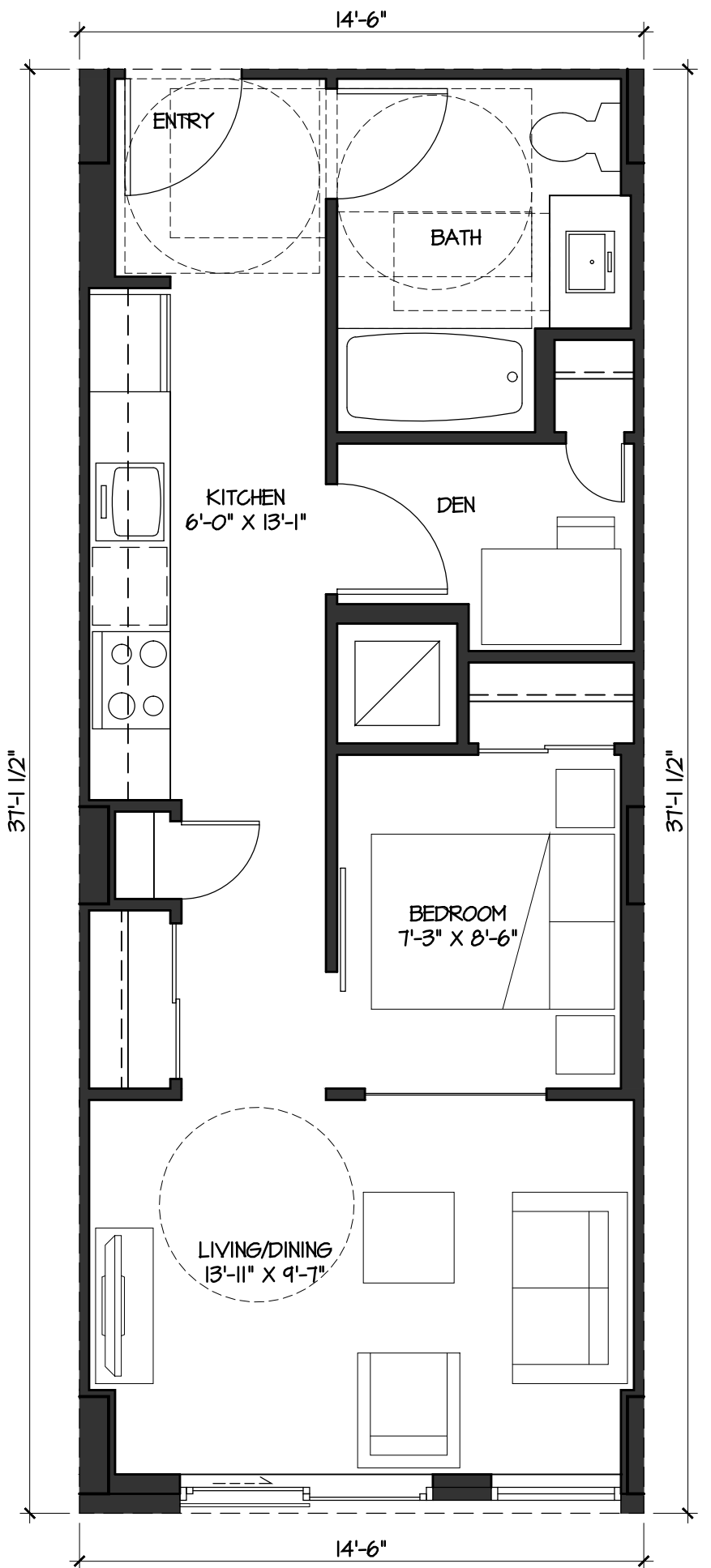
L3-13



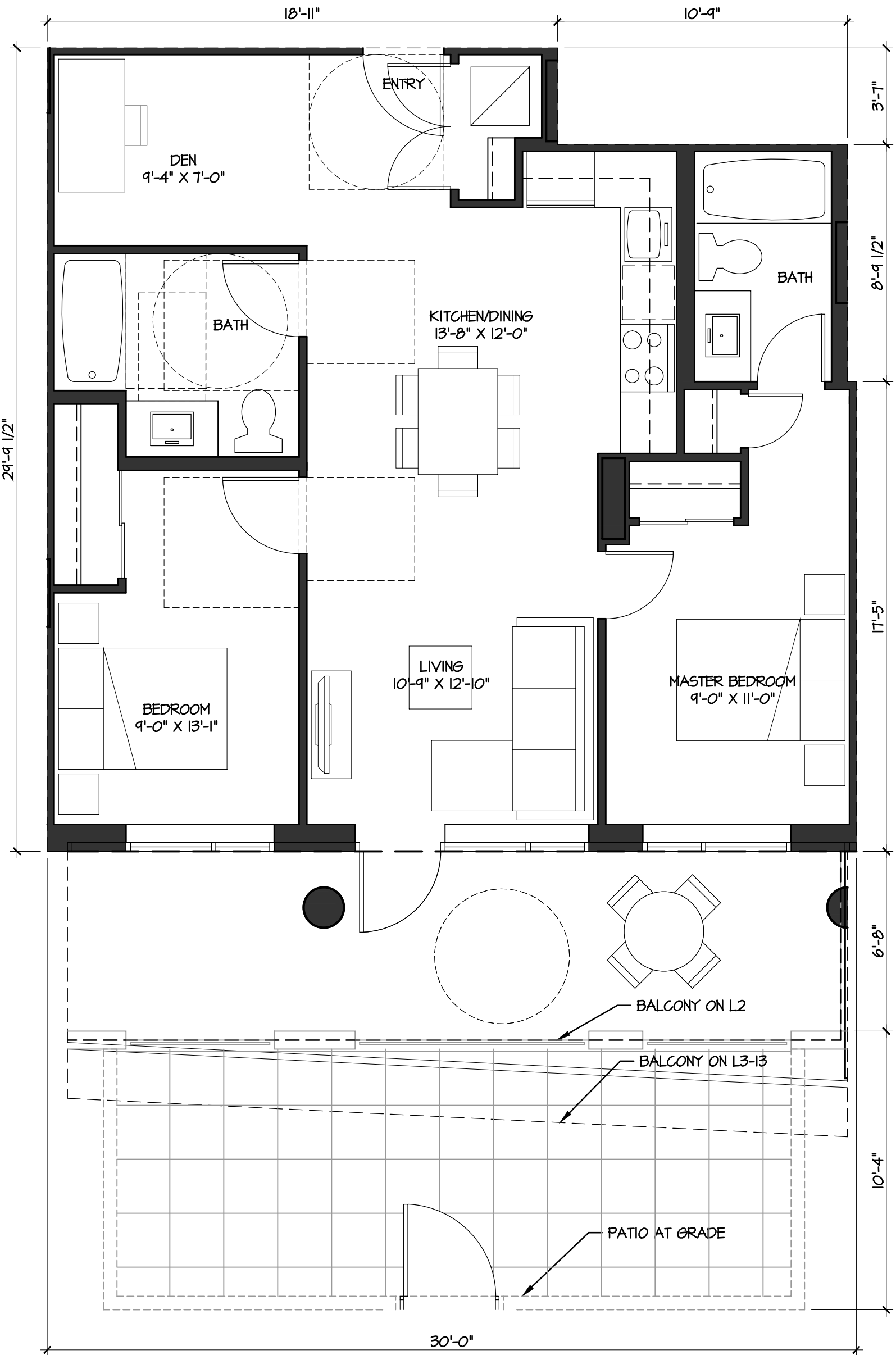
**1** UNIT TYPE A - X01  
520.5 SF



**2** UNIT TYPE B - X18  
520.5 SF



**3** UNIT TYPE C - X16,X17  
538.3 SF ADAPTABLE



**4** UNIT TYPE D - X15  
851.1 SF ADAPTABLE

CLIENT



NO.	DATE	ISSUE
1	2018.03.21	ISSUED FOR ADP
2	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

PROJECT

1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
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UNIT PLANS  
SHEET 2

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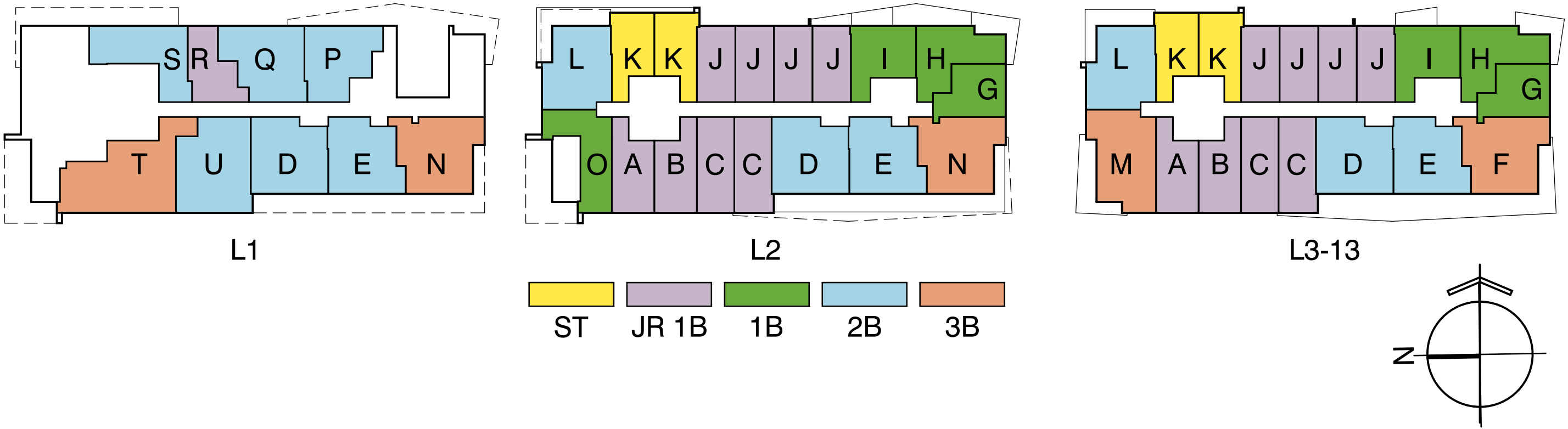
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PROJECT A217403  
DRAWN  
CHECKED

SCALE 1/4" = 1'-0"  
DATE NOV 14, 2017



A6.02



ST

JR 1B

1B

2B

3B

N

16'-4"

10'-1"

3'-7"

3'-7"

15'-4 1/2"

10'-10"

6'-8"

10'-4"

30'-0"

10'-7"

29'-4 1/2"

9'-4 1/2"

2'-5 1/2"

31'-6"

25'-8"

10'-10"

18'-11 1/2"

7'-5 1/2"

6'-11 7/16"

4'-6"

26'-0 1/2"

3'-4 1/2"

3'-1"

9'-1 1/16"

ENTRY

BATH

BATH

MASTER BEDROOM

9'-10" X 9'-0"

LIVING/DINING

20'-2" X 10'-3"

KITCHEN

8'-1" X 8'-2"

BEDROOM

8'-4" X 9'-6"

BEDROOM

10'-10" X 8'-6"

BALCONY

PATIO AT GRADE

BALCONY ON L2

BALCONY ON L3-13

DEN

9'-4" X 7'-0"

KITCHEN/DINING

10'-3" X 13'-11"

BATH

MASTER BEDROOM

9'-0" X 9'-6"

LIVING

10'-4" X 10'-11"

BEDROOM

9'-0" X 13'-1"

5

UNIT TYPE E - X14

792.6 SF

ADAPTABLE

6

UNIT TYPE F - X13

898.8 SF



CLIENT



NO.	DATE	ISSUE
1	2018.03.21	ISSUED FOR ADP
2	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

PROJECT

1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

UNIT PLANS  
SHEET 3

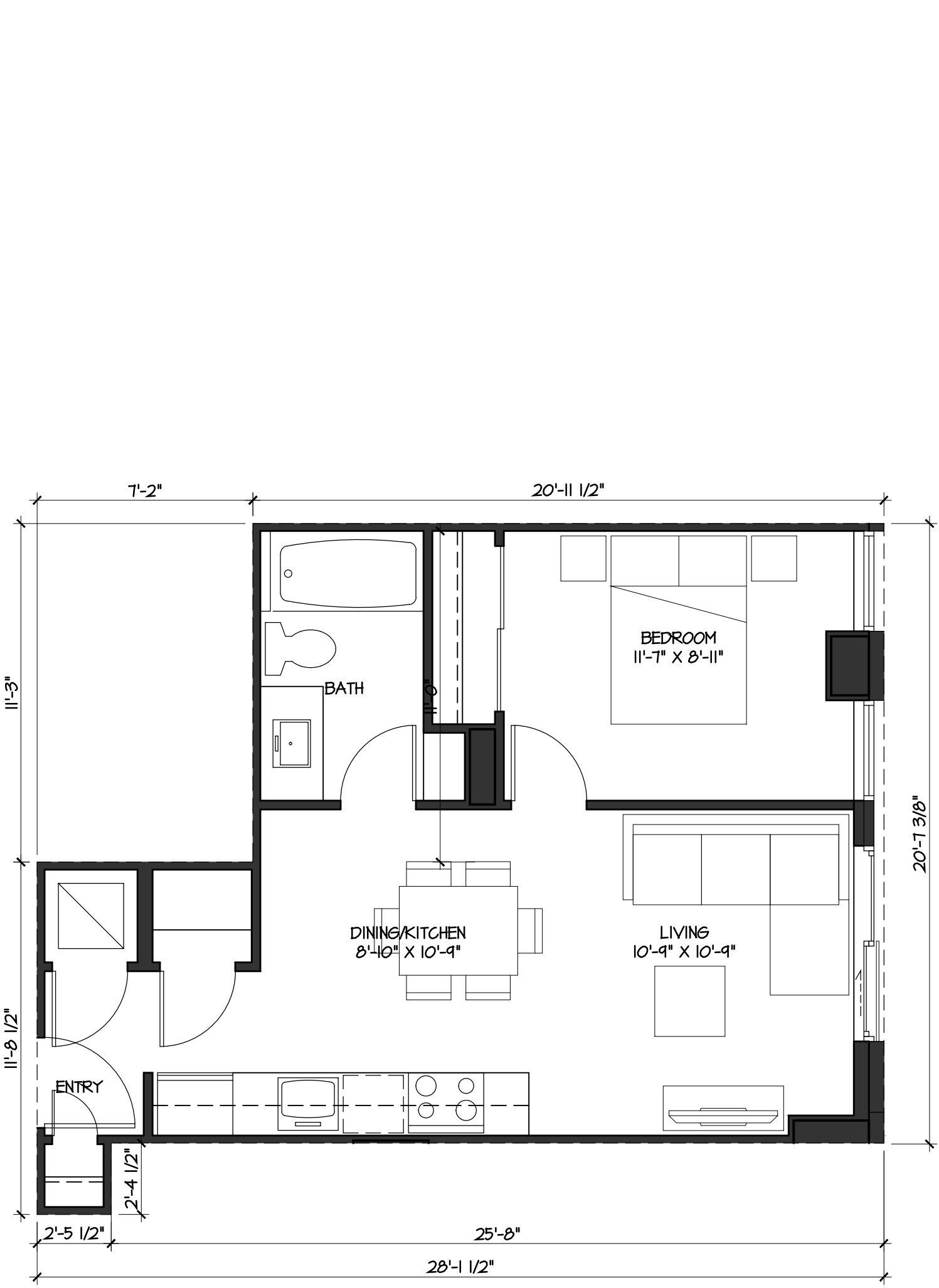
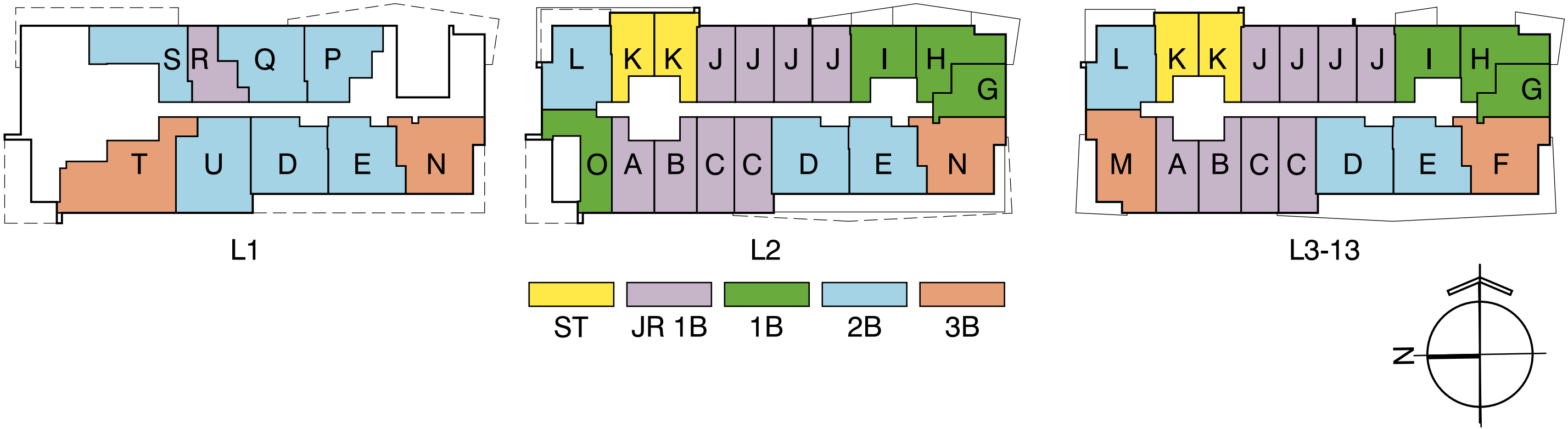
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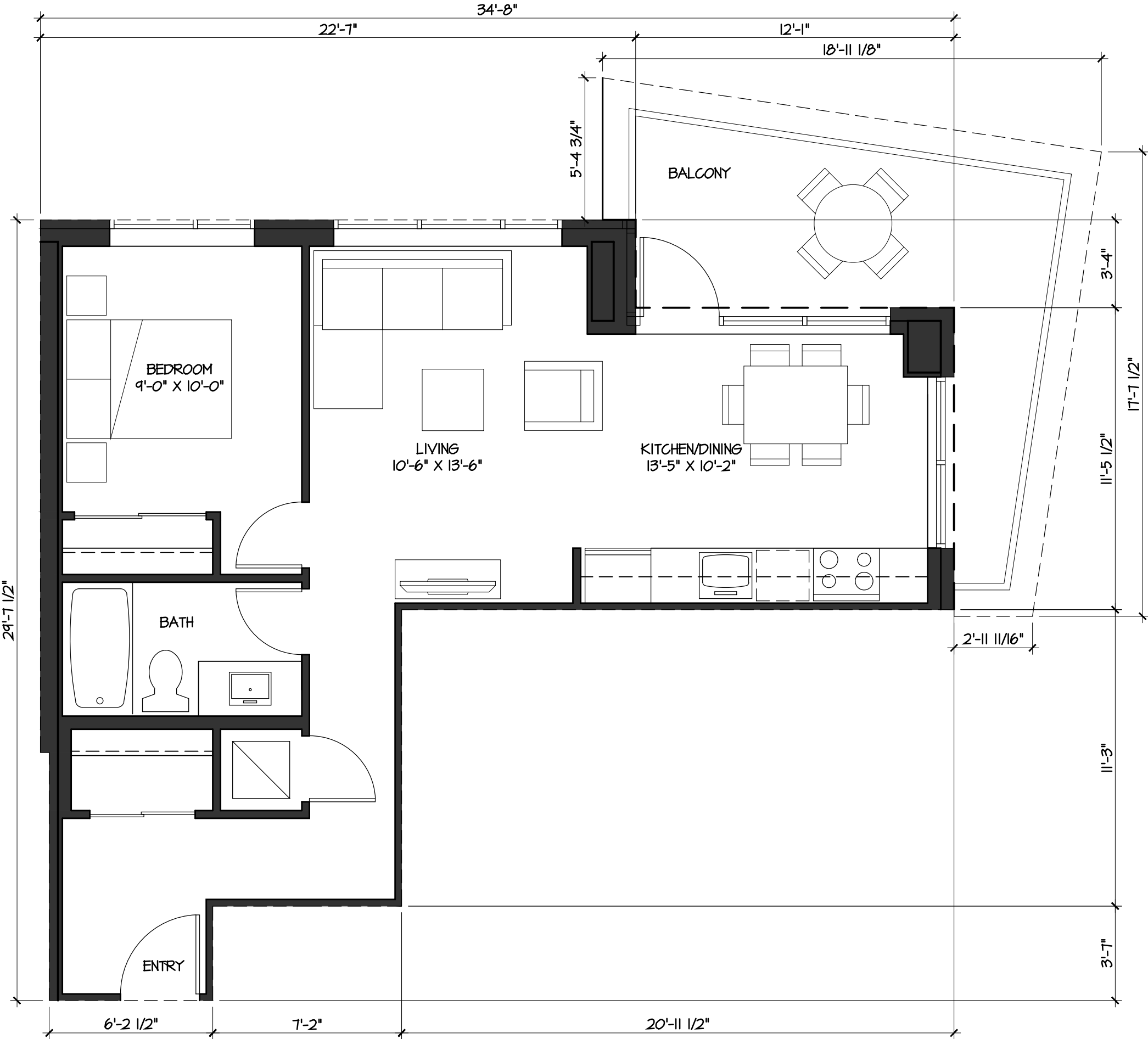
PROJECT	A217403
DRAWN	CHECKED
SCALE	1/4" = 1'-0"
DATE	NOV 14, 2017



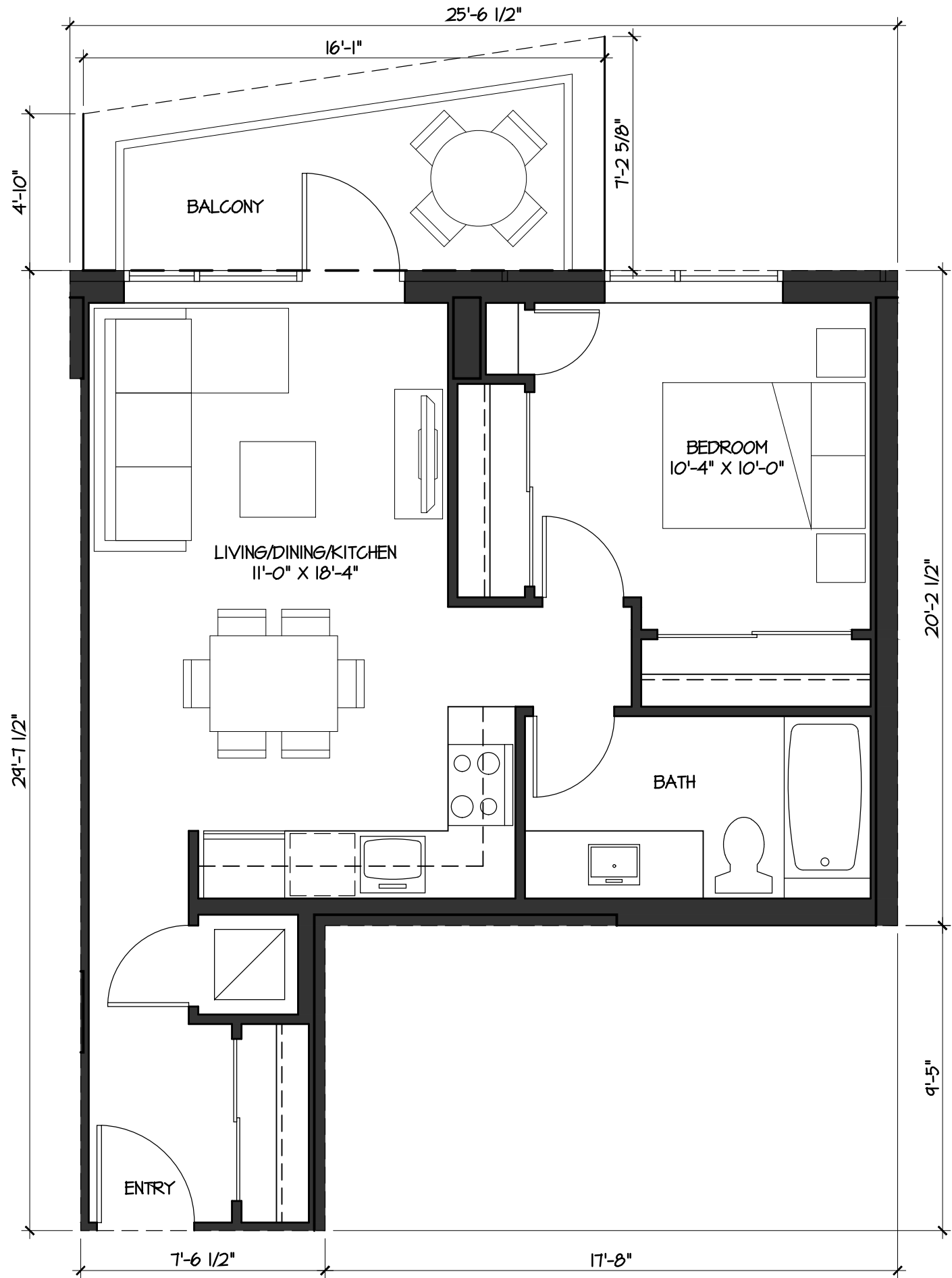
A6.03



7 UNIT TYPE G - X12  
504.1 SF



8 UNIT TYPE H - X11  
647.0 SF



9 UNIT TYPE I - X10  
581.5 SF

CLIENT



NO.	DATE	ISSUE
1	2018.03.21	ISSUED FOR ADP
2	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

PROJECT

1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

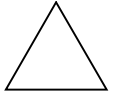
UNIT PLANS  
SHEET 4

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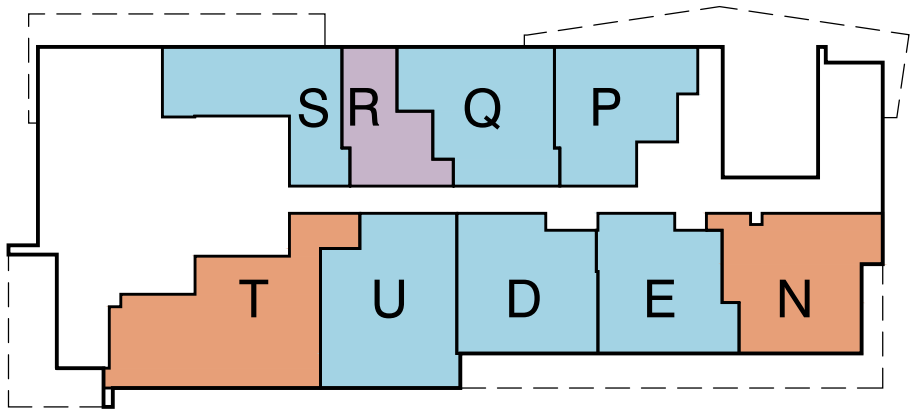
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and **dys** architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to **dys** architecture for review before proceeding with fabrication.

PROJECT A217403  
DRAWN CHECKED

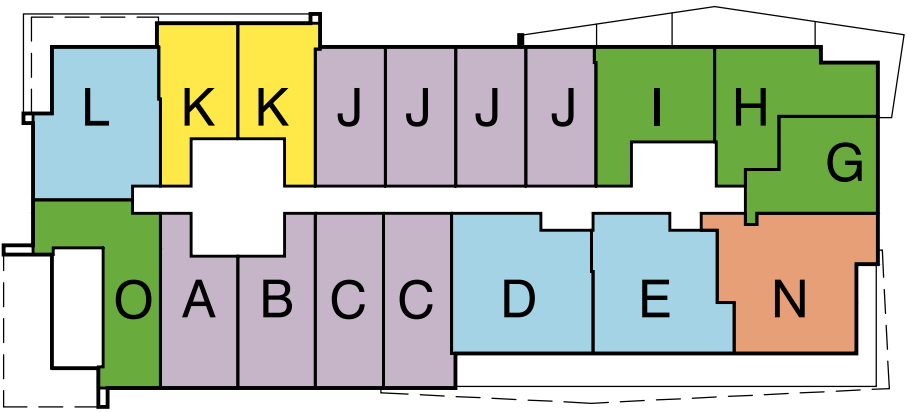
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DATE NOV 14, 2017



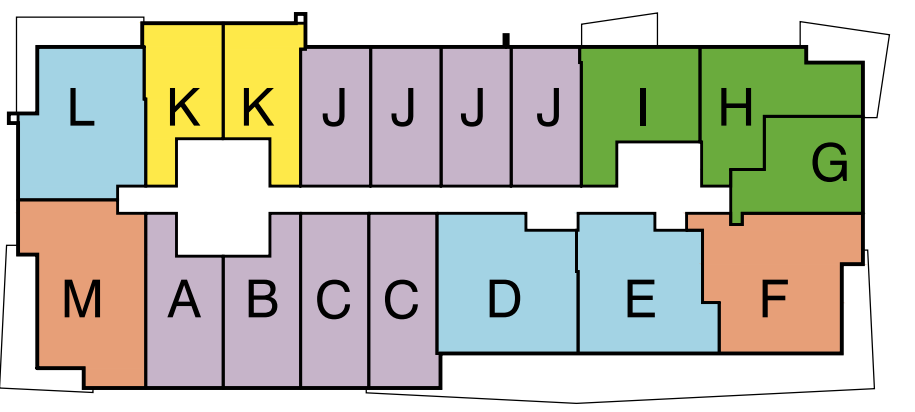
A6.04



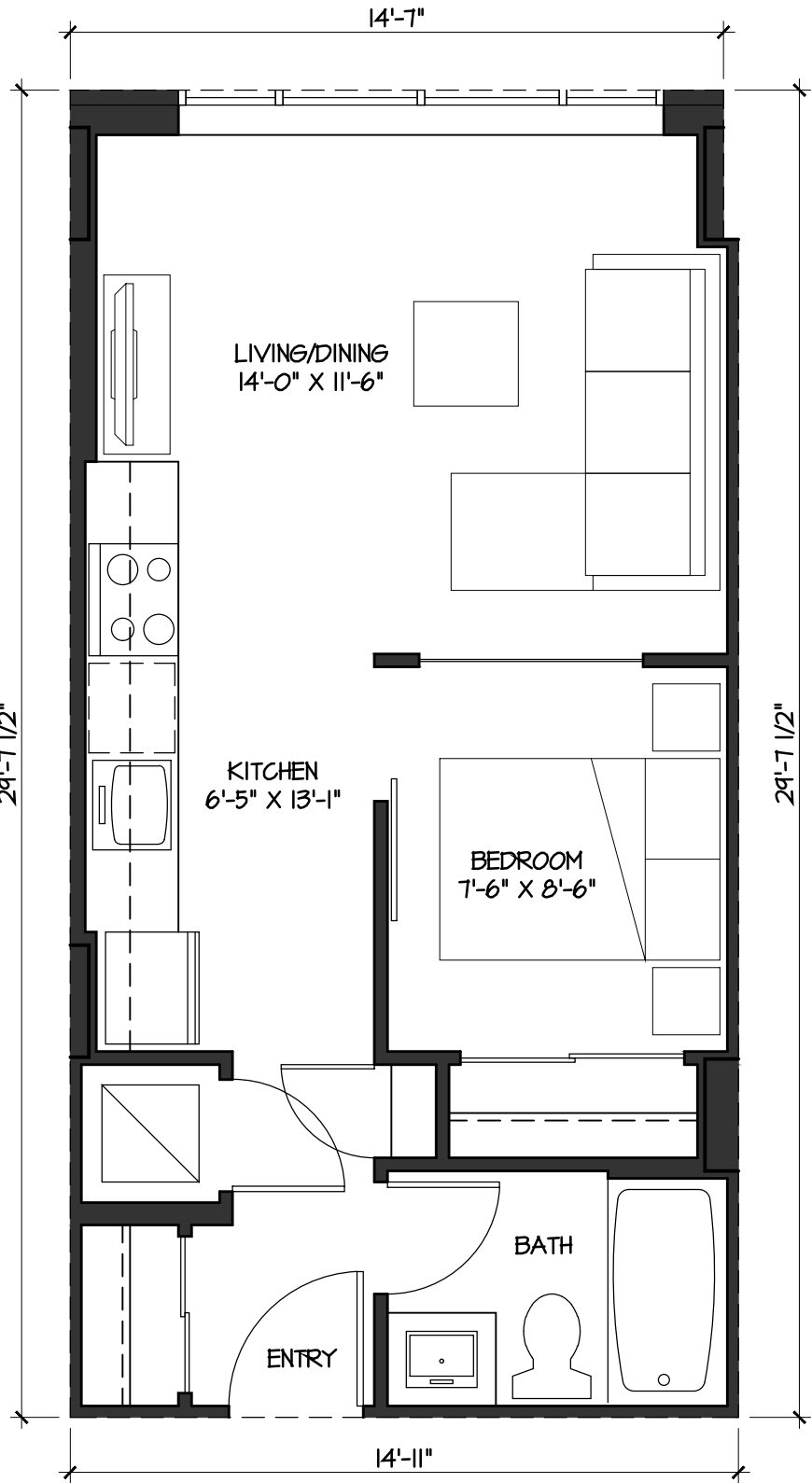
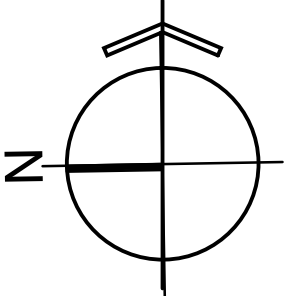
L1



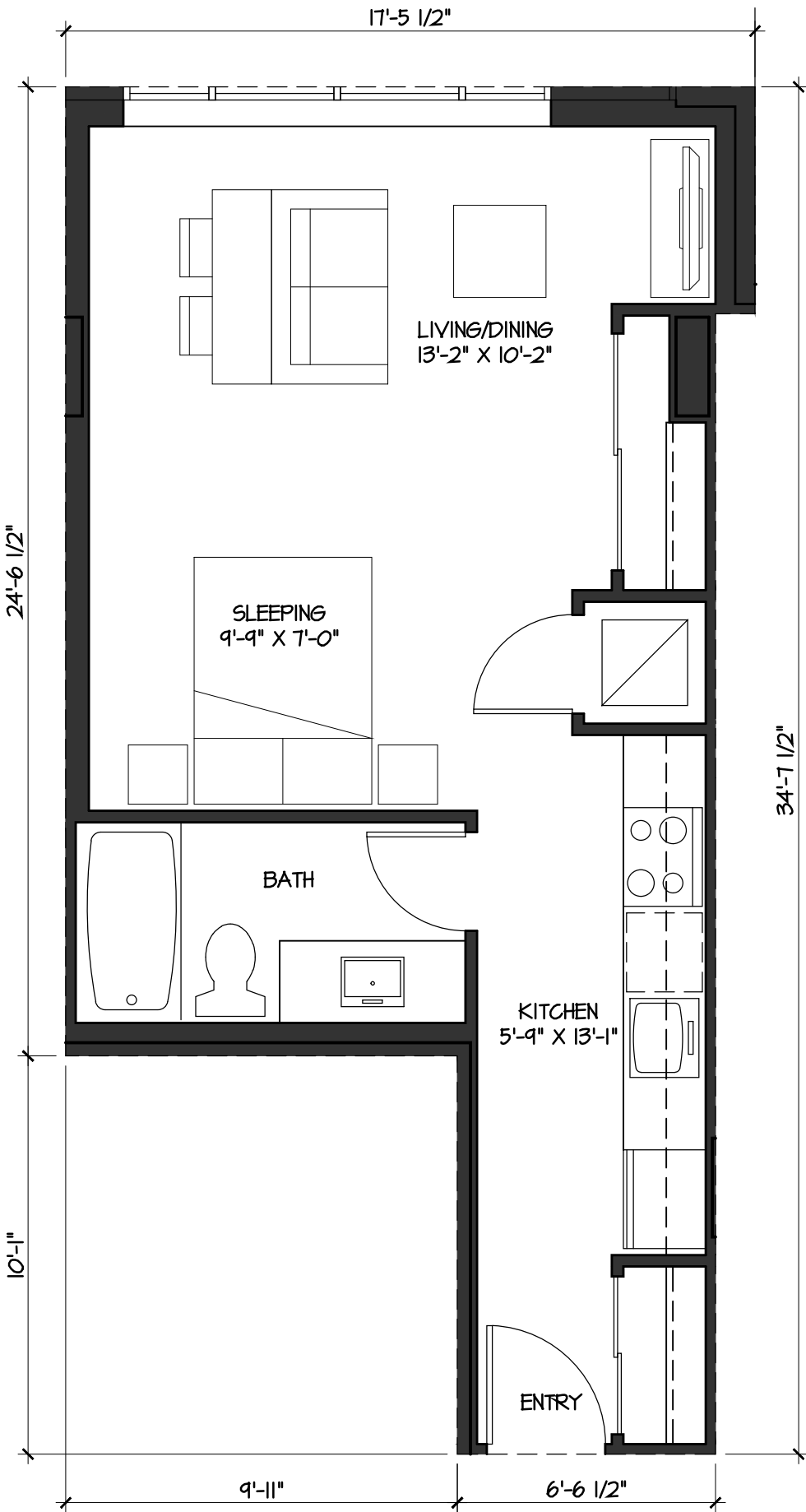
L2



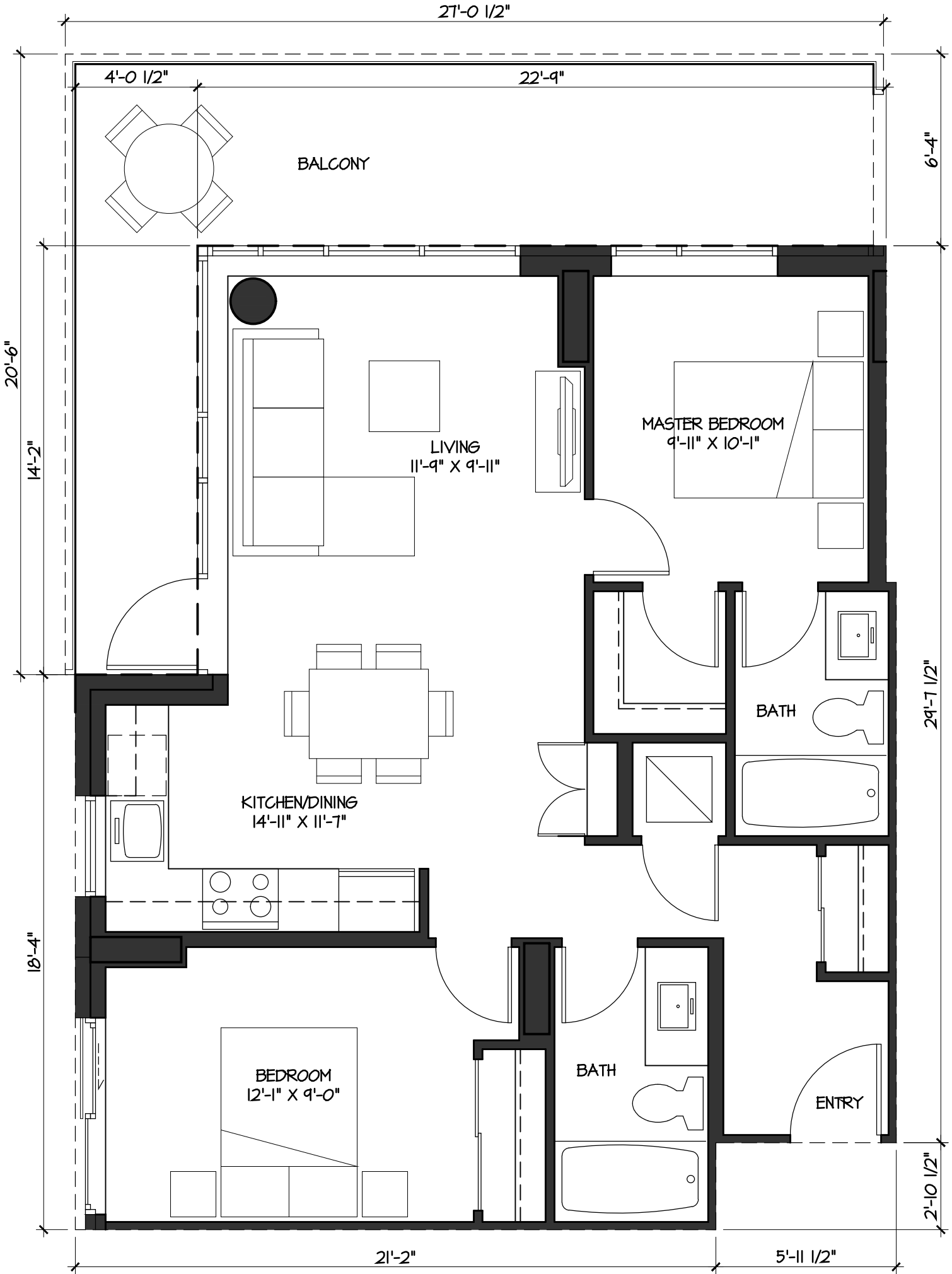
L3-13



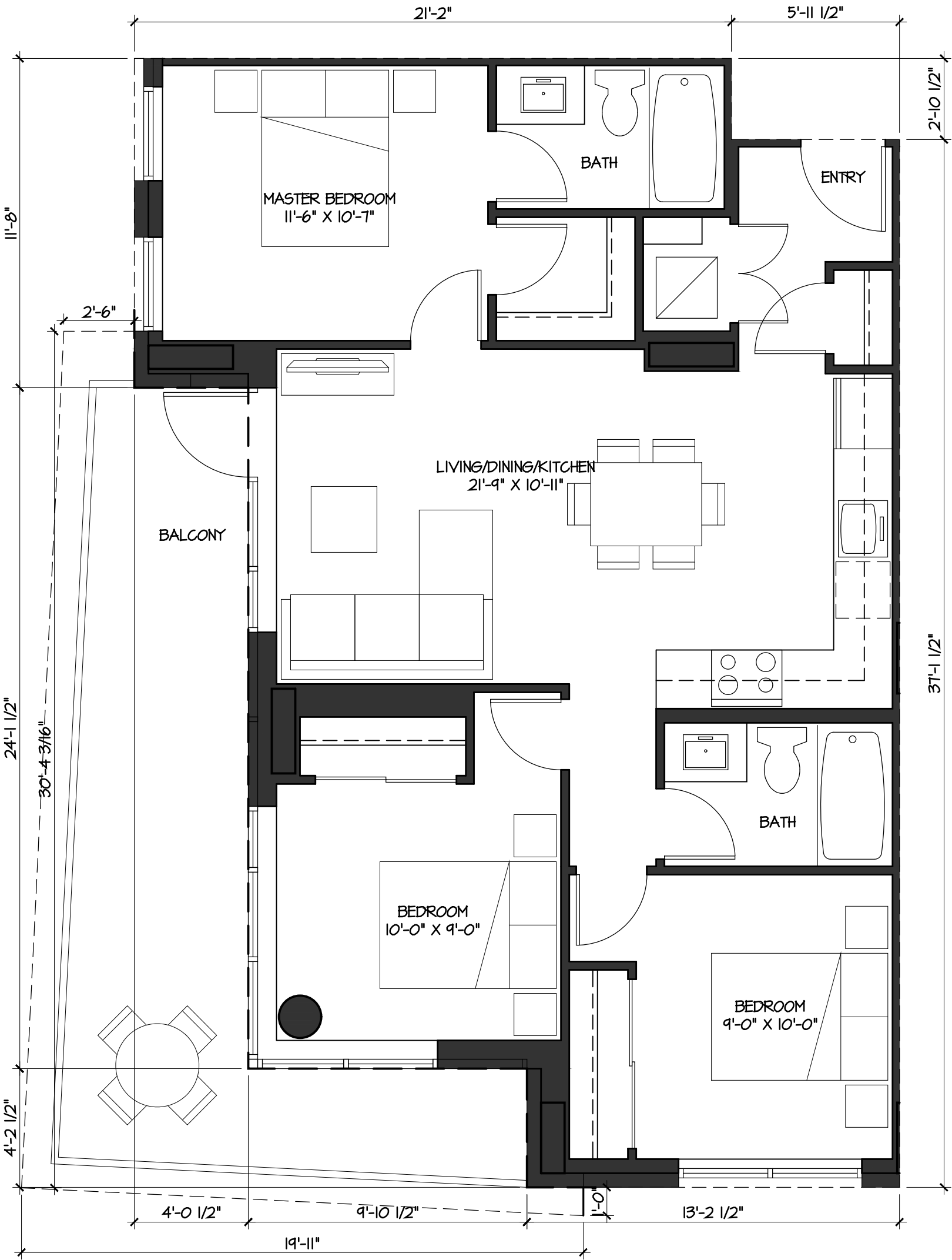
10 UNIT TYPE J - X06-09  
440.8 SF



11 UNIT TYPE K - X04,X05  
475.4 SF



12 UNIT TYPE L - X03  
803.5 SF



13 UNIT TYPE M - X02  
911.8 SF



CLIENT



NO.	DATE	ISSUE
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2	2018.05.24	REISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

PROJECT

**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**UNIT PLANS  
SHEET 5**

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PROJECT A217403

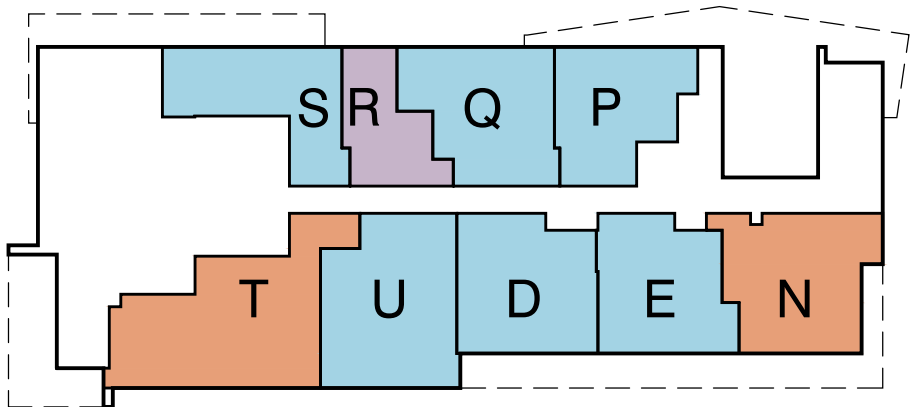
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CHECKED

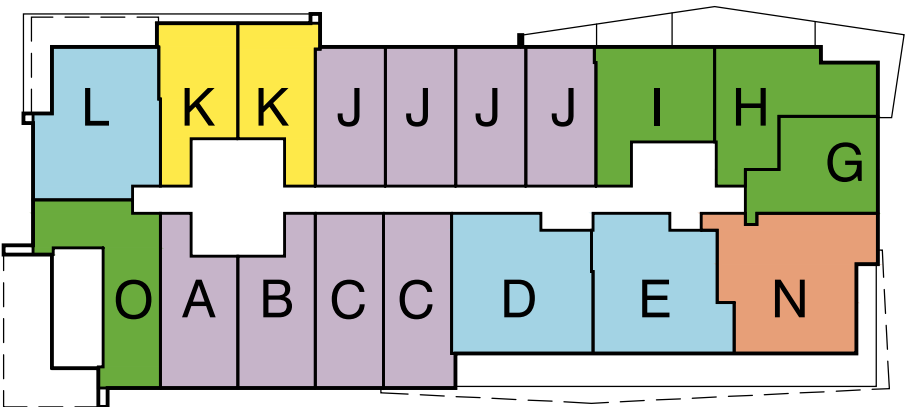
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DATE NOV 14, 2017



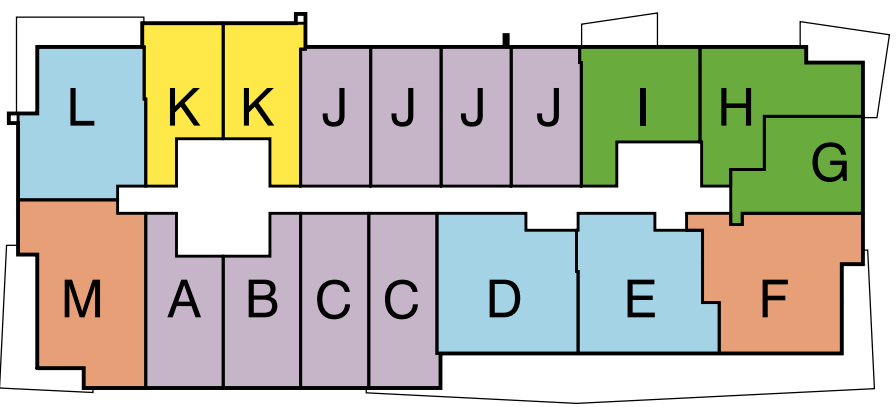
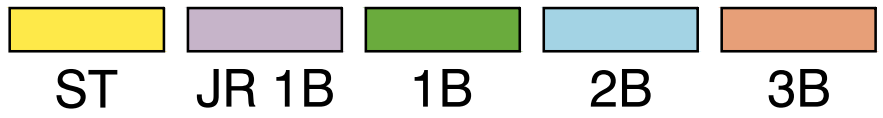
**A6.05**



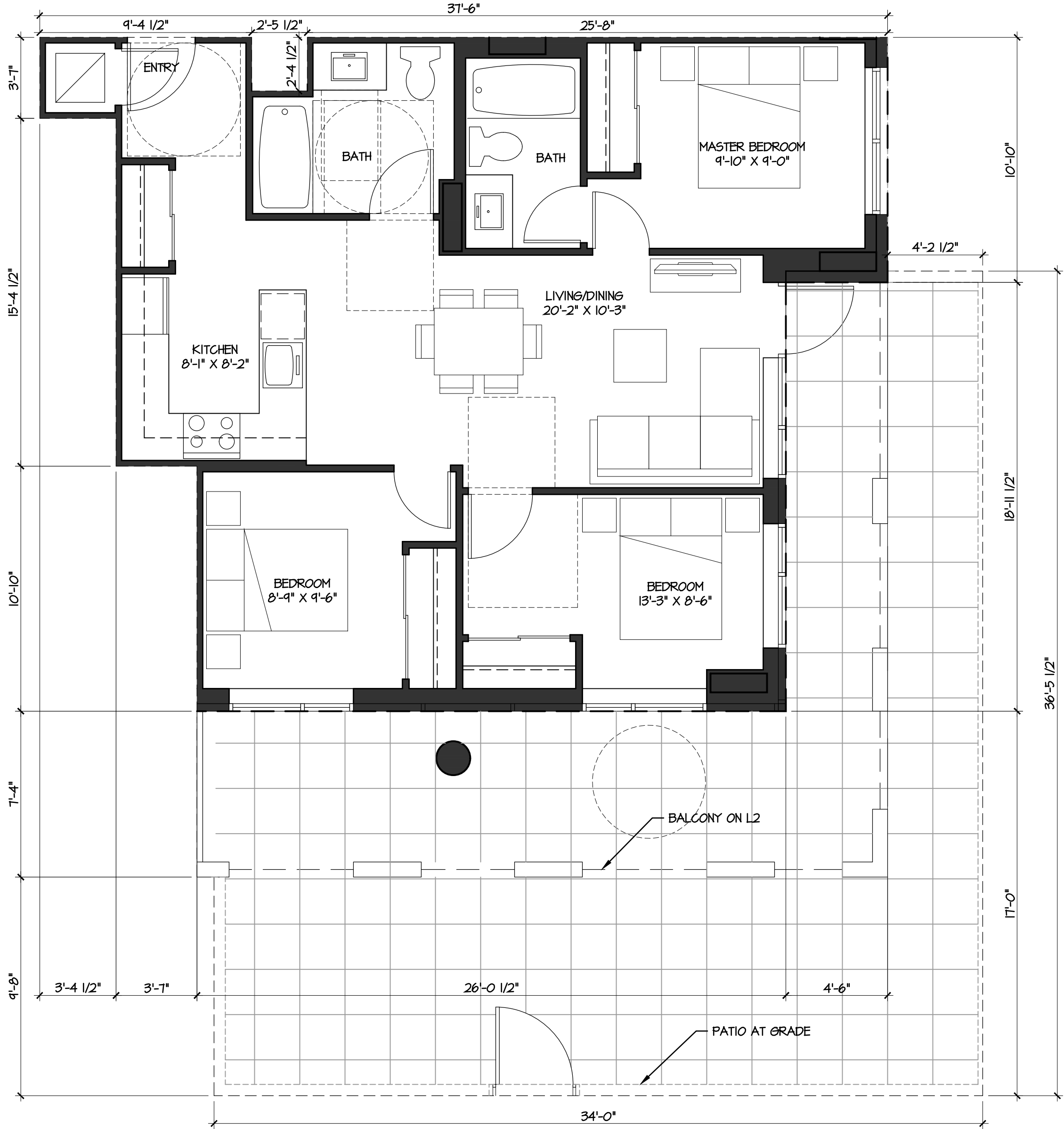
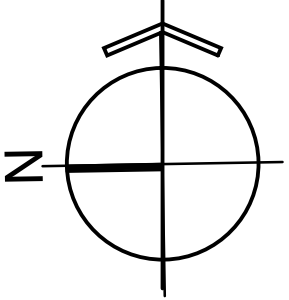
L1



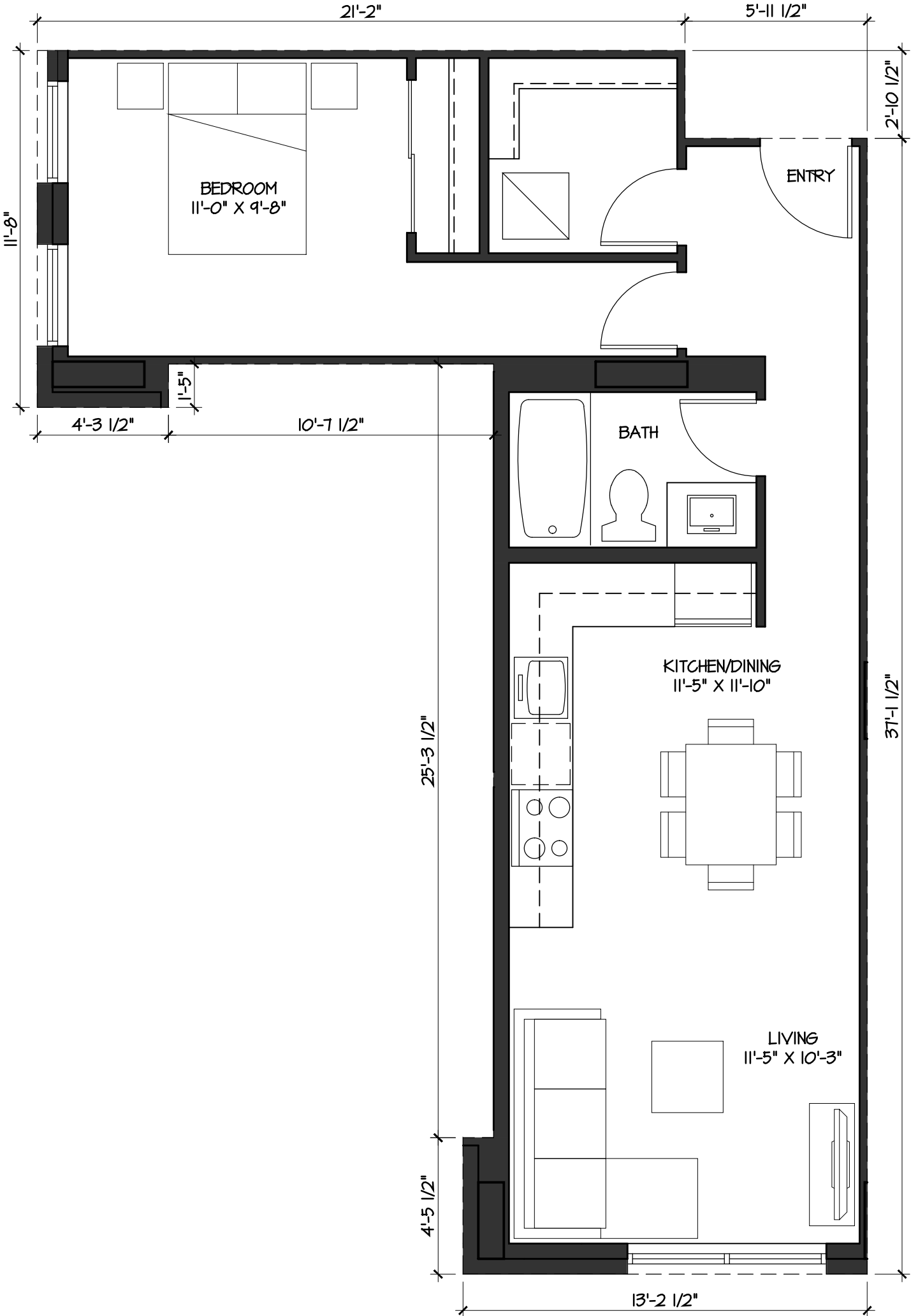
L2



L3-13



**14** UNIT TYPE N - 113,213  
898.8 SF ADAPTABLE



**15** UNIT TYPE O - 202  
634.6 SF

CLIENT



NO.	DATE	ISSUE
1	2018.03.21	ISSUED FOR ADP
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NO.	DATE	REVISION
-----	------	----------

PROJECT  
**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

UNIT PLANS  
SHEET 6

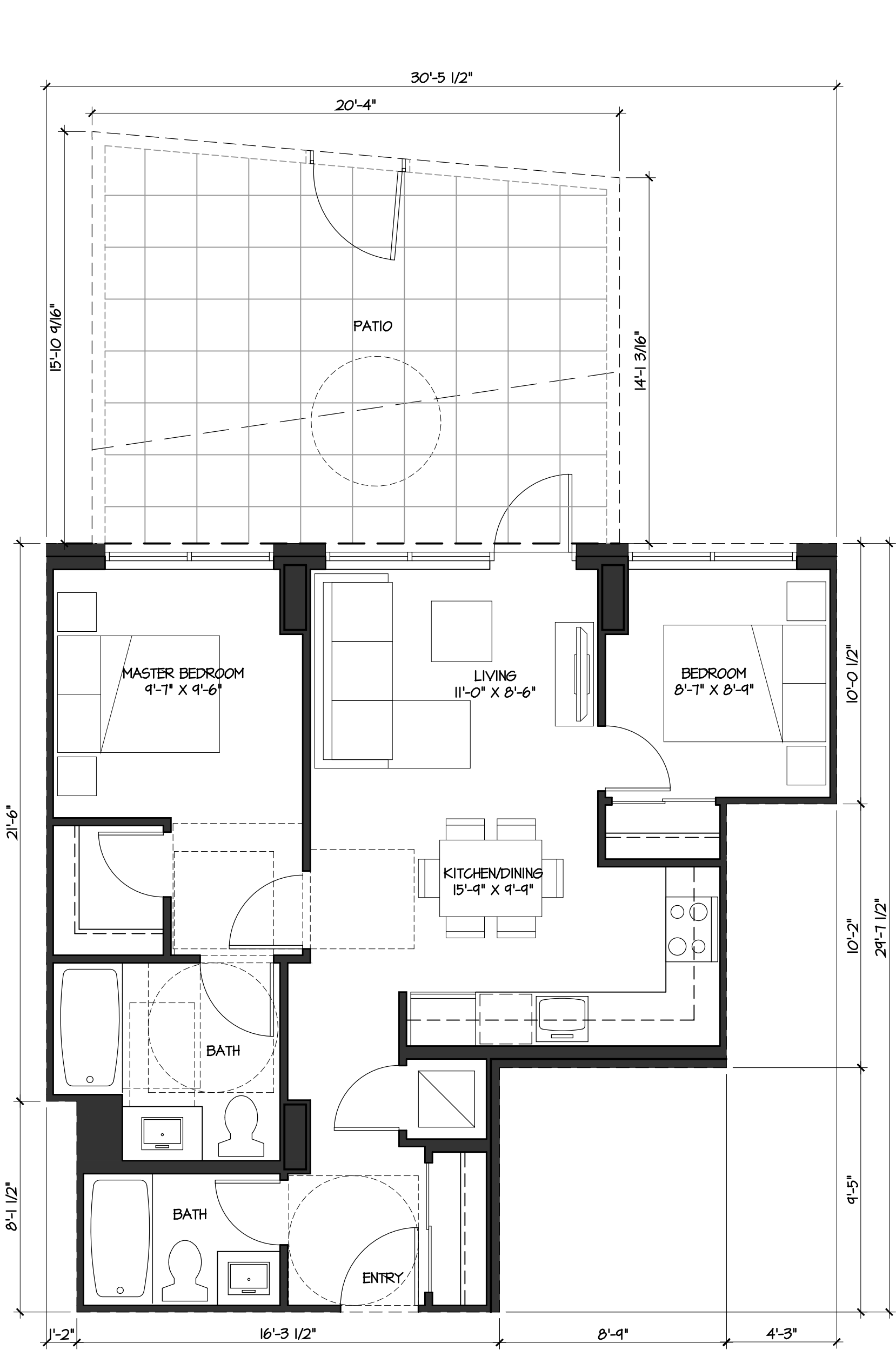
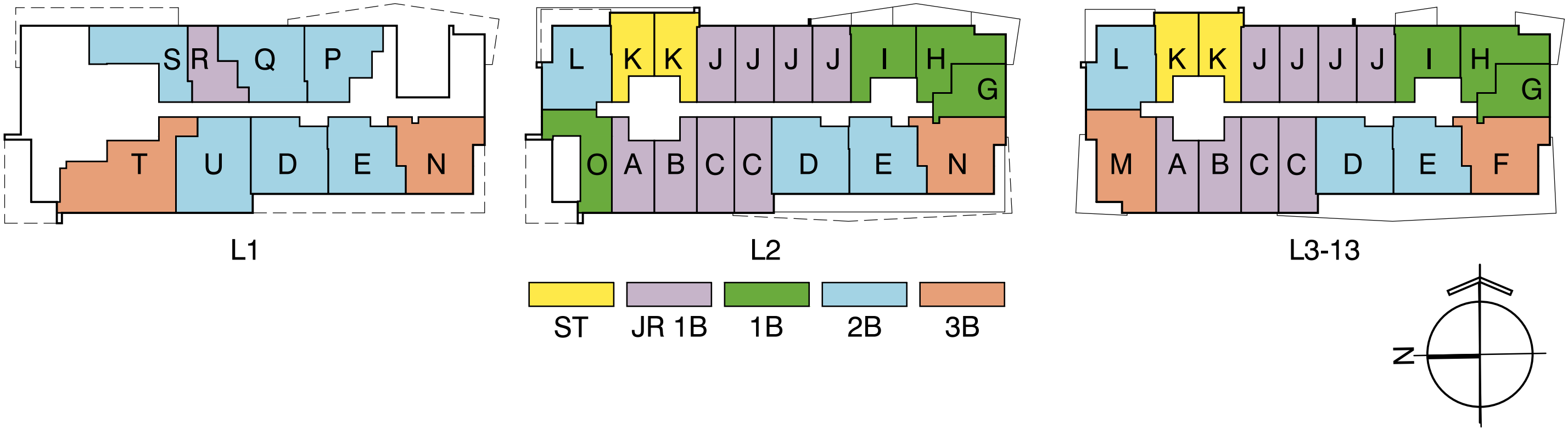
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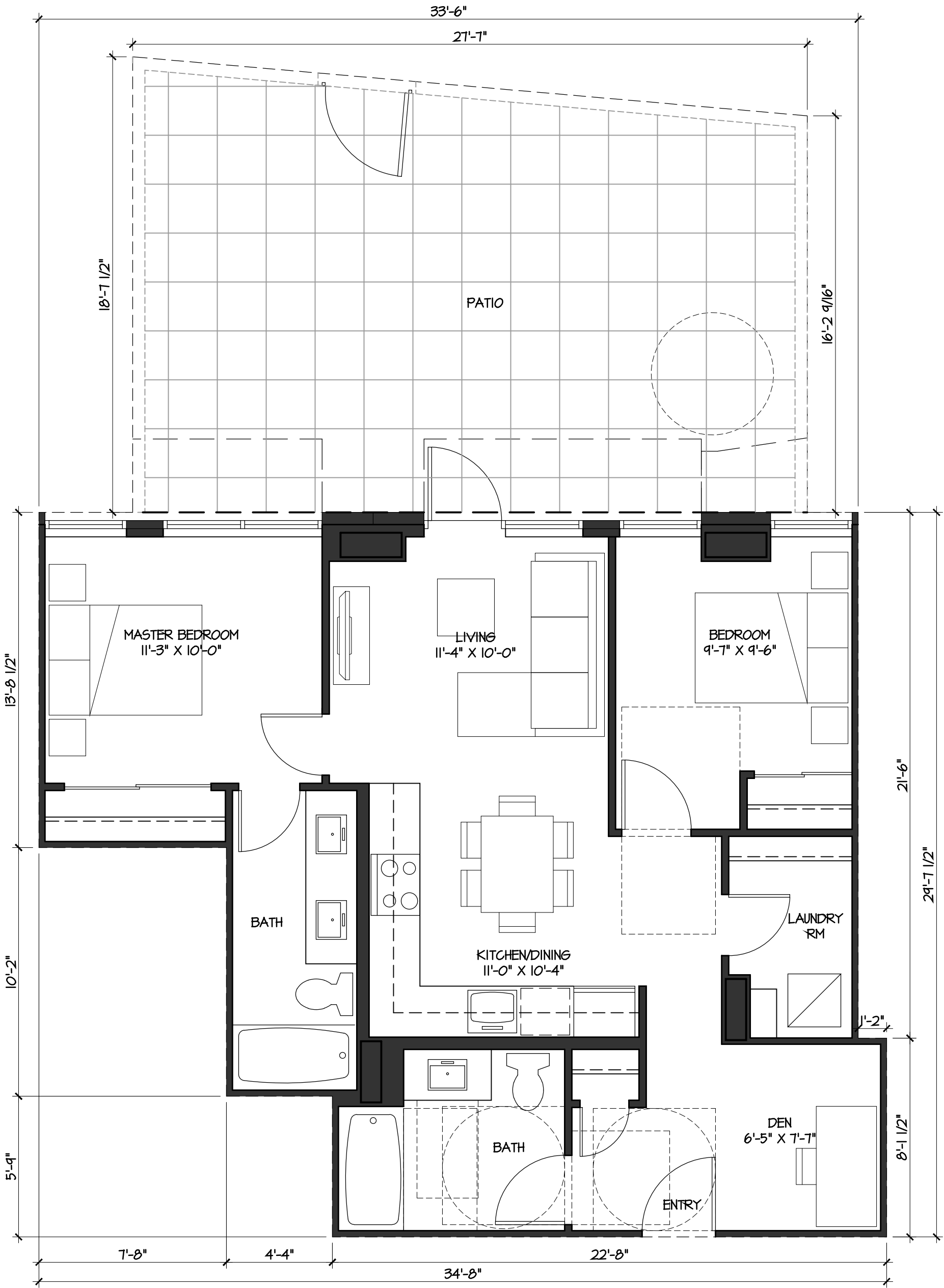
PROJECT	A217403
DRAWN	CHECKED
SCALE	1/4" = 1'-0"
DATE	NOV 14, 2017



A6.06



16 UNIT TYPE P - 110  
727.2 SF ADAPTABLE



17 UNIT TYPE Q - 108  
855.0 SF ADAPTABLE



CLIENT



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NO.	DATE	REVISION
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PROJECT  
**1600 EASTERN  
RESIDENTIAL HIGH-RISE  
RENTAL DEVELOPMENT**  
1600 EASTERN AVE. NORTH VANCOUVER, BC  
(143 E.17TH, 1600/1616/1628/1640 EASTERN)

**UNIT PLANS  
SHEET 7**

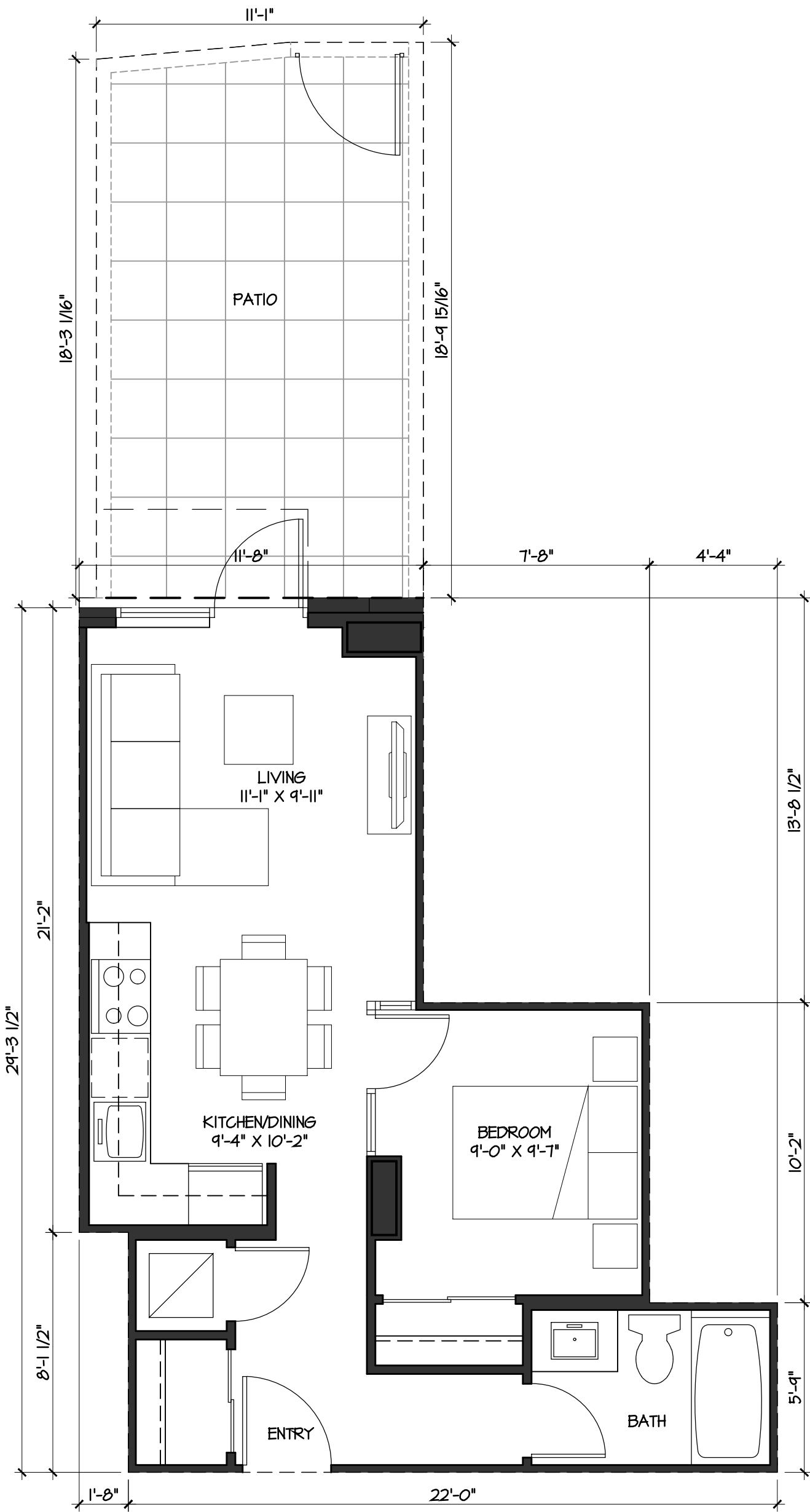
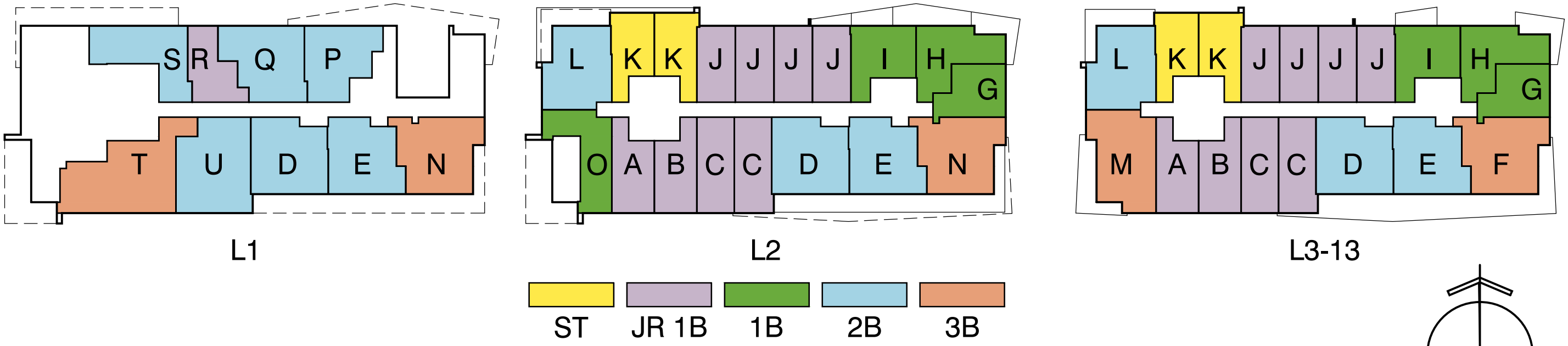
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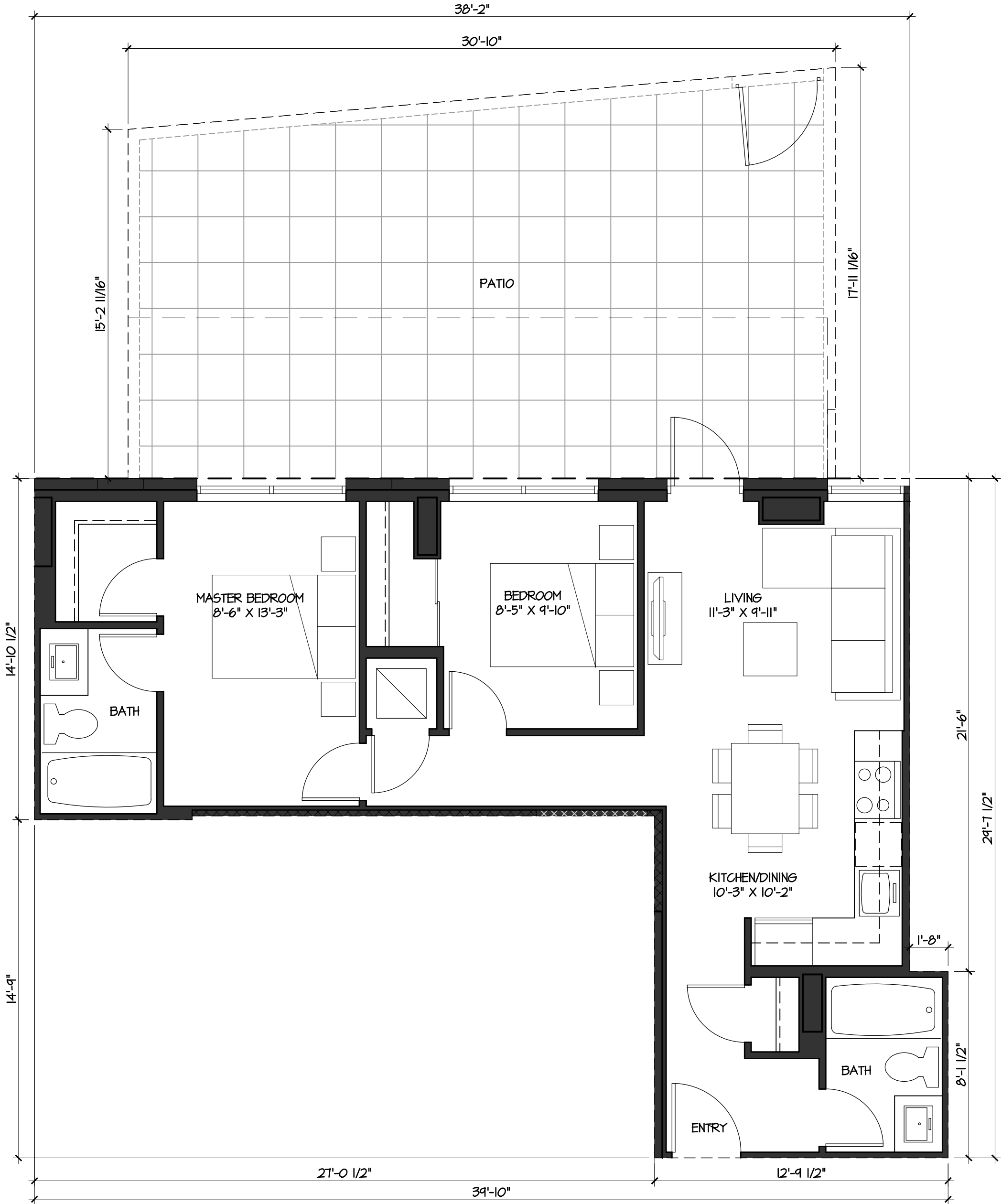
PROJECT A217403  
DRAWN  
CHECKED  
SCALE 1/4" = 1'-0"  
DATE NOV 14, 2017



A6.07



18 UNIT TYPE R - 106  
479.0 SF



19 UNIT TYPE S - 105  
742.0 SF

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# 1600 EASTERN AVENUE

## LANDSCAPE SET: REISSUED FOR DP

### MAY 24TH, 2018

#### LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0.0	COVER SHEET AND DRAWING LIST
L 0.1	LANDSCAPE OVERALL SITE PLAN
L 0.2	TREE MANAGEMENT PLAN
L 1.0	LANDSCAPE PLAN - GROUND LEVEL
L 1.1	LANDSCAPE PLAN - ROOF LEVEL
L 1.2	PARK PRECEDENTS
L 1.3	PARK DIAGRAMS
L 1.4	PRELIMINARY PARK PLAN
L 2.0	LAYOUT, MATERIALS & GRADING PLAN - GROUND LEVEL
L 2.1	LAYOUT, MATERIALS & GRADING PLAN - ROOF LEVEL
L 3.0	PLANT MATERIALS
L 3.1	PLANTING PLAN - GROUND LEVEL
L 3.2	PLANTING PLAN - ROOF LEVEL
L 4.0	LIGHTING PLAN - GROUND LEVEL
L 4.1	IRRIGATION PLAN - GROUND LEVEL
L 4.2	PRECEDENTS
L 4.3	SECTIONS
L 5.0	DETAILS - HARDSCAPE
L 5.1	DETAILS - HARDSCAPE & FURNITURE
L 5.2	DETAILS - SOFTSCAPE

#### PROPOSED RESIDENTIAL DEVELOPMENT

##### 1600 EASTERN AVENUE, NORTH VANCOUVER, BC

##### LANDSCAPE DESIGN RATIONAL

The landscape design for this new residential development integrates both with the neighbourhood standards and changing patterns, but also helps integrate the building with the site. Many of the forms and geometries that inform the landscape design are a direct transfer of the building geometries to the ground plane, to assist in seating the building to the site. A focus on attractive private entries and spaces is balanced with attractive street and lane frontage improvements.

Rich materials and overlapping planes of paving types and colours set a strong and bold expression at the main building lobby. These materials then wrap around the other verges of the site to create a quality expression for the publicly visible edges. Private walks and gated entries to the generous ground level patios further establish a strong connection to the street from the ground oriented homes.

At the South side of the site a large future park will be a green public space. Sidewalks connect to this space from not only Eastern Avenue, but also the public lane, which further pedestrianizes the lane expression, and improves the connection for all neighbourhood residents to the park.

Large roof top amenity spaces create a series of great spaces for the building residents. A covered seating area provides for all-season possibilities for the roof amenities. Two bbq grills and lots of seating areas will accommodate large groups or several smaller groups at once. Graphic features on the remaining roof areas create strong patterns that make the overall roof expression more interesting for the building residents and for surrounding buildings that might look down on the roof.

Clean and simple materials will be fitting to the style of the architecture, and help reduce maintenance demands. Plant materials will be simple and durable, creating a strong evergreen expression, but with punches of flower colour. Many of the evergreen materials will lend themselves to clipping to allow the plantings to reinforce the angular geometries of the hardscape elements. People will be able to enjoy a low-maintenance, detailed, and attractive landscape that serves both the residential aspects and provides a strong street and lane image.

#### GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF VANCOUVER.

ALL PUBLIC REALM DETAILS TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES IN CONSULTATION WITH THE DIRECTOR OF PLANNING.


5	REISSUED FOR DP	18-05-24
4	PARK CONCEPT REVIEW	18-04-12
3	ISSUED FOR ADP	18-03-06
2	ISSUED FOR APC	18-02-26
1	REISSUED FOR REZONING	17-11-30

#### REVISIONS

#### 1600 EASTERN

1600 EASTERN AVENUE  
North Vancouver, British Columbia

Scale:	N/A
Drawn:	EL
Reviewed:	DS
Project No.	06-566

#### COVER PAGE & DRAWING LIST



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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1	REISSUED FOR ZONING	17-11-30
REVISIONS		

## 1600 EASTERN

1600 EASTERN AVENUE  
North Vancouver, British Columbia

Scale:	1:150
Drawn:	EL
Reviewed:	DS
Project No.	06-566

## LANDSCAPE OVERALL SITE PLAN

L0.1





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REVISIONS		

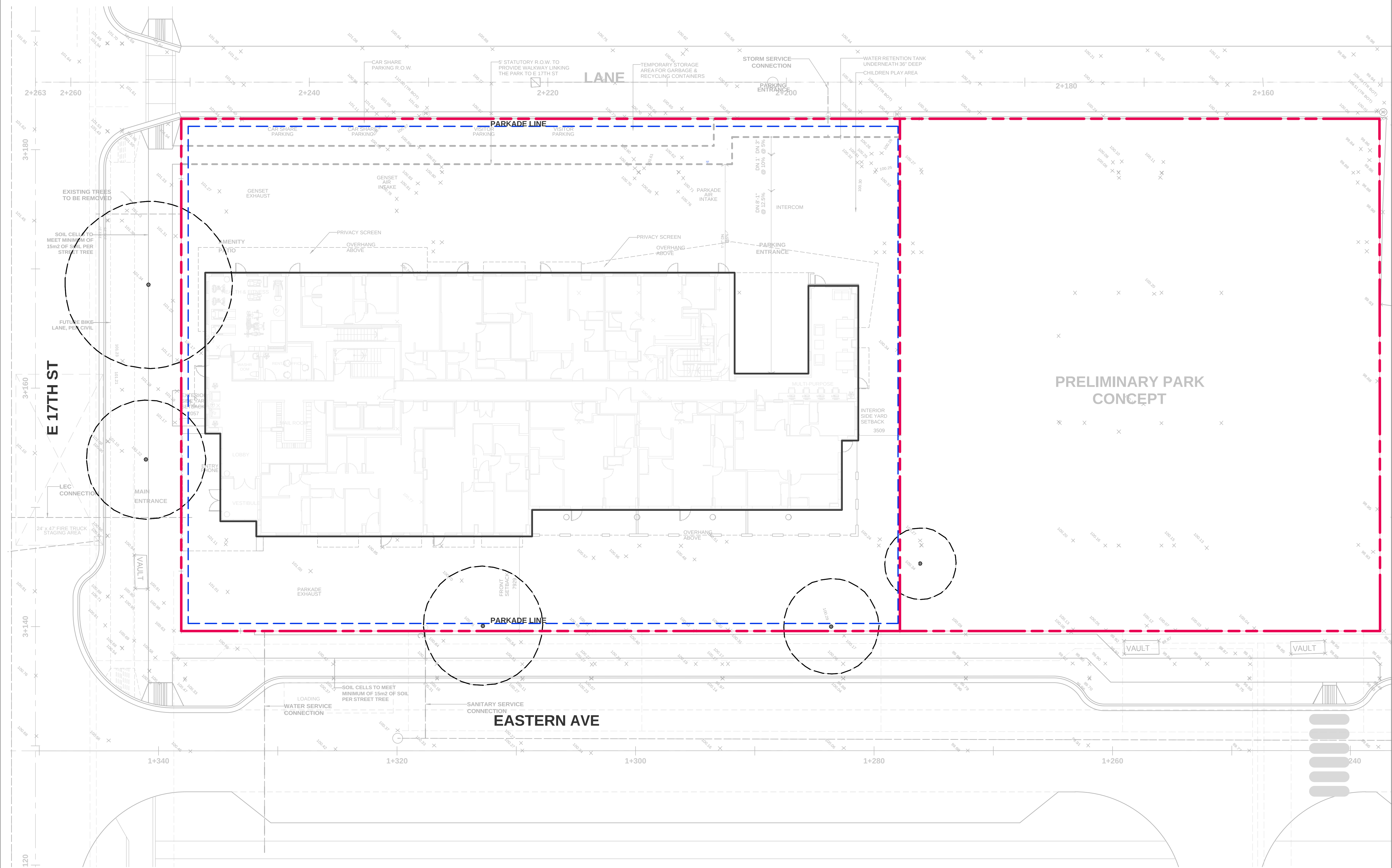
## 1600 EASTERN

1600 EASTERN AVENUE  
North Vancouver, British Columbia

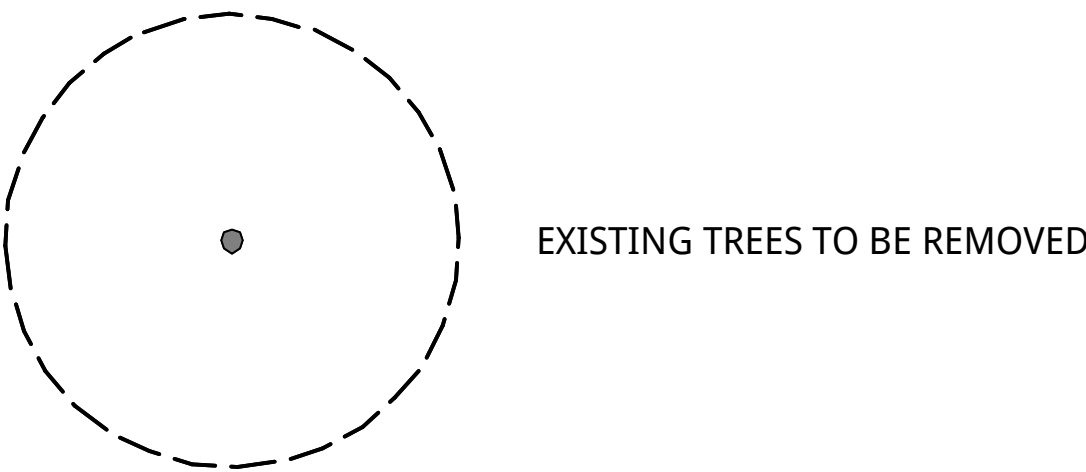
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Drawn:	EL
Reviewed:	DS
Project No.	06-566

## TREE MANAGEMENT PLAN

L0.2

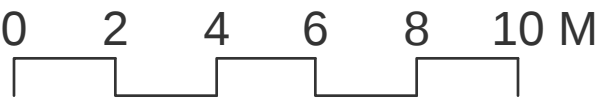


### TREE REMOVAL LEGEND



### TREE REMOVAL NOTES

1. REFER TO ARBORIST REPORT PROVIDED BY DIAMOND HEAD CONSULTING LTD, REPLACEMENT TREES WILL BE INSTALLED PER CITY OF NORTH VANCOUVER TREE REPLACEMENT CRITERIA.
2. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
3. CONTRACTOR TO CONTACT CITY ARBORIST AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
4. STUMPS TO BE CUT FLUSH TO GRADE AND DUG OUT IF NOTED TO BE REMOVED FROM SITE.
5. TREE/SHRUB MATERIAL TO BE REMOVED FROM SITE TO BE CHIPPED OFF SITE AS PER CITY OF NORTH VANCOUVER REQUIREMENTS.





5	REISSUED FOR DP	18-05-24
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1	REISSUED FOR REZONING	17-11-30
<b>REVISIONS</b>		

1600 EASTERN AVENUE  
North Vancouver, British Columbia

Scale:	1:100
Drawn:	EL
Reviewed:	DS
Project No.	06-566

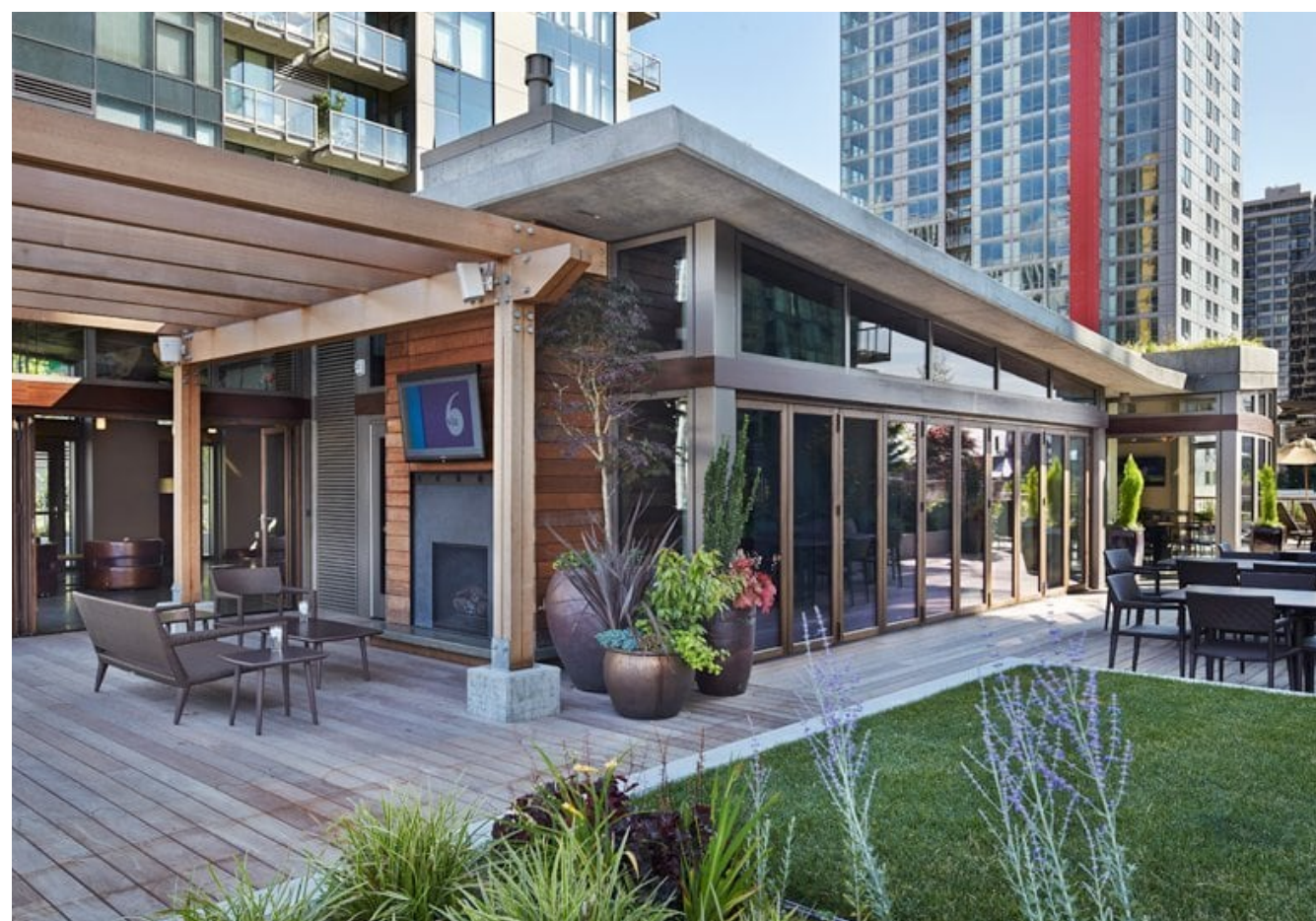
LANDSCAPE PLAN  
- GROUND LEVEL



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2	ISSUED FOR APC	18-02-26
1	REISSUED FOR REZONING	17-11-30
<b>REVISIONS</b>		



OUTDOOR BBQ



## OUTDOOR SEATINGS



## CUSTOM CLUSTER SEATING TABLE AND BENCHES



### ROCK FEATURE ON GRAVEL

**FUTURE PARK  
BY CNV.**

1600 EASTERN

1600 EASTERN AVENUE  
North Vancouver, British Columbia

Scale: 1:100

Drawn: EL

Reviewed: DS

Project No.	06-566
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LANDSCAPE PLAN  
- ROOF LEVEL





NATURAL MATERIALS AND BOULDERS



SOCIAL SEATING OPPORTUNITIES



OPEN GREENSPACE



UNIQUE SEATING ELEMENTS



NATURAL / NORTH SHORE THEME MATERIALS



INTEGRATED ART POTENTIAL



MODERN DESIGN PATTERNS



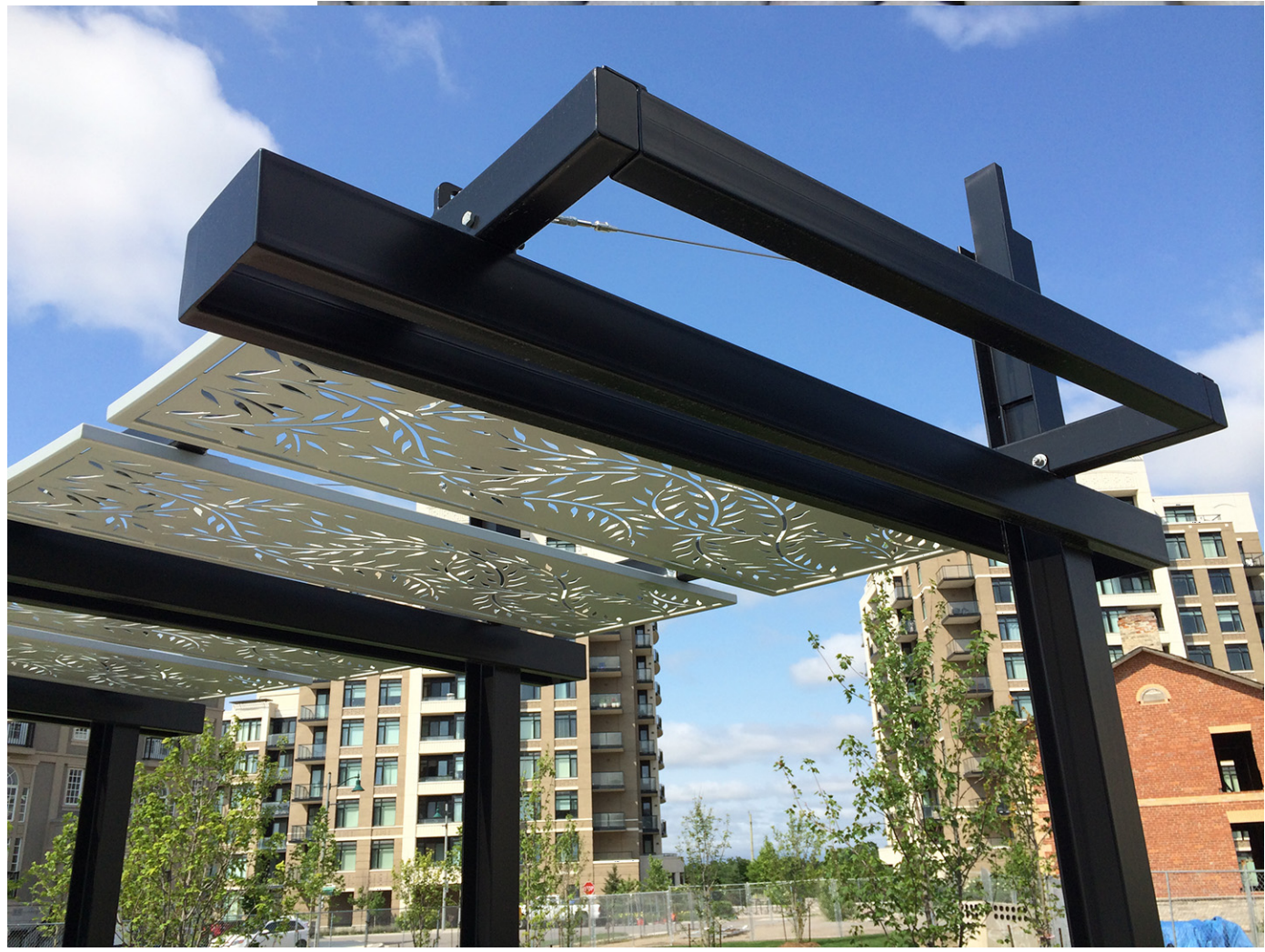
SAWCUT CONCRETE



ARTIFICIAL TURF DOG SURFACING



NATIVE PLANTS AND BOULDERS



SHADE TRELLIS

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REVISIONS		

## 1600 EASTERN

1600 EASTERN AVENUE  
North Vancouver, British Columbia

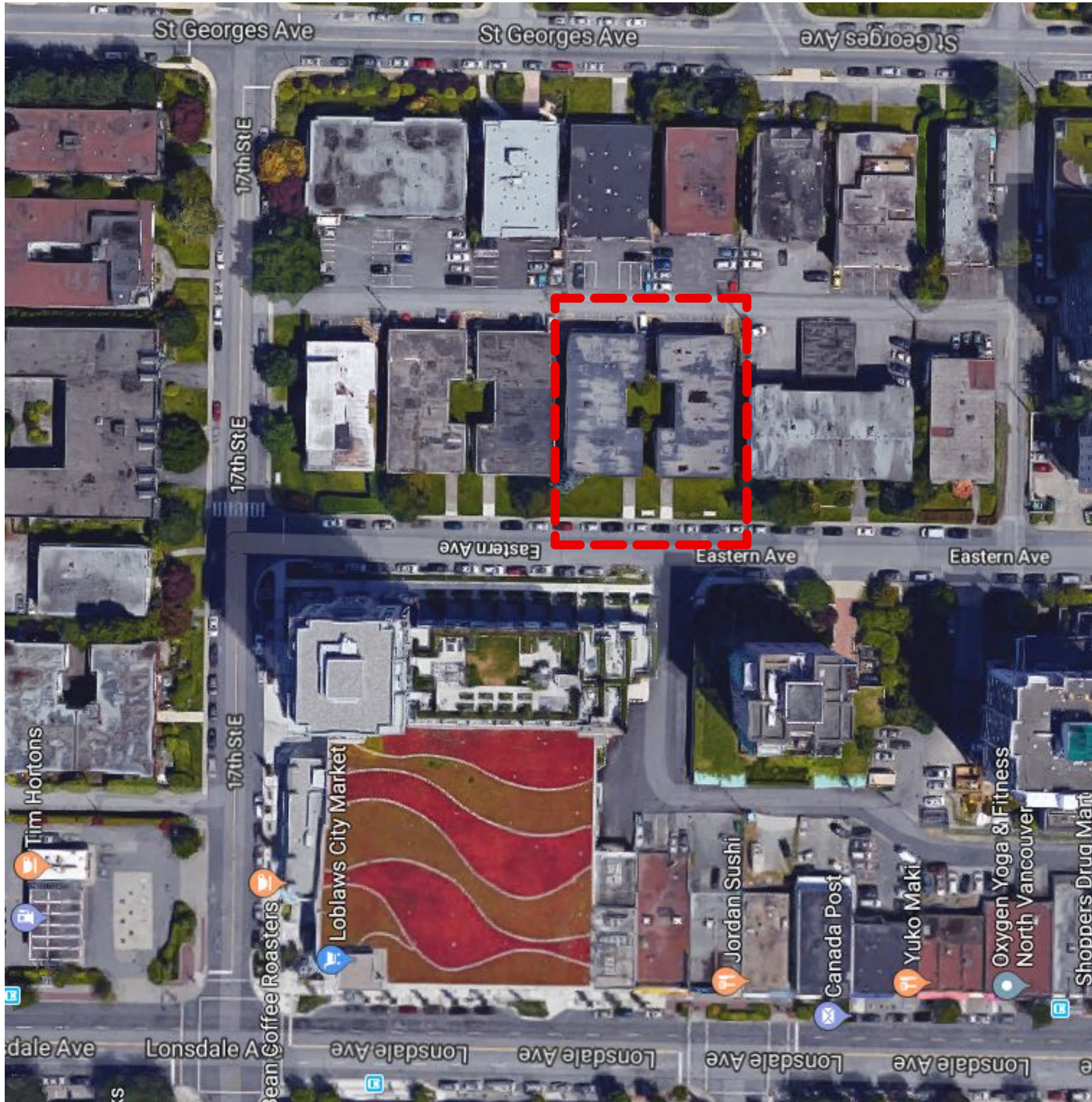
Scale:	N/A
Drawn:	EL/DS
Reviewed:	DS
Project No.	06-566

## PARK CONCEPTS - PRECEDENTS

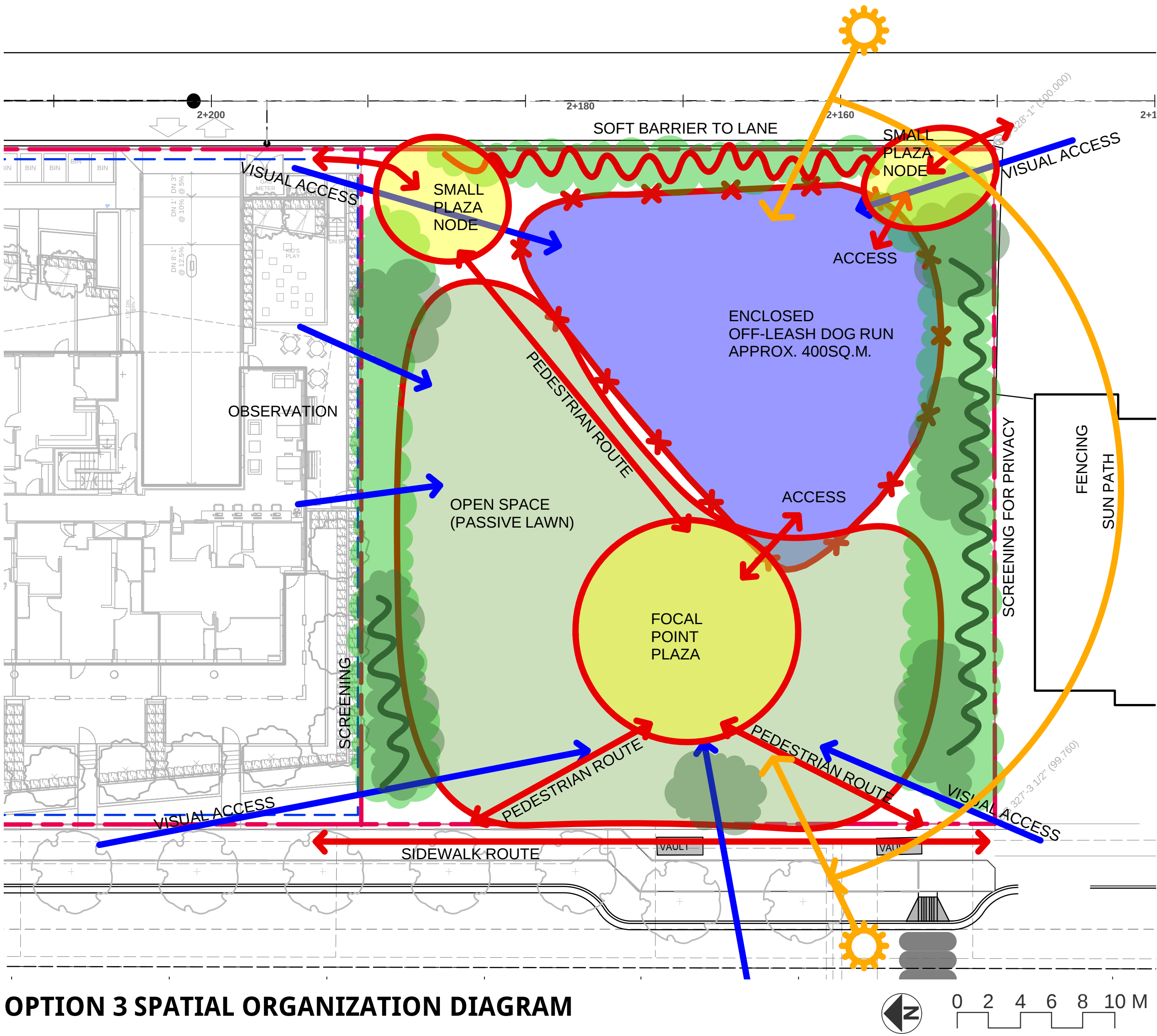


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CONTEXT AND ACCESS



OPTION 3 SPATIAL ORGANIZATION DIAGRAM

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REVISIONS		

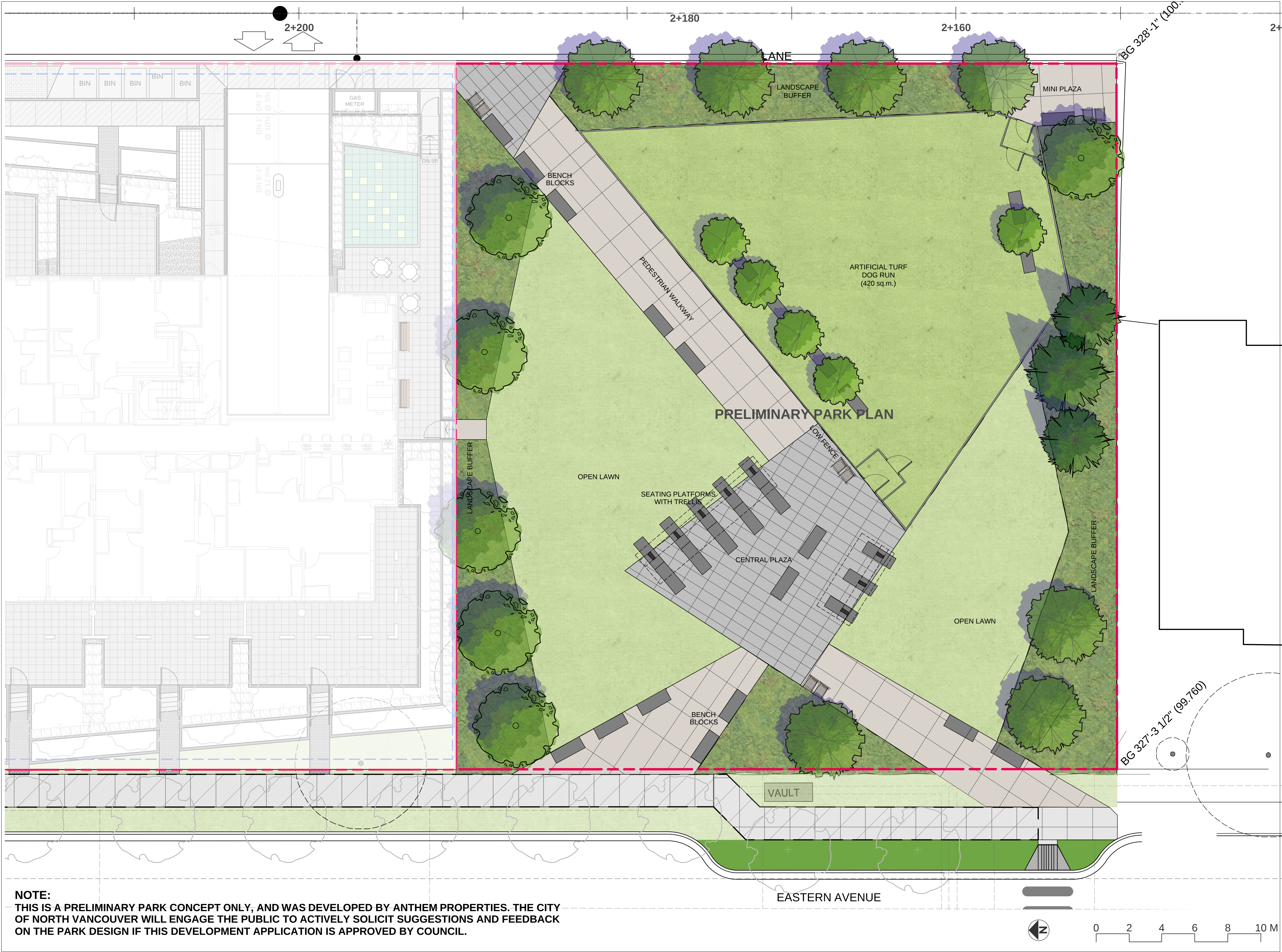
1600 EASTERN

1600 EASTERN AVENUE  
North Vancouver, British Columbia

Scale:	1:200
Drawn:	EL/DS
Reviewed:	DS
Project No.	06-566

PARK CONCEPT  
SPATIAL DIAGRAMS





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REVISIONS		

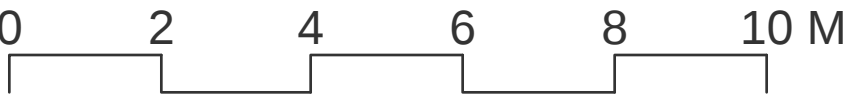
1600 EASTERN

1600 EASTERN AVENUE  
North Vancouver, British Columbia

Scale:	1:100
Drawn:	EL/DS
Reviewed:	DS
Project No.	06-566

PRELIMINARY PARK PLAN

**NOTE:**  
THIS IS A PRELIMINARY PARK CONCEPT ONLY, AND WAS DEVELOPED BY ANTHEM PROPERTIES. THE CITY OF NORTH VANCOUVER WILL ENGAGE THE PUBLIC TO ACTIVELY SOLICIT SUGGESTIONS AND FEEDBACK ON THE PARK DESIGN IF THIS DEVELOPMENT APPLICATION IS APPROVED BY COUNCIL.





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1	REISSUED FOR ZONING	17-11-30
REVISIONS		

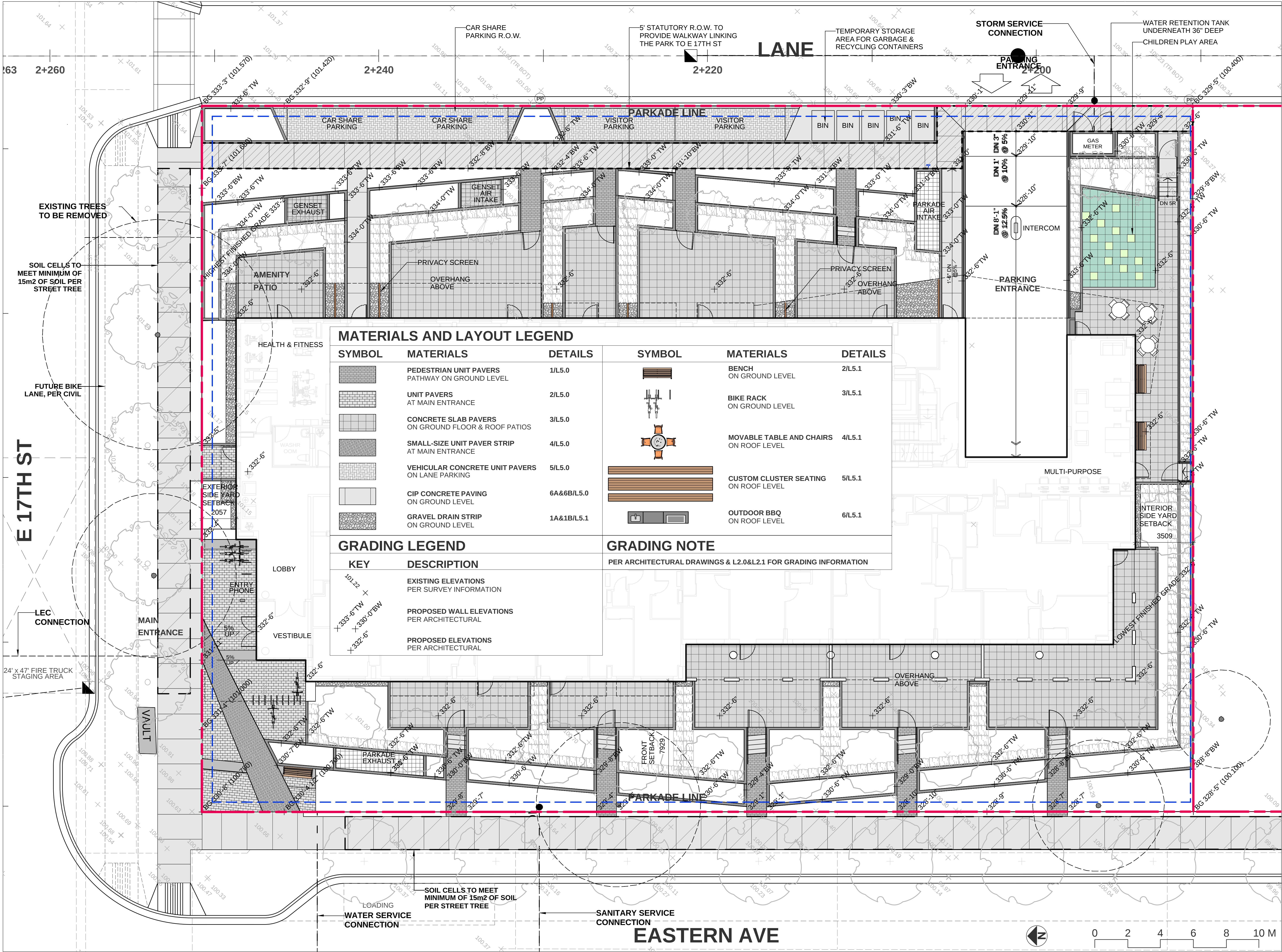
## 1600 EASTERN

1600 EASTERN AVENUE  
North Vancouver, British Columbia

Scale:	1:100
Drawn:	EL
Reviewed:	DS
Project No.	06-566

## LAYOUT, MATERIALS & GRADING PLAN -GROUND LEVEL

L2.0





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REVISIONS		

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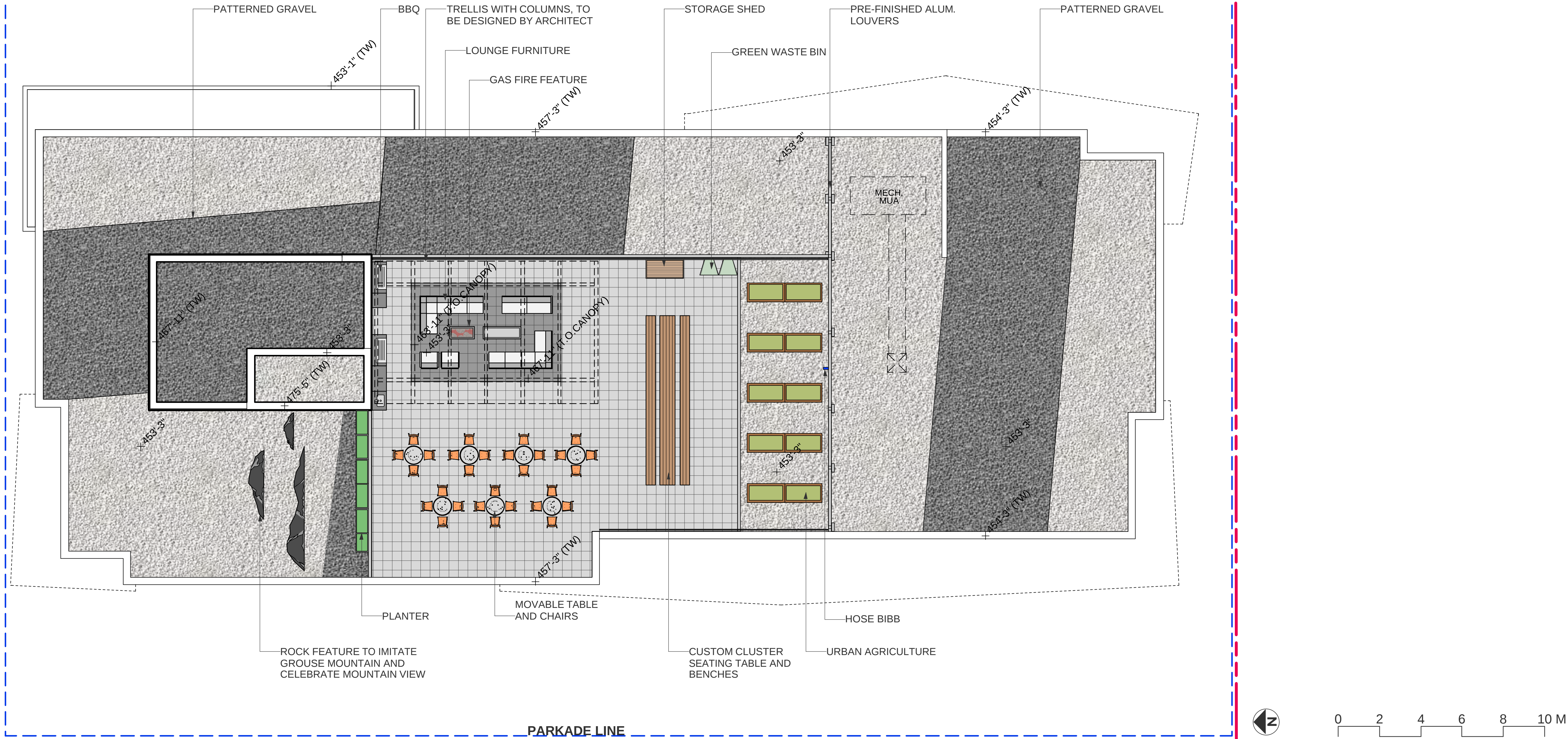
Scale:	1:100
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LAYOUT, MATERIALS  
& GRADING PLAN  
-ROOF LEVEL

L2.1

PARKADE LINE

PARKADE LINE



MATERIALS AND LAYOUT LEGEND

SYMBOL	MATERIALS	DETAILS	SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN UNIT PAVERS PATHWAY ON GROUND LEVEL	1/L5.0		BENCH ON GROUND LEVEL	2/L5.1
	UNIT PAVERS AT MAIN ENTRANCE	2/L5.0		BIKE RACK ON GROUND LEVEL	3/L5.1
	CONCRETE SLAB PAVERS ON GROUND FLOOR & ROOF PATIOS	3/L5.0		MOVABLE TABLE AND CHAIRS ON ROOF LEVEL	4/L5.1
	SMALL-SIZE UNIT PAVER STRIP AT MAIN ENTRANCE	4/L5.0		CUSTOM CLUSTER SEATING ON ROOF LEVEL	5/L5.1
	VEHICULAR CONCRETE UNIT PAVERS ON LANE PARKING	5/L5.0		OUTDOOR BBQ ON ROOF LEVEL	6/L5.1
	CIP CONCRETE PAVING ON GROUND LEVEL	6A&6B/L5.0			
	GRAVEL DRAIN STRIP ON GROUND LEVEL	1A&1B/L5.1			

GRADING LEGEND

KEY	DESCRIPTION
	EXISTING ELEVATIONS PER SURVEY INFORMATION
	PROPOSED WALL ELEVATIONS PER ARCHITECTURAL
	PROPOSED ELEVATIONS PER ARCHITECTURAL

GRADING NOTE

PER ARCHITECTURAL DRAWINGS & L2.0&L2.1 FOR GRADING INFORMATION





Buxus microphylla 'Winter Gem'  
(Korean Boxwood)



Taxus x media 'Hicksii'  
(Hick's Yew)

EVERGREEN HEDGE TO PROTECT PRIVACY AND CREATE ORDER



Lavandula angustifolia 'Hidcote'  
(English Lavender)



Sarcococca hookeriana var. humilis  
(Himalayan Sweet Box)

ROOFTOP PLANTERS TO INTRODUCE NATURE AND FRAME VIEW OF MOUNTAINS

Kinnickinnick groundcover with gravel edge



Liriope muscari (Lily Turf)



Carex eburnea (Bristleleaf Sedge)



DYNAMIC LANDSCAPE TO CREATE SEASONAL INTEREST AND VARIATION

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	5	Acer platanoides	Norway Maple	6cm cal., B&B
	Street trees to be approved by the City of North Vancouver			as shown
		11	Carpinus betulus 'Fastigiata'	Fastigate Hornbeam
		Street trees to be approved by the City of North Vancouver		
	14	Styrax japonicus	Japanese Snowbell	6cm cal., B&B
	as shown			
	12	Fagus sylvatica 'Dawyck Gold'	Dawyck Gold Beech	6cm cal., B&B
	as shown			

SHRUBS

	471	Buxus microphylla 'Winter Beauty'	Korean Boxwood	#2 pot	18" o.c
	44	Lavandula angustifolia 'Hidcote'	English Lavender	#2 pot	18" o.c
	24	Polystichum munitum	Western Sword Fern	#1 pot	24" o.c
	16	Rhododendron 'Crete'	Pink Rhododendron	#5 pot	36" o.c
	21	Rhododendron 'Hotei'	Yellow Rhododendron	#5 pot	36" o.c
	36	Spiraea bumulda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c
	145	Sarcococca hookeriana humilis	Himalayan Sweet Box	#2 pot	24" o.c
	135	Skimmia japonica	Japanese Skimmia	#2 pot	24" o.c
	1306	Taxus X Media 'Hicksii'	Hick's Yew - 1.5M height	#5 pot	24" o.c

GROUND COVERS AND VINES

	34	Arctostaphylos uva-ursi	Kinnickinnick	4"(10cm) pot	15" o.c
	26	Ceanothus griseus horizontalis	Creeping California Lilac	4"(10cm) pot	15" o.c
	53	Oxalis oregana	Redwood Sorrel	4"(10cm) pot	15" o.c

GRASSES, PERENNIALS, BULBS, AND ANNUALS

	25	Carex eburnea	Bristleleaf Sedge	#1 pot	18" o.c
	41	Dicentra formosa	Western Bleeding Heart	4"(10cm) pot	18" o.c
	45	Liriope muscari	Lily Turf	#1 pot	18" o.c

RAIN GARDEN PLANTS

	84	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red-Osier Dogwood	3 GAL.	24" o.c
	418	Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian iris	4"(10cm) pot	15" o.c
	196	Stipa tenuissima	Mexican Feather Grass	#1 pot	18" o.c

LAWN

	375	Square Meters
--	-----	---------------

NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with BC Landscape Standard, latest edition.
- 3) All planting beds to be mulched with 2"(50mm) of Answer Garden Products 'Humus builder' or approved equal.
- 4) Upon acceptance by the City of North Vancouver, all new boulevard landscaping works will be placed on a two year maintenance/warranty period to ensure establishment.

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REVISIONS

1600 EASTERN

1600 EASTERN AVENUE  
North Vancouver, British Columbia

Scale: N/A

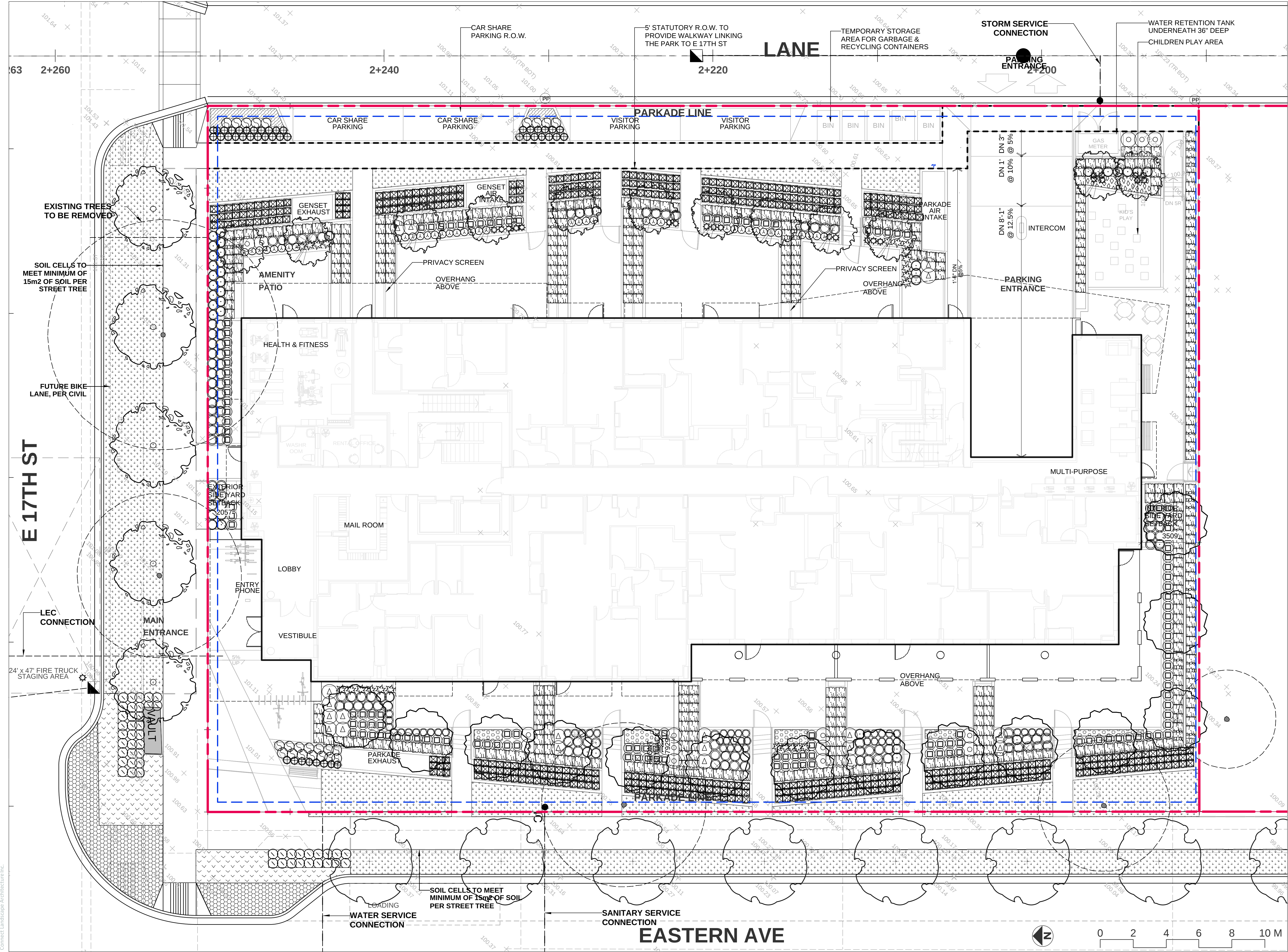
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Reviewed: DS

Project No. 06-566

PLANT MATERIALS





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## PLANTING PLAN - GROUND LEVEL



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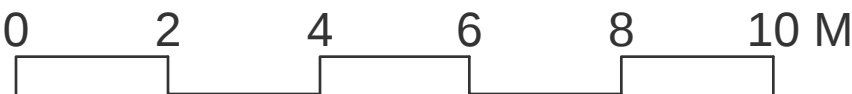
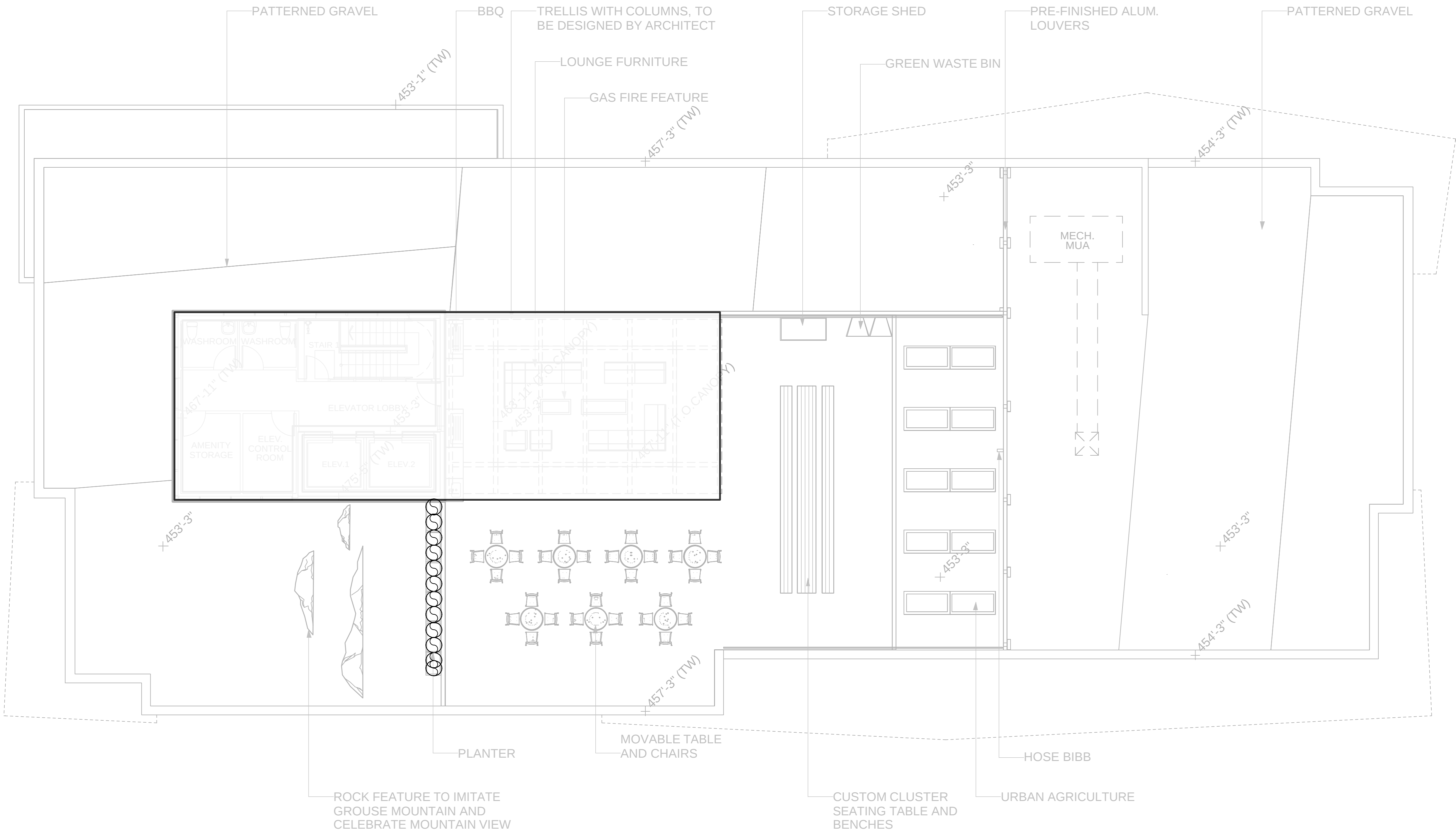
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PLANTING PLAN  
-ROOF LEVEL

PARKADE LINE

PARKADE LINE







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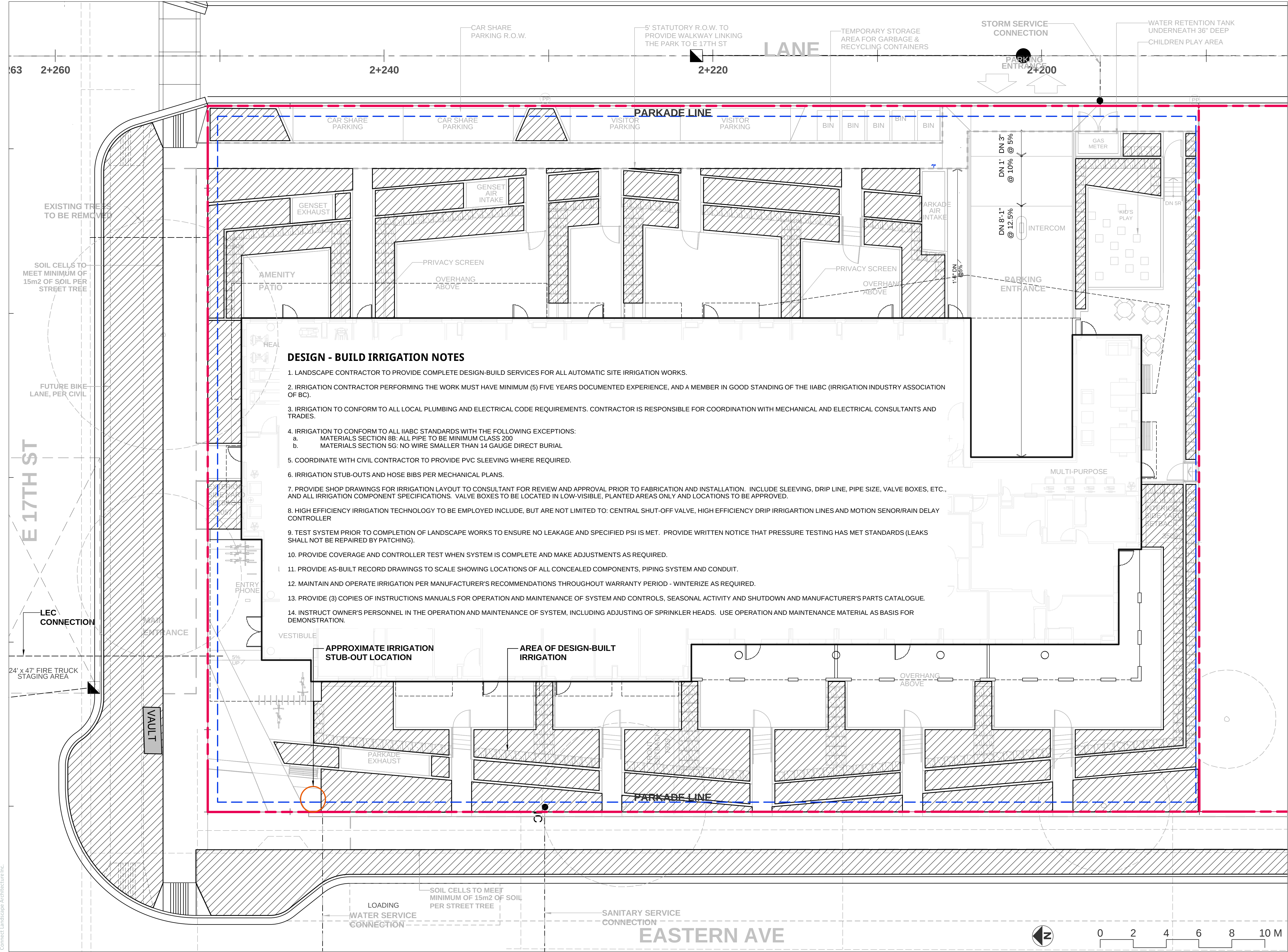
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## LIGHTING PLAN - GROUND LEVEL





Connect Landscape Architecture Inc.

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IRRIGATION PLAN  
- GROUND LEVEL



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CONCRETE TERRACED PLANTERS



MAIN ENTRANCE SPECIAL PAVING TO HIGHLIGHT THROUGH TRAFFIC ROUTE



LONSDALE STREETSCAPE TO MEET LONSDALE STREETSCAPE GUIDELINE



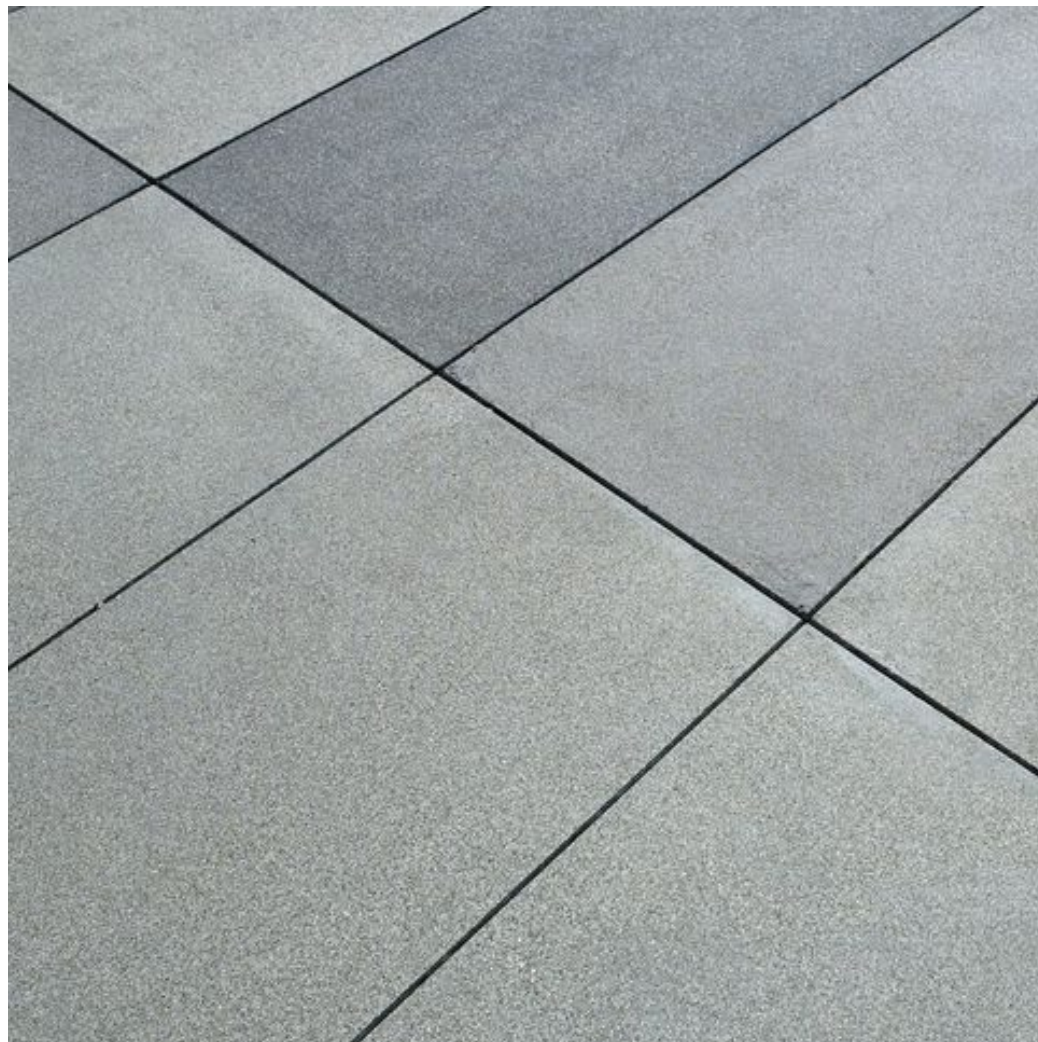
BENCH



ROOFTOP PLANTER



CONCRETE TERRACED PLANTER WALL



SAWCUT CONCRETE



PATIO SLAB PAVING



THROUGH TRAFFIC ROUTH PAVING



ENTRANCE UNIT PAVER



SMALL BEACH PEBBLE


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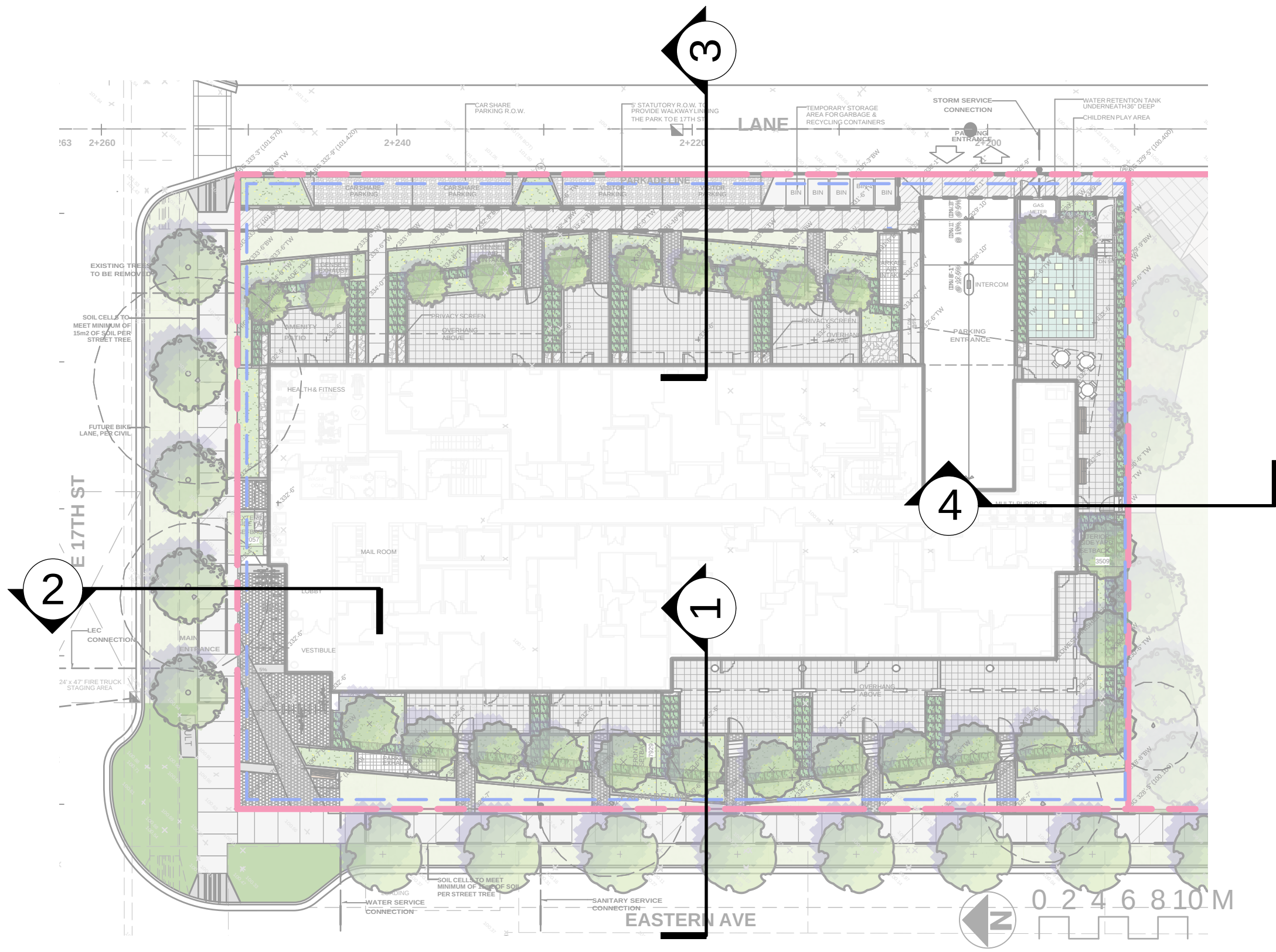
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PRECEDENTS

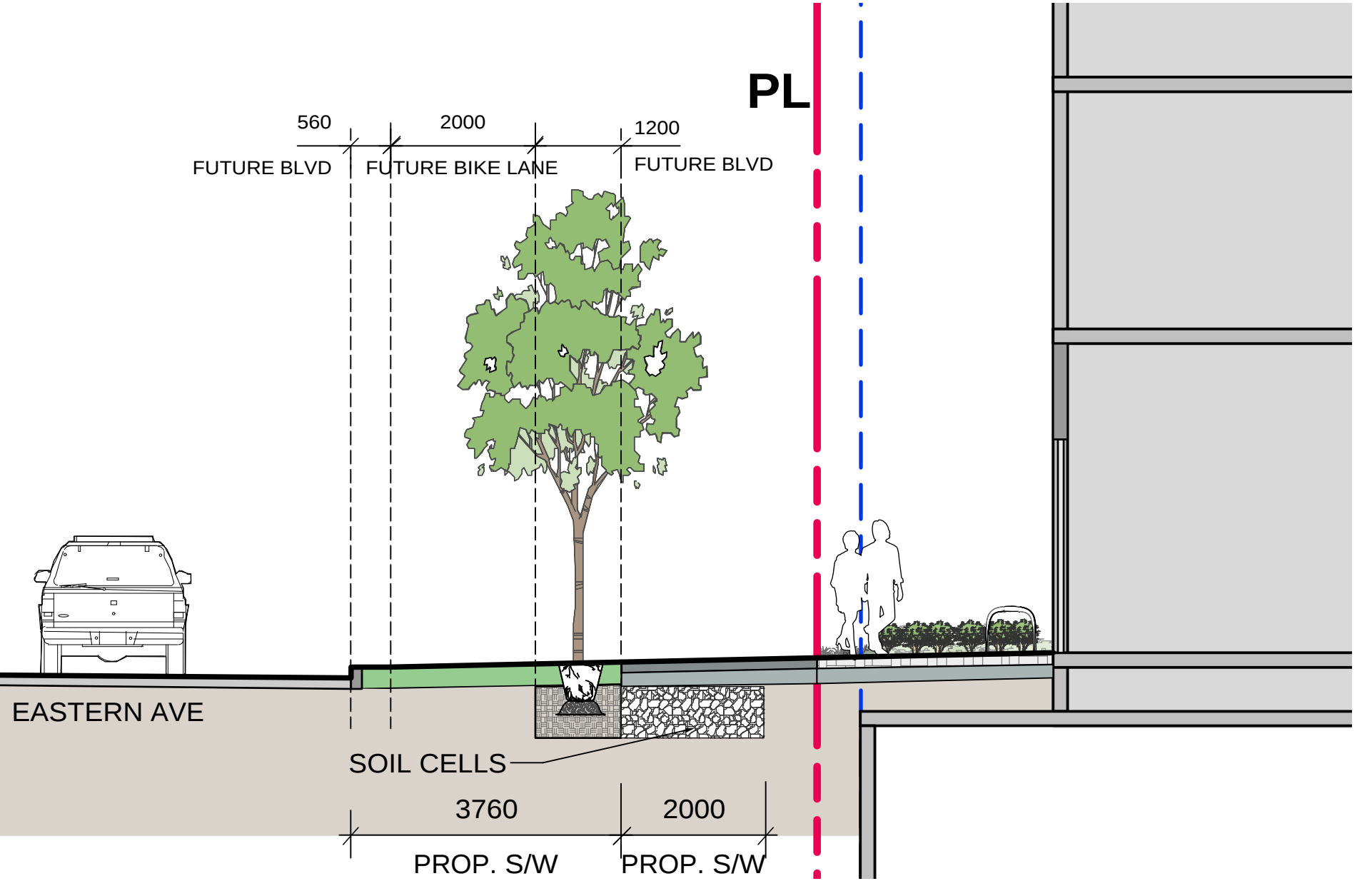


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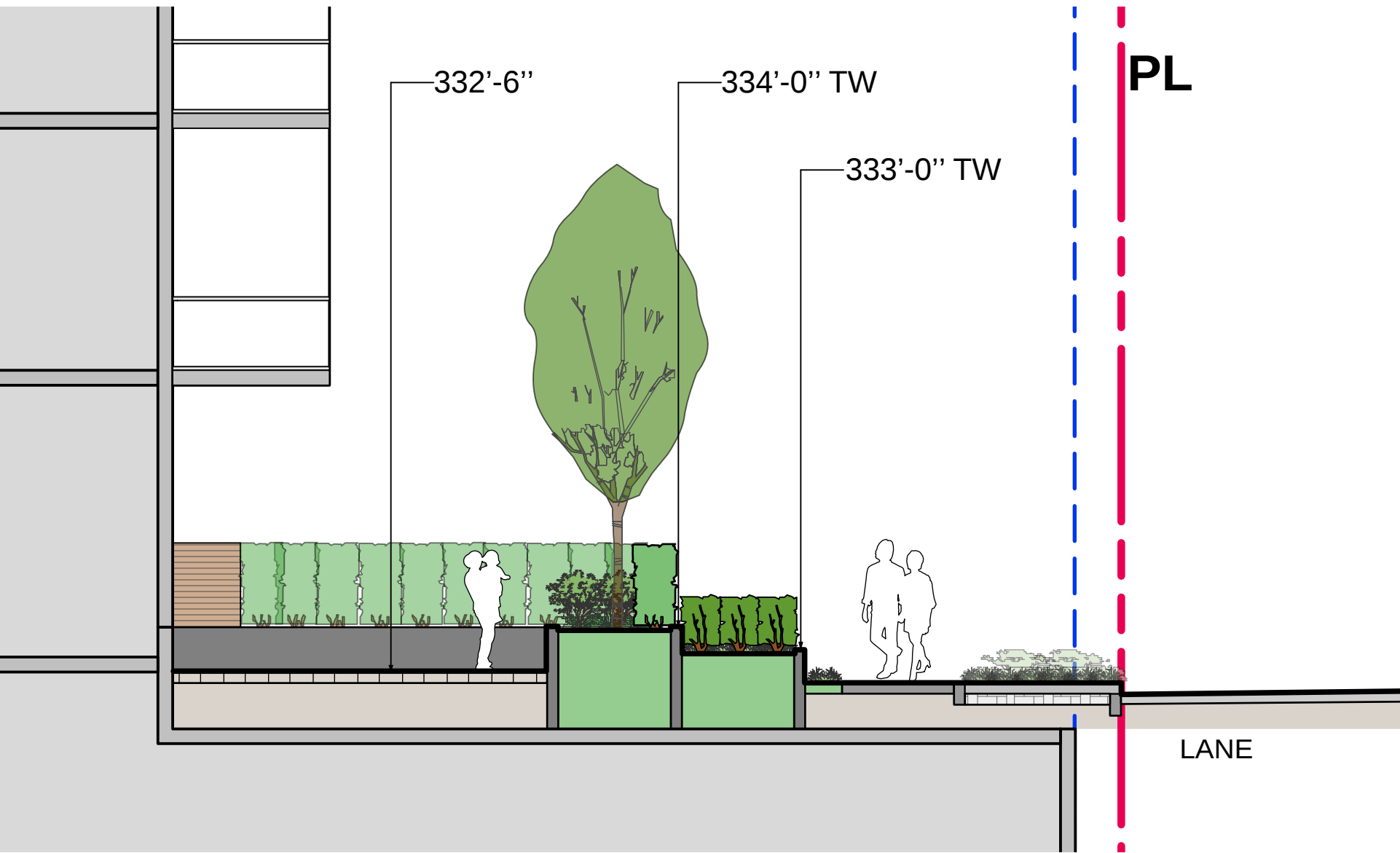
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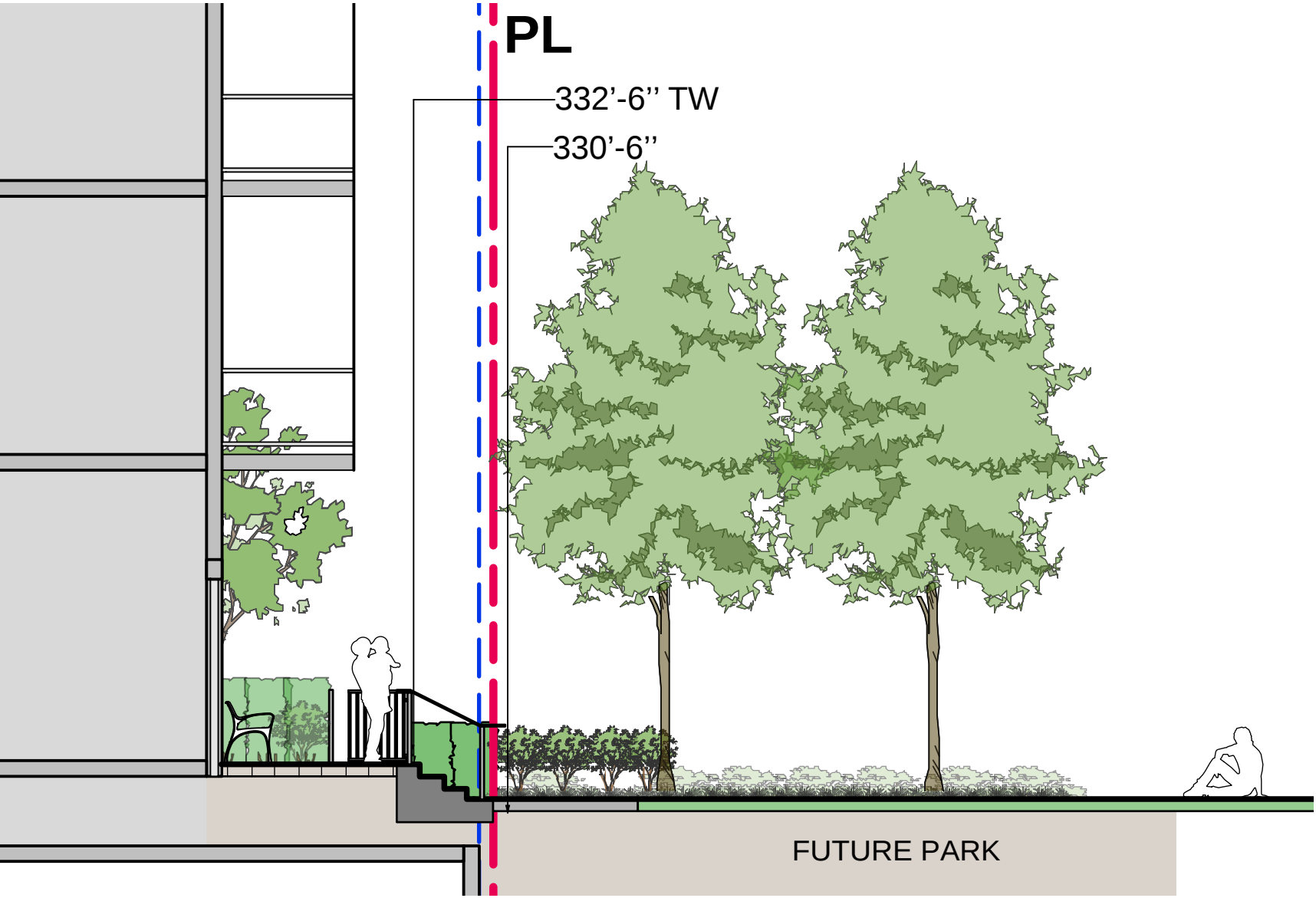
KEY PLAN 1:300



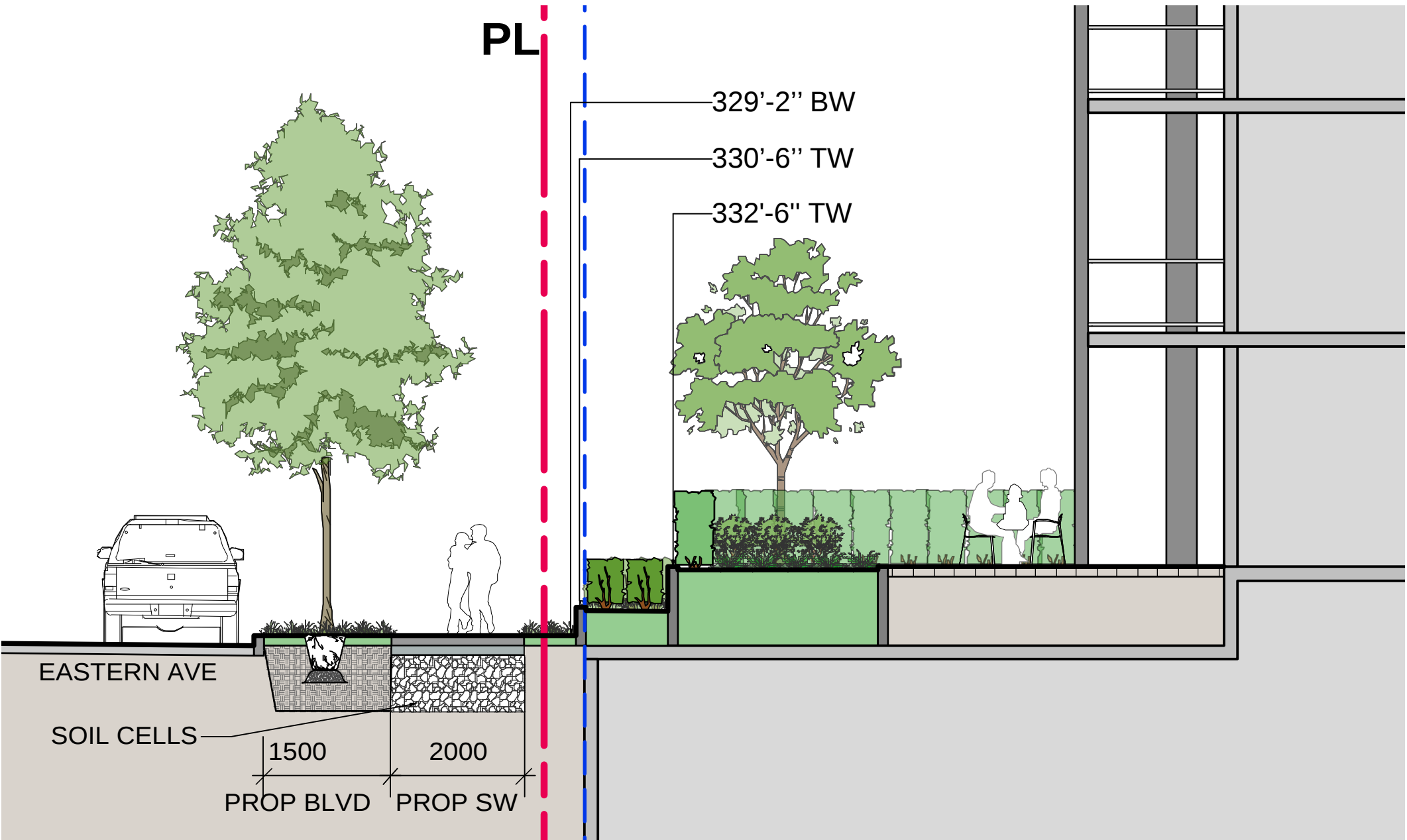
2 SECTION THROUGH E 17TH ST & NORTH EDGE  
SCALE:1:75



3 SECTION THROUGH LANE & EAST EDGE  
SCALE:1:75



4 SECTION THROUGH SOUTH EDGE & FUTURE PARK  
SCALE:1:75



1 SECTION THROUGH EASTERN AVE & WEST EDGE  
SCALE:1:75


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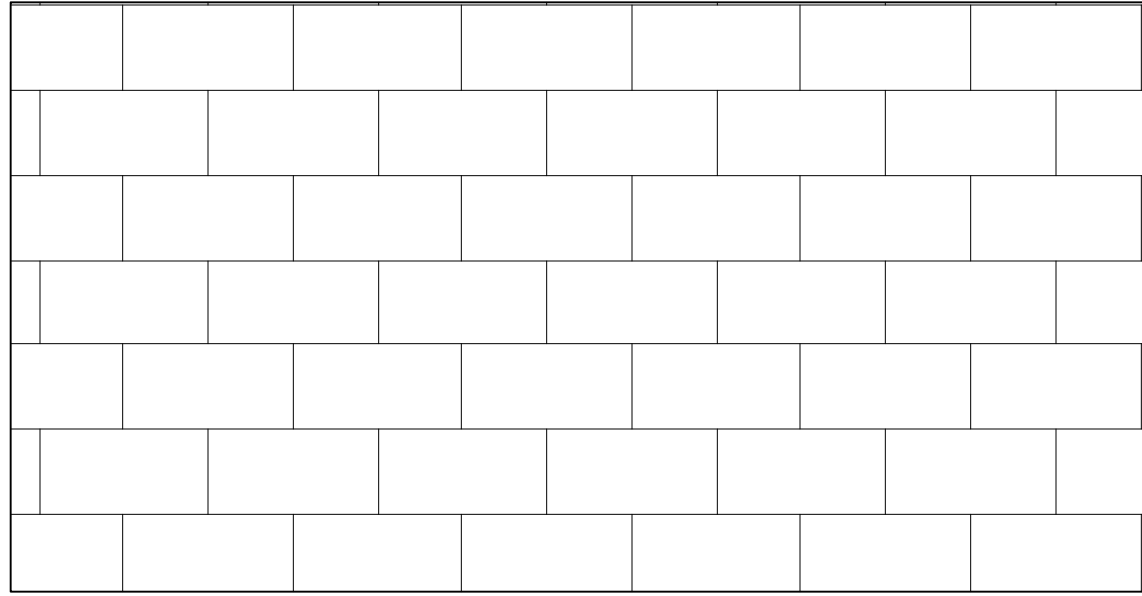
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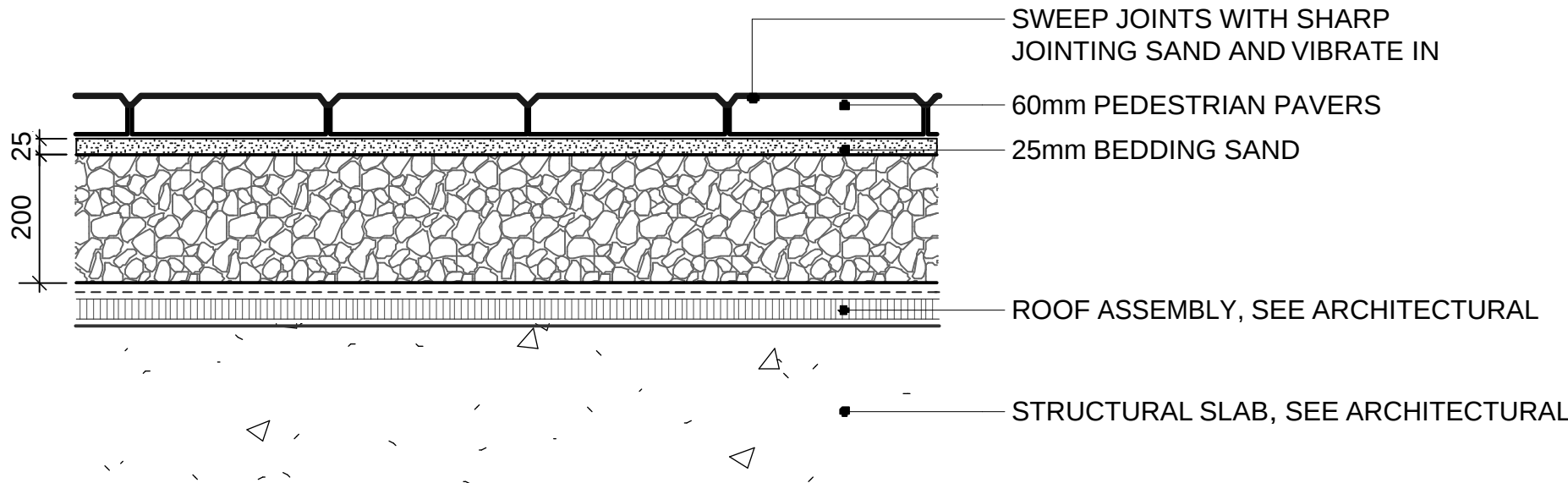
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## SECTIONS



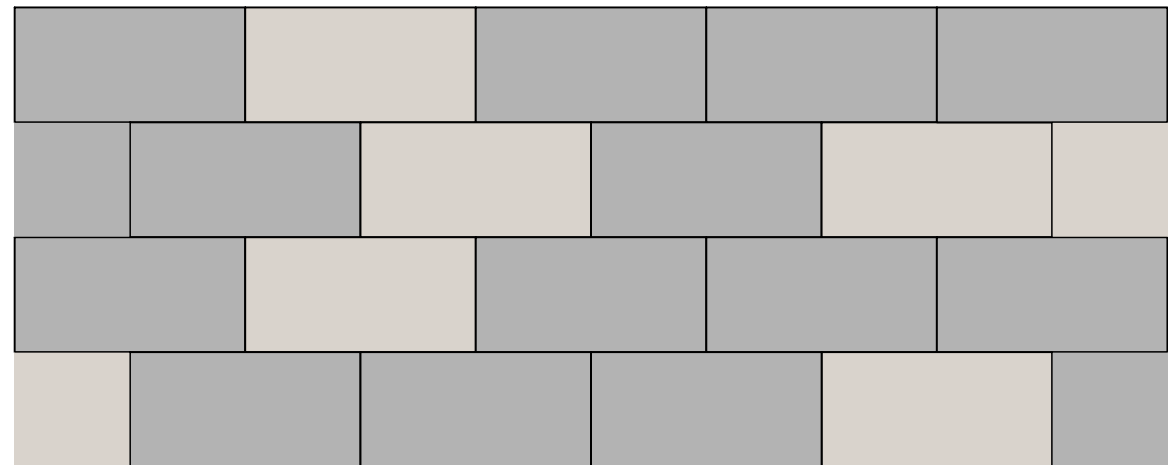


**PLAN**  
**CLASSIC STANDARD PAVERS - STANDARD SIZE BY ABBOTSFORD CONCRETE (1-800-663-4091)**  
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (8-7/8" x 4-7/16" x 2-3/8")  
PATTERN: RUNNING BOND  
COLOUR: CHARCOAL

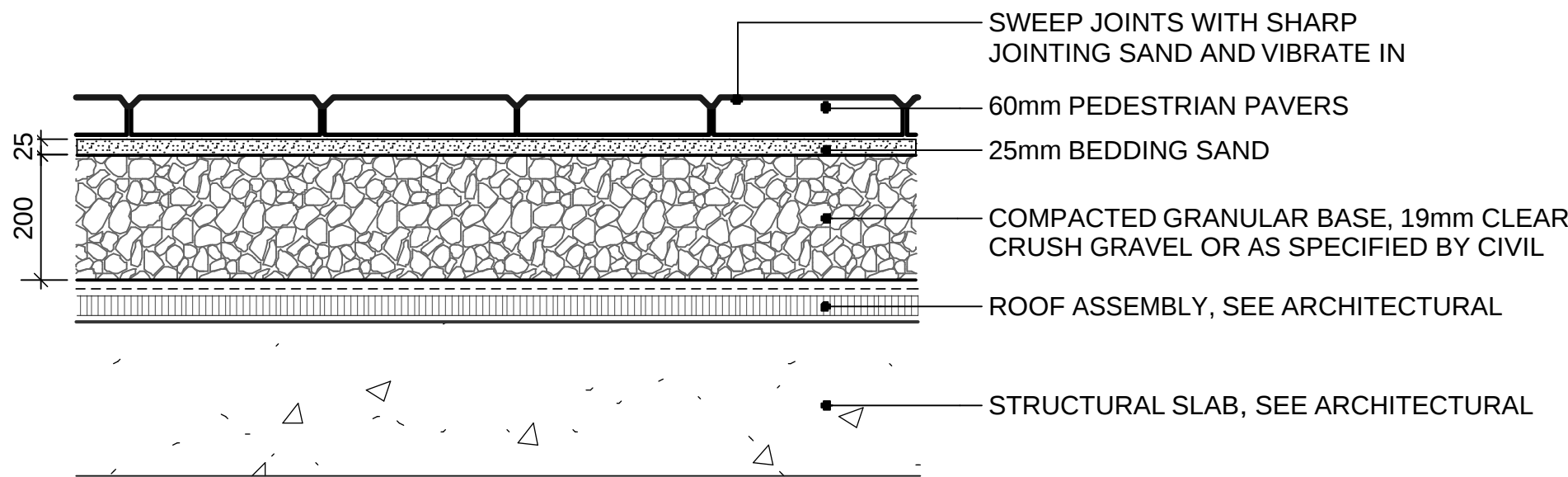


NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

**1 PEDESTRIAN UNIT PAVERS PATHWAY ON GROUND LEVEL**  
Scale: 1:10

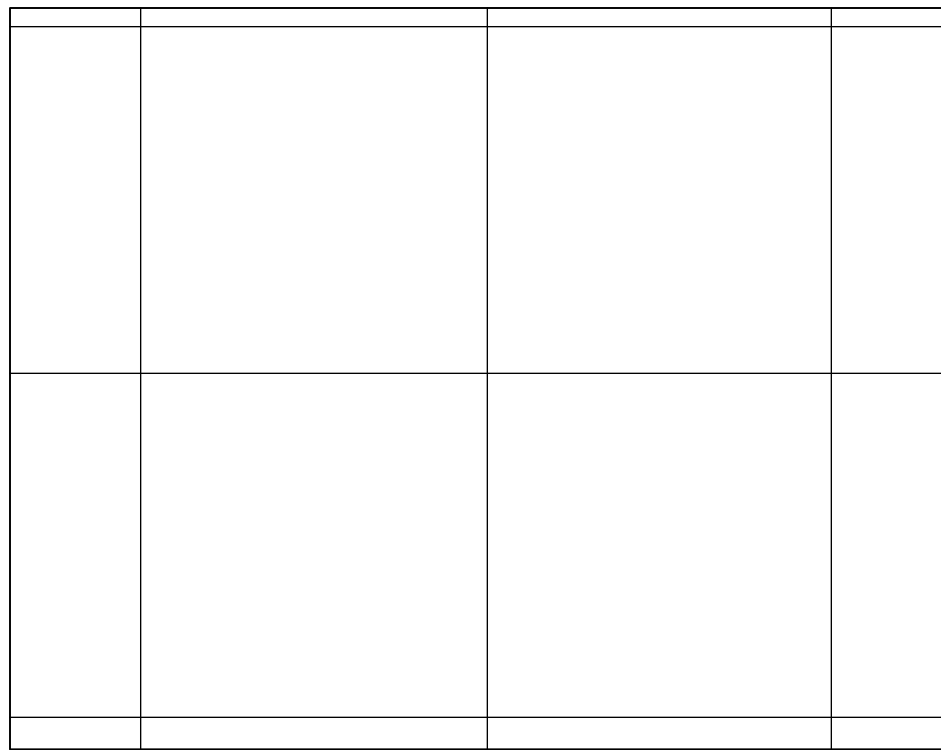


**PLAN**  
**MANOR SQUARE UNIT 2 BY MUTUAL MATERAILS (1-888-816-2111)**  
DIMENSIONS: 60 mm x 305 mm x 152 mm (2-3/8" x 12" x 6")  
COLOUR: CASCADE BLEND(60%), AUTUMN BLEND(40%)  
PATTERN: RUNNING BOND

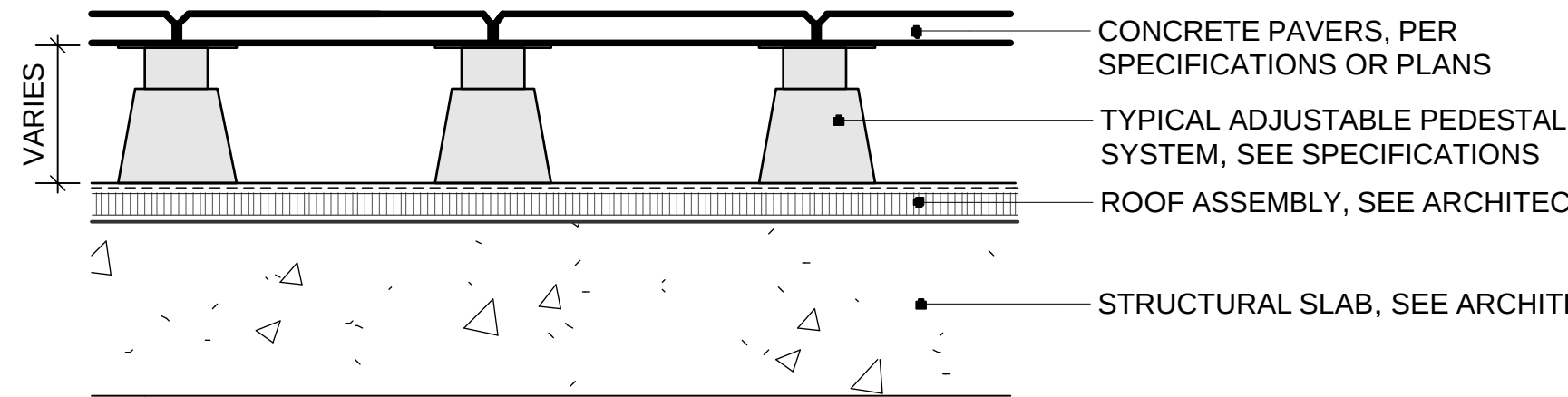


NOTE:  
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**2 UNIT PAVERS AT MAIN ENTRANCE**  
Scale: 1:10

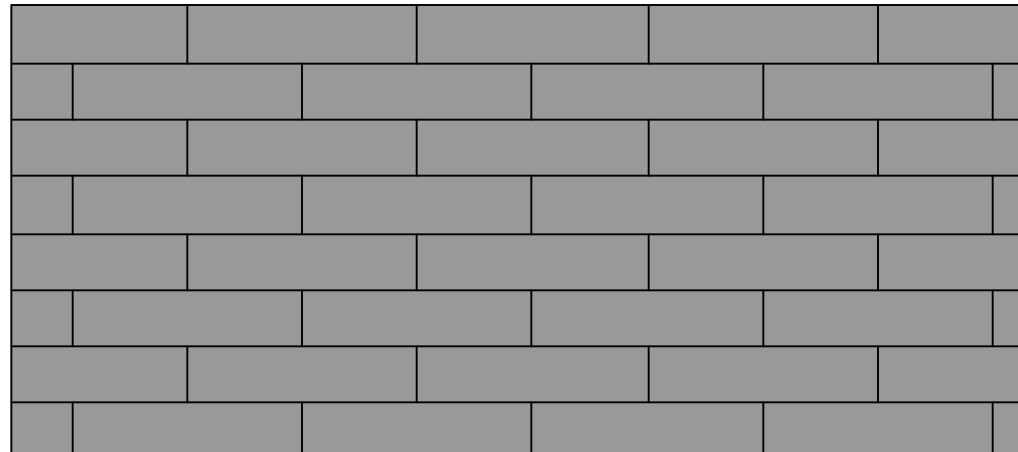


**PLAN**  
**TEXADA HYDRAPRESSED SLABS BY ABBOTSFORD CONCRETE PRODUCTS (1-800-663-4091)**  
DIMENSIONS: 457 mm x 457 mm x 40 mm  
COLOUR: NATURAL  
PATTERN: GRID

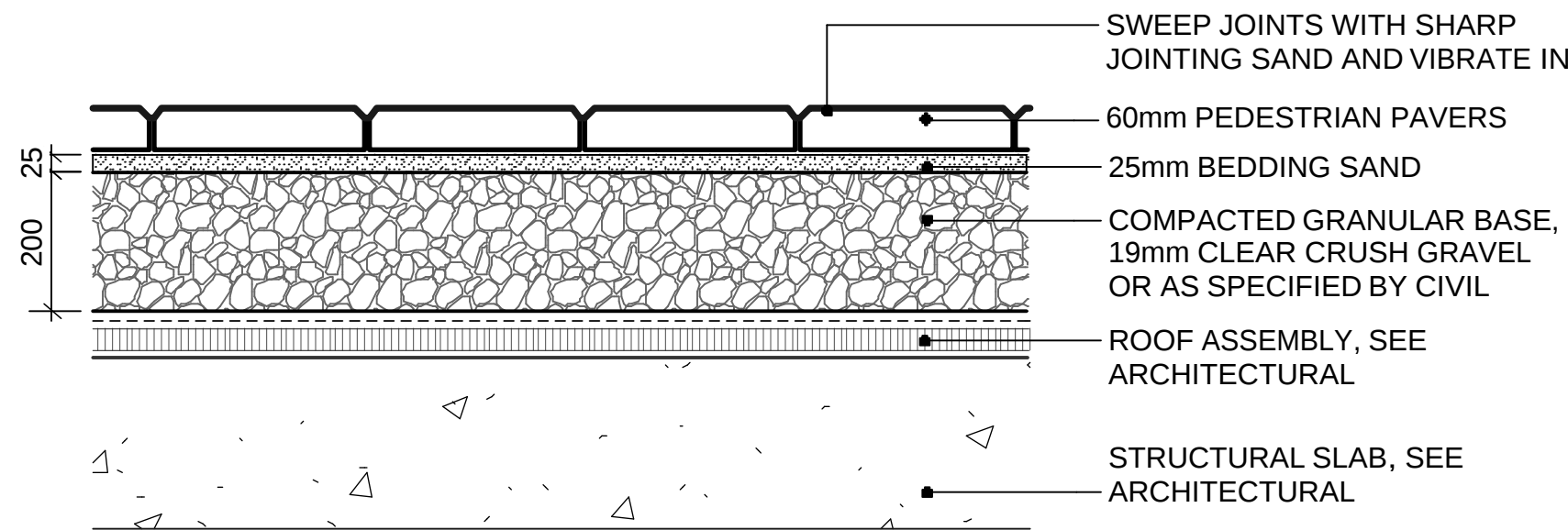


NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

**3 HYDRAPRESSED CONCRETE PAVERS ON GROUND FLOOR & ROOF PATIOS**  
Scale: 1:10



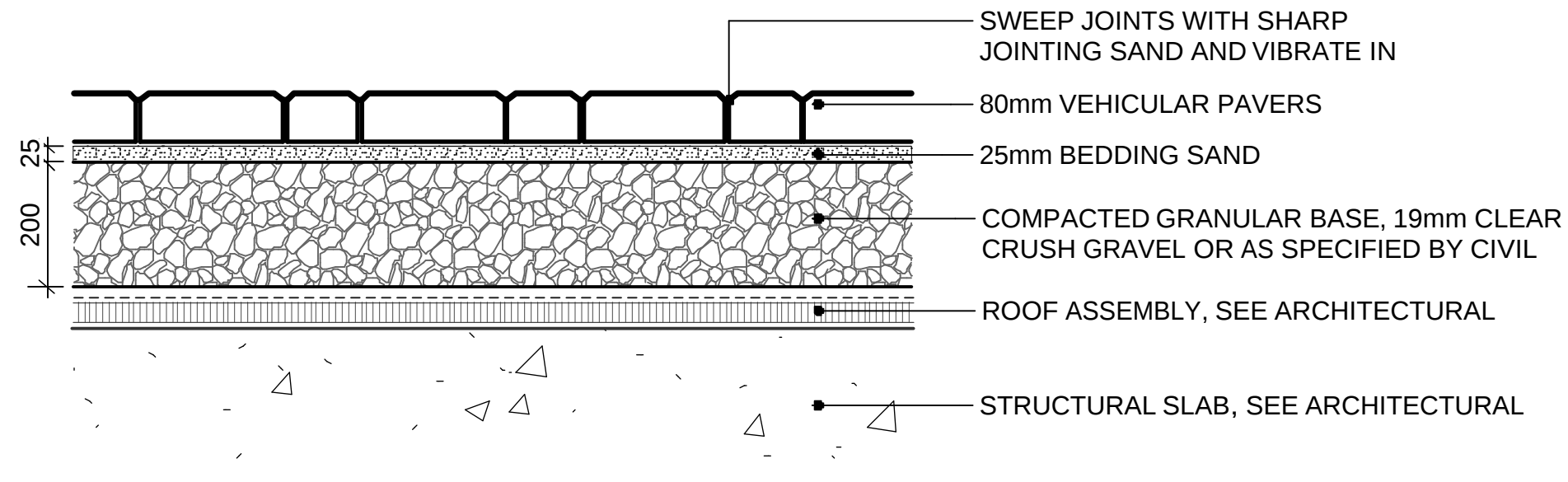
**PLAN**  
**PLANK PAVER BY MUTUAL MATERAILS (1-888-688-8250)**  
DIMENSIONS: 60.3 x 76.2 x 304.8 mm (2-3/8" x 3" x 12")  
COLOUR: CHARCOAL  
PATTERN: RUNNING BOND



NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

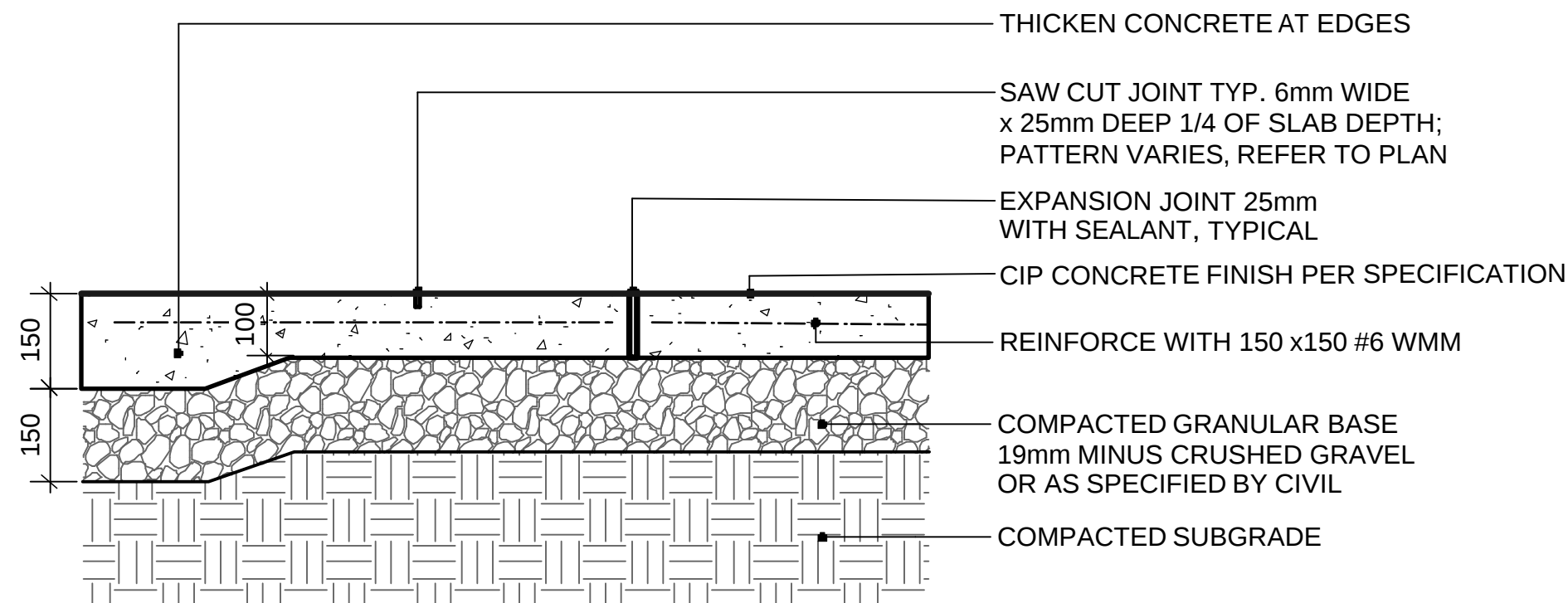
**4 SMALL-SIZE UNIT PAVER STRIP AT MAIN ENTRANCE**  
Scale: 1:10

**CLASSIC STANDARD PAVERS - STANDARD SIZE BY ABBOTSFORD CONCRETE (1-800-663-4091)**  
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 80(T) mm (8-7/8" x 4-7/16" x 3-1/8")  
PATTERN: HERRINGBONE  
COLOUR: CHARCOAL



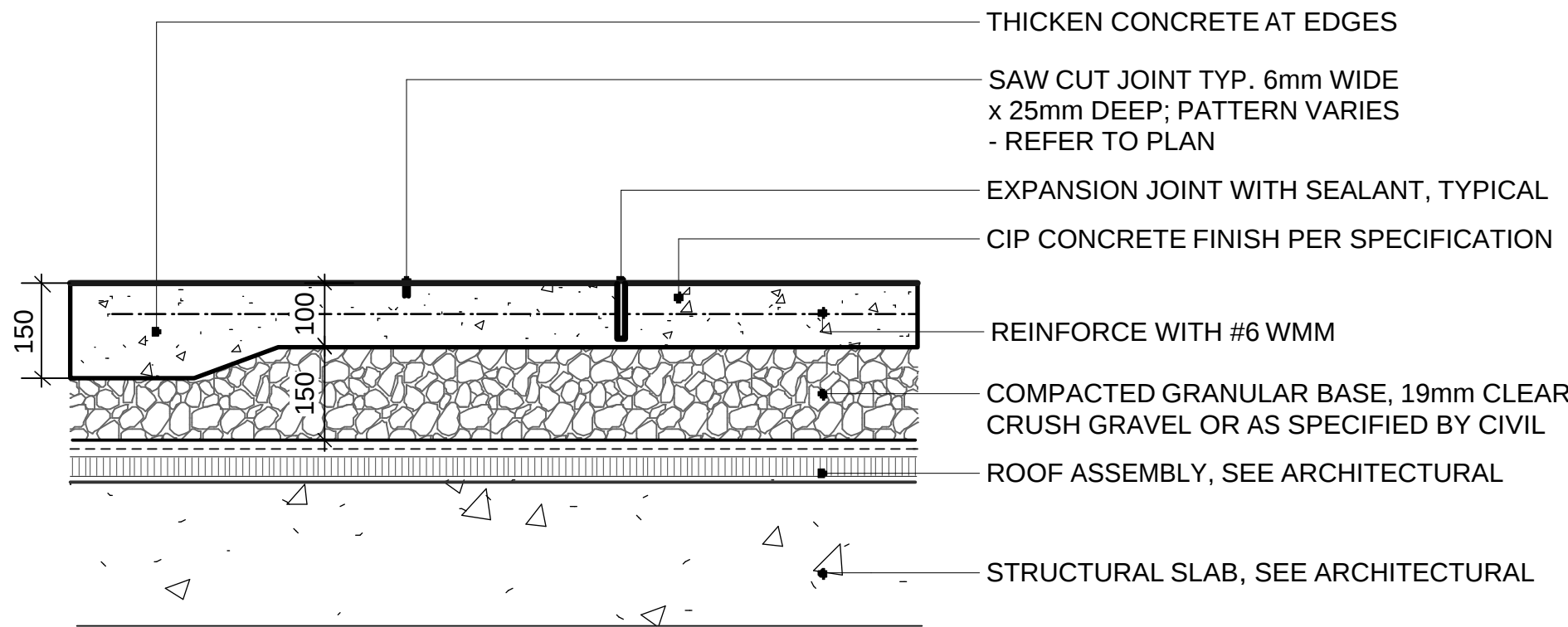
NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

**5 VEHICULAR CONCRETE UNIT PAVERS ON LANE PARKING**  
Scale: 1:10



NOTES:  
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

**6A CIP CONCRETE ON GRADE (TYPICAL)**  
Scale: 1:10



NOTES:  
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

**6B CIP CONCRETE ON SLAB (TYPICAL)**  
Scale: 1:10

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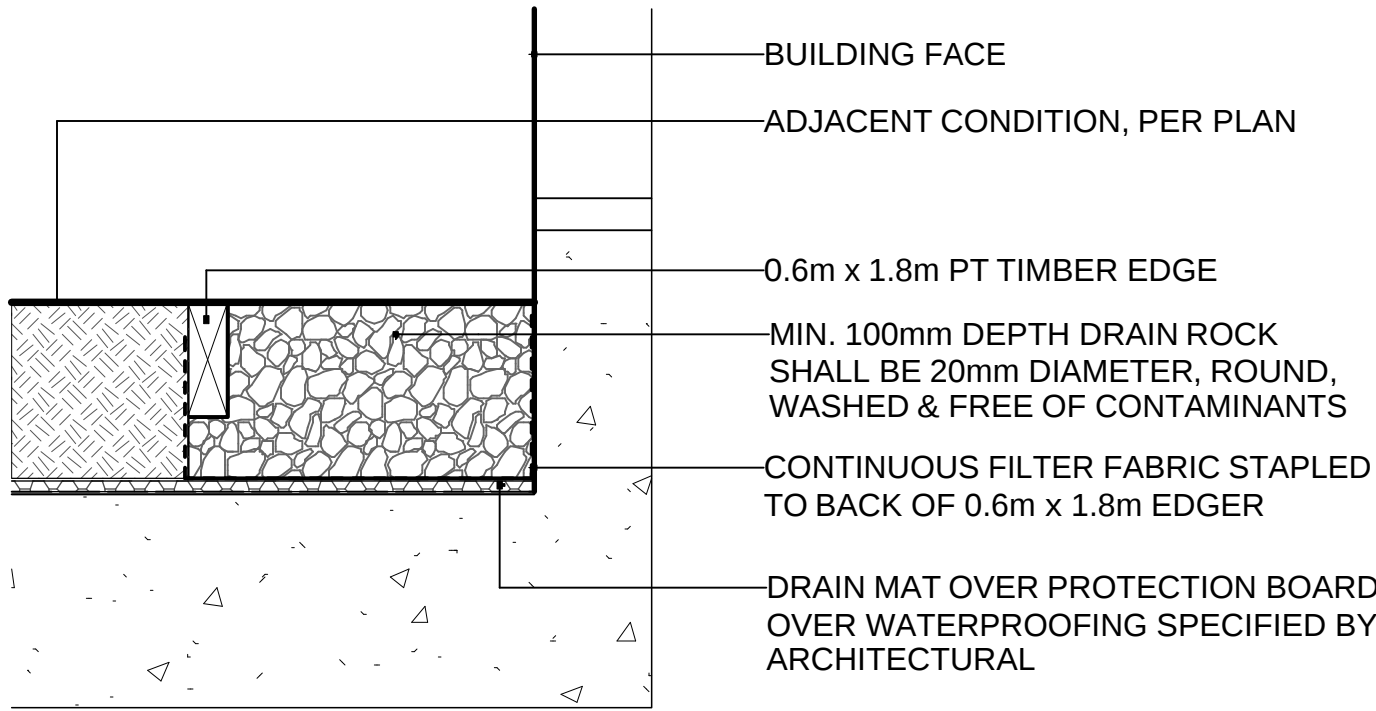
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HARDSCAPE DETAILS

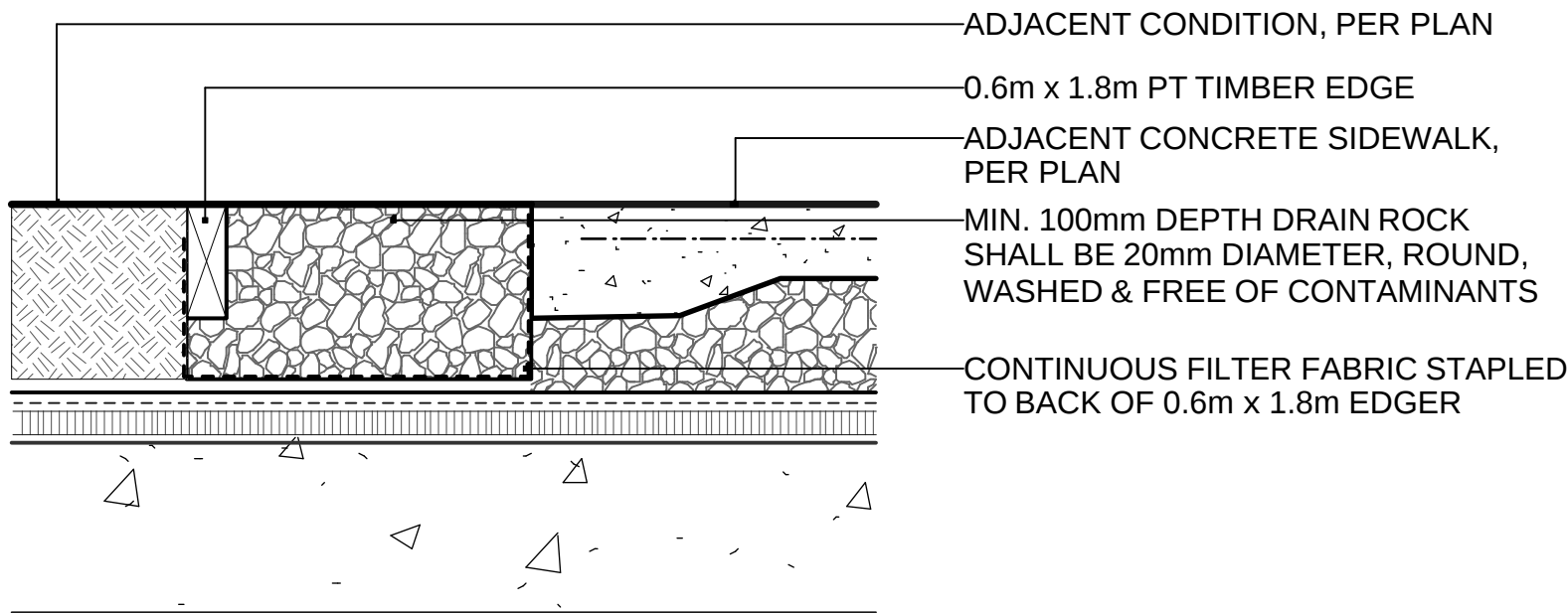


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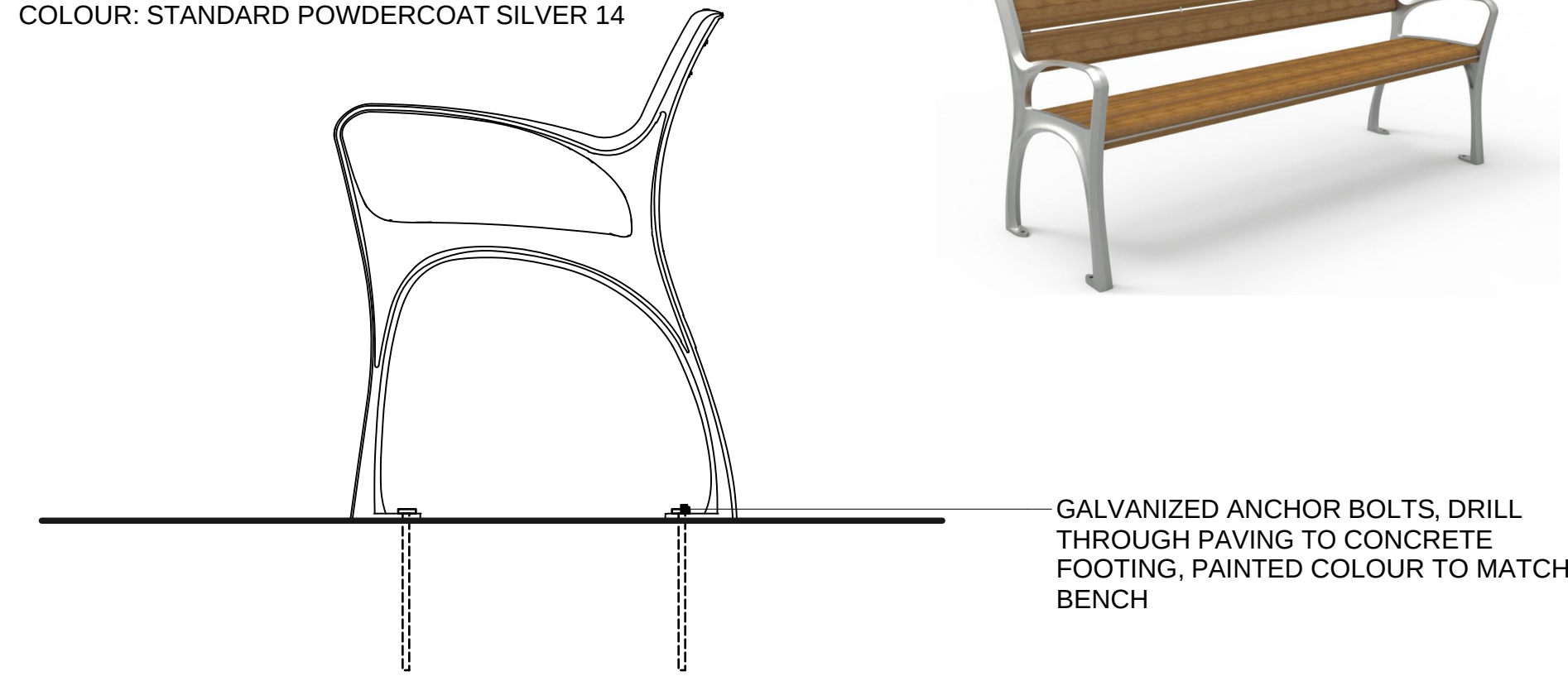


**1A GRAVEL DRAIN STRIP ALONG BUILDING ON GROUND LEVEL**  
Scale: 1:10



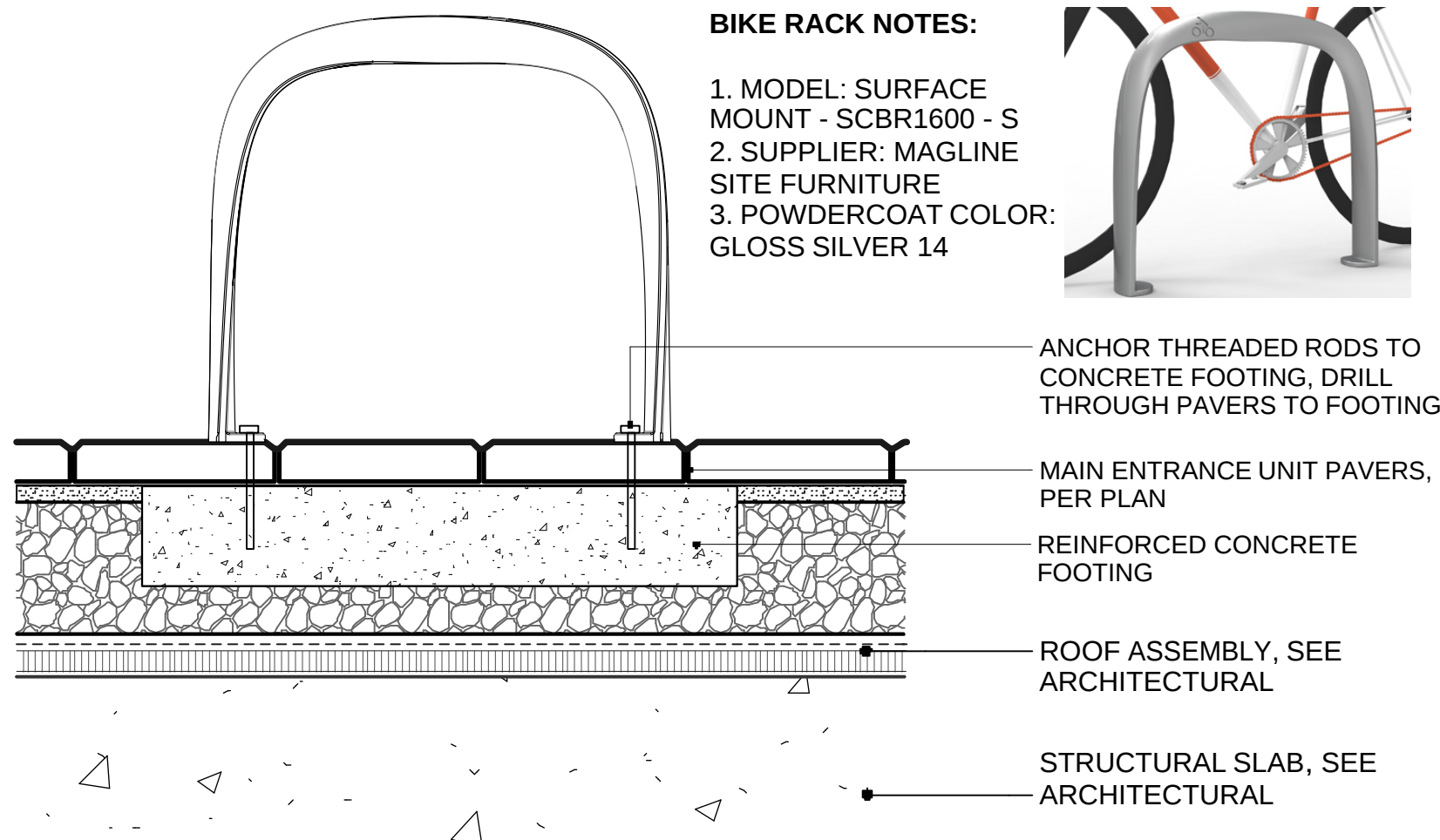
**1B GRAVEL DRAIN STRIP ALONG CONCRETE SIDEWALK ON GROUND LEVEL**  
Scale: 1:10

**MLB870-W BENCH BY MAGLIN SITE FURNITURE (1-800-716-5506)**  
DIMENSIONS: 81.7cm HEIGHT x 176.5cm LENGTH x 61.4cm DEPTH  
COLOUR: STANDARD POWDERCOAT SILVER 14



**NOTE:**  
PER SUPPLIER FOR SPECIFICATIONS AND INSTALLATIONS.

**2 BENCH ON GROUND LEVEL**  
1:10



**BIKE RACK NOTES:**

1. MODEL: SURFACE MOUNT - SCBR1600 - S
2. SUPPLIER: MAGLINE SITE FURNITURE
3. POWDERCOAT COLOR: GLOSS SILVER 14



ANCHOR THREADED RODS TO CONCRETE FOOTING, DRILL THROUGH PAVERS TO FOOTING

MAIN ENTRANCE UNIT PAVERS, PER PLAN

REINFORCED CONCRETE FOOTING

ROOF ASSEMBLY, SEE ARCHITECTURAL

STRUCTURAL SLAB, SEE ARCHITECTURAL

**NOTE:**  
PER SUPPLIER FOR SPECIFICATIONS AND INSTALLATIONS.

**3 BIKE RACK ON GROUND LEVEL**  
Scale: 1:10



**TABLE**

MODEL: FORO TABLE BY MAGLIN SITE FURNISHINGS  
FRT1700-RD-M1-FS-36 BY MAGLIN SITE FURNISHINGS

COLOR: STANDARD POWDERCOAT SILVER 14

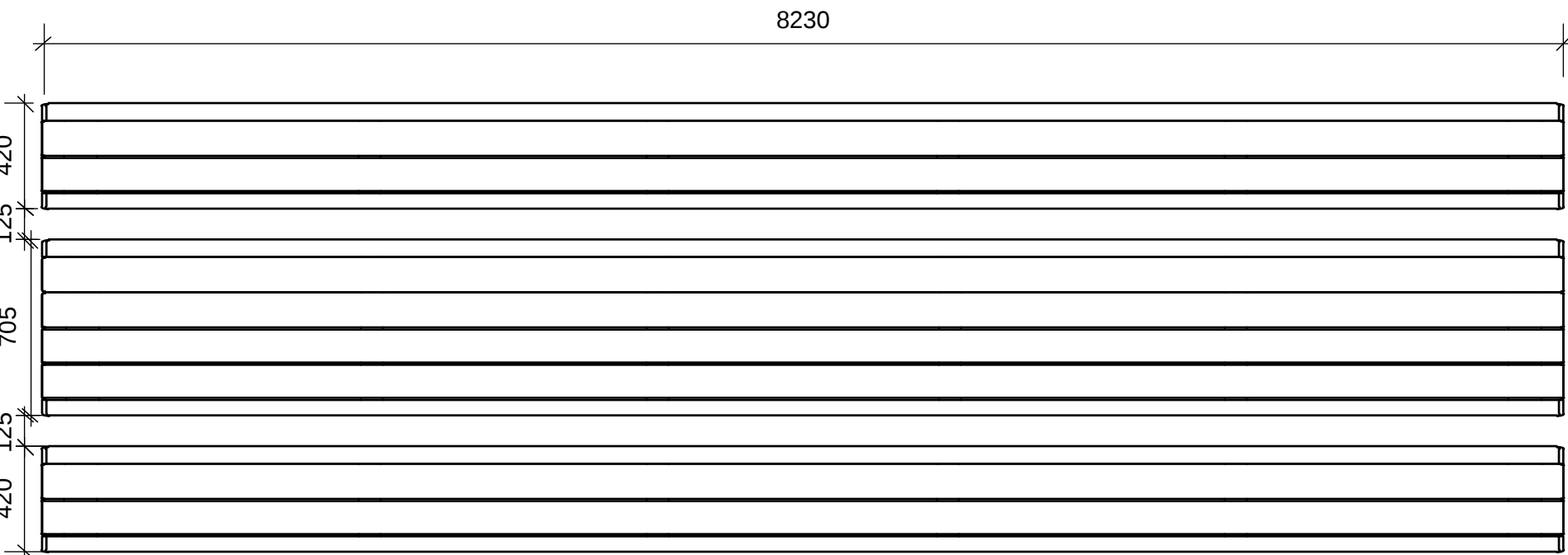
**CHAIRS**

MODEL: FORO CHAIR BY MAGLIN SITE FURNISHINGS  
FRC1700-MSF-M1

MOUNT: MANUFACTURER TO PROVIDE D-RING FOR CABLE ATTACHMENT TO TABLE  
MATERIALS: STEEL WITH E-COAT RUST PROOFING  
COLOR: STANDARD POWDERCOAT SILVER 14

4 CHAIRS PER TABLE, PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING

**4 MOVABLE TABLE AND CHAIRS ON ROOF LEVEL**



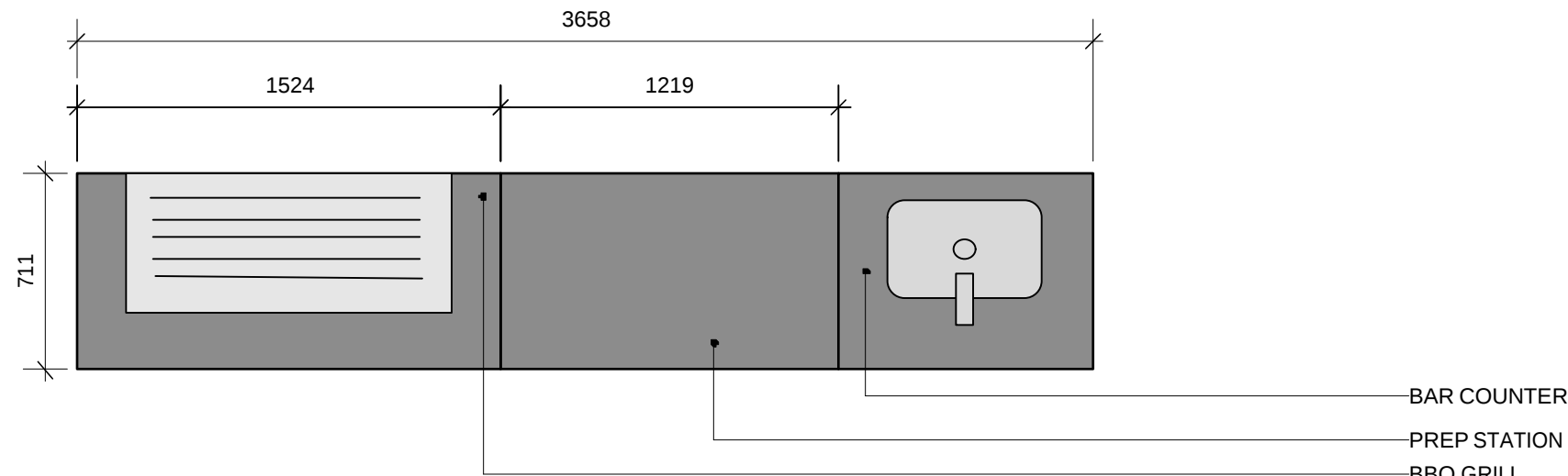
**PLAN**

**NOTES:**

1. TYPE: CUSTOM TABLE WITH TWO BACKLESS BENCHES BY MAGLIN (1-800-716-6606) OR APPROVED ALTERNATIVE.
2. ORIGINAL TABLE MODEL: MLTB1050-W
3. ORIGINAL BENCHESE MODEL: MLB1050B-W
4. COLOR: POWDERCOAT
5. CUSTOM TABLE AND BENCH TO MEET THE DIMENSIONS ON PLAN AND ELEVATIONS, PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER AND INSTALLATION



**5 CUSTOM CLUSTER SEATING TABLE AND BENCH ON ROOF LEVEL**  
Scale: 1:25



**PLAN**

**BBQ NOTE:**

1. HARVEST GROVE OUTDOOR KITCHEN UNITS FROM BARKMAN CONCRETE LIMITED. BUILT PER MANUFACTURER SPECIFICATIONS.
2. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBEQUE CONNECTION.
3. SINK TO BE STAINLESS STEEL EXTERIOR GRADE.
4. REFER TO MECHANICAL FOR GAS AND WATER CONNECTION.
5. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.

**6 OUTDOOR BBQ ON ROOF LEVEL**  
Scale: 1:25

4 REISSUED FOR DP 18-05-24

3 ISSUED FOR ADP 18-03-06

2 ISSUED FOR APC 18-02-26

1 REISSUED FOR REZONING 17-11-30

REVISIONS

## 1600 EASTERN

1600 EASTERN AVENUE  
North Vancouver, British Columbia

Scale: AS SHOWN

Drawn: EL

Reviewed: DS

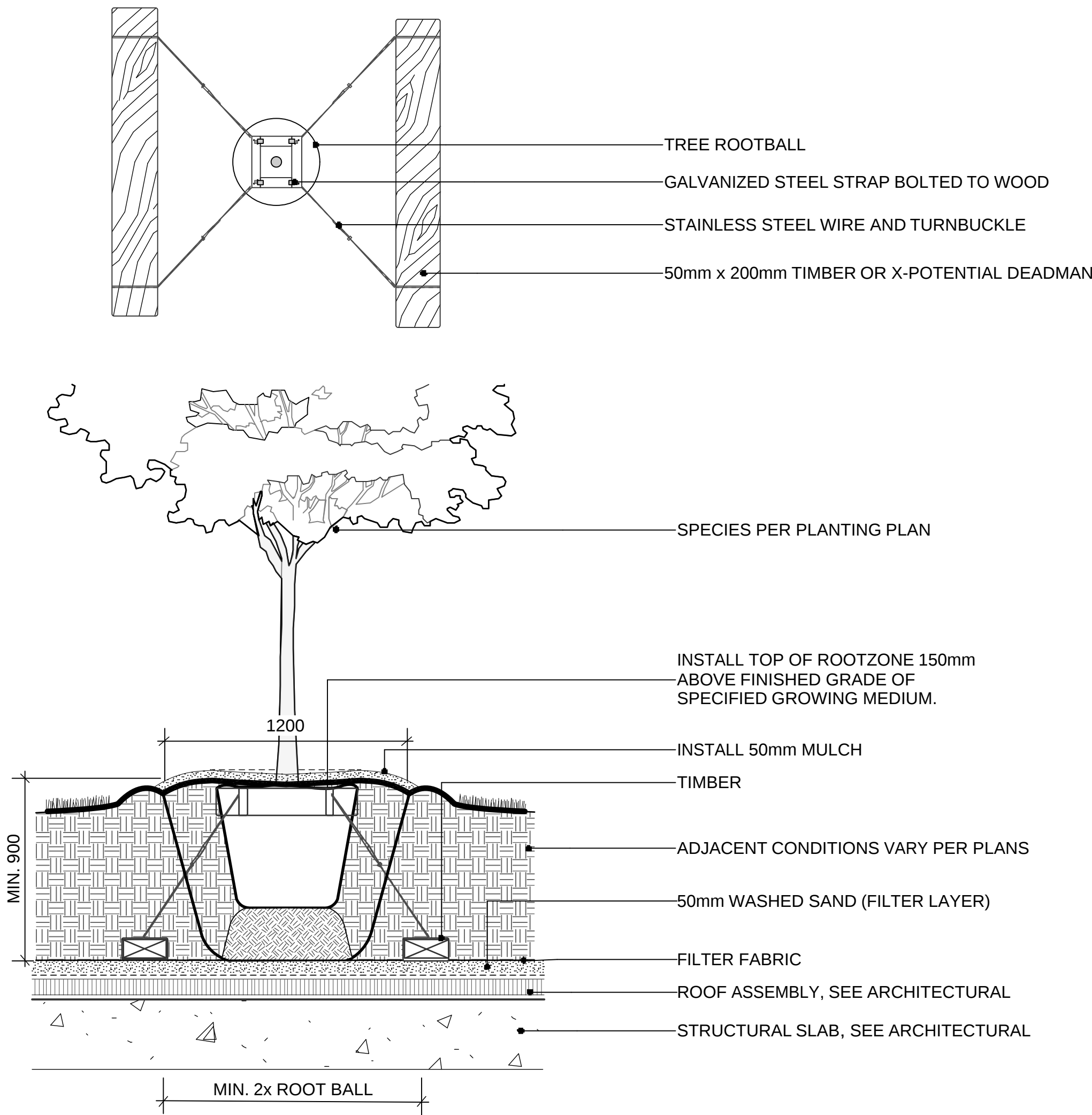
Project No. 06-566

## HARDSCAPE & FURNITURE DETAILS

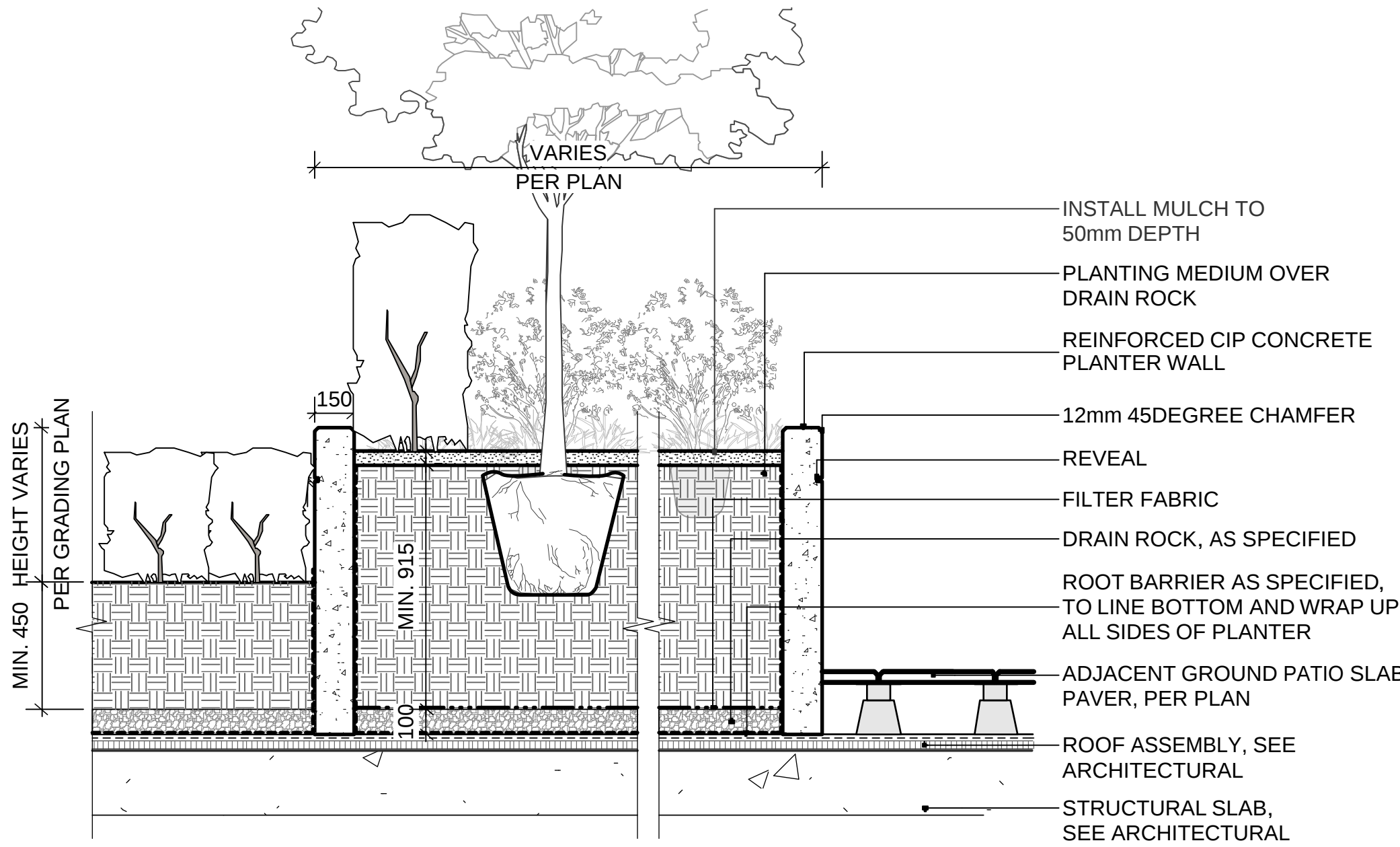


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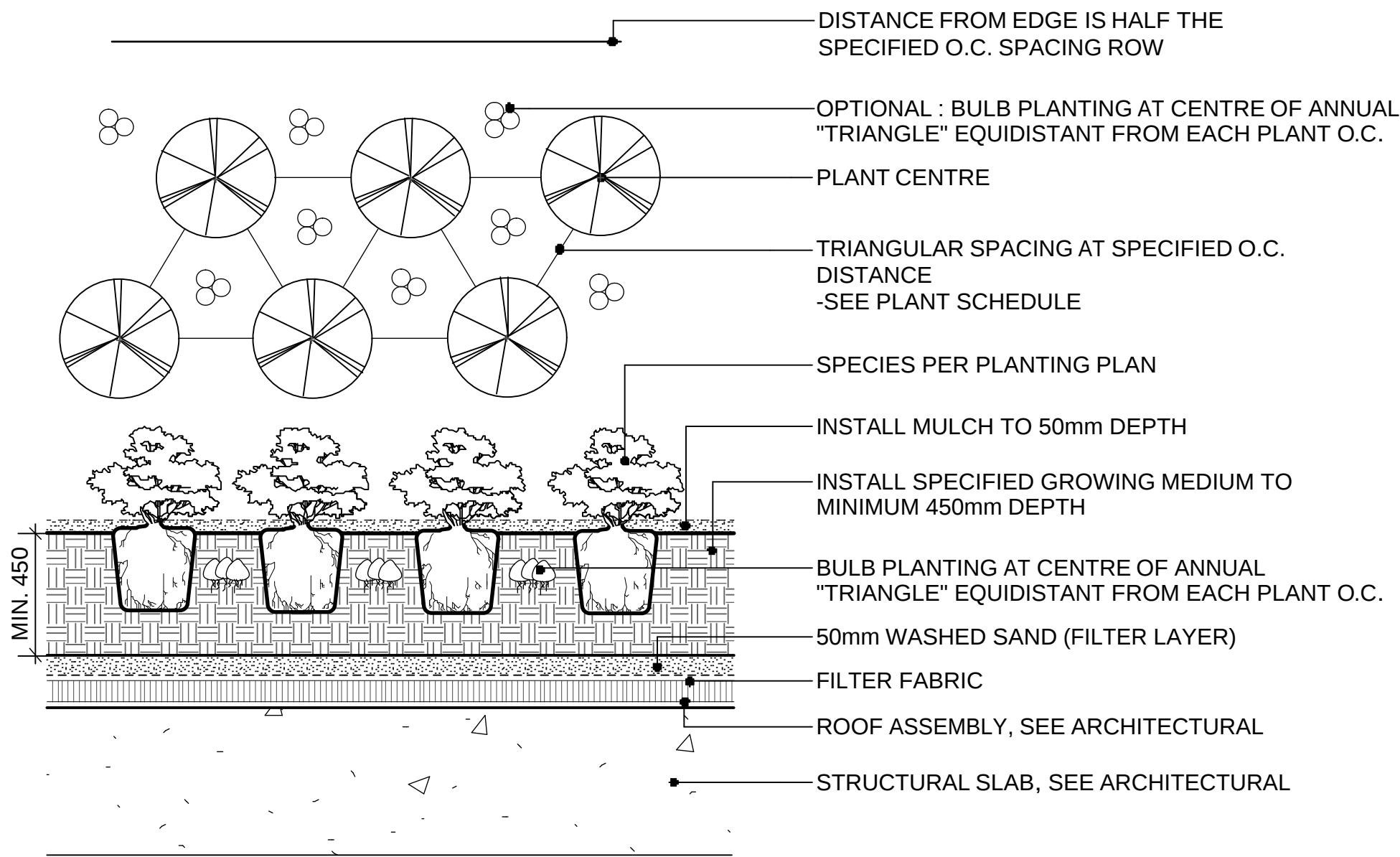
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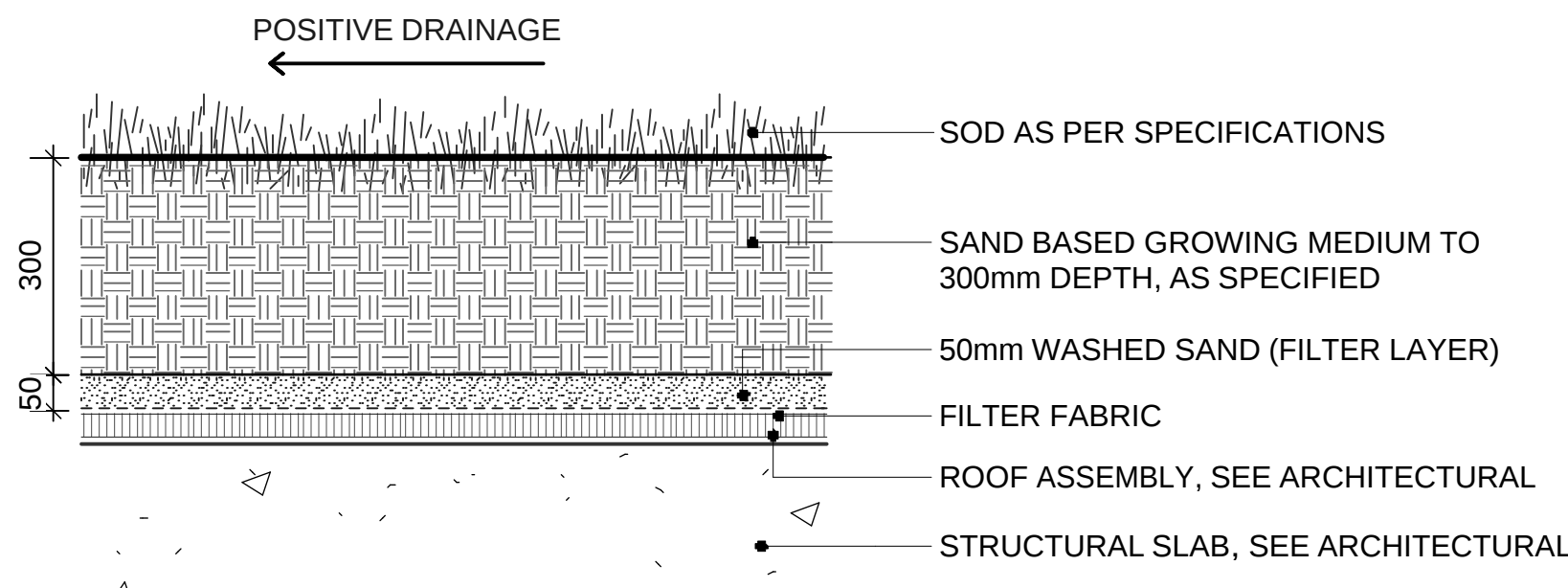
**1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)**  
Scale: 1:20



**3 RAISED CONCRETE PLANTER ON GROUND LEVELS (TYPICAL)**  
Scale: 1:20



**2 PLANTING ON SLAB (TYPICAL)**  
Scale: 1:20



**4 SOD LAWN ON SLAB (TYPICAL)**  
Scale: 1:10

4	REISSUED FOR DP	18-05-24
3	ISSUED FOR ADP	18-03-06
2	ISSUED FOR APC	18-02-26
1	REISSUED FOR REZONING	17-11-30
REVISIONS		

## 1600 EASTERN

1600 EASTERN AVENUE  
North Vancouver, British Columbia

Scale:	AS SHOWN
Drawn:	EL
Reviewed:	DS
Project No.	06-566

## SOFTSCAPE DETAILS



# **DETAILED PUBLIC ART PLAN**

## **EASTERN | 1600 Eastern, City of North Vancouver**

APRIL 27, 2018



SUBMITTED BY:

**Jan Ballard** | Ballard Fine Art Ltd.

O. 604 922 6843 | C. 604 612 6645 | E. [jan@ballardfineart.com](mailto:jan@ballardfineart.com)

**BALLARD FINE ART**  
PRIVATE ART ACQUISITION & ADVISORY



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# INTRODUCTION



*View of Lonsdale and North Shore*

1600 Eastern is an exciting development project by Anthem Properties, located within the heart of Central Lonsdale in the City of North Vancouver. 1600 Eastern presents the unique opportunity for an engaging public artwork that will contribute to the vitality of this growing community.

To ensure the highest quality and ingenuity of the public artwork, Anthem Properties has engaged Ballard Fine Art Ltd. to provide public art consultation. Ballard Fine Art will strive to support the City of North Vancouver's Public Art Program vision by facilitating a public art process that will seek to "celebrate and stimulate the cultural spirit of the community through the creation of public art". Anthem Properties is looking forward to working with the City of North Vancouver and the selected artist to promote an innovative public artwork that will contribute to the artistic foundation and cultural landscape of the community in a meaningful and enduring way.



# PROJECT DETAILS

<b>PROJECT ADDRESS</b>	143 E. 17TH, CITY OF NORTH VANCOUVER
<b>LEGAL DESCRIPTION</b>	1600/1616/1628/1640 EASTERN, CITY OF NORTH VANCOUVER
<b>PUBLIC ART BUDGET</b>	\$125,000.00



*Central Lonsdale, looking north*



# PROJECT CONSULTANTS

**PROJECT OWNER** | ANTHEM PROPERTIES GROUP LTD.

300 Bentall 5 550 Burrard Street  
Vancouver, BC, V6C 2B5  
604 689 3040

**Riaan de Beer** | Director Development  
RDeBeer@anthemproperties.com

**Nick Kasidoulis** | Senior Manager Development  
NKasidoulis@anthemproperties.com

**PROJECT ARCHITECT** | DYS ARCHITECTURE

260-1770 Burrard Street  
Vancouver, BC, V6J 3G7  
604 669 7710

**Norm Chin** | Principal  
norm.chin@dysarchitecture.com

**PROJECT LANDSCAPE ARCHITECT** | CONNECT LANDSCAPE ARCHITECTURE

2305 Hemlock Street  
Vancouver, BC, V6H 2V1  
604 681 3303

**David Stoyko** | Principal  
david@connectla.ca

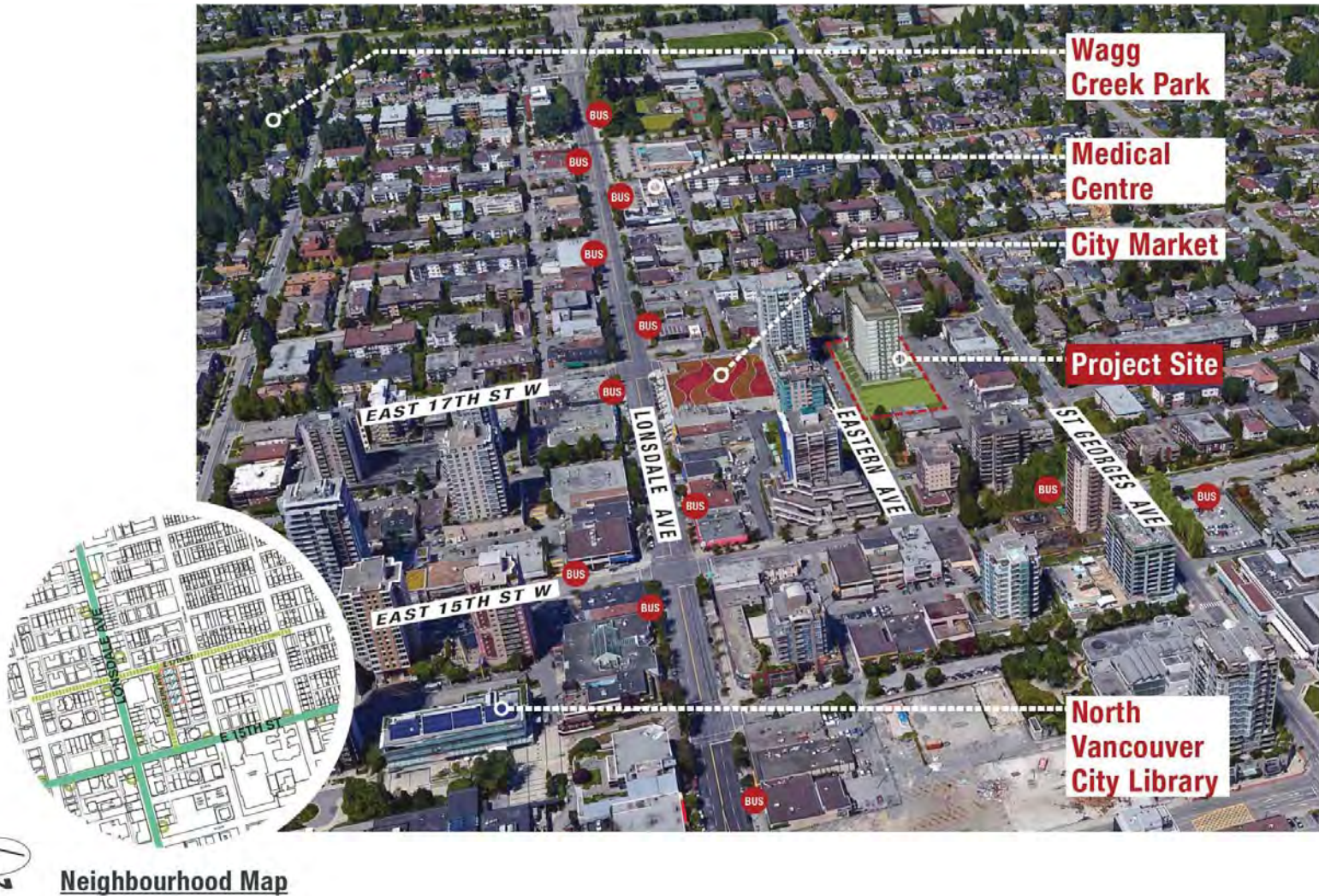
**PUBLIC ART CONSULTANT** | BALLARD FINE ART LTD.

1243 Duchess Avenue  
West Vancouver, BC, V7T 1H3  
604 922 6843

**Jan Ballard** | Principal  
jan@ballardfineart.com



# CONTEXT PLAN





# PROJECT DESCRIPTION

1600 Eastern is a 13-storey, transit-oriented, residential mid-rise development with 225 dedicated rental units. Located within North Vancouver's dynamic Central Lonsdale neighbourhood, at the corner of 17th Street and Eastern Avenue, the development features 154,414 sf, with 3000 of common building amenity space as well as extensive indoor and outdoor amenity areas. Uniquely, approximately 40% of the site has been set aside for a proposed public park, totaling over 18,000 sf. Anthem properties is committed to building a highly-accessible, livable, welcoming and family-friendly development within this dynamic and evolving neighbourhood, befitting the site's important location within Central Lonsdale.



*Bird's eye view of the development's design*



As a secured market rental development, 1600 Eastern will contribute greatly to the supply of diverse housing options in the City of North Vancouver. The development will bring to the rental market a variety of choices, encouraging an influx of families, young individuals, seniors, and couples: 30% of units will be family-oriented, 25% are designed as adaptable units, and 10% of units will be rented at 10% below average rents for a minimum of 10 years. In addition, Anthem will retain ownership of the building, solidifying their commitment to this burgeoning community for years to come.

The building form takes shape as a thirteen-storey slab block. A double height entrance lobby is sited towards the north end of the tower to anchor the building and to respond to the corner condition of Eastern Avenue and East 17th Street. Adjacent to the lobby is the main circulation core, allowing the main entry to flow easily, connecting to the convenience of nearby shops and transportation on Lonsdale Avenue. Amenity spaces are also located adjacent to the main building entry for accessibility and convenience. In addition, the design proposes a multi-purpose lounge space on the roof level for socializing and gathering. This significant open lounge space will have immediate access to the outdoors, taking advantage of sweeping views to the mountains and waterfront, as well as excellent access to daylight and natural fresh air. The park is planned on the south end of the development, mid-block of Eastern Avenue, complementing the redevelopment of the site.



*View of main entrance 1600 Eastern*



*Rendering of resident lounge space*





*Rendering of 1600 Eastern at corner of Eastern Ave and 17th Street*

The design of 1600 Eastern responds to the rich natural features of the City, respecting and celebrating the community within which it is situated. Adopting the mixed-modern architectural vocabulary displayed in the surrounding context, 1600 Eastern draws from the flora and fauna typical to North Vancouver, inspiring the design while creating a contemporary, sensitive and innovative expression through a balanced architectural language.

1600 Eastern is designed in accordance with the City's Sustainable Development Guidelines and the current ASHRAE 90.1, 2010 standards plus 15%. Exceeding current BC Building Codes for energy conservation and usage, the building is designed to incorporate improved thermal and energy performance with increased insulation, lower window to wall ratio, and strategically located architectural elements as passive features. 1600 Eastern also features a number of sustainable transportation options including car-share park spaces, ample bicycle parking and storage spaces, as well as a bike repair and wash station.

Along with a number of other up-and-coming developments in the area, 1600 Eastern is set to contribute to the evolution of this neighbourhood as a sought-after centre of sustainable urban excellence. 1600 Eastern will be a memorable development within the Central Lonsdale area, delivering a strong statement as a welcoming, livable and community-driven development. In the same spirit, the public art at 1600 Eastern will be innovative, marking the site as a destination within the area.



# LANDSCAPE PLAN





# PUBLIC REALM

The Central Lonsdale neighbourhood is currently undergoing a major revitalization, with many higher-density mixed-use residential and commercial developments planned in the near future. Surrounded by a wide network of amenities including shops, cafes, art galleries, social spaces and parks, 1600 Eastern will foster a wide variety of social activity, increasing community connectivity while enhancing neighbourhood character. 1600 Eastern's architecture and landscape design will work in concert to create a dynamic and welcoming public realm. The development will contribute to the City of North Vancouver's goals of a sustainable, accessible and cosmopolitan urban centre with improved transit, pedestrian, and cycle-oriented experiences and connected social spaces.



*Rendering of public realm*

1600 Eastern is envisioned as a warm and animated community environment. Designed to foster and enhance vital community interaction, special attention has been placed on the development's four edges to ensure the relationship between the building, street and surrounding public realm flourishes. Creating an engaging backdrop for everyday life as well as eyes on the street, 1600 Eastern will create welcoming and safe ground-oriented street frontages with generously paved pedestrian pathways, wider sidewalks and added street trees. This dynamic area is in constant motion with the activities of residents, workers, and shoppers animating the public spaces beyond business hours creating a safe, popular and accessible mixed-use neighbourhood. 1600 Eastern is located in close proximity to the key street of 13th, a thoroughway hosting a dedicated bike lane as well as numerous connections to other nearby destinations and greenspaces. With significant impact on the surrounding area, 1600 Eastern will have a transformative effect on the day-to-day lives of Central Lonsdale inhabitants.





*Precedent image, public park greenspace*



*View of public park*

The newly envisioned park at 1600 Eastern is south of the development and is central to the project's public realm. Set to be located directly south of the development on a separate lot, the Park is planned as a pre-eminent recreational open space by the City of North Vancouver, within Central Lonsdale. The park will be designed by the City of North Vancouver with input from the community. Located in a central, sunny location with universal access and proximity to amenities, the park will provide opportunities for physical activity for multiple age groups and sight lines to and from other amenity areas.

As outlined in the Official Community Plan (OCP) of the City of North Vancouver, Central Lonsdale is envisioned as the high-density, mixed-use, accessible urban focus of the North Shore. Central Lonsdale is a desirable neighbourhood with many amenities, attractive shops and services. The civic amenities situated in the immediate area of 1600 Eastern are City Hall, Civic Plaza, the City Library and Lions Gate Hospital. City Hall and City Library feature award winning design and attractive public open spaces and forecourts, serving as inviting urban oases within the heart of the City of North Vancouver. 1600 Eastern supports the OCP vision by providing a high concentration of employment, services and amenities within the project, as well by acting as a catalyst for continued development in the surrounding area.

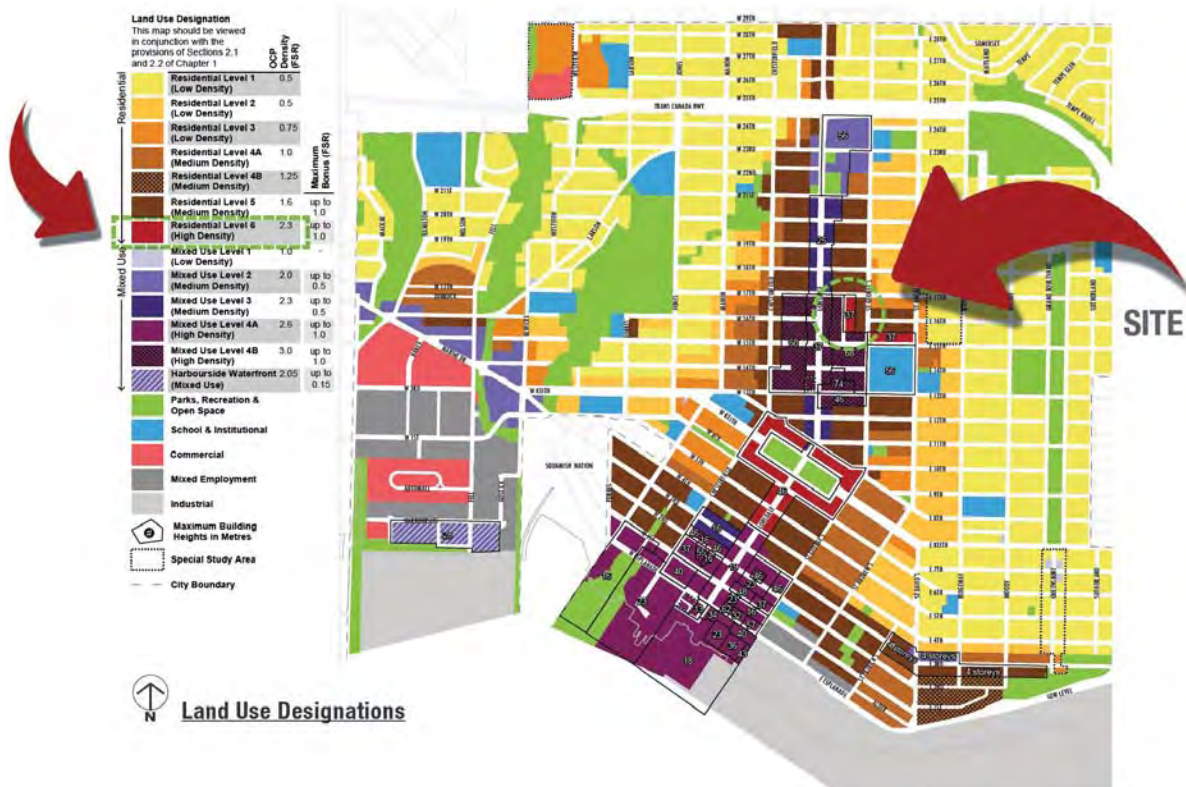


*North Vancouver City Hall*



*Lonsdale Ave*





*An evolving neighbourhood, Central Lonsdale*

Greenspaces are fundamental in our daily lives, promoting physical and mental health, and enabling climate adaptation through ecological integrity and biodiversity. The City boasts magnificent access to flora and fauna and has developed in such a way that the built and natural environments blend seamlessly together. As promoted by the Official Community Plan, Central Lonsdale features a variety of interconnected parks, greenways and natural areas including City Hall's greenspace, Victoria Park, Ray Perrault Park, the expansive Grand Boulevard greenway, and the lower Lonsdale Waterfront park which includes the 6km Spirit Trail. Victoria Park is a central greenspace in the system of boulevards and parks known as North Vancouver's "Green Necklace", running from Grand Boulevard to Moody Park and dividing Lower Lonsdale and Central Lonsdale.

1600 Eastern is extremely well connected to the rest of the City, other North Shore municipalities, as well as to the surrounding Metro Vancouver area by a Translink, a number of major thoroughways and the Seabus. Lonsdale Avenue is part of the envisioned future rapid transit corridor further connecting the central hub to the west and east. The development of the transit system is in support of the Official Community Plan's vision of North Vancouver as a resilient community "to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations." 1600 Eastern's significant contribution to the public realm will further establish the developing context into a more enjoyable, dynamic and cohesive civic centre.

Designed to meet the needs of its diverse Central Lonsdale community with the combination of on-site amenities and public realm improvements, 1600 Eastern will inspire and foster connectivity and a variety of social activity. The project's open design will encourage and facilitate greater engagement and interaction with the community, creating a multi-faceted and interconnected public realm.



# COMMUNITY CONTEXT



Early logging in North Vancouver



Bank of Hamilton, Lonsdale 1910

## History of the Area

For thousands of years prior to European settlement, the ancestors of the Tsleil-Waltuth, Squamish and Musqueam, of the Coast Salish peoples, thrived on the abundant natural resources of the North Shore and Burrard Inlet. Living in seasonal dwellings and permanent villages, the Coastal Peoples were connected through complex cycles of food gathering and hunting, as well as spiritual and cultural activities. In 1792, Captain George Vancouver met a group of Squamish peoples at the mouth of the Capilano River, therefore beginning the history of European exploration in the area. In the mid 1800s, the rich forests of the area attracted settlers and the first sawmill on the Inlet, Pioneer Mills, was opened. With continued European settlement and population increase, the District of North Vancouver incorporated in 1891, stretching from Horseshoe Bay in the west to Indian Arm in the east, excluding Moodyville which was a separate municipality.



Lonsdale Ave at the Dock, 1909



Aerial view of ship industry





*Female workers, Burrard Dry Dock 1945*



*North Vancouver Ferry on the inlet, 1900*

The early 1900's saw major growth to the area, with the launch of the first passenger ferry from the foot of Lonsdale to Downtown Vancouver, the initiation of a streetcar running up Lonsdale Avenue, the subdivision and sale of land in and around Moodyville, as well as the relocation of shipbuilder Andy Wallace's Shipyard from Vancouver's False Creek to the North Vancouver Waterfront. The building of the Second Narrows Railway Bridge in 1925 brought further bursts of growth to the North Shore, with the increase in accessibility bringing an influx of peoples from all parts of Canada, as well as the rest of the world, to the area.

During WWII, Burrard Dry Dock, previously Wallace Shipyards, manufactured naval vessels and one third of all cargo ships produced in Canada, employing 14,000 people and establishing North Vancouver as an important contributor to the war effort. In 1938 the Lions Gate Bridge was opened, further facilitating extensive growth with housing development increasing to accommodate the workers and their families, helping establish North Vancouver as the growing, livable and desirable community it is today.





*Community Event, Lonsdale Ave*



*Caribbean dancers, Lonsdale Parade*

### **Present Day & Future**

The City of North Vancouver is a vibrant, urban, multi-cultural place, with 37.2% of residents made up of immigrants as of 2011. The diverse population includes significant Iranian, Asian, South Asian and Aboriginal communities, with most new immigrants having settled in Central Lonsdale. The City of North Vancouver has a diverse and well-educated population of 48,195 (2011 census) and is recognized as one of Canada's most active and creative communities, with its residents engaging in a wide variety of recreational and cultural pursuits. The City of North Vancouver developed a Cultural Plan in 1988 with an update in 2002, providing a framework for arts and culture decision making and underlining the importance of creating a distinctive, supportive arts community. In 2014, the City published the City of North Vancouver Official Community Plan, a culmination of public input and policy to support an envisioned future of North Vancouver as a "vibrant, diverse, and highly livable community that is resilient to climate or other changes, and sustainable to prosper without sacrifice to future generations".

The City features many positive characteristics including its spectacular backdrop of the North Shore mountains, expansive waterfront views, multicultural populations, educational facilities, recreational amenities, a growing economic base and a variety of housing choices. Central Lonsdale is the second most concentrated area featuring 28.6% of the City population, and is the third highest neighbourhood in terms of population growth. Lower and Central Lonsdale continue to be the neighbourhoods where most children and youth live in the city, encouraging the City to look to the future while concentrating on developing Central Lonsdale as a vital and livable community. In addition to its well-established shipbuilding and waterfront industries, the North Shore serves as a hub for the film industry, tourism, and features the highly popular shopping and tourist destination, Lonsdale Quay Market.





*Polygon Gallery*



*Gordon Smith Gallery, 2016*

Lonsdale Avenue is envisioned as the arts and culture hub of the City. The City is committed to fostering a creative community, enriched by the diversity of its people, landscape and historical context to inspire innovation and reinforce sense of place. By providing opportunities to participate in creative or cultural activities, the City encourages a constructive framework for community members to engage, contribute to place-making and enjoy quality of life. Central and Lower Lonsdale enjoy a variety of cultural institutions including the newly built Polygon Gallery, Centennial Theatre, Gordon Smith Gallery, Presentation House Theatre, Cityscape Community Art Space, and North Vancouver Museum. Looking forward, the Shipyards will transform and enhance the waterfront landscape, serving as a community cultural hub.

The City waterfront Spirit Trail, within Lower Lonsdale, includes close to six kilometers of residential, retail and public space featuring views of downtown Vancouver, the North Shore mountains and access to the formerly industrial waterfront for the first time in a century. The Central Waterfront area is envisioned as a world-class waterfront destination featuring a progressive, exciting and unique family, arts and entertainment area. There will be a variety of year-round, interactive and engaging people-focused amenities, enhancing the thriving urban centre of the Lower and Central Lonsdale community.



*Community Event Civic Plaza*





*Coast Salish performers, North Vancouver community event*



*Movie Night in the Civic Plaza*

The community of Central Lonsdale enjoys many visitors throughout the year drawn by the thriving restaurants and shopping, cultural institutions, and community events and festivals. Cultural celebrations and arts festivals have a multitude of benefits including fostering community congregation and connectivity, inspiring awareness and opportunities for local talent, and expressing diversity and uniqueness of the community. Some notable Central Lonsdale community festivals are the Fun City Festival, Movie Nights in the Civic Plaza and Kids in the Hall. To live, work and visit Central Lonsdale is to experience a desirable burgeoning neighbourhood with a multitude of benefits and opportunities.

Public art plays an integral role in advancing these aims for both residents and visitors alike, particularly the celebration of culture and diversity, the engagement of its citizens, and the enhancement of communities and neighbourhoods. Anthem Properties seeks to underline these goals through the creation of socially sustainable connected environments, speaking to audiences on a multitude of levels while transforming areas of live, work and play into thriving and enjoyable spaces.



*Fun Alley Party, Lonsdale Ave*



*Community Member with "Momentum" public art piece*



# PUBLIC ART CONTEXT

Public art has the power to enhance everyday environments, energize public space and inspire community participation in the creation of our urban landscape. The City of North Vancouver's Public Art Collection includes over 80 artworks dispersed throughout the City, with a high concentration along the Lonsdale corridor. With a number of recent developments and their related public art planned in the vicinity, the public art at 1600 Eastern is positioned to play a key role in enlivening this vital area.



*The Chief and water feature in front of City Hall*



*Ancient Sun, Wade Baker, 2012*

***The Chief, R. Natraoro & V. Harry, 2012, 141 W 14th Street (City Hall)***

This carved pole welcoming workers and visitors to City Hall depicts the ancient Squamish Nation legend of the Two-Headed Serpent and the Serpent Slayer.

***Ancient Sun, Wade Baker, 2012, 120 W 14th Street (Civic Plaza)***

*Ancient Sun* is an 8ft cedar carving located on the east wall of City Hall. Understood in First Nations culture as the keeper of knowledge, the sun is known to provide healing energy and ancient wisdom.

***locate, Douglas Senft (Catherine Lavelle), 2013, 1650 Lonsdale Avenue***

*locate* consists of metal house-like sculptures on metal poles clustered in a linear form of various heights such as homes on a street. The artwork references how houses inform our sense of home and reflect community. The form of the houses mimic the Northshore Mountains, while the straight-line elements create a visual puzzle encouraging the viewer to contemplate our urban environment and definitions of home.



***Tree Fragments*, J. Metz & N. Chew, 2008, 120 W 14th Street (Civic Plaza) (1)**

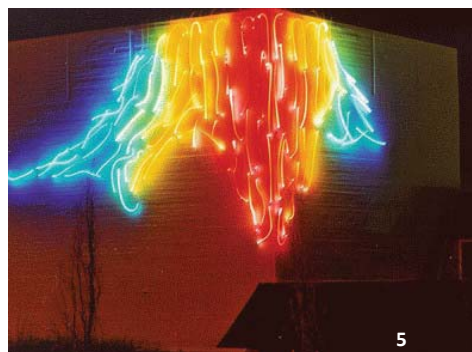
Metz & Chew explored the importance of literature and learning in their artwork *Tree Fragments* which consists of engraved bluestones with images referencing the Tree of Knowledge and literary quotes chosen by community library donors.

***My People Will Rise Up Like a Thunderbird from the Sea*, Marianne Nicolson, 2008, 120 W 14th Street (Civic Plaza) (2)**

Marianne Nicolson's carved glass mural is inspired by Chief Dan George's address at the centennial celebration in 1967. The artwork features imagery inspired by the ancient aboriginal petroglyphs found along the West Coast of British Columbia.

***35 Rings*, A. Millaries & J. Crowle, 2012, 141 W 14th Street (City Hall) (3)**

*35 Rings* is a symbolic representation of tree rings, referencing Civic history and the importance of the local rainforest for 100 years of North Vancouver's community growth.



***Continuum*, Katherine Kerr, 2007, 14th and Lonsdale, (Civic Plaza) (4)**

*Continuum* represents a metaphor for sustaining history as well as continual renewal and flow between time and events. The sculpture is a large, curved metal ring, inscribed with a clock of the past one hundred years including key events relevant to the eras inscribed between the decades.

***Veil*, Swon, 2001, 2300 Lonsdale (5)**

*Veil*, a neon artwork, is sited on the side of the Centennial Theatre. It is a visual statement encompassing natural, geographic and cultural evolutions. *Veil* draws references to our relationship with the natural world.

***The Lady*, Myfanwy Macleod, 2017, 13th and Lonsdale (6)**

*The Lady* is a bronze monument to the last known surviving camel in BC as part of a stranger-than-fiction historical event in BC's history. The artwork references the tradition of the equestrian monument as well as the history of humans introducing non-native species for their benefit.



# GUIDING PRINCIPLES FOR PUBLIC ART

- Reflect the vision and spirit of the Eastern public art project
- Thoughtfully consider the unique historic, social and cultural contexts of the community
- Offer good public accessibility and visibility for a diverse audiences
- Strive for the highest quality of artistic expression and standards
- Provide a public artwork that is dynamic and engaging, in accordance with the City of North Vancouver's Public Art Plan Guidelines



*Waiting for fireworks, Canada Day Celebrations*



# PUBLIC ART OPPORTUNITY

The Eastern design team and art consultant met to consider several possibilities for the Eastern public art opportunity. Following detailed site analysis, the prime site location has been identified as the exterior walls of the building entrance at corner of Eastern Avenue and East 17th Street, with the potential for an expanded series or sequence of related artworks at the open green spaces along Eastern Ave, towards the new proposed public park. The exterior wall running north-south, on 17th north side of the building, measures 10' 3 1/2" and the exterior wall running east-west, west side of the building, measures 8' 2 1/2". The landscape area running along Eastern Ave on private land is approximately 16' deep. The distance between stairs is 25'.



*Public art opportunity, highlighted in red, corner of Eastern and 17th Ave*

The public art opportunity at the exterior walls of the building entrance has the potential to involve an integrated approach working with or replacing the proposed architectural materials of pre-finished metal panel in wood tone. The artwork sited along Eastern may work in concert with the landscape and hardscape features, including the entrance gates and custom benches. The identified public art opportunity allows for a wide range of possibilities in 3-dimensional and 2-dimensional form and media, including lighting.

With high public visibility and accessibility, public art at this site location will provide a significant contribution to the experience and enjoyment of the public realm by creating a welcoming and engaging context for pedestrians, cyclists and motorists. Supporting both quiet and bustling moments, the public art opportunity at Eastern will support the flow and integration between the sequence of public spaces, activating and energizing this up and coming neighbourhood within Central Lonsdale. With unique wayfinding and placemaking qualities, the public artwork will contribute to the cultural vibrancy of this lively urban community, building legacy, civic pride and community identity.





Public art opportunity, highlighted in red, corner of Eastern and 17th Street and landscaped areas along Eastern Ave

An artist or artist team selected will be given as much creative license as possible to activate the identified site location, integrating art to the site conditions and public context in a meaningful and lasting way. An artist will be selected early in the development process and will have an opportunity to become an integral member of the design team.

The public art for Eastern will be carefully considered, in keeping with the vision of the development as well as the City of North Vancouver Public Art Program. It will reflect the City's commitment and investment in visual art. Anthem will engage an inclusive process, working with the City of North Vancouver in contributing to the City's existing cultural fabric. Anthem proposes to host an enduring artwork that speaks to diverse audiences, inviting engagement and dialogue on a multitude of levels while celebrating and enhancing local culture.



# PUBLIC ART BUDGET

The total public art budget for the 1600 Eastern development project is **\$125,000.00**.

The amount designated for the artwork is **\$102,500** and includes the artist fee, fabrication, storage (if necessary), delivery, installation, artwork consultant fees, engineering certificates, construction coordination and site preparation, permits, lighting and insurance, plus all applicable taxes. The artist selected will be responsible for a general public liability insurance policy. Premium for this coverage will be assumed as a cost of doing business and part of the studio overhead.

The administration portion of the budget is **\$22,500** and includes art consultation, the art selection process and honoraria, and \$1,000 allocated for plaque costs.

Public Artwork .....	\$102,500.00
Public Art Administration .....	\$22,500.00
Public Art Consultant .....	\$12,500.00
Selection Process and Honoraria.....	\$9,000.00
Artist honoraria: (\$2,500 x 3)	
Jury honoraria: (\$750 x 2)	
Plaque.....	\$1,000.00
<b>TOTAL Public Art Budget .....</b>	<b>\$125,000.00</b>

\*Please note all cost savings or unused funds remaining from the administration portion of the budget will be put towards the artwork.



# TIMELINE

## PROJECT TIMELINE

Construction Start .....	Summer 2019
Construction Completion .....	Summer 2021
Occupancy Permit Issuance .....	Summer/Fall 2021

## PUBLIC ART TIMELINE

City Detailed Public Art Plan Submission .....	May 2018
Open Call Announcement & Distribution .....	June 2018
Open Call Deadline for Submissions .....	July 2018
Determine Short-list of Artists .....	July 2018
Short-listed Artists' Invitation .....	July 2018
Proposal Presentation by Short-listed Artists .....	September 2018
Final Artist Selection from Short-list .....	September 2018
Artist Contract .....	October 2018
Art Installation .....	Summer 2021

\* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE



# SELECTION PROCESS

All the stages of the selection process will be facilitated by Art Consultant Jan Ballard.

The selection process will be a two-stage open call to local, regional, national and international professional artists and artist teams, with a selection panel. Artists with interest in the public art opportunity will submit an Expression of Interest (EOI) for review and consideration. In addition, Jan Ballard and the selection panel will research and invite a selection of local and regional artist/artist teams to submit an EOI.

The selection panel will consist of 5 voting members and will include representatives from the North Vancouver Public Art Committee (1), the Anthem design team (2), and Local Artists (2). Members of the selection panel, excluding members from the Anthem design team and City representatives, will be paid an \$750 honorarium for their work.

**Proposed selection panel members are:**

Riaan de Beer, Director Development **or** Nick Kasidoulis, Senior Manager Development, Anthem  
Norm Chin, Principal, DYS Architecture **or** David Stoyko, Connect Landscape Architecture  
Public Art Committee Member  
Sharon Perkins, Local Artist  
Janet Wang, Local Artist

**Alternates:**

Hannah Jickling, Local Artist  
Jennifer Mascal, Local Artist  
Paul Slipper, Local Artist  
Ron Holzman, Local Artist  
Sarah Cavanaugh, Community Arts Programmer, COV, Roundhouse Community Centre

**Stage One**

In stage one of the selection process, an open call invitation to artists and artist teams will be established. The selection panel will be oriented to the Anthem development project, the public art opportunity and the community contexts. In addition, Jan and the selection panel will conduct in-depth research and nominate a long-list of 10-15 artists for consideration. At the conclusion of the open call the selection panel will meet to review the EOI submissions and determine a short-list of 3 artists to develop concept proposals for the public art opportunity.

**Stage Two**

In stage two, the short-listed artists will be invited to develop a concept proposal. The short-listed artists will be oriented to the public art opportunity, with an opportunity to meet with the architect and developer. The short-listed artists will present their concept proposal to the selection panel. They will be provided with an honorarium of \$2,500 for their work, paid upon receipt and presentation of the concept proposal. Following the selection panel's review of the short-listed artist proposals, a final artist/artist team and artwork will be recommended for selection.



Prior to notifying the final artist/artist team nominated, Anthem and its design team will have an opportunity to review the nominated artist/artist team concept. The final artist/artist team selected will enter into a contract agreement with Anthem.

**The Expression of Interest Requirements in Digital Format:**

- i) Cover letter briefly outlining the artistic approach to the site and public art opportunity (max 1 page)
- ii) Current CV
- III) Maximum of 10 digital images of past work (JPEG, 300KB)
- iv) Annotated image list of past work including: title, medium, date, dimensions, budget and corresponding image number and brief description of the artwork (30 word max)

**The Short-listed Artist Public Art Proposal Will Include:**

- i) Written public art proposal (1-2 pages)
- ii) Visual Aids (renderings/model)
- iii) Detailed public art budget
- iv) Project timeline
- v) Details of all materials, finishes, colours, dimensions, installation requirements, names of fabricators & maintenance requirements
- vi) CV and examples of past projects

**Artist/Artist Team Selection Criteria for Stage Two**

- i) High quality and innovative concept with a clear vision of the final artwork
- ii) Demonstrated understanding of the public space and the impact on the proposed site
- iii) Understanding of the project architecture, the site and its contexts
- iv) Demonstrated feasibility in terms of a detailed budget, timeline, implementation, safety, maintenance and site consideration
- v) Artistic quality of the artwork presented in the documentation of past work
- vi) Availability

\*Please note: If none of the artist concept proposals warrant commission, the selection panel will reconvene to consider alternate artists either from the artist long-list or new nominations. Three artists will be invited for an interview, and once interest and potential fit has been determined, they will each be asked to develop modified concept proposals in consultation with the Anthem project team. The selected artists will be paid an honorarium to reflect the scope of work. The selection panel will recommend a final artist and concept proposal for selection. All expenses associated with the selection process will be paid from the developer contingency.



## Sources

City of North Vancouver, *Arts and Culture website*, <http://www.cnv.org/parks-recreation-and-culture/arts-and-culture>, accessed April 2018

City of North Vancouver, *2015 Community Profile*, June 2015

City of North Vancouver, *North Vancouver Public Art website*, <http://gisapp.cnv.org/publicart>, accessed April 2018

City of North Vancouver, *Official Community Plan*, 2014

City of North Vancouver, *Public Art Map Brochure*, 2016



Please direct any questions to:

**Jan Ballard | Ballard Fine Art Ltd.**

O. 604 922 6843 | C. 604 612 6645 | E. [jan@ballardfineart.com](mailto:jan@ballardfineart.com)



February 22, 2018

Sean Galloway  
Manager of Planning, Planning Department  
City of North Vancouver  
141 West 14th Street  
North Vancouver, BC V7M 1H9

Dear Mr. Galloway,

**RE: Summary of Developer's Information Session – 143 East 17th St. and 1600-1640 Eastern Ave.**

Anthem is pleased to provide a summary of the Developer's Information Session (DIS) for 143 East 17th St. and 1600-1640 Eastern Ave., North Vancouver. Scanned copies of the submitted comment sheets and sign-in sheets are included herein.

Summary of Developer's Information Session

Date: Wednesday, January 31, 2018

Time: 6-8pm

Location: Royal Canadian Legion, Maple Leaf Room, 123 West 15th Street, North Vancouver

Format: Drop-in open house with display boards

Notification: The City of North Vancouver provided lists of mailing addresses for all neighbouring properties located within 40 Meters of 143 East 17th Street and 1600-1640 Eastern Ave., totalling approximately 525 addresses (both residential and commercial). Each address was sent a DIS notice via Canada Post addressed mail.

Site Sign: Three signs advertising the DIS were installed on the subject properties on January 19, 2018.

Newspaper Ad: The DIS was advertised in two consecutive issues of the North Shore News on January 24, 2018 and January 26, 2018.

Attendance: The DIS was attended by approximately 35 members of the public. This total includes 31 attendees who signed in, plus additional attendees who chose not to sign in. Two representatives of the City of North Vancouver (Sean Galloway and Annie Dempster) were also present to observe and answer questions relating to City policy and process.

Comment Sheets: 19 comment sheets were submitted at the DIS. Following the DIS, one set of comments (not corresponding to the questions asked on the comment sheet) was submitted to the applicant via email.

Summary of submitted comment sheets:

1. Do you support the proposed project?
  - Yes: 6 (32%)
  - No: 8 (42%)



- Unclear or did not answer: 5 (26%)
- 2. What do you like the most about the proposed project?
  - Respondents, both in support and opposition of the proposed development, indicated strong support for the proposed public park. Respondents also liked the creation of new rental housing and the family-friendly building and suites.
- 3. Do you have any concerns about the proposed project?
  - Of the concerns raised, the most prevalent were: traffic, the building's height/density, and loss of existing rental housing.
- 4. What would you suggest to improve or enhance the proposed project?
  - Recurring suggestions included: reduce the height/density and increase parking.
  - Many respondents did not provide have any suggestions for improvement.
- 5. Please provide any additional comments.
  - Respondents expressed a variety of comments on different topics. Recurring comments included a general desire for more affordable housing options in North Vancouver, and concern for the existing tenants that would have to move should the project receive approval.

Overall, respondents expressed mixed views on the proposed development, with a balance between support, opposition, and undecided/unclear.

Should you have any questions about this summary or the feedback received, please don't hesitate to let us know.

Sincerely,



Emily Howard  
Community Relations Manager  
Anthem Properties Group



1600, 1616, 1628, 1640 Eastern Avenue & 143 East 17th Street, North Vancouver  
Tenant Meeting – Wednesday, September 27, 2017

This document provides an overview of the Tenant Compensation Package that Anthem Properties (Anthem) is offering to tenants at 1600, 1616, 1628, 1640 Eastern Avenue & 143 East 17th Street.

## RENTAL COMPENSATION

There are three important distinctions between the Anthem Tenant Compensation Package and the requirements outlined in the City of North Vancouver Tenant Relocation Policy:

1. City policy requires rent compensation of 3 months only, whereas **Anthem is providing a sliding scale ranging from 3 months to 14 months compensation, determined based on length of tenure;**
2. City policy requires that Tenant Compensation Packages be offered based on when the Rezoning Application is submitted, whereas **Anthem is offering compensation starting now;** and
3. City policy does not require a moving allowance, whereas **Anthem is providing a moving allowance.**

This table provides a summary of length of tenure and rent compensation:

Tenure	Years	Rent Compensation in Months
<1 YEAR	<1 YEAR	3
2016 - 2013	1-4	4
2012 - 2008	5-9	5
2007 - 2003	10-14	8
2002 - 1998	15-19	10
1997- 1993	20-24	12
1992 +	25 +	14

## MOVING EXPENSE COMPENSATION

In addition to rental compensation, Anthem will also provide the following compensation for moving expenses:

Apartment Type	Compensation
1 bed	\$500
2 bed	\$750
3 bed	\$1,000

## Q&A ABOUT THE COMPENSATION PROCESS

### How is tenure calculated?

Tenure is calculated based on your move in date and the date the Rezoning Application is submitted (anticipated submission date: end of October 2017).



**Do I continue to accrue tenure until I move out?**

No. Tenure stops accruing on the date the Rezoning Application is submitted. This means that your compensation remains the same if you decide to move out the day the Rezoning Application is submitted or if you decide to stay until the day the building is closed.

**What if I want to move out right away? Do I still get compensation?**

Yes. Anthem is offering compensation starting now. This means that you will receive compensation if you decide to move out immediately. In this case, your tenure would still be calculated based on your move in date and the date the Rezoning Application is submitted.

**Do I need to work with the Tenant Relocation Consultant? Will this impact my compensation?**

No. You are entitled to compensation regardless of whether you use the assistance of the Tenant Relocation Consultant or not.

**Do I need to notify the Tenant Relocation Consultant if I don't need assistance with finding new accommodation?**

Yes. You don't need to use the Tenant Relocation Consultant to assist with your move, but you do need to tell us that you don't need assistance.

**How is compensation paid? What about my damage deposit?**

Two cheques will be issued: 1) rental compensation and moving expense compensation and 2) damage deposit return.

**When will I get my cheques? Who do I get them from?**

You will receive your cheques from the Building Manager at the time you complete your move out inspection.

**How do I ensure I receive my compensation?**

You must complete the following tasks to qualify for compensation:

1. Pay all rent in full
2. Provide a written notice to vacate (including your new address and new rent)
3. Empty your suite of all furniture and personal belongings, including:
  - a. No food or garbage left in suite or around the garbage area
  - b. Refrigerator, stove, sinks, toilet, and bathtub clean
  - c. Floors vacuumed
  - d. Parking stall and storage locker empty
4. Return keys
5. Sign Tenant Relocation Compensation Form

For more information, please contact:

**Kellie Lawson**

**e. [kellie@kellielawson.com](mailto:kellie@kellielawson.com) | t. 604-657-1488**

**Doug Purdy**

**e. [doug@cpadevelopment.ca](mailto:doug@cpadevelopment.ca) | t. 604-736-5546**



## NOTICE OF TENANT MEETING

TO: All Tenants of 1600, 1616, 1628, 1640 Eastern Avenue & 143 East 17th Street

FROM: Anthem Properties Group

DATE: September 14, 2017

**RE: Tenant Meeting re Proposed Redevelopment of 1600, 1616, 1628, 1640 Eastern Avenue & 143 East 17th Street**

Dear Tenants:

We are seeking to redevelop the above mentioned properties and have submitted a preliminary rezoning application to the City of North Vancouver in August. We are preparing to submit a formal rezoning application to the municipality before the end of this year.

In the interest of providing you, our tenants, with as much advanced notice as possible, we have scheduled a meeting to provide information and to answer questions you may have regarding our future plans for these properties and how this may affect you.

Representatives of Anthem Properties as well as a representative of the City of North Vancouver will be present to discuss the rezoning process and best estimates for the approval process timetable based on other similar applications. The municipal approval process for rezoning of properties such as these generally takes about a year. The City staff person will answer questions about both the rezoning process and City Policy H18, Residential Tenant Displacement Policy.

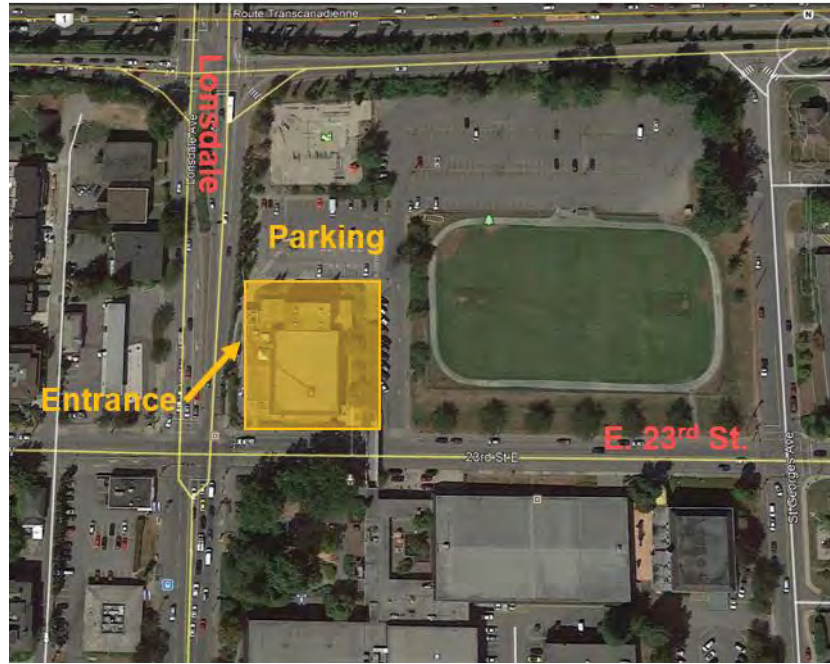
We have engaged LPA Development as Tenant Relocation Consultants who will also be present to describe tenant compensation as well as the relocation consultation and assistance that will be available to you, should you wish to utilize their help over the course of the next year.

The meeting will be held:

Tuesday September 27, 2017, from 6:30-8:00pm  
At the Centennial Theatre Studio Space  
2300 Lonsdale Ave., North Vancouver

**(\*Please turn over for a map of the meeting location)**



**MEETING LOCATION**

If you have any questions about the meeting, please direct them to Emily Howard, Community Relations Manager, at 604.235.3182, or via email to [ehoward@anthemproperties.com](mailto:ehoward@anthemproperties.com)

Sincerely,

**Anthem Properties Group**



Riaan De Beer  
Director, Development

cc: Wendy Tse, Planner 1, City of North Vancouver  
Michael Epp, Development Planner, City of North Vancouver



# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8667

### 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, 2018, No. 8667**” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403 Text Amendment).
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-403 (Comprehensive Development 403 Zone):

Lots	Block	D.L.	Plan	
2	31 & 37	549	7163	from RM-1
3	31 & 37	549	7163	from RM-1
4	31 & 37	549	7163	from RM-1
5	31 & 37	549	7163	from RM-1

3. Part 11 of Division V: Comprehensive Development Regulations of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
  - A. In Comprehensive Development Zone 403 (CD-403), adding “and 1600-1640 Eastern Avenue” after “143 East 17<sup>th</sup> Street” in the title.
  - B. In Comprehensive Development Zone 403 (CD-403), deleting the text and replacing with the following:

#### **PART 1 – CD-403 GENERAL SITE LOCATIONS**

- (1) For the purposes of this bylaw, the CD-403 Zone shall be divided into two Sites as described on Schedule 142.

#### **PART 2 – CD-403 SITE “A” APARTMENT RESIDENTIAL**

On Site “A” of the CD-403 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RH-1 Zone, except that:

- (1) Uses in the zone shall be limited to the following:
  - (a) Rental Apartment Residential Use;
  - (b) Accessory Home Occupation Use subject to section 507 (5), (6) and (7) of this bylaw;
  - (c) Accessory Off-Street Parking Use;
  - (d) Accessory Home Office Use;



- (2) Density
  - (a) The total Lot Area for Site “A” shall be calculated by using the combined Lot Area of Sites “A” and “B” of CD-403 (see Schedule 142);
  - (b) The total Gross Floor Area (GFA) for Site “A” shall not exceed 3.3 times the Lot Area (for a total maximum GFA on Site A of 14,249.5 m<sup>2</sup>);
  - (c) The Rental Apartment Residential Use area on Site A must be a maximum of 14,249.5 m<sup>2</sup>;
  - (d) The Principal Building shall include Adaptable Design provisions subject to section 423;
- (3) The Lot Coverage of the Principal Buildings shall not exceed a maximum of 45 percent;
- (4) Height
  - (a) Principal Building shall not exceed a Building Height of 37 metres (121.4 feet) as measured from the average Building Grades at the North property line along East 17<sup>th</sup> Street;
  - (b) Notwithstanding 4 (a), the following exclusions shall apply:
    - i. parapet walls above the top floor may not exceed a height of 38.2 metres (125.35 feet); and
    - ii. mechanical rooms and common elevator structures may not exceed a height of 43.73 metres (143.5 feet);
- (5) The minimum required Principal Building setback, measured to each building face, shall be limited to:
  - (a) A minimum required front yard setback of 7.9 metres (26 feet);
  - (b) A minimum required interior side yard setback of 3.5 metres (11 feet);
  - (c) A minimum required exterior side yard setback of 2.0 metres (6 feet);
  - (d) A minimum required rear yard setback of 12.9 metres (42 feet);
- (6) Section 510 (3) Building Width and Length shall not apply;
- (7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.



## **PART 2 – CD-403 SITE “B” PUBLIC PARK USE**

On Site “B” of the CD-403 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 P-1 Zone.

READ a first time on the <> day of <>, 2018.

READ a second time on the <> day of <>, 2018.

READ a third time on the <> day of <>, 2018.

ADOPTED on the <> day of <>, 2018.

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MAYOR

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CITY CLERK



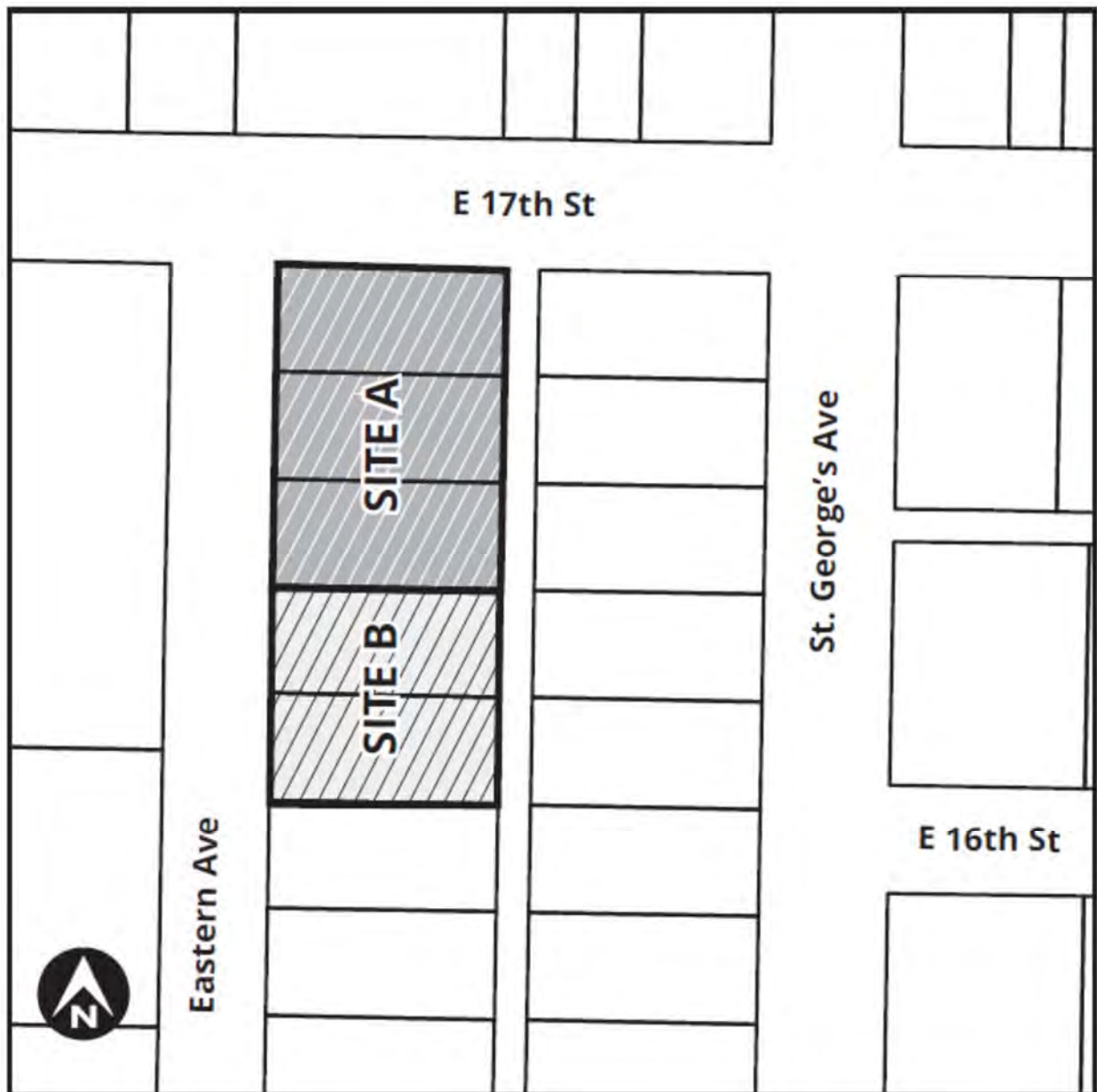
**CD-403**

Amending Bylaw No. 8667

**SCHEDULE 142**

**Page 1 of 1**

**TITLE: SITE DEFINITION**





THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8668

**A Bylaw to enter into a Housing Agreement  
(143 East 17<sup>th</sup> Street and 1600-1640 Eastern 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, 2018, No. 8668**” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403, Rental Housing Commitments).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Anna Development Co. Ltd. and Anthem Properties Group Ltd. with respect to the lands referenced as 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8668” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403 Text Amendment).
3. The Mayor and City Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the <> day of <>, 2018.

READ a second time on the <> day of <>, 2018.

READ a third time on the <> day of <>, 2018.

ADOPTED on the <> day of <>, 2018.

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MAYOR

---

CITY CLERK



## RENTAL HOUSING AGREEMENT

**THIS AGREEMENT** dated for reference the <> day of <>, 2018.

BETWEEN:

**Anthem Properties Group Ltd**

(the "Owners")

AND:

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

(the "City")

**WHEREAS:**

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

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

### **1. DEFINITIONS**

- (a) **"Act"** means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) **"Affordable Rent"** means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the "Private Apartment Average Rents" for the corresponding bedroom type in the City of North Vancouver as established by CMHC's Housing Market Information Portal for the year the tenancy is entered into;
- (c) **"Agreement"** means this agreement as amended from time to time;
- (d) **"Commencement Date"** has the meaning set out in section 2.1 herein;



- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“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: 005-226-058  
 Lot 1  
 Block 31 and 37  
 District Lot 549  
 Plan 7163

Parcel Identifier: 010-719-181  
 Lot 2  
 Block 31 and 37  
 District Lot 549  
 Plan 7163

Parcel Identifier: 010-719-229  
 Lot 3  
 Block 31 and 37  
 District Lot 549  
 Plan 7163

- (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;
- (l) **“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 thirteen storey residential building to be constructed on the Lands to be used for Rental Purposes with 225 Dwelling Units, of which 202 Dwelling Units will be Market Rental Units and 23 Dwelling Units will be Mid-Market Rental Units. The distribution of these units is shown in Schedule B (Unit Identification);
- (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, 2017, No. 8667; and
- (q) **“Term”** has the meaning set out in section 2.1 herein.

## **2. TERM**

- 2.1 This Agreement will commence upon adoption by Council of Housing Agreement Bylaw, 2018, No. 8668, (the **“Commencement Date”**) and will continue in perpetuity, with the exception of the Mid-Market Rental Units, which will continue until the earlier of:
  - (a) the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c); and
  - (b) the 10<sup>th</sup> anniversary of the Commencement Date.(the **“Term”**).
- 2.2 This Agreement in its entirety 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 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 24 studio units, 134 one bedroom units, 42 two bedroom units and 25 three bedroom units or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The twenty-three Mid-Market Rental Units shall be provided in the following unit mix: 3 studio units, 13 one-bedroom units, 4 two-bedroom units and 3 three-bedroom units. The Owner may only change this mix with the approval in writing by the Director of Planning with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the three Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner shall enter into a minimum 1 year tenancy agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market



Rental Unit at Affordable Rent. After the Term has elapsed, when a tenancy of the Mid-Market Rental Unit is terminated in accordance with the RT Act, the Owner may rent the Mid-Market Rental Unit out at a market rental rate.

- 4.4 The Owner will notify the City when a tenancy of the Mid-Market Rental Unit is terminated in accordance with the RT Act and will notify the City when the Owner intends to rent the Mid-Market Rental Unit out at market rent.

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

## **7. LIABILITY**

- 7.1 Except for the negligence 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 14<sup>th</sup> Street  
North Vancouver, British Columbia  
V7M 1H9  
**Attention: Director, Planning Department**  
Facsimile: 604.985.0576

Owner: Anthem Properties Group Ltd.

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 endure 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, 2018, No. 8668" (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403, Rental Housing Commitments).
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.



9.8 This Agreement can be signed in counterpart.

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

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

\_\_\_\_\_  
MAYOR

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

**Anthem Properties Group Ltd.**

\_\_\_\_\_  
Authorized Signatory

\_\_\_\_\_  
Authorized Signatory



# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8667

### 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, 2018, No. 8667**” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403 Text Amendment).
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-403 (Comprehensive Development 403 Zone):

Lots	Block	D.L.	Plan	
2	31 & 37	549	7163	from RM-1
3	31 & 37	549	7163	from RM-1
4	31 & 37	549	7163	from RM-1
5	31 & 37	549	7163	from RM-1

3. Part 11 of Division V: Comprehensive Development Regulations of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
  - A. In Comprehensive Development Zone 403 (CD-403), adding “and 1600-1640 Eastern Avenue” after “143 East 17<sup>th</sup> Street” in the title.
  - B. In Comprehensive Development Zone 403 (CD-403), deleting the text and replacing with the following:

#### **PART 1 – CD-403 GENERAL SITE LOCATIONS**

- (1) For the purposes of this bylaw, the CD-403 Zone shall be divided into two Sites as described on Schedule 142.

#### **PART 2 – CD-403 SITE “A” APARTMENT RESIDENTIAL**

On Site “A” of the CD-403 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RH-1 Zone, except that:

- (1) Uses in the zone shall be limited to the following:
  - (a) Rental Apartment Residential Use;
  - (b) Accessory Home Occupation Use subject to section 507 (5), (6) and (7) of this bylaw;
  - (c) Accessory Off-Street Parking Use;
  - (d) Accessory Home Office Use;



- (2) Density
  - (a) The total Lot Area for Site “A” shall be calculated by using the combined Lot Area of Sites “A” and “B” of CD-403 (see Schedule 142);
  - (b) The total Gross Floor Area (GFA) for Site “A” shall not exceed 3.3 times the Lot Area (for a total maximum GFA on Site A of 14,249.5 m<sup>2</sup>);
  - (c) The Rental Apartment Residential Use area on Site A must be a maximum of 14,249.5 m<sup>2</sup>;
  - (d) The Principal Building shall include Adaptable Design provisions subject to section 423;
- (3) The Lot Coverage of the Principal Buildings shall not exceed a maximum of 45 percent;
- (4) Height
  - (a) Principal Building shall not exceed a Building Height of 37 metres (121.4 feet) as measured from the average Building Grades at the North property line along East 17<sup>th</sup> Street;
  - (b) Notwithstanding 4 (a), the following exclusions shall apply:
    - i. parapet walls above the top floor may not exceed a height of 38.2 metres (125.35 feet); and
    - ii. mechanical rooms and common elevator structures may not exceed a height of 43.73 metres (143.5 feet);
- (5) The minimum required Principal Building setback, measured to each building face, shall be limited to:
  - (a) A minimum required front yard setback of 7.9 metres (26 feet);
  - (b) A minimum required interior side yard setback of 3.5 metres (11 feet);
  - (c) A minimum required exterior side yard setback of 2.0 metres (6 feet);
  - (d) A minimum required rear yard setback of 12.9 metres (42 feet);
- (6) Section 510 (3) Building Width and Length shall not apply;
- (7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.



## **PART 2 – CD-403 SITE “B” PUBLIC PARK USE**

On Site “B” of the CD-403 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 P-1 Zone.

READ a first time on the 9<sup>th</sup> day of July, 2018.

READ a second time on the 9<sup>th</sup> day of July, 2018.

READ a third time on the 23<sup>rd</sup> day of July, 2018.

ADOPTED on the 24<sup>th</sup> day of September, 2018.

“Darrell R. Mussatto”

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MAYOR

“Karla D. Graham”

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CITY CLERK



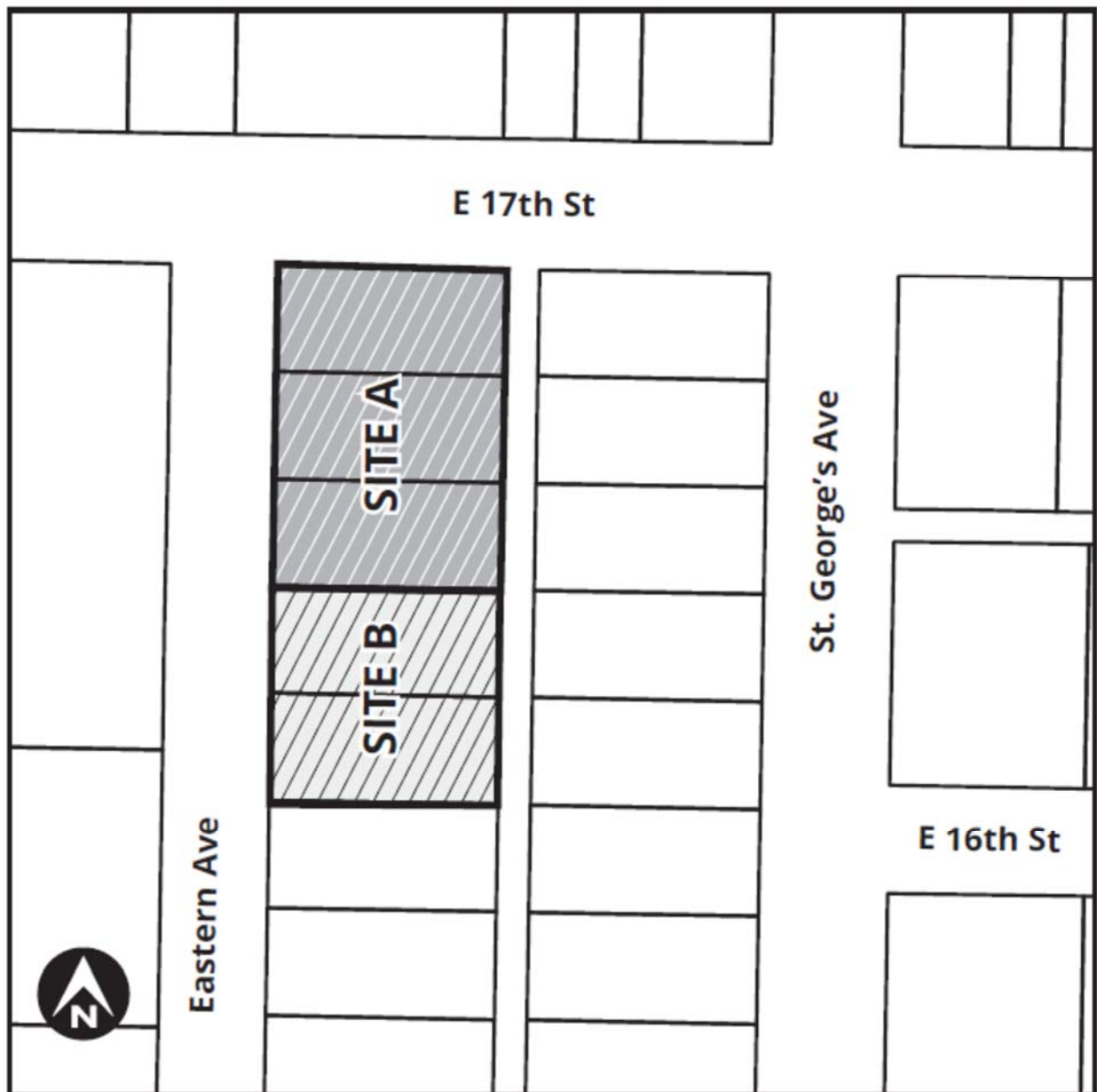
**CD-403**

Amending Bylaw No. 8667

**SCHEDULE 142**

**Page 1 of 1**

**TITLE: SITE DEFINITION**





THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8668

**A Bylaw to enter into a Housing Agreement  
(143 East 17<sup>th</sup> Street and 1600-1640 Eastern 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, 2018, No. 8668**” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403, Rental Housing Commitments).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Anna Development Co. Ltd. and Anthem Properties Group Ltd. with respect to the lands referenced as 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8668” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403 Text Amendment).
3. The Mayor and City Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the 9<sup>th</sup> day of July, 2018.

READ a second time on the 9<sup>th</sup> day of July, 2018.

READ a third time on the 23<sup>rd</sup> day of July, 2018.

ADOPTED on the 24<sup>th</sup> day of September, 2018.

“Darrell R. Mussatto”

MAYOR

“Karla D. Graham”

CITY CLERK



## RENTAL HOUSING AGREEMENT

**THIS AGREEMENT** dated for reference the 24<sup>th</sup> day of September, 2018.

BETWEEN:

**Anthem Properties Group Ltd**

(the "Owners")

AND:

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

(the "City")

**WHEREAS:**

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

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

### 1. DEFINITIONS

- (a) **"Act"** means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) **"Affordable Rent"** means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the "Private Apartment Average Rents" for the corresponding bedroom type in the City of North Vancouver as established by CMHC's Housing Market Information Portal for the year the tenancy is entered into;
- (c) **"Agreement"** means this agreement as amended from time to time;
- (d) **"Commencement Date"** has the meaning set out in section 2.1 herein;



- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“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: 005-226-058  
 Lot 1  
 Block 31 and 37  
 District Lot 549  
 Plan 7163

Parcel Identifier: 010-719-181  
 Lot 2  
 Block 31 and 37  
 District Lot 549  
 Plan 7163

Parcel Identifier: 010-719-229  
 Lot 3  
 Block 31 and 37  
 District Lot 549  
 Plan 7163

- (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;
- (l) **“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 thirteen storey residential building to be constructed on the Lands to be used for Rental Purposes with 225 Dwelling Units, of which 202 Dwelling Units will be Market Rental Units and 23 Dwelling Units will be Mid-Market Rental Units. The distribution of these units is shown in Schedule B (Unit Identification);
- (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, 2017, No. 8667; and
- (q) **“Term”** has the meaning set out in section 2.1 herein.

## **2. TERM**

- 2.1 This Agreement will commence upon adoption by Council of Housing Agreement Bylaw, 2018, No. 8668, (the **“Commencement Date”**) and will continue in perpetuity, with the exception of the Mid-Market Rental Units, which will continue until the earlier of:
  - (a) the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c); and
  - (b) the 10<sup>th</sup> anniversary of the Commencement Date.(the **“Term”**).
- 2.2 This Agreement in its entirety 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 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 24 studio units, 134 one bedroom units, 42 two bedroom units and 25 three bedroom units or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The twenty-three Mid-Market Rental Units shall be provided in the following unit mix: 3 studio units, 13 one-bedroom units, 4 two-bedroom units and 3 three-bedroom units. The Owner may only change this mix with the approval in writing by the Director of Planning with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the three Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner shall enter into a minimum 1 year tenancy agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market



Rental Unit at Affordable Rent. After the Term has elapsed, when a tenancy of the Mid-Market Rental Unit is terminated in accordance with the RT Act, the Owner may rent the Mid-Market Rental Unit out at a market rental rate.

- 4.4 The Owner will notify the City when a tenancy of the Mid-Market Rental Unit is terminated in accordance with the RT Act and will notify the City when the Owner intends to rent the Mid-Market Rental Unit out at market rent.

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

## **7. LIABILITY**

- 7.1 Except for the negligence 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 14<sup>th</sup> Street  
North Vancouver, British Columbia  
V7M 1H9  
**Attention: Director, Planning Department**  
Facsimile: 604.985.0576

Owner: Anthem Properties Group Ltd.

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 endure 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, 2018, No. 8668" (Anthem Properties Group Ltd. / dys Architecture, 143 East 17<sup>th</sup> Street and 1600-1640 Eastern Avenue, CD-403, Rental Housing Commitments).
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.



9.8 This Agreement can be signed in counterpart.

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

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

\_\_\_\_\_  
MAYOR

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

**Anthem Properties Group Ltd.**

\_\_\_\_\_  
Authorized Signatory

\_\_\_\_\_  
Authorized Signatory



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8866

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

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

**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 acquisition of parkland is a capital cost permitted to be paid using Development Cost Charge funds under Section 566 (2) (b) 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. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue)**.”
2. The following amount is hereby appropriated from the Development Cost Charge (Parks) Reserve Fund for the purpose of funding:
  - A. \$1,014,750 for the “1600 and 1616 Eastern Avenue Park” 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.

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MAYOR

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
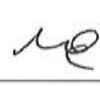

CORPORATE OFFICER



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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 705 WEST 3<sup>RD</sup> STREET (MARINE AND BEWICKE PROJECT LTD. / ANKENMAN MARCHAND ARCHITECTS)

Date: September 8, 2021 File No: 08-3360-20-0436/1

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

**RECOMMENDATION**

PURSUANT to the report of the Development Planner, dated September 8, 2021, entitled "Rezoning Application: 705 West 3<sup>rd</sup> Street (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839" (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2021, No. 8840" (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735, 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 the Corporate Officer be authorized to sign the necessary documentation to give effect to this motion.



## ATTACHMENTS

1. Context Map (CityDocs [2058285](#))
2. Project Summary Sheet (CityDocs [2058416](#))
3. Architectural and Landscape Plans, dated August 31, 2021 (CityDocs [2091630](#))
4. Public Consultation Summary (CityDocs [2061622](#))
5. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839 (CityDocs [2062218](#))
6. Housing Agreement Bylaw, 2021, No. 8840 (CityDocs [2053668](#))

## SUMMARY

The purpose of this report is to present, for Council's consideration, a rezoning application for 705 West 3<sup>rd</sup> Street to permit a six-storey mixed-use building containing a child care facility at grade, 70 rental apartment units above, and a roof-top common indoor amenity room with associated outdoor amenity area.

Vehicle access is proposed to be from the rear lane, to a two-level underground parkade. The proposal incorporates a portion of the City road along Bewicke Avenue and a significant new road dedication along Marine Drive for transit enhancements.

This proposal would replace the GardenWorks nursery currently located on site.

## BACKGROUND

Applicant:	Steve Krilanovich – Marine and Bewicke Project Ltd.
Architect:	Ankenman Marchand Architects
Official Community Plan Designation:	Mixed-Use Level 2 (MU2)
Existing Zoning:	Service Commercial (CS-1)
Applicable Guidelines:	None

### ***Original Application***

On December 7, 2017, a rezoning application was submitted for a mixed-use building consisting of 63 strata units above ground-floor commercial spaces.

### ***First Revised Application***

In April 2018, a staff report sought direction from Council to negotiate an on-site community benefit in the form of a City-owned child care facility on the ground level. Council supported this direction.

The applicant then presented a revised application with a child care space that would be deeded to the City. This revised application also included a 3.0 metre (9.8 foot) wide land dedication along the Marine Drive frontage that is required by the Zoning Bylaw for public transit improvements.



In the course of reviewing this version of the application, the future plans for the Rapid-Bus along Marine Drive necessitated the request of a bus stop in front of the site. This means an additional 3.0 metre (9.8 feet) land dedication, for a total of 6.0 metres (19.69 feet) of dedication, is now required along the Marine Drive frontage of the site. With the significant dedication, the resulting developable land area became too small and the applicant stated that the project was not viable without additional land area to realize the development potential.

In February 2019, Council gave directions to transfer a portion of the City's surplus right-of-way along Bewicke Avenue to the applicant to assist them in meeting the development potential for the site. Council supported this proposal with the sale of the road conditional upon a successful rezoning.

### ***Second Revised Application – Current Application***

In November 2020, the applicant reevaluated market conditions and submitted another revised proposal. This proposal reconfigured the site boundary to accommodate the total requested dedication for transit enhancements on Marine Drive and incorporates the land area proposed to be sold to the applicant from the Bewicke Avenue right-of-way. This resubmission also included reconfigured floor plans: the ground floor now includes three Commercial/Retail Units (CRUs), and a privately-owned child care facility. The residential tenure has changed from strata to rental, with a total of 70 rental apartment units. The project proposes a total density of 2.50 FSR consistent with the Official Community Plan (OCP). From the time of this submission to the writing of this report, the applicant has been in discussion with a potential child care provider and now the proposal is for the child care facility to take up all of the ground floor commercial spaces, including the previously mentioned CRU spaces.

This second revised application is the subject of this report.

## **DISCUSSION**

### **Site Context and Surrounding Use**

The subject site is located in the Marine-Hamilton area of the City, at the southwest corner of Marine Drive and Bewicke Avenue (Attachment #1). The area consists of a mixture of building types and is in transition, with a mixture of automotive and mechanical services and more recently approved multi-storey, mixed-use residential buildings with ground floor commercial development envisioned under the OCP.

The buildings and uses immediately surrounding the site are described in Table 1 following.



**Table 1. Surrounding Uses**

Direction	Address	Description	Zoning
North (across Marine Drive)	700 Marine Drive	Four storey mixed-use commercial and residential apartments.	CD-583
South (across rear lane)	710 West 2 <sup>nd</sup> Street	Two storey Commercial Buildings.	CS-1
South (across rear lane)	201 Bewicke Avenue	Two storey Commercial Building.	CS-1
East (across Bewicke Avenue)	671 West 2 <sup>nd</sup> Street	One storey Commercial Building.	CS-2
West	717 West 3 <sup>rd</sup> Street	Five storey Residential Building.	CD-609

The site is strategically located at the convergence of Marine Drive, Keith Road and Bewicke Avenue, accessible via an AAA bikeway and is close to a key intersection for public transit to move people to various parts of the North Shore. In addition to the major commercial amenities along Marine Drive, including Capilano Mall, the site is also close to Westview Elementary School, Mosquito Creek Park, Mahon Park and the Spirit Trail network.

### **Project Description**

The proposal is for a six-storey mixed-use development containing a private child care facility at grade facing Marine Drive, Bewicke Avenue and the rear lane, 70 rental apartment units above, and a roof-top common indoor amenity room with associated outdoor amenity area, all over two levels of underground parking accessed from the rear lane (Attachment #3).

A total of 5,654.5 square metres (60,858.1 square feet) of floor area, a density of 2.5 FSR and a total height of 19.8 m (65.0 feet) are proposed.

The proposal includes significant public realm improvements along both street fronts, including an open plaza at the northwest corner of the site and improvements to the adjacent bus stop fronting the site. Public art is being proposed in the plaza area, while public seating in the same area would provide an alternative place for people to sit while they wait for the bus. Design details of the plaza are to be further refined in collaboration with staff and the delivery would be secured through a Servicing Agreement should the project proceed.

### **Rental Housing**

Since the first revised application submission in 2019, the applicant has switched to residential rental tenure in the proposal in response to market conditions and government financing incentives.

The proposed breakdown of residential units by type is as shown in Table 2 following.



**Table 2. Proposed Unit Breakdown**

Unit Type	Number of Units	Size
Studio	4	40.6 sq. metres (437 sq. ft.)
1-Bedroom	47	44.6 – 66.2 sq. metres (480 – 713 sq. ft.)
2-Bedroom	12	67.7 – 75.5 sq. metres (729 – 802 sq. ft.)
3-Bedroom	7	75.4 – 87.3 sq. metres (812 – 940 sq. ft.)

In accordance with City policies, of the proposed rental units, seven are proposed as mid-market units that would be secured in perpetuity through a Housing Agreement (Attachment #6).

The applicant is proposing 30 of the rental units meet Level 2 adaptability, exceeding the minimum requirements; the distribution will reflect the unit mix. The remaining units are to meet Level 1.

The residential lobby is provided off of Bewicke Avenue. The primary stairs leading to the second level are easily seen before one sees the elevator; the intent of this arrangement is to encourage active use of the staircase.

A common amenity room is proposed on the roof level of the building. It includes a seating area and common kitchen for use of the residents. The room connects to the outdoor roof deck where there is additional seating and a fire pit. A landscaped play area is proposed on the outdoor roof area as well. The proposed roof deck is set back from the edge of the building to protect the privacy of adjacent properties. A green roof is proposed between the roof deck and the building edge.

### **Child Care**

As part of the change to rental tenure in the current proposal, the applicant has stated that a turn-key City-owned child care facility as an in-kind Community Amenity Contribution is no longer feasible, however, there is a high demand for child care spaces and a private child care facility is feasible.

Child Care Use is permitted in all of the City's commercial and mixed-use zones, including the subject site's current CS-1 Zone. Consistent with this approach, the draft CD zone (Attachment #5) would permit a range of uses at grade for this development, ranging from any CRU uses that fall within the Retail-Service Group 1 to a child care facility.

Access to the proposed child care is provided on both Marine Drive and adjacent to the residential lobby along Bewicke Avenue. An outdoor space is located at the southwest corner of the building, over the underground parkade access. A dedicated elevator is provided at Level P1 adjacent to the 30 proposed child care parking stalls as well as dedicated vehicle drop-off and pick-up zones. An end-of-trip facility for the child care providers to park their bikes and change clothes is also provided on the ground floor.



The applicant has been discussing these plans with a potential child care provider who has been in contact with Vancouver Coastal Health regarding licensing requirements. In designing the facility, the applicant and the facility operator stated that they not only aim to meet the minimum requirements of Vancouver Coastal Health but also consulted the City of Richmond's Childcare Design Guidelines, which the City of North Vancouver uses as a benchmark for new facilities.

The intent is to explore a large facility that can accommodate up to 144 children with 96 infant, and toddler spaces as well as 48 preschool spaces. Given the size of the outdoor space, multiple programs will likely need to run sequentially in order to meet the outdoor play space requirements imposed by VCH.

The final size of the facility and programming are yet to be determined at this point, however, it is expected that the facility may occupy the entire ground level. Final tenancing of the ground floor and the details of the child care design will be determined at subsequent phases of the project.

There is a high demand for child care spaces across the city but there is a particularly acute need here given the increase of residential units in this area. Under the City's 2020 Child Care Action Plan, a need for 299 new infant and toddler spaces and 300 new pre-school spaces for the next 10 years have been established for the City. This proposal, if approved, could make a significant contribution to the City's child care spaces target.

#### ***Land Dedications and Sale of a Portion of Bewicke Avenue***

The applicant has agreed to dedicate a total of 6.0 meters (19.7 feet) of frontage off of Marine Drive to accommodate future transit needs of the City. The dedication will be used to facilitate a new bike route connection along Marine Drive from the existing path behind the mixed-use development at 725 Marine Drive and the pathway at the south east corner of Bewicke Avenue and West 3<sup>rd</sup> Street. The dedication will also facilitate a new public plaza fronting the site at the western end as well as an improved bus stop for the Rapid-Bus route along Marine Drive.

As this is a sizable amount of dedication, it has a significant impact on the developable land area. In accordance with Council's 2019 direction, the City is prepared to sell a portion of the Bewicke Avenue to the applicant. Figure 1 below shows a sketch of the before and after site configurations with a portion of Bewicke Avenue to be closed off and incorporated into the site.



**Figure 1 – Site Configuration – Existing vs. As a Result of Dedication/Consolidation**



The sale of this surplus road will not have an impact on on-street parking and the public realm along Bewicke Avenue. The land dedication and sale would result in a net increase of 232.0 sq. m. (2,497.0 sq. ft.) of road area for the City and the public and a significant enhancement to the function of the Main-Marine Rapid Bus line.

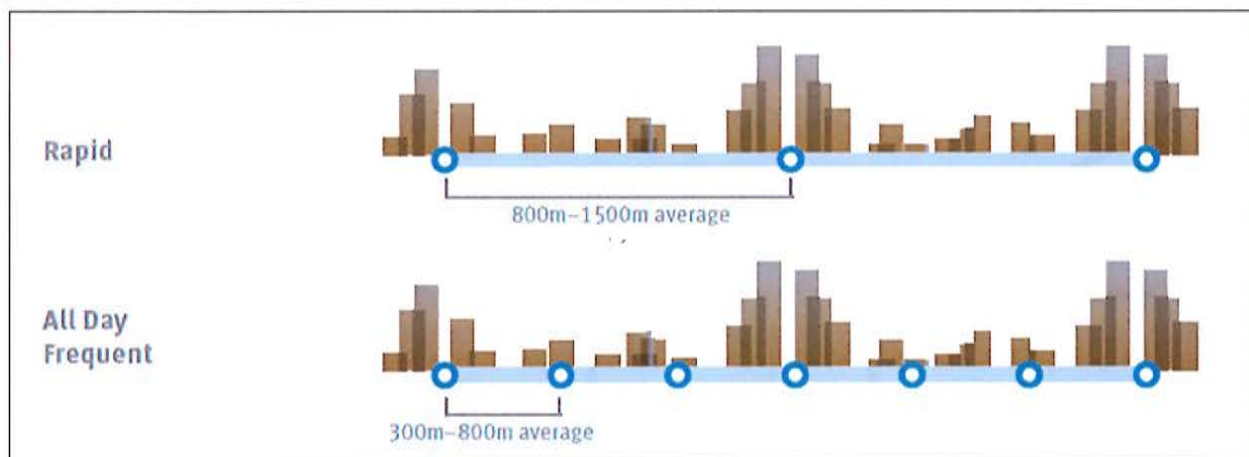
### ***Bus Stop Improvement***

The request for additional frontage dedication in order to improve public realm and future bus stop along Marine came up during staff detailed review of the application. Though it was not identified at the early stages of the application, placing the bus stop at the proposed location is a strategic decision and recommended by staff for the following reasons:

- There has been a bus stop at this location prior to the Rapid-Bus service beginning;
- It provides a good location for residents in the area; and
- The spacing between stops typically used for the Rapid-Bus service is between 800 and 1,500 metres. In this case, the previous stop at Capilano Mall is approximately 620 meters and the next stop at Lonsdale Quay Bus Loop is approximately 1,400 meters away.

The diagram below is taken from Translink's spacing guidelines and is intended to show the spacing difference between Rapid Bus service and regular All Day Frequent service.





The intent is to take into consideration that people are willing to walk up to 400 metres to a regular bus stop and up to 800 meters to a rapid transit stop.

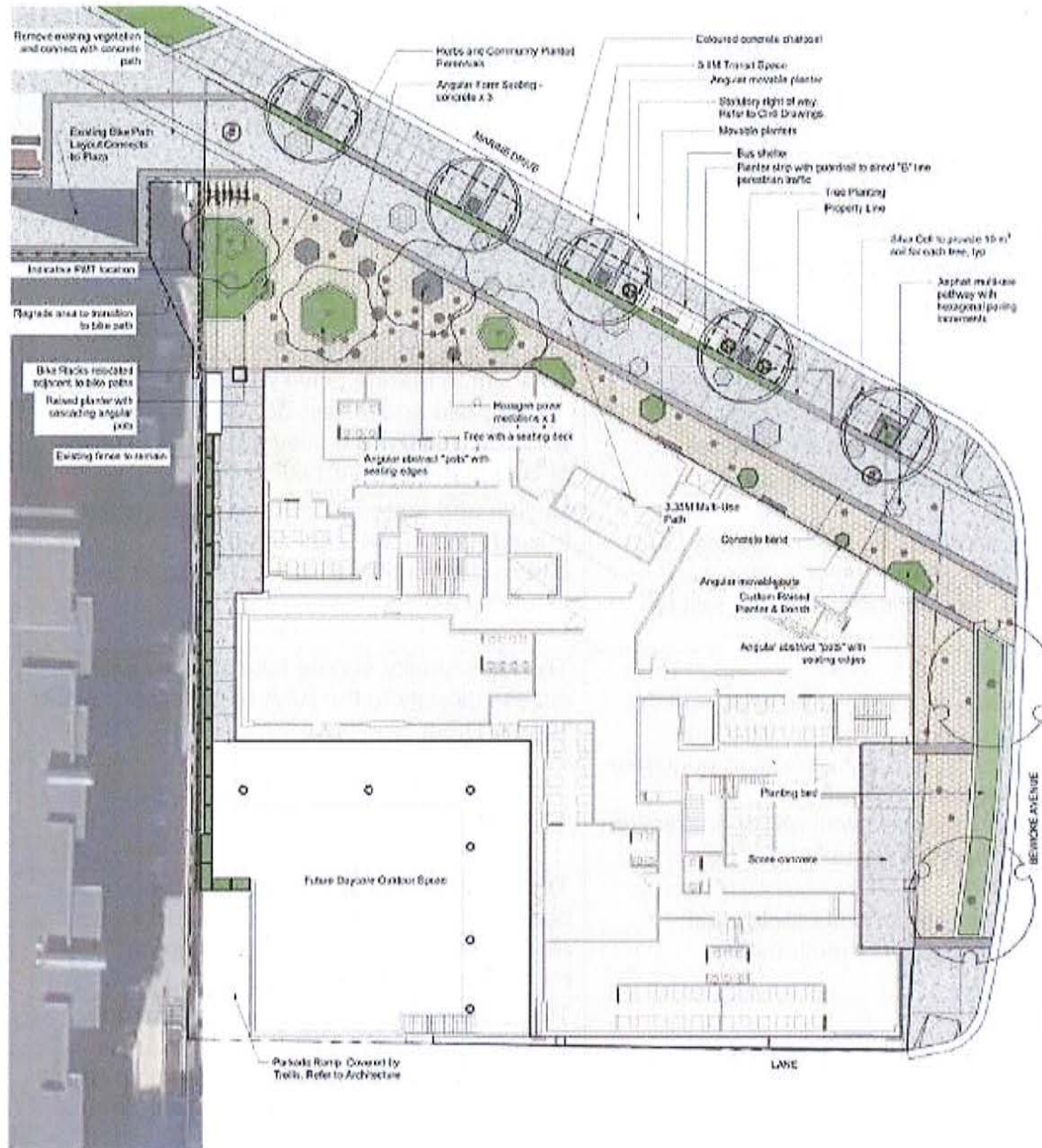
### ***Parking, Loading and Circulation***

Vehicle parking is proposed to be from the rear lane, accessed from Bewicke Avenue to a two-level underground parkade. Level P1 accommodates parking for the child care use as well as spaces for visitor parking for the residential units above. Rooms for a combined storage and secured bike storage are proposed on this level, as well as a combined room for bicycle repair and dog wash. Resident and commercial recycling and garbage are also located on this level. Level P2 houses resident parking as well as mechanical rooms and additional storage and secured bike rooms.

One loading bay is proposed off the rear lane at the southwest corner of the site, adjacent to the parkade access.

With this project, a significant emphasis is placed on active transportation. A bike path along the Marine Drive is proposed to connect with the existing bike path to the west between the residential developments at 717 West 3<sup>rd</sup> Street to the south and the mixed use development at 725 Marine Drive to the north (see image following) The connection from the existing path to the proposed would have a brief left turn as a transition that would slow down bike speeds. The proposed path is designed to have a width of 3.35 meters (11 feet), which would support both cyclists and pedestrians. The path would connect with the existing bike path to the east of Bewicke Avenue and West Keith Road.





## PLANNING ANALYSIS

### 2014 Official Community Plan

The subject site is designated Mixed-Use Level 2 (MU-2) in the OCP. The designation is to provide mid-rise multi-family and commercial uses and activities contributing to a pedestrian scale village feel. It supports a maximum density of 2.0 times the lot area (FSR), including a potential 0.50 FSR density bonus in accordance with Schedule A Land Use map. It also supports a building with a maximum height of six storeys.

The applicant is proposing a density of 2.50 FSR or 5,654.5 square metres (60,858 square feet), which is within the OCP maximum density.

The project is in keeping with the goals and objectives of the following City policies:



<b>Official Community Plan</b>	
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 Marine Drive.
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 the residential units.
Policy 1.2.1 Ensure the location, density, design and durability of developments and their infrastructure are informed by the best available science on climate impacts.	The proposed development is located adjacent to Marine Drive and is utilizing an existing site and infrastructure to densify while proposing to achieve an energy Level of Step 3 in the BC Building Code.
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.	Design and materials are consistent with those found in the local context. Landscaping utilizes native plant species.
Policy 1.3.10 Encourage active, healthy lifestyles and the opportunity for more social connections through planning and active design principles that encourage physical activity and contribute to enhanced walkability and active streets, sidewalks and public spaces.	The high-quality secure bike storage with access directly to the AAA bike network along Marine Drive.
Policy 1.4.1 Consider the needs of households with children in the design of multi-family developments.	The proposal would provide seven 3-bedroom units, and an indoor/outdoor amenity space on the roof allowing for multiple uses and activities.
Policy 1.4.3 Consider recreational, cultural and other community spaces as aspects of informal community living rooms, and essential 'social infrastructure', particularly in high-density neighbourhoods like Central/Lower Lonsdale.	The proposed roof-top indoor and outdoor amenity space provides opportunities for social interaction amongst all residents and is flexible enough to provide for a range of uses.
Policy 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.	The project will provide 70 new rental units with a range of unit types and sizes, from 437 to 940 sq. ft. Seven 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 proposal includes 70 rental units, including seven mid-market units, which will be secured by a Housing Agreement for the life of the building which is a public benefit.
Policy 1.5.6 Ensure a sufficient number of new apartment buildings provide accessible units and that	The proposal exceeds the minimum number of Adaptable Level 2 units, in accordance with the Zoning Bylaw, and the distribution of



these accessible units are represented across various unit sizes.	which will reflect the overall unit-mix, and the remaining units will be Adaptable Level 1.
<b>Policy 2.1.1</b> 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 enough secured bicycle storage in individual storage room and the subject site is located adjacent to a AAA bike network and close to the Spirit Trail.
<b>Policy 2.2.3</b> Encourage higher and medium density residential area uses near jobs and services.	The subject site is located along Marine Drive, near many services and employment opportunities.
<b>Strategic Plan</b>	
City for People	The proposal supports the Strategic Plan vision and priority to be a City for People by using an existing site to increase the number of rental units in the Lower Lonsdale area, providing employment opportunities and services within close walking distance.
<b>Housing Action Plan</b>	
<b>Action #3:</b> Mid-Market Rental Units	The project will provide seven mid-market units, to be secured by a Housing Agreement or the life of the building.
<b>Action #4:</b> Family-Friendly Housing	The project includes seven three-bedroom units to support families.
<b>Sustainable Development Guidelines</b>	
<b>Natural Systems</b> 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 on a roof-top deck as well as a plaza fronting Marine Drive that is intended for public use.
<b>Physical Structures/Infrastructure</b> The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conversion including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.	The project will use high-performance and environmentally friendly building materials and will achieve Step 3 of the BC Building Code Step Code.
<b>Local Economy</b> The ability to maintain and grow a healthy local economy. A strong economy brings	The proposal would supply a private childcare facility on the ground floor of the building.



Date: September 8, 2021

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.	
<b>Human Potential</b> 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 proposes Market Rental and Mid-Market Rental housing at a range of unit types and sizes. The subject site is along a major transportation route and services along Marine Drive.
<b>Social Connections</b> 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 proposal includes both indoor and outdoor amenity areas that are well-programmed with multiple opportunities for activities.
<b>Cultural Diversity</b> The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.	The proposed design includes various informal gathering spaces for tenants and in the public realm for the public.
<b>Active Design Guidelines</b>	
<b>Indoor Amenity</b>	The proposed indoor amenity area includes a flex area for a variety of uses and a separate area lounge area that is directly connected to the outdoor amenity space.
<b>Outdoor Recreation and Gardens</b>	The proposed outdoor amenity space is designed to allow various uses, with outdoor seating, landscaping and a children's play area.
<b>Primary Stairway</b>	The proposed entrance to the residential units off Bewicke Avenue has an open stair design to encourage its use before viewing the elevator.

### **Zoning Bylaw 1995, No. 6700**

The subject site is zoned "Service Commercial (CS-1)," which would allow a two-storey building on the property. The CS-1 Zone limits the maximum allowable density through the limitations of the Zone's lot coverage, building height and building setbacks. An



amendment to the Zoning Bylaw is required to permit the proposal and is reflected in Zoning Amendment Bylaw 8839 (Attachment #5).

Using the CS-1 Zone as a base, the proposal requires the following special provisions be incorporated into the new Comprehensive Development Zone:

- Set the maximum allowable density to 2.50 FSR by entering into a Housing Agreement with the City to secure rental housing in perpetuity as well as providing seven mid-market units, also in perpetuity;
- Add the use of Rental Apartment Residential Use;
- Allow a maximum Building Height not exceeding 19.8 metres (65.0 feet);
- Allow the maximum Lot Coverage to increase from the maximum 45 percent to 51 percent of the lot area;
- Waive the Maximum Building width of 30.5 meters (100 feet); and
- Allow the proposed building setbacks from the property lines.

A summary comparing the Zoning requirements to the proposal is shown in Attachment #2.

As the purpose of the rezoning is to allow the residential use, and to increase the density and height to the maximum that can be supported under the OCP, staff support the uses, density and height of the proposal.

To provide flexibility in the CD Zone, ground floor commercial will still be a permitted use in the event the needs of the proposed child care facility changes. The number of proposed parking stalls meets the Zoning Bylaw requirements for both child care and commercial uses. It is anticipated that the proposed number of child care stalls will assist in the drop-off and pick-up times.

#### *Site Coverage*

A variance to the site coverage is required to allow the proposed building footprint to be 51% of the site area, instead of the maximum of 45% in the Zoning Bylaw. This is considered a minor variance and similar relaxations have been applied elsewhere.

#### *Maximum Building Width*

While the maximum building width under the Zoning Bylaw is 30.5 meters (100 feet), the proposed building frontage along Marine and Bewicke is broken down into three separate facades, thus meeting the maximum building width requirement.

### **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 2.0 FSR in the Mixed-Use Level 2, up to a maximum of 2.50 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 0.5 FSR bonus density, the applicant has agreed to secure, through the registration of a Housing Agreement (Attachment #6), all proposed 70 units as rental units in perpetuity, as well as to provide seven of these units at Mid-Market rates (rates below market levels) in perpetuity.

As the Density Bonus and Community Benefits Policy recognizes rental and affordable rental dwelling units as an acceptable public amenity, any cash contribution for the density bonus that is generally required for a non-rental project is waived.

For example, if the applicant was proposing these units for sale as a strata development project, the Density Bonus and Community Benefits Policy would value this density bonus at approximately \$1.7 million, as outlined in the Table 3 below.

**Table 3. Estimated Value of Community Benefits through Density Bonusing**

Density Value Calculation	Value
Density Bonus to 2.0 FSR / OCP Density (0.0 square feet @ \$25 / sq. ft.)	\$0.00
Density Bonus to 2.5 FSR Max Bonus (12,173 square feet @ \$140 / sq. ft.)	\$1,704,220
<b>Total Value of Community Benefits</b>	<b>\$1,704,220</b>

Instead of this amount, and consistent with the Density Bonusing and Community Benefits Policy, the City's total rental housing stock would receive 70 rental apartment units, with seven of these being below market, or Mid-market units. These will be secured in the Housing Agreement. This building will be privately owned and the tenant selection for the seven mid-market units will be at the discretion of the building owner.

In addition to the items above, the following legal agreements relating to the development of this building will be entered into with the applicant at the applicant's expense:

- Development Covenant;
- Servicing Agreement;
- Flooding Covenant;
- Crane Swing and Underpinning Agreement; and
- Good Neighbour Agreement.

## **ADVISORY BODY INPUT**

### ***Advisory Design Panel***

At their May 16, 2018 meeting, the Advisory Design Panel reviewed and supported the proposal. The Panel provided a few recommendations to enhance the design, including a further look at the drop-off and pick-up of the child care, the plaza design and its connection to the property to the west, refinement of the public realm space, including the bus stop, and use of larger shade trees. The applicant has responded to these comments in their current proposal. In staff's view, the revisions presented in the current



proposal has improved the project's overall response to the context and does not require an additional review of the Panel.

## **COMMUNITY CONSULTATION**

The applicant held their Developer Information Session on May 22, 2018 and this was attended by 14 people (Attachment #4). Comment forms were received where two people supported the application, two opposed and four provided a neutral response.

Those who support the proposal liked the design of the building and the inclusion of a child care facility.

The comments that were opposed to the application expressed concerns about building height and density, that parking is lacking in the area and with additional units, more parking is needed within the development, and that there would be increased traffic in the area, especially at such a busy intersection.

Members of the public will have an additional opportunity to speak at the Public Hearing should Council allow it to proceed to that stage.

## **FINANCIAL IMPLICATIONS**

In addition to the community benefits outlined above, the project will be expected to contribute DCC and public art.

## **CONCLUSION**

This proposal is consistent with the Official Community Plan and will bring in 70 new rental apartment units, including seven below market units for the life of the building, in addition to a large private child care facility. The subject site's proximity to existing amenities, commercial areas, and public transit and active transportation facilities makes it an appropriate site for the proposal. The redevelopment of this strategically located site will facilitate important public realm and public transit objectives along the Marine Drive corridor.

RESPECTFULLY SUBMITTED:



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David Johnson  
Development Planner









# PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION

705 West 3rd Street



## SITE CHARACTERISTICS

OCP Designation	Mixed-Use Level 2 (MU2)
Existing Zoning	Service Commercial (CS-1)
Site Area	2,261.8 sq. m (24,346.0 sq. ft.)

## FLOOR AREA AND HEIGHT

	Existing Zoning (CS-1)	Official Community Plan	Proposed (CD-734)
Floor Space Ratio	N/A	Maximum - 2.50 FSR 5,654.5 sq. m (60,866.5 sq. ft.)	5,654.5 sq. m (60,858.1 sq. ft.) 2.50 FSR (including childcare space)
Total Lot Coverage	45%	N/A	51%
Principal Building Height (maximum)	Two Storeys, nor 10.7 m (35.0 ft.)	Six Storeys	19.8 m (65.0 ft.)

## SETBACKS

	Existing Zoning (CS-1)	Proposed
Front (Marine Drive)	6.1 m (20.0 ft.)	0.0 m (0.0 ft.)
Interior Side Yard (West)	0.0 m (0.0 ft.)	2.0 m (6.5 ft.)
Exterior Side Yard (Bewicke Avenue)	6.1 m (20.0 ft.)	0.7 m (2.2 ft.)
Rear (South)	6.1 m (20.0 ft.)	0.7 m (2.2 ft.)

## BICYCLE PARKING

	Required	Proposed
Short Term	11	12
Secured	105	144
Total Bicycle Parking (stalls)	116	156

## VEHICLE PARKING

	Required	Proposed
Resident Parking	42	50
Visitor Parking	7 (inclusive of resident parking)	7
Childcare Parking	20	30
Total Vehicle Parking (stalls)	62	87

Numbers based on plans dated May 29, 2021

#2059880



705 WEST 3RD STREET

MIXED-USE - COMMERCIAL / RESIDENTIAL DEVELOPMENT

Issued for Rezoning - December 6, 2017

Re-issued for Rezoning - October 24, 2019

Response to Prior-to Rezoning - April 29, 2020

Re-issued for Rezoning - November 16, 2020

Response to Prior-to Rezoning - May 31, 2021

Client

Marine & Bewick Project Ltd.  
c/o Steve Kilbensch at Lotus Capital Corp.  
950 - 475 West Georgia Street  
Vancouver, BC V6B 4M7  
Contact: Steve Kilbensch  
Email: skilbensch@lotuscapitalcorp.com  
Tel: 604.568.9369 Fax: 604.568.3302

Architect

Ankenman Marchand Architects  
1645 West 5th Avenue  
Vancouver, BC V6L 1H5  
Contact: Timothy Ankenman  
Email: tim@anmanarchitects.com  
Tel: 604.872.2505 Fax: 604.872.2505

Surveyor

Hobbs, Weber & MacDonald  
BC and Canada Land Surveyors  
113-828 Harbourside Drive  
North Vancouver, BC V7P 3P9  
Contact: Alex Heath, BC15  
Email: alex@hwbcsurveyors.com  
Tel: 604.986.1271 ext. 226 Fax: 604.986.5204

Landscape

Van Der Zant & Associates  
160-355 Kingsway  
Vancouver, BC V5T 3J7  
Contact: Dave Jerke  
Email: dave@vda.ca  
Tel: 604.852.0024 Cell: 604.546.0921

Forma Design Inc.  
209-828 Harbourside Dr.  
North Vancouver, BC V7P 3P9  
Contact: Bill Harrison  
Email: bill@formadesign.ca  
Tel: 604.986.9193 Cell: 604.340.4250

Civil

R.F. Blinn & Associates Ltd.  
205 - 4948 Canada Way  
Burnaby, BC V5G 4M7  
Contact: Russell Warren  
Email: russ@rblinn.com  
Tel: 778.945.6049 Cell: 604.812.7050



DRAWING LIST:

SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
A001	COVER PAGE	A160	ROOF DECK FLOOR PLAN
A002	STATISTICS	A170	ROOF PLAN
A003	STATISTICS	A210	NORTH & SOUTH ELEVATIONS
A005	DESIGN DATA	A220	EAST & WEST ELEVATIONS
A032	SITE CONTEXT AERIAL VIEW	A230	NORTH-EAST ELEVATION
A033	SITE CONTEXT PHOTOS	A310	BUILDING SECTION NORTH-SOUTH DAYCARE
A035	NORTH STREETSCAPES	A320	BUILDING SECTION EAST-WEST RESIDENTIAL
A036	EAST STREETSCAPES	A330	BUILDING SECTION NORTH-SOUTH COMMERCIAL
A040	SHADOW STUDIES	A700	3D VIEWS
A100	SURVEY	A710	3D VIEWS
A101	SITE PLAN	A810	GROUND LEVEL AREA OVERLAY
A103	LEVEL P2 FLOOR PLAN	A820	LEVEL 2 AREA OVERLAY
A105	LEVEL P1 FLOOR PLAN	A830	LEVEL 3 AREA OVERLAY
A110	GROUND FLOOR PLAN	A840	LEVEL 4 AREA OVERLAY
A120	LEVEL 2 FLOOR PLAN	A850	LEVEL 5 AREA OVERLAY
A130	LEVEL 3 FLOOR PLAN	A860	ROOF LEVEL AREA OVERLAY
A140	LEVEL 4 FLOOR PLAN	A870	TYPICAL ADAPTABLE UNIT FLOOR PLANS
A150	LEVEL 5 FLOOR PLAN	A880	TYPICAL ADAPTABLE UNIT FLOOR PLANS

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6L 1H5

Tel: (604) 872-2505 Fax: (604) 872-2505  
Email: office@AMArchitects.com

ANKENMAN MARCHAND



Project:

1738  
MARINE & BEWICK PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
COVER PAGE

Project Status:  
Rezoning

SUBMISSION

Date	Description
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
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Scale: DWG. NO:  
A001



Plot Date: 2021-05-31 12:26:52 PM E:\000 LOCAL FILES\1738\_01\_MAIN\_P20\_CF\_RZ\_705 West 3rd Street - PTIC\_jan@anarchitects.com

# 705 WEST 3RD STREET

MIXED-USE - COMMERCIAL / RESIDENTIAL DEVELOPMENT

Issued for Rezoning - December 6, 2017

Re-issued for Rezoning - October 24, 2019

Response to Prior-to Rezoning - April 29, 2020

Re-issued for Rezoning - November 16, 2020

Response to Prior-to Rezoning - May 31, 2021

## STATISTICS:

**Legal Description:**  
LOT 'J', BLOCK 15, DISTRICT LOT 265, GROUP 1, NEW  
WESTMINSTER DISTRICT, PLAN LMP43325  
P.I.D. 024-605-701

**Civic Address:**  
705 West 3rd Street, North Vancouver, BC V7M 1H1

**Zoning:**  
Current: CS-1

**Proposed Use:**  
Proposed: CD

**Survey Information:**  
Based on survey information by Hobbs, Winter &  
MacDonald, Canada and B.C. Land Surveyors  
Dated: October 13th, 2017 (Revised on August 28, 2019)

## DEVELOPMENT DATA SUMMARY:

**Site Area:**  
24,346 sq.ft. (2,261.8 m<sup>2</sup>)

**Permitted FSR:**  
Per CS-1 prescribed maximum sq.ft. = 0.5 12,173 sq.ft. (1,130.9 m<sup>2</sup>)  
Per Bylaw 8464 maximum sq.ft. = 1.0 24,346 sq.ft. (2,261.8 m<sup>2</sup>)  
Per OCP = 2.5 60,865 sq.ft. (5,744.9 m<sup>2</sup>)

**Proposed Gross FSR:**  
Per OCP = 2.5 60,858.09 sq.ft. (5,651.0 m<sup>2</sup>)

**Permitted Site Coverage:**  
Per CS-1 45%  
10,955.5 sq.ft. (1,017.8 m<sup>2</sup>)

**Proposed Site Coverage:**  
54%  
13,212.3 sq.ft. (1,227.46 m<sup>2</sup>)

## HEIGHT:

**Permitted Height:**  
Per CS-1 2 Storeys or 35 ft. (10.668 m)

**Proposed Height:**  
Per OCP 5 Storeys, 57.0 ft. (17.37 m)

## Client

Marine & Bewick Project Ltd.  
c/o Steve Kolarowich at Lotus Capital Corp.  
960 - 475 West Georgia Street  
Vancouver, BC V6B 4B9  
Contact: Steve Kolarowich  
Email: steve@lotuscapitalcorp.com  
Tel: 604.568.9199 Fax: 604.568.3302

## Architect

Ankenman Marchand Architects  
1465 West 5th Avenue  
Vancouver, BC V6L 1H5  
Contact: Timothy Ankenman  
Email: tim@anarchitects.com  
Tel: 604.872.2595 Fax: 604.872.2505

## SETBACKS:

**Required:**  
Original Zoning as per 6700.613.5  
shall be sited not less than 6.096 metres (20 feet) from a Lot line except the Interior Side Lot Line.

## Special Setback:

As per 6700.411.1.a - Bylaw 8464, May 30, 2016  
where road width is less than 30.48 metres (100 feet), the required Building Setback from the Lot Line  
common to such road allowance for abutting Lots shall be measured from a line parallel to and 15.24  
metres (50 feet) from the centreline of such road allowance as existing prior to 1987:

(a) Marine Drive

## Permitted (per CS-1, 613(4) - Bylaw 6700):

Front, North: 6.096 m (20 ft)  
Exterior, East: 6.096 m (20 ft)  
Lane, South: 6.096 m (20 ft)  
Interior, West: 0 m (0 ft)

## Proposed:

Front, North: 6.0 m (20.00 ft) to P.L.  
Exterior, East: 0.70 m (2.20 ft) to P.L.  
Lane, South: 0.70 m (2.20 ft) to P.L.  
Interior, West: 2.00 m (6.50 ft) to P.L.

## Landscaping

Van Der Zalm & Associates  
102-205 Knapway  
Vancouver, BC V5T 1J7  
Contact: Dave Jekel  
Email: dave@vda.ca  
Tel: 604.882.0024 Cell: 604.546.0921  
Tel: 604.966.1371 ext. 239 Fax: 604.966.3204

## Civil

Forma Design Inc.  
209-628 Hastings Street  
North Vancouver, BC V7P 3P6  
Contact: Bill Harrison  
Email: bill@formadesign.com  
Tel: 604.966.9199 Cell: 604.340.4250

## Civil

R.F. Birnie & Associates Ltd.  
205 - 948 Canada Way  
Burnaby, BC V5G 4B7  
Contact: Russell Wilmore  
Email: russell@birnie.com  
Tel: 778.945.4049 Cell: 604.812.7058

Level #	Unit #	Unit Type	Net Floor Area (Sq. Ft.)	Wall Area Ext. (Sq. Ft.)	Adaptable Ext. (Sq. Ft.)	Gross Floor Area (Sq. Ft.)	Open/Balcony Area (Sq. Ft.)
A	B	C	D	E	F	G=H+I	J
LEVEL 2	Unit #	Unit Type	Net Floor Area (Sq. Ft.)	Wall Area Ext. (Sq. Ft.)	Adaptable Ext. (Sq. Ft.)	Gross Floor Area (Sq. Ft.)	Open/Balcony Area (Sq. Ft.)
	201	STUDIO	431.15	1.78		432.93	8.18
	202	2BR	729.48	8.19		737.67	53.63
	203	1BR	576.63	5.65		582.28	46.48
	204	3BR	1256.63	12.56	20.00	1279.19	116.20
	205	1BR	586.08	13.52		599.60	45.02
	206	1BR	637.30	8.35	20.00	665.65	43.78
	207	1BR	538.12	8.98	20.00	567.10	43.78
	208	1BR	536.35	5.63		541.98	43.78
	209	1BR	531.48	5.68	20.00	557.16	43.78
	210	1BR	527.82	5.88	20.00	553.70	43.78
	211	2BR	752.23	10.47		762.70	53.29
	212	1BR	705.45	7.33	20.00	732.78	51.64
	213	1BR	475.18	4.71		479.89	46.48
	214	1BR	505.98	11.34		517.32	46.48
	215	2BR	750.42	8.63	20.00	779.05	53.29
	216	1BR	536.26	5.77		542.03	43.78
	217	1BR	477.78	8.30	20.00	486.08	43.78
	218	1BR	543.96	7.15	20.00	571.11	47.17
	219	RES. CIRCULATION	1,287.23			1,287.23	
TOTAL LEVEL 2	18		12,350.65	138.64	186.00	12,542.19	875.95

Level #	Unit #	Unit Type	Net Floor Area (Sq. Ft.)	Wall Area Ext. (Sq. Ft.)	Adaptable Ext. (Sq. Ft.)	Gross Floor Area (Sq. Ft.)	Open/Balcony Area (Sq. Ft.)
LEVEL 3	Unit #	Unit Type	Net Floor Area (Sq. Ft.)	Wall Area Ext. (Sq. Ft.)	Adaptable Ext. (Sq. Ft.)	Gross Floor Area (Sq. Ft.)	Open/Balcony Area (Sq. Ft.)
	301	STUDIO	436.71	1.78		438.50	8.18
	302	2BR	729.48	8.12		737.61	53.63
	303	1BR	576.72	5.39		582.11	46.48
	304	3BR	1256.63	12.06	20.00	1278.69	116.20
	305	1BR	537.44	12.54		549.98	45.02
	306	1BR	638.08	8.68	20.00	666.76	43.78
	307	1BR	538.53	8.26		546.79	43.78
	308	1BR	531.40	5.22	20.00	556.62	43.78
	309	1BR	532.20	5.24	20.00	557.44	43.78
	310	1BR	538.43	5.68	20.00	564.11	43.78
	311	2BR	750.53	8.74		759.27	53.29
	312	1BR	705.45	7.33	20.00	732.78	51.64
	313	1BR	475.18	4.71		479.89	46.48
	314	1BR	505.98	10.65		516.63	46.48
	315	2BR	752.85	8.63	20.00	780.48	53.29
	316	1BR	536.26	6.77		543.03	43.78
	317	1BR	477.88	8.30	20.00	486.18	43.78
	318	1BR	543.96	7.15	20.00	571.11	47.17
	319	RES. CIRCULATION	1,287.23			1,287.23	
TOTAL LEVEL 3	18		12,350.65	138.64	186.00	12,542.19	875.95

Level #	Unit #	Unit Type	Net Floor Area (Sq. Ft.)	Wall Area Ext. (Sq. Ft.)	Adaptable Ext. (Sq. Ft.)	Gross Floor Area (Sq. Ft.)	Open/Balcony Area (Sq. Ft.)
LEVEL 4	Unit #	Unit Type	Net Floor Area (Sq. Ft.)	Wall Area Ext. (Sq. Ft.)	Adaptable Ext. (Sq. Ft.)	Gross Floor Area (Sq. Ft.)	Open/Balcony Area (Sq. Ft.)
	401	STUDIO	436.71	1.78		438.50	8.18
	402	2BR	729.48	8.12		737.61	53.63
	403	1BR	576.72	5.17		581.89	46.48
	404	3BR	1256.63	12.06	20.00	1278.69	116.20
	405	1BR	537.44	12.54		549.98	45.02
	406	1BR	638.08	8.68	20.00	666.76	43.78
	407	1BR	538.53	8.21		546.79	43.78
	408	1BR	531.40	5.18	20.00	556.62	43.78
	409	1BR	532.11	5.25	20.00	557.36	43.78
	410	1BR	537.34	5.66	20.00	563.00	43.78
	411	2BR	750.53	8.73		759.27	53.29
	412	1BR	705.45	7.33	20.00	732.78	51.64
	413	1BR	475.18	4.71		479.89	46.48
	414	1BR	505.98	10.65		516.63	46.48
	415	2BR	752.85	8.63	20.00	780.48	53.29
	416	1BR	536.26	6.77		543.03	43.78
	417	1BR	477.88	8.30	20.00	486.18	43.78
	418	1BR	543.96	7.15	20.00	571.11	47.17
	419	RES. CIRCULATION	1,287.23			1,287.23	
TOTAL LEVEL 4	17		12,196.37	131.89	186.00	12,312.26	875.95

Level #	Unit #	Unit Type	Net Floor Area (Sq. Ft.)	Wall Area Ext. (Sq. Ft.)	Adaptable Ext. (Sq. Ft.)	Gross Floor Area (Sq. Ft.)	Open/Balcony Area (Sq. Ft.)
LEVEL 5	Unit #	Unit Type	Net Floor Area (Sq. Ft.)	Wall Area Ext. (Sq. Ft.)	Adaptable Ext. (Sq. Ft.)	Gross Floor Area (Sq. Ft.)	Open/Balcony Area (Sq. Ft.)
	501	STUDIO	432.22	1.88		434.10	8.18
	502	2BR	729.52	7.88		737.40	53.63
	503	1BR	571.10	4.88		575.98	46.48
	504	2BR	798.99	11.53	20.00	810.52	117.28
	505	2BR	750.68	12.35		763.03	65.91
	506	1BR	638.08	8.68	20.00	666.76	43.78
	507	1BR	538.53	8.26		546.79	43.78
	508	1BR	531.38	5.22	20.00	556.60	43.78
	509	1BR	532.22	5.24	20.00	557.46	43.78
	510	1BR	536.68	5.68	20.00	562.36	43.78
	511	2BR	752.96	9.74		762.70	52.96
	512	1BR	705.45	7.33	20.00	732.78	51.64
	513	1BR	475.18	4.71		479.89	46.48
	514	1BR	505.98	10.65		516.63	46.48
	515	2BR	752.85	8.63	20.00	781.48	53.29
	516	1BR	536.26	6.77		543.03	43.78
	517	1BR	477.88	8.30	20.00	486.18	43.78
	518	1BR	543.96	7.15	20.00	571.11	47.17
	519	RES. CIRCULATION	1,287.23			1,287.23	
TOTAL	17		12,350.65	138.64	186.00	12,542.19	875.95

FSR CALCULATION	# OF UNITS	GROSS FLOOR AREA				EXCLUSIONS				NET FLOOR AREA for total FSR calc.	FSR	OPEN BALCONY AREA	OPEN BALCONY %
		UNITS FLOOR AREA	CIRCULATION FLOOR AREA	GROSS FLOOR AREA PER USE	AMENITY/SERVICE Area, Mezzanine, Mech./Elec., at or below grade (Excluded)	ADAPTABLE FLOOR AREA (Deductible)	WALL AREA (Excluded)	NET FLOOR AREA (Excluded)	FSR				
		SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.					
		A	B	C	D = B+C	E	F	G	H = D-E+F	H		I	J
LEVEL 1	RESIDENTIAL COMMERCIAL - RETAIL DAYCARE	3 1	0.00 7,749.80	805.21 1,216.67	835.21 4,264.17	195.38	183.96	13.23 105.47 246.83	838.68 3,963.32 7,903.97	0.03 0.16 0.31			
LEVEL 2	RESIDENTIAL	18	11,084.33	1,287.23	12,371.56	29.37	180.00	118.54	12,043.65	0.48	0.00	0.00%	
LEVEL 3	RESIDENTIAL	18	11,087.32	1,285.71	12,373.03	29.37	180.00	113.86	12,048.69	0.48	975.90	7.81%	
LEVEL 4	RESIDENTIAL	17	11,081.03	1,259.60	12,340.63	29.37	140.00	131.89	12,039.37	0.48	978.90	7.93%	
LEVEL 5	RESIDENTIAL	17	11,278.02	1,261.48	12,539.50	29.37	140.00	129.46	12,240.78	0.50	956.83	7.85%	
ROOF LEVEL	RESIDENTIAL	0	771.88	379.42	1,151.30	771.88	0.00	0.00	379.42	0.02	0.00	0.00%	
TOTAL RESIDENTIAL		70	45,302.37	6,308.57	51,610.94	889.16	763.90	548.98	49,393.80	2.03	2,918.63	5.80%	
TOTAL COMMERCIAL		3	3,047.30	1,216.67	4,264.17			105.47	3,963.32	0.16			
TOTAL DAYCARE		1	7,749.80		7,749.80			246.83	7,903.97	0.31			
TOTAL		74	56,099.57	7,525.24	63,624.81	889.16	763.90	888.28	60,258.08	2.50			
											FSR =	60,858.09	2.50

ARCHITECTS

1465 West 5th Avenue  
Vancouver, BC V6L 1H5

Tel: (604) 872-2655 Fax: (604) 872-2505  
Email: info@anarchitects.com



## Project:

1738 MARINE & BEWICK PROJECT LTD.

705 WEST 3RD STREET

705 West 3rd Street, North Vancouver, BC

V7M 1H1

DRAWINGS

## Project Status:

Rezoning

</



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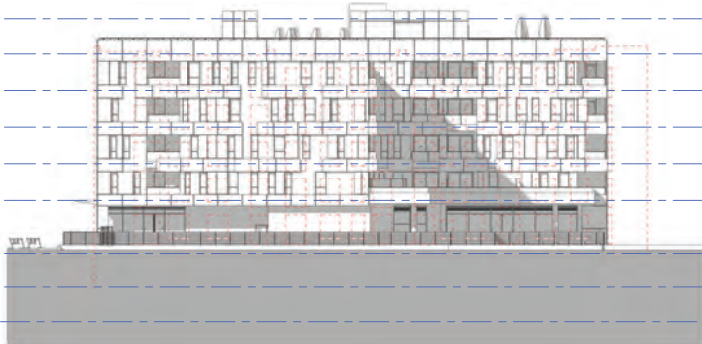
Plot Date: 2024-05-31 12:27:34 PM

**CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:**  
**BCBC 2018 TABLE 3.2.3.1.D (CALCULATED BY FIRE COMPARTMENT)**  
**WEST ELEVATION (THE WORST CONDITION UNIT 204)**  
LIMITING DIST.: 6.75 feet (2.1m)  
WALL AREA: 335.2 SF (31.1 m<sup>2</sup>)  
OPENING AREA: 78.0 SF (7.25 m<sup>2</sup>)  
ALLOWED %: 25%  
PROPOSED %: 23%  
**BASED ON BCBC 2018 Table 3.2.3.7**  
ALLOWED CONSTR+CLADDING:  
1 HR Combust. or Noncombust. constr. + Noncombust. Clad  
PROPOSED CONSTR+CLADDING:  
1HR Combust. Constr. + Noncombust. Clad



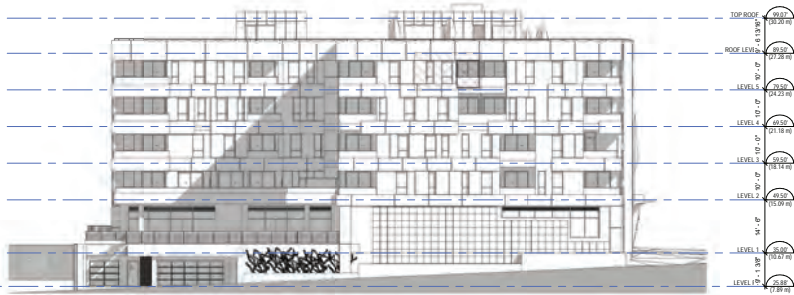
① WEST ELEVATION - OPENINGS  
1/16" = 1'-0"

**CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:**  
**BCBC 2018 TABLE 3.2.3.1.D**  
**NORTH AND EAST ELEVATION FACING STREETS:**  
LIMITING DIST.: >9 m  
WALL AREA: >150 m<sup>2</sup>  
ALLOWED %: 100%  
PROPOSED %: <100%  
**BASED ON BCBC 2018 Table 3.2.3.7**  
ALLOWED CONSTR+CLADDING:  
1 HR Combust. or Noncombust. constr. + Noncombust. Clad  
PROPOSED CONSTR+CLADDING:  
1HR Combust. Constr. + Noncombust. Clad



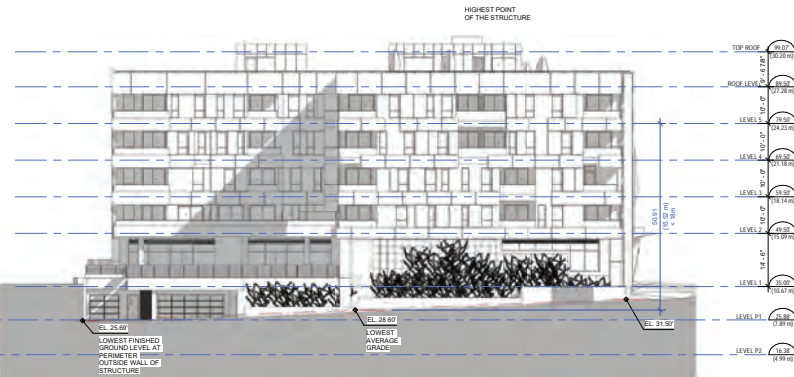
③ WEST ELEVATION - REFLECTED ELEVATION  
1/16" = 1'-0"

**CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:**  
**BCBC 2018 TABLE 3.2.3.1.D (CALCULATED BY FIRE COMPARTMENT)**  
**SOUTH ELEVATION (THE WORST CONDITION UNIT 515)**  
LIMITING DIST.: 11.17 feet (3.4m)  
WALL AREA: 179.5 SF (16.7 m<sup>2</sup>)  
OPENING AREA: 77.5 SF (8.2 m<sup>2</sup>)  
ALLOWED %: 68%  
PROPOSED %: 43%  
**BASED ON BCBC 2018 Table 3.2.3.7**  
ALLOWED CONSTR+CLADDING:  
45 MIN Combust. or Noncombust. constr. + Noncombust. Clad  
PROPOSED CONSTR+CLADDING:  
1HR Combust. Constr. + Noncombust. Clad



② SOUTH ELEVATION - OPENINGS  
1/16" = 1'-0"

LEGEND:



④ SOUTH ELEVATION - BUILDING HEIGHT  
1/16" = 1'-0"

ARCHITECTS

1645 West 8th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 872-2955 ext. (604) 872-2905  
Email: office@AMArchitects.com



Project:

**1738**  
**MARINE & BEWICKE PROJECT LTD.**  
**705 WEST 3RD STREET**  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:

**DESIGN DATA**

Project Status:  
**Rezoning**

SUBMISSION	
Date	Description
2017-12-08	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION

No.	Date	Description

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Scale:  
As indicated

DWG. NO:  
**A005**



SITE CONTEXT - AERIAL  
VIEW:



SITE - 705 WEST 3RD STREET

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Plot Date: 2024-05-31 12:27:38 PM



Project:  
**1738**  
MARINE & BEWICKE PROJECT LTD.  
**705 WEST 3RD STREET**  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
**SITE CONTEXT AERIAL VIEW**

Project Status:  
**Rezoning**

SUBMISSION	
Date	Description
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-09-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description

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SITE CONTEXT - PHOTOS:



CONTEXT PLAN



1



2



3



4



5



6



Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
SITE CONTEXT PHOTOS

Project Status:  
Rezoning

SUBMISSION	
Date	Description
2017-12-08	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description

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NORTH EXISTING STREETScape



NORTH PROPOSED STREETScape

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Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
NORTH STREETSCAPES

Project Status:  
Rezoning

SUBMISSION	
Date	Description
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description

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EAST EXISTING STREETSCAPE



EAST PROPOSED STREETSCAPE

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Plot Date: 2024-05-31 12:28:58 PM



Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:

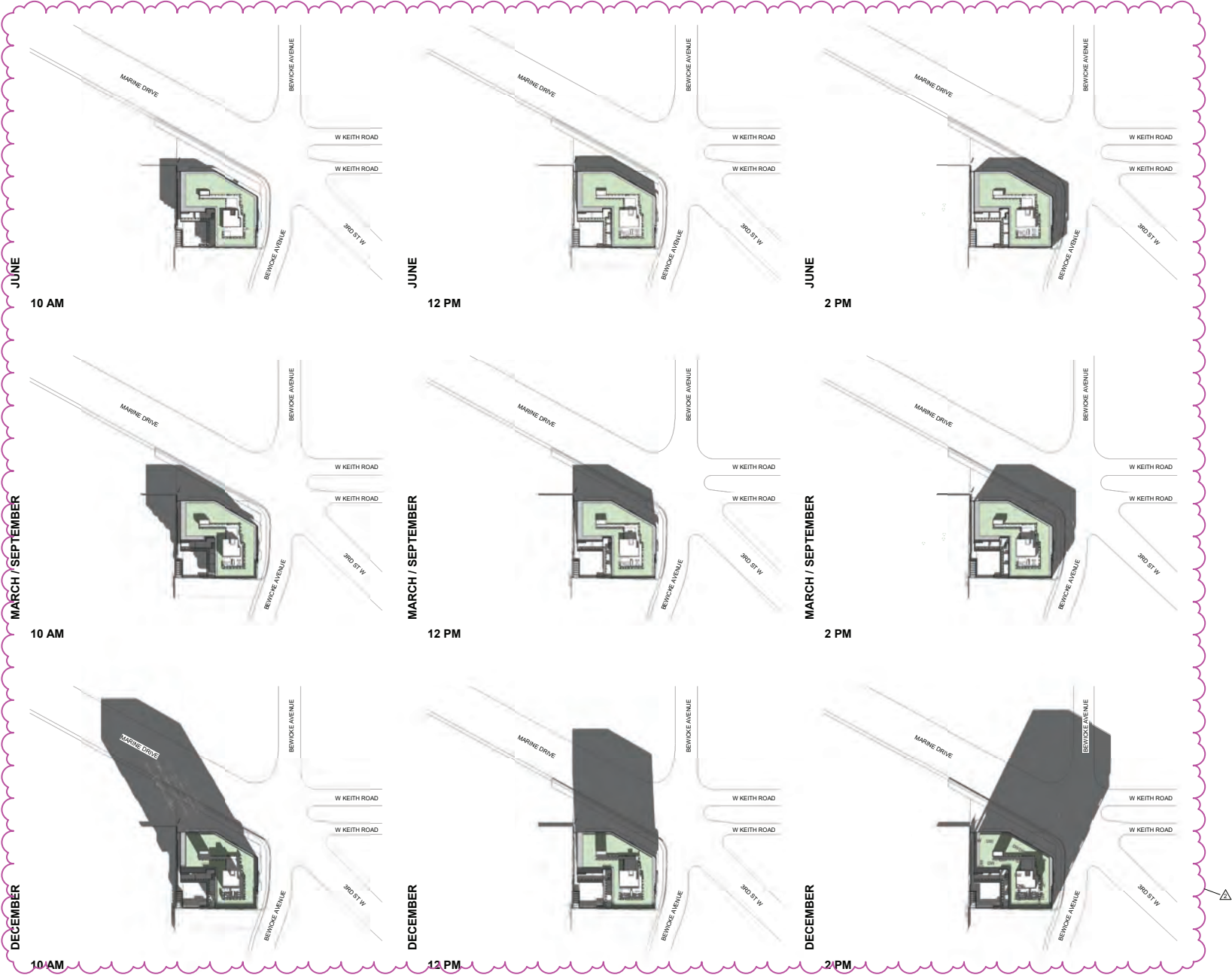
EAST STREETSCAPES

SUBMISSION	
Date	Description
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description

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ARCHITECTS

1645 West 8th Avenue  
Vancouver, BC V6J 1N5  
Tel: (604) 872-2955 ext. (604) 872-2505  
Email: office@AMArchitects.com

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Project:  
1738 MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
**SHADOW STUDIES**

Project Status:  
**Rezoning**

SUBMISSION	
Date	Description
2017-08-02	
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description
2	2021-05-10	REVISION PER PTC

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Scale:  
1" = 80'-0"  
DWG. NO:  
**A040**





Project Status:  
**Rezoning**

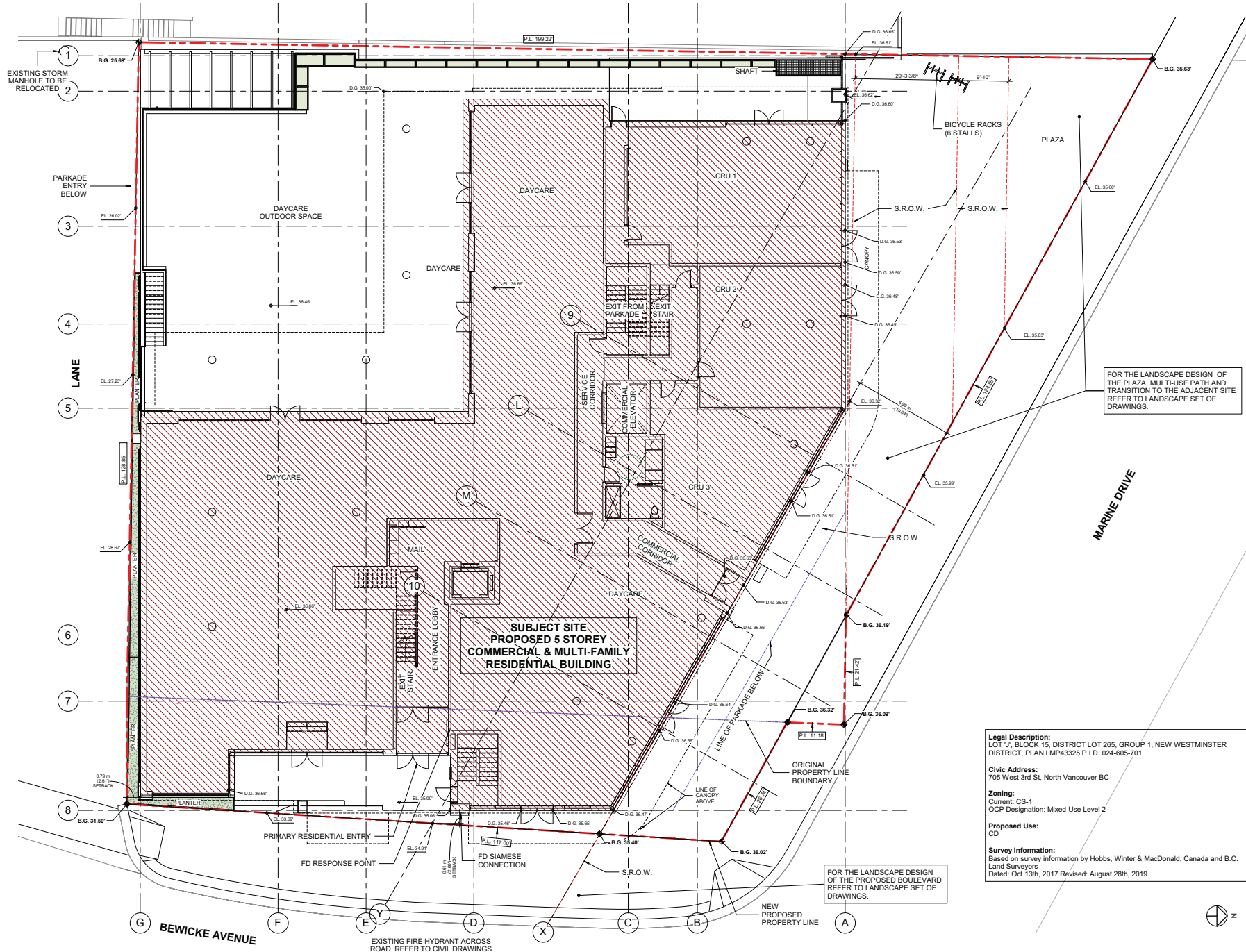
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FOR THE LANDSCAPE DESIGN OF THE PLAZA, MULTI-USE PATH AND TRANSITION TO THE ADJACENT SITE REFER TO LANDSCAPE SET OF DRAWINGS.

FOR THE LANDSCAPE DESIGN OF THE PROPOSED BOULEVARD REFER TO LANDSCAPE SET OF DRAWINGS.

**Legal Description:**  
LOT 17, BLOCK 15, DISTRICT LOT 265, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN LMP43325 P.I.D. 024-605-701

**Civic Address:**  
705 West 3rd St, North Vancouver BC

**Zoning:**  
Current: CS-1  
OCP Designation: Mixed-Use Level 2

**Proposed Use:**  
CD

**Survey Information:**  
Based on survey information by Hobbs, Winter & MacDonald, Canada and B.C. Land Surveyors  
Dated: Oct 13th, 2017 Revised: August 28th, 2019



Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
**705 WEST 3RD STREET**  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
**SITE PLAN**

Project Status:  
**Rezoning**

SUBMISSION	
Date	Description
2017-12-08	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

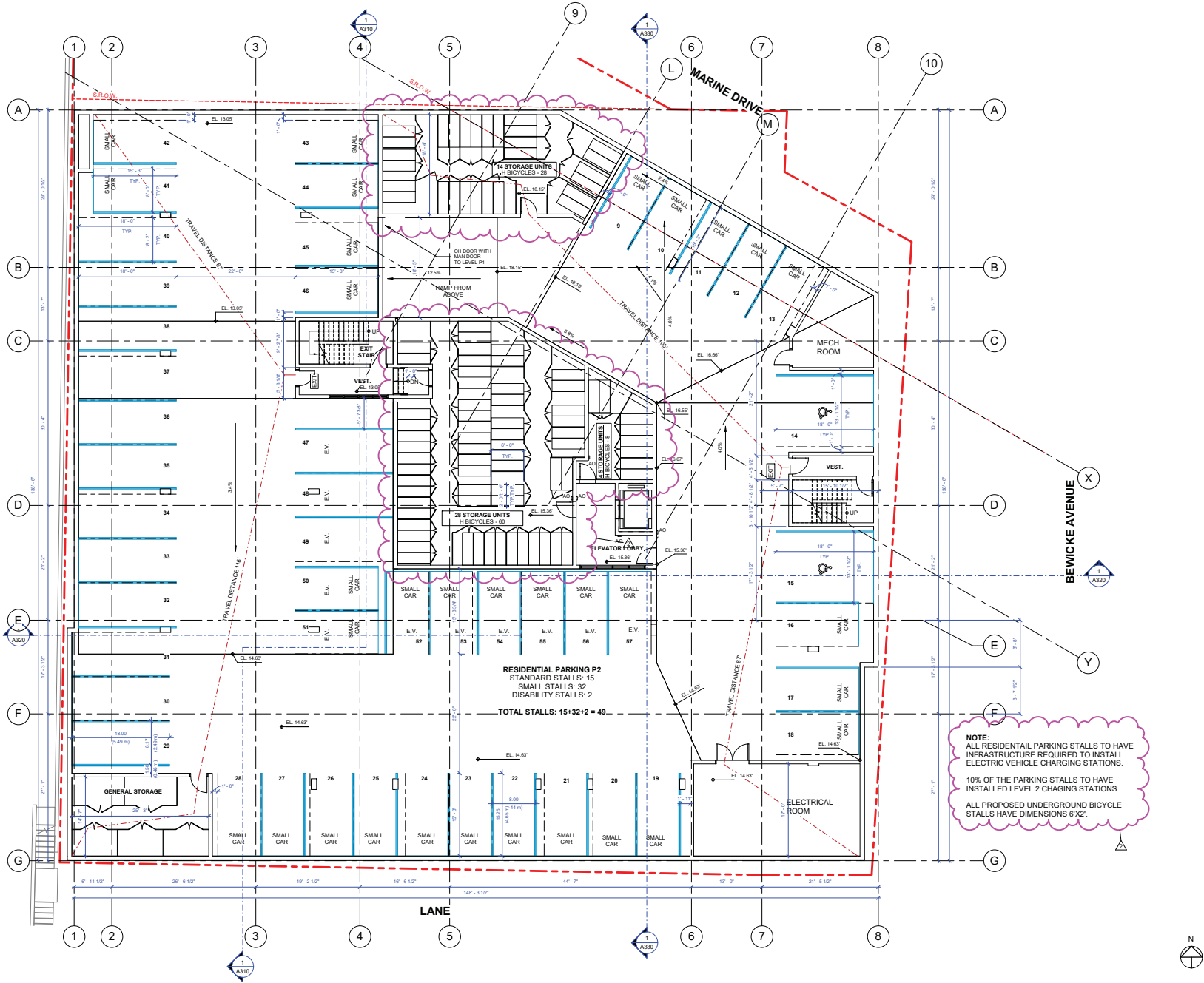
REVISION		
No.	Date	Description

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Scale:  
1/8" = 1'-0"

DWG. NO:  
**A101**





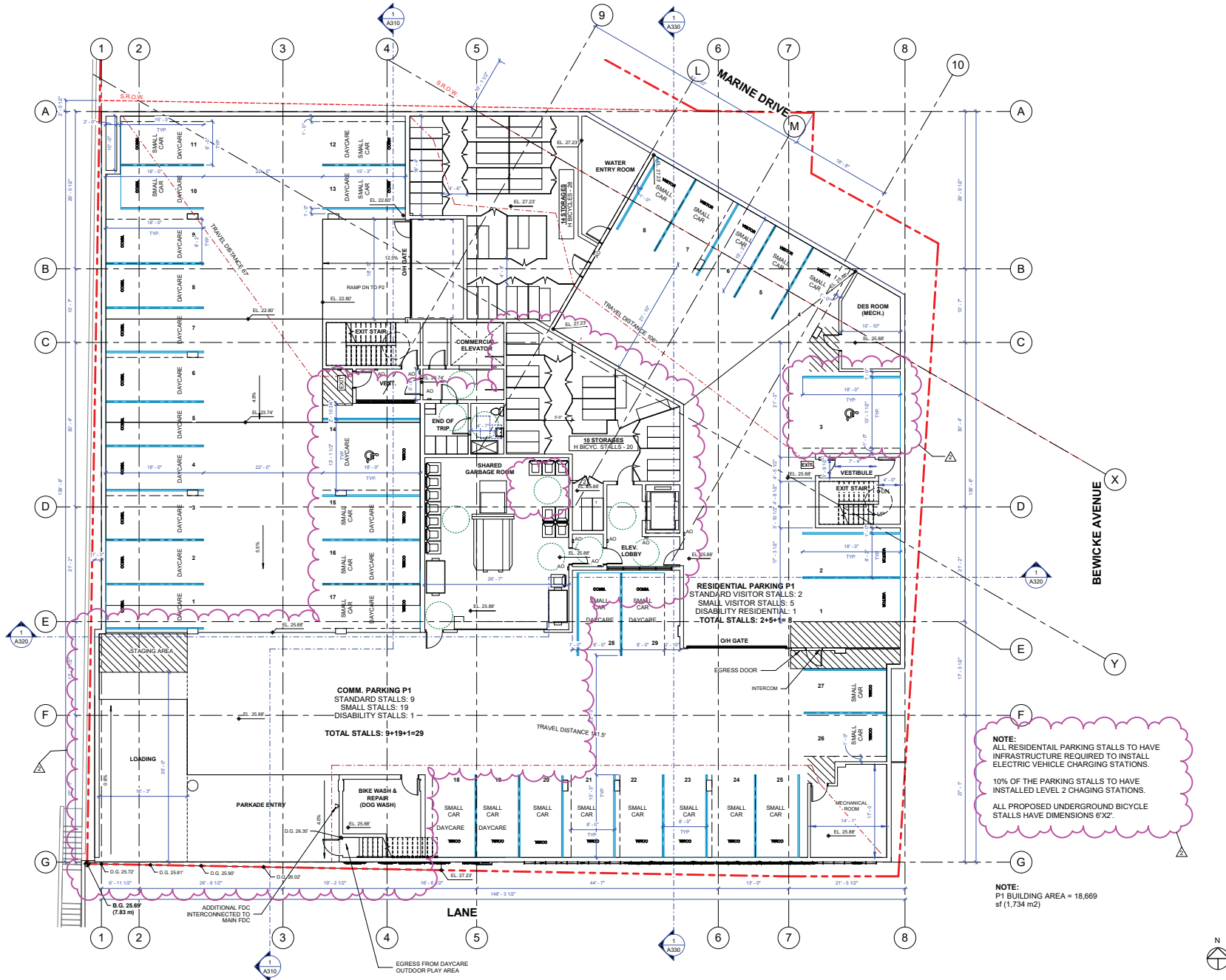
Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
**705 WEST 3RD STREET**  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
**LEVEL P2 FLOOR PLAN**

Project Status:  
**Rezoning**

SUBMISSION	
Date	Description
2017-12-08	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-09-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description
2	2021-05-10	REVISION PER PTC

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MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
LEVEL P1 FLOOR PLAN

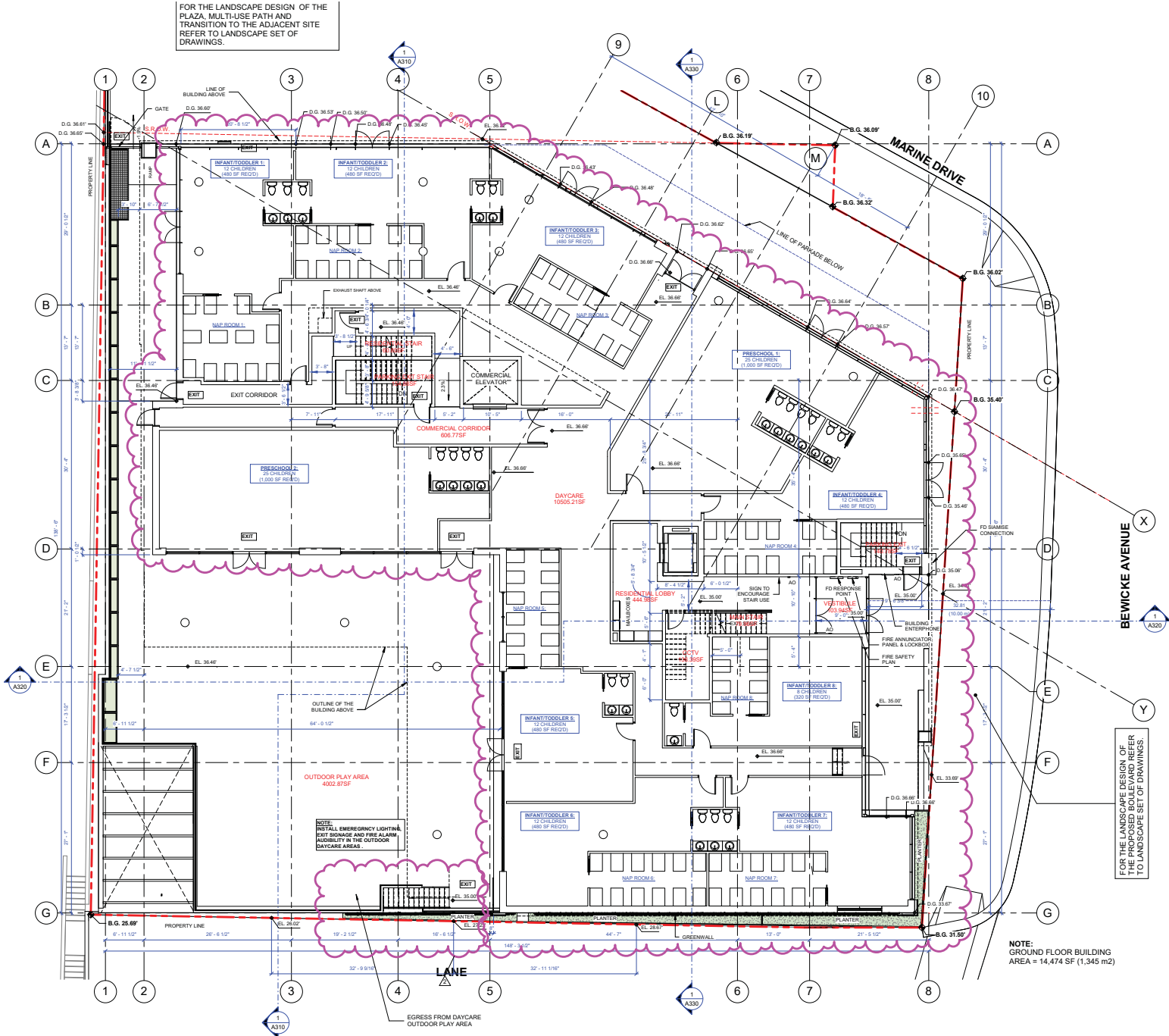
Project Status:  
Rezoning

SUBMISSION	
Date	Description
2017-04-03	
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-24	RESPONSE TO PT. REZONING
2020-11-16	ISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description
2	2021-05-10	REVISION PER PTC

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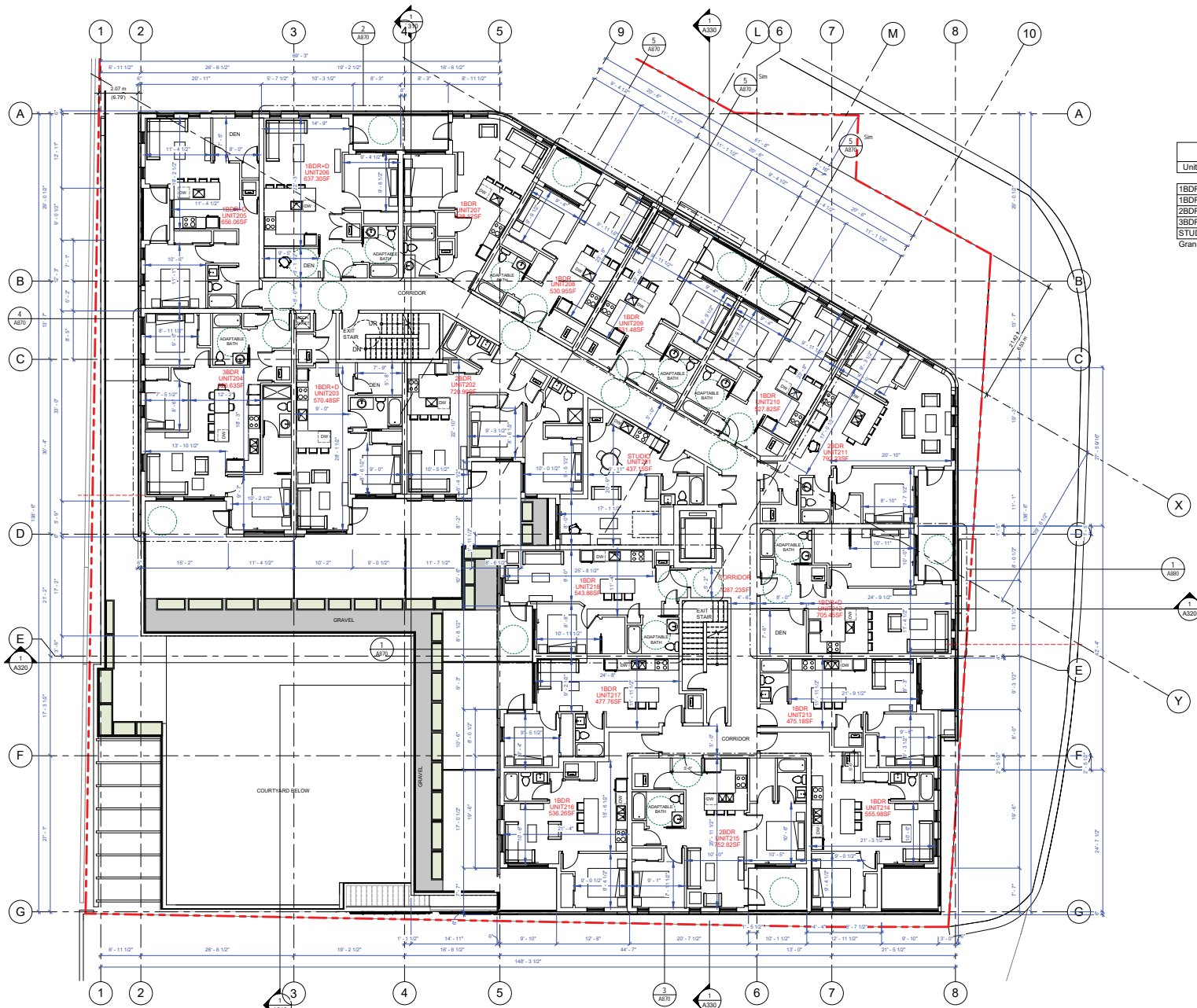




SUBMISSION	
Date	Description
2017-12-08	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-08-26	RESPONSE TO PT REZONING
2020-11-18	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT REZONING

REVISION		
No.	Date	Description
2	2021-05-10	REVISION PER PTIC

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RENTAL1 - UNIT MIX		
Unit Type	Area	Count
1BDR		30
1BDR+D		17
2BDR		12
3BDR		7
STUDIO		4
Grand total: 70		

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1W5

Tel: (604) 672-2955 ext. (604) 672-2905  
Email: office@AMArchitects.com



Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
LEVEL 2 FLOOR PLAN

Project Status:  
Rezoning

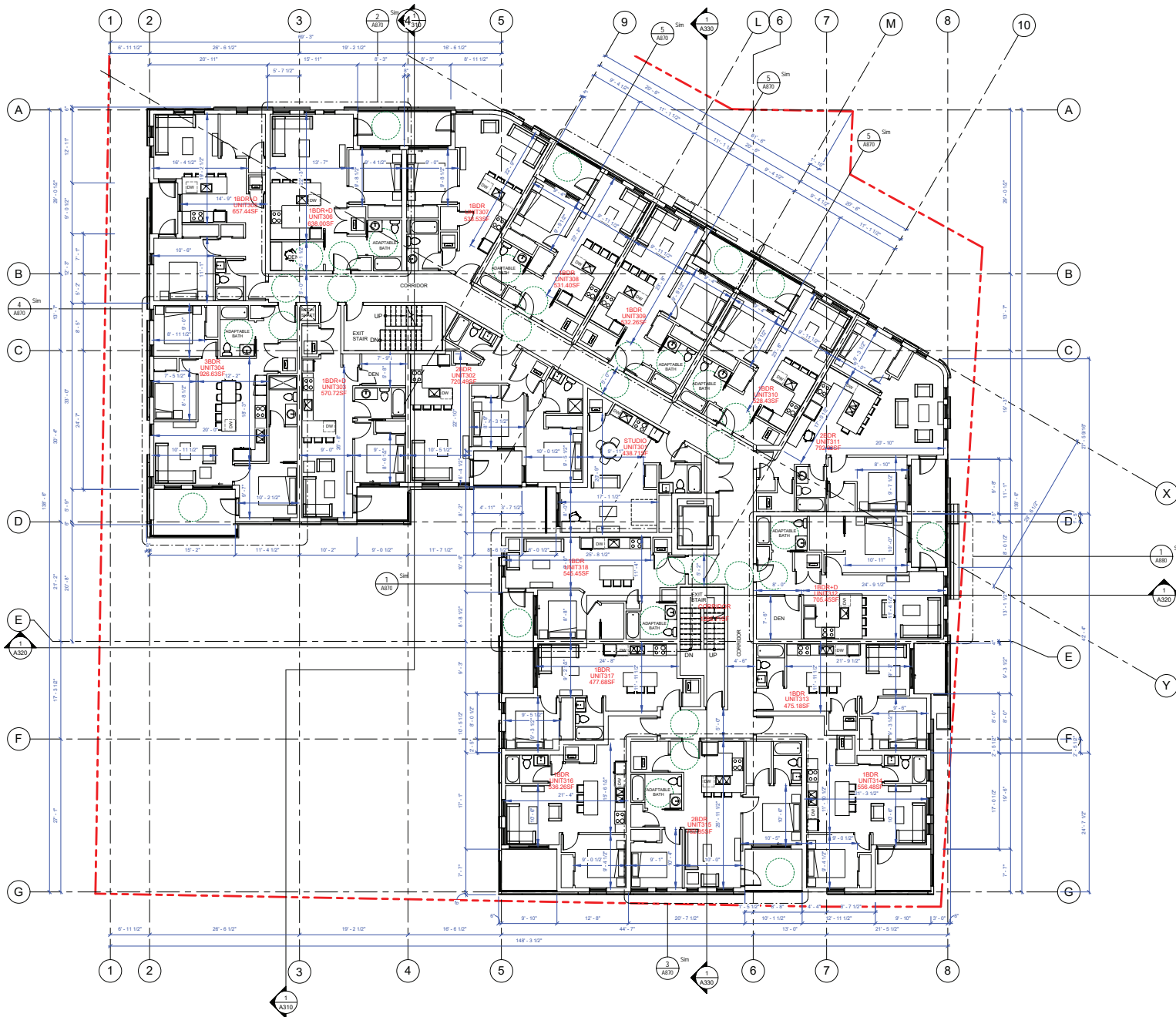
SUBMISSION	
Date	Description
2017-04-03	
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	ISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description

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DWG. NO: A120





Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
LEVEL 3 FLOOR PLAN

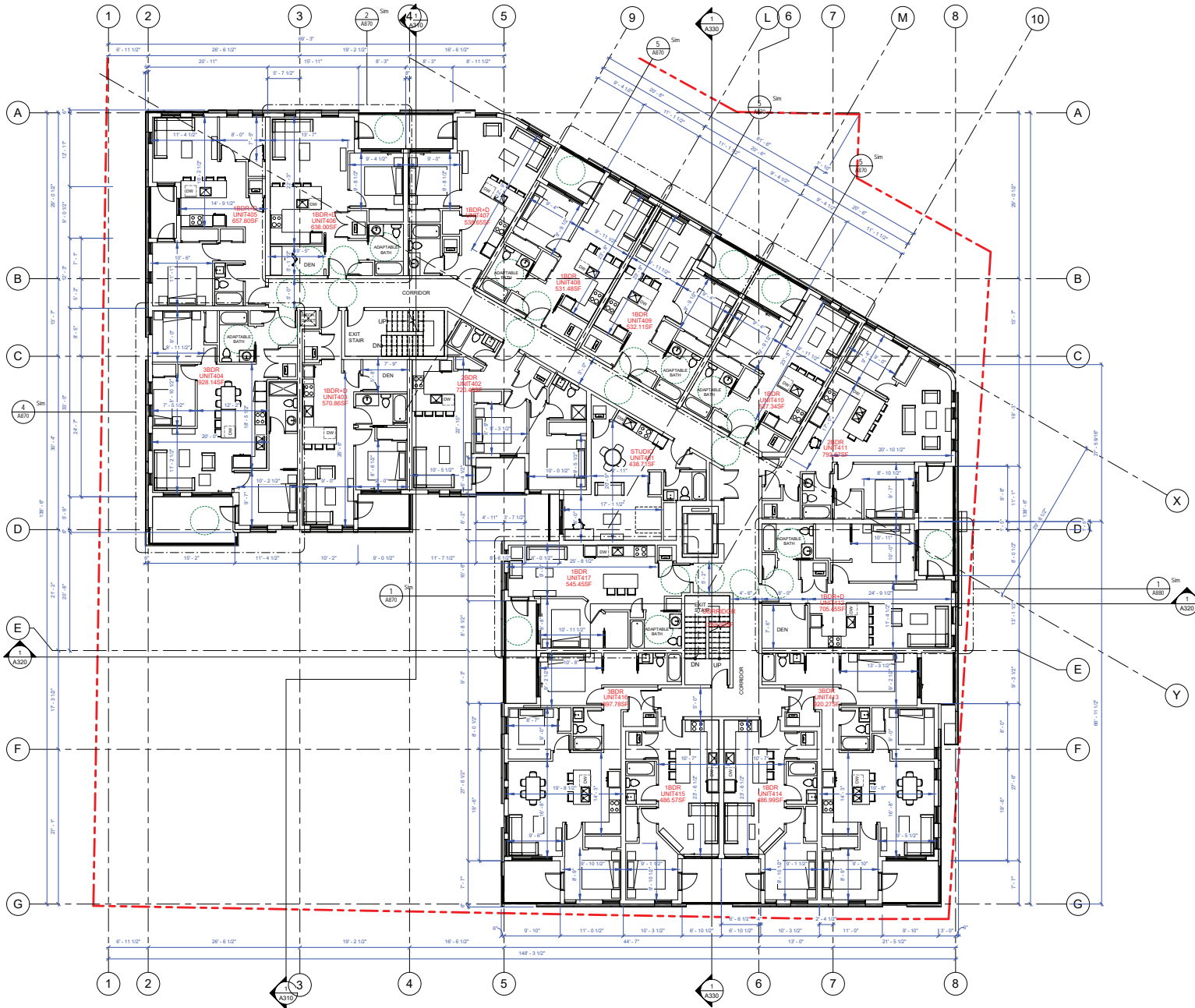
Project Status:  
Rezoning

SUBMISSION	
Date	Description
2017-12-08	ISSUED FOR REZONING
2018-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-18	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION	
No.	Date
Description	

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Scale: 1/8" = 1'-0"  
DWG. NO: A130



Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
**705 WEST 3RD STREET**  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
**LEVEL 4 FLOOR PLAN**

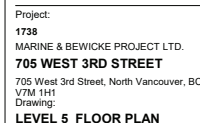
Project Status:  
**Rezoning**

SUBMISSION	
Date	Description
2017-12-08	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-09-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description

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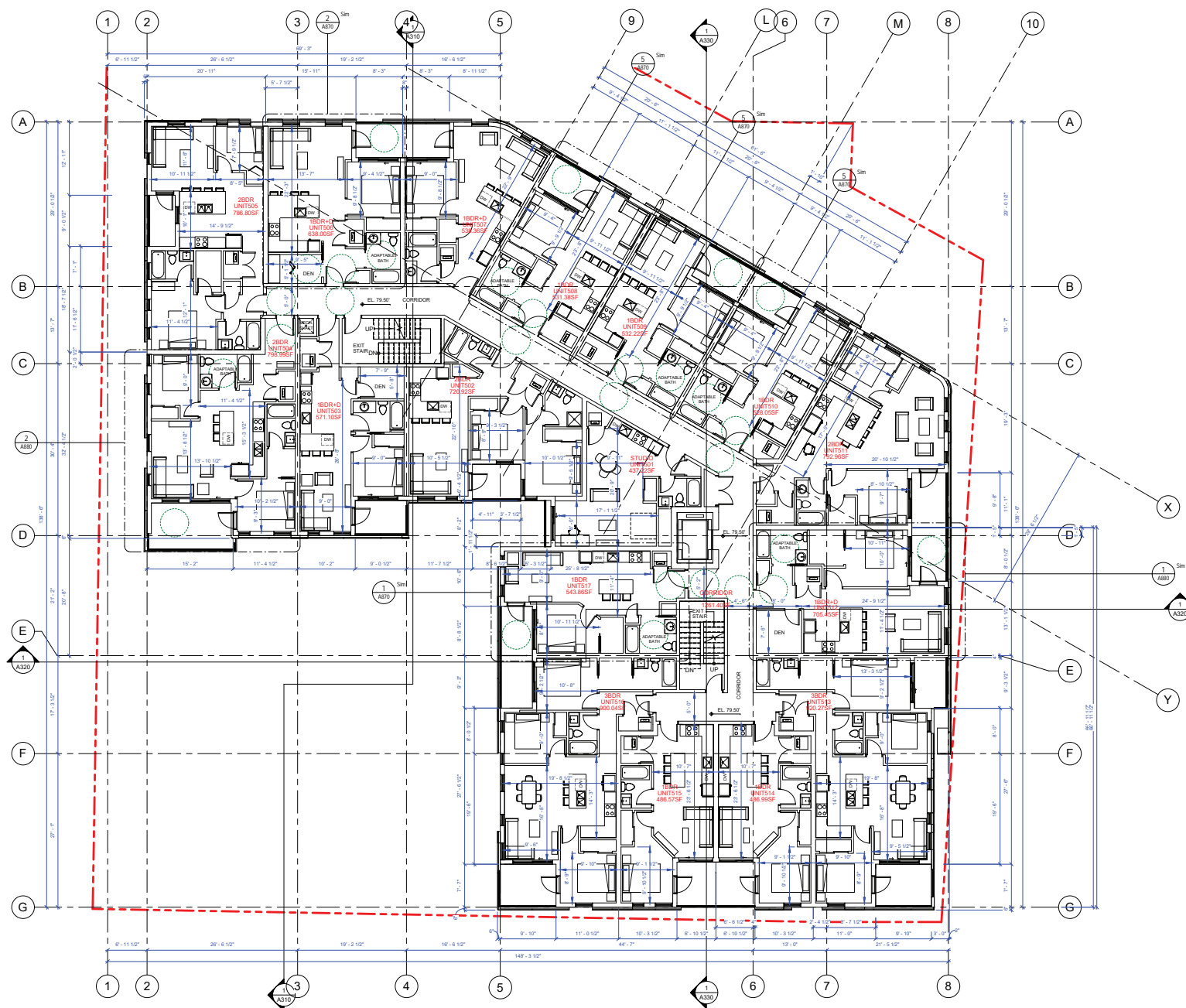
SUBMISSION	
Date (YYYY-MM-DD)	Description
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT REZONING
2020-11-16	RE-ISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

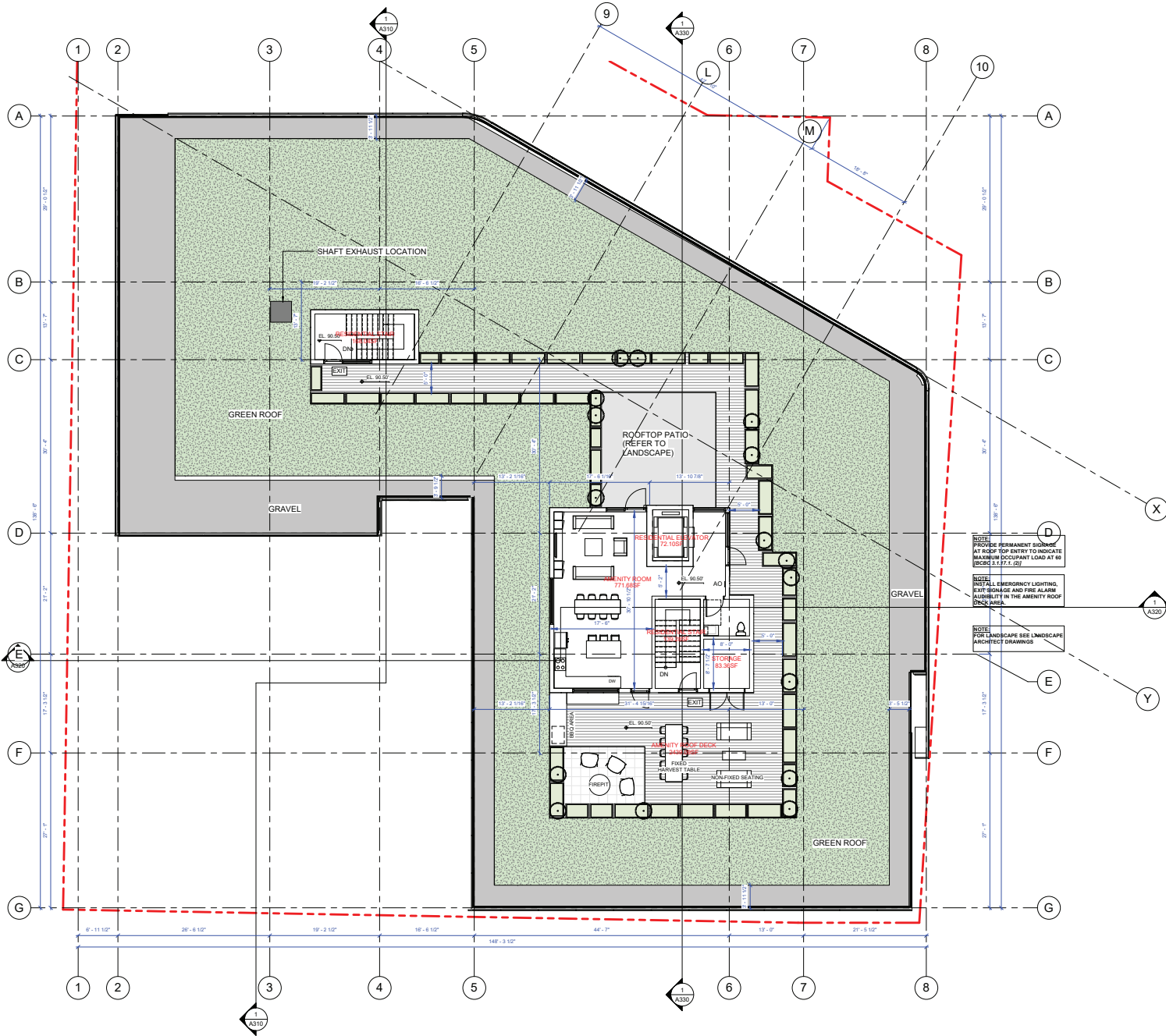
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Scale: 1/8" = 1'-0"

DWG. NO: A150





Project:  
**1738**  
**MARINE & BEWICKE PROJECT LTD.**  
**705 WEST 3RD STREET**  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
**ROOF DECK FLOOR PLAN**

Project Status:  
**Rezoning**

SUBMISSION	
Date	Description
2017-04-03	
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-09-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description

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Scale: 1/8" = 1'-0"  
DWG. NO: **A160**



Tel: (604) 872-2595 Fax: (604) 872-2505  
Email: [office@AMArchitects.com](mailto:office@AMArchitects.com)



Project Status:  
**Rezoning**

Date (YYYY-MM-DD)	Description
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT REZONING
2020-11-16	RE-ISSUED FOR REZONING
2021-05-29	RESPONSE TO PT - REZONING

[illegible]

Scale: 1/8" = 1'-0"	DWG. NO:
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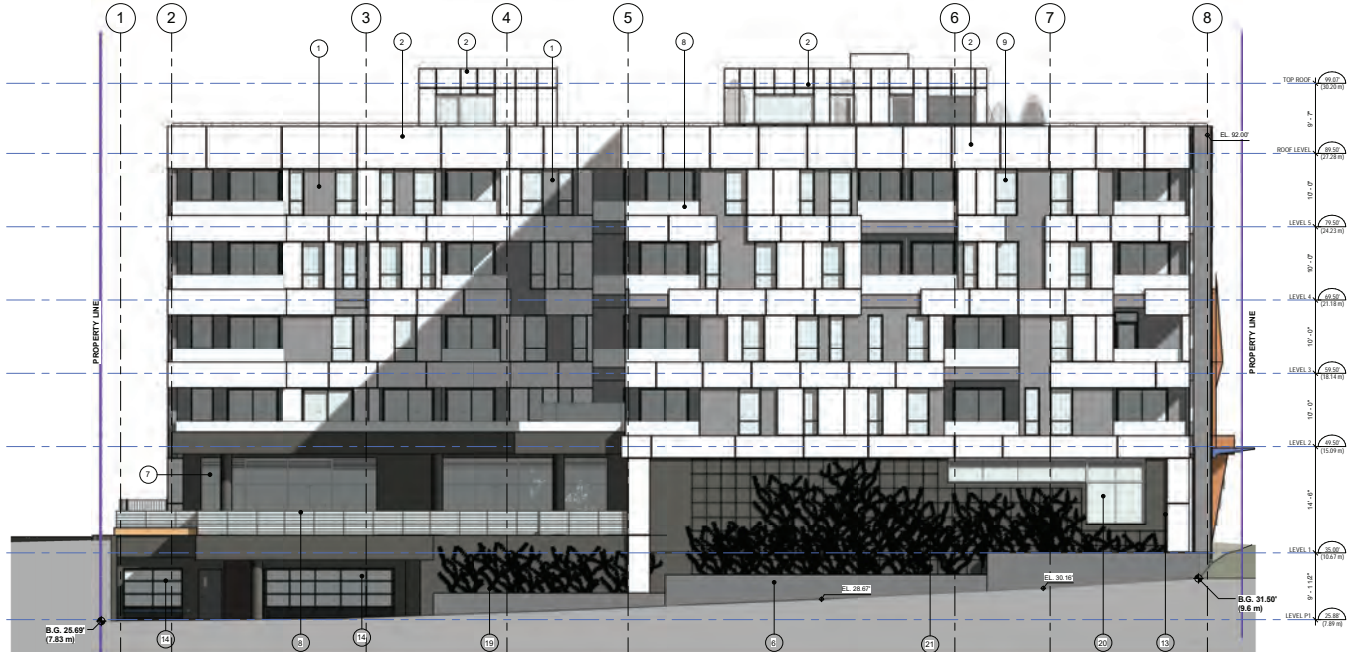
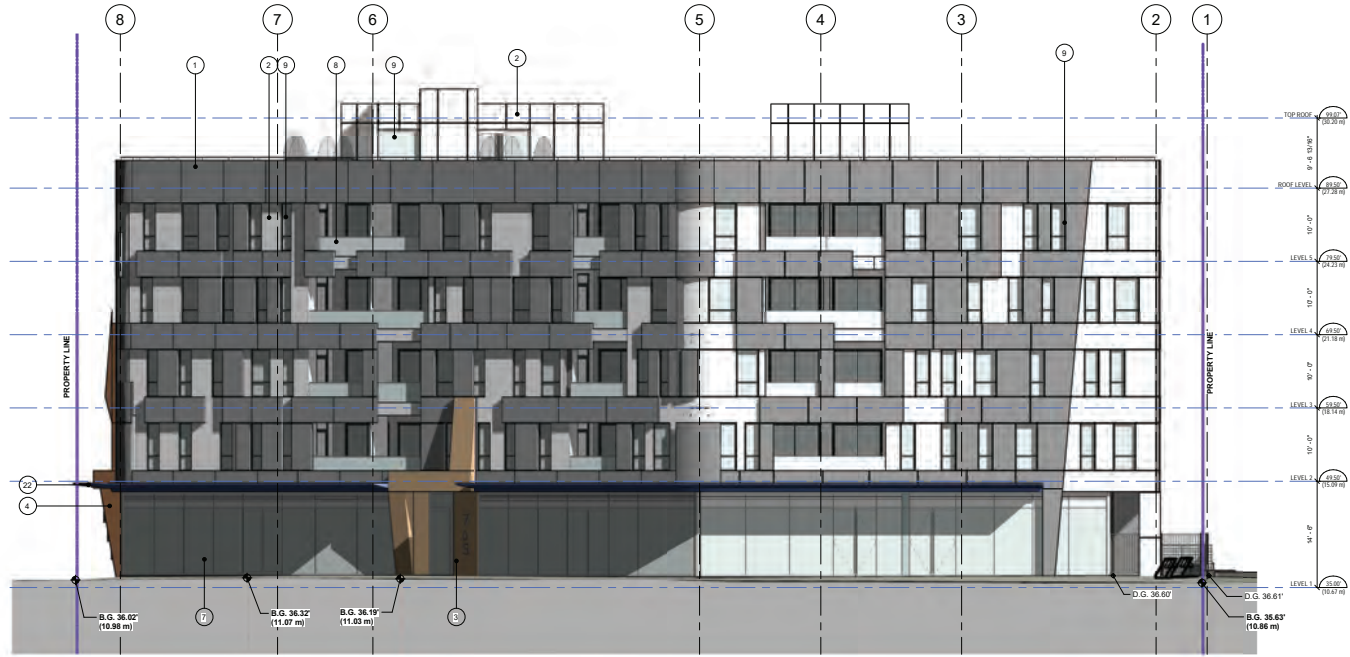
Plot Date: 2021-05-31 12:31:15 PM

# MATERIAL LEGEND

- 1 FIBRE CEMENT PANEL SYSTEMS, COLOR: LIGHT GREY.
- 2 FIBRE CEMENT PANEL SYSTEMS, COLOR: WHITE.
- 3 FIBRE CEMENT PANEL, COLOR: CEDAR STAINED WOOD TEXTURE.
- 4 FIBRE CEMENT PANEL, COLOR: MAHOGANY STAINED WOOD TEXTURE.
- 5 METAL PLANTER, COLOR: CHARCOAL.
- 6 STOREFRONT GLASS & ALUMINUM, COLOR: ALUMINUM.
- 7 METAL & AND GLASS GUARD RAIL, COLOR: ALUMINUM.
- 8 VINYL WINDOWS COLOR: CHARCOAL.
- 9 PRIVACY SCREEN, OBSCURED GLASS & METAL.
- 10 ARCHITECTURAL CAST-IN-PLACE CONCRETE.
- 11 METAL OVERHEAD DOOR, COLOR: LIGHT GRAY.
- 12 CAST-IN-PLACE CONCRETE.
- 13 ALUMINUM WINDOW, COLOR: ALUMINUM.
- 14 GREENWALL.
- 22 METAL CANOPY, COLOR: BLUE, MARINE MATT.

1 NORTH ELEVATION  
1/8" = 1'-0"

2 SOUTH ELEVATION  
1/8" = 1'-0"



## ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2955 ext. (604) 672-2905  
Email: office@AMArchitects.com



### Project:

1738 MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:

### NORTH & SOUTH ELEVATIONS

### Project Status:

### Rezoning

SUBMISSION	
Date	Description
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-09-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

### REVISION

No.	Date	Description

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Scale: 1/8" = 1'-0" DWG. NO: A210

## ANKENMAN MARCHAND



# MATERIAL LEGEND

- 1 FIBRE CEMENT PANEL SYSTEMS, COLOR: LIGHT GREY.
- 2 FIBRE CEMENT PANEL SYSTEMS, COLOR: WHITE.
- 3 FIBRE CEMENT PANEL, COLOR: CEDAR STAINED WOOD TEXTURE.
- 4 FIBRE CEMENT PANEL, COLOR: MAHOGANY STAINED WOOD TEXTURE.
- 5 METAL PLANTER, COLOR: CHARCOAL.
- 6 STOREFRONT GLASS & ALUMINUM, COLOR: ALUMINUM.
- 7 METAL AND GLASS GUARD RAIL, COLOR: ALUMINUM.
- 8 VINYL WINDOWS COLOR: CHARCOAL.
- 9 PRIVACY SCREEN, OBSCURED GLASS & METAL.
- 10 ARCHITECTURAL CAST-IN-PLACE CONCRETE.
- 11 METAL OVERHEAD DOOR, COLOR: LIGHT GRAY.
- 12 CAST-IN-PLACE CONCRETE.
- 13 ALUMINUM WINDOW, COLOR: ALUMINUM.
- 14 GREENWALL.
- 22 METAL CANOPY, COLOR: BLUE, MARINE MATT.

1 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2955 ext. (604) 672-2505  
Email: office@AMArchitects.com

ANKENMAN MARCHAND



Project:

1738 MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:

EAST & WEST ELEVATIONS

Project Status:

Rezoning

## SUBMISSION

Date	Description
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

## REVISION

No.	Date	Description

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Scale: 1/8" = 1'-0"

DWG. NO:  
A220

MATERIAL LEGEND

- 1 FIBRE CEMENT PANEL SYSTEMS, COLOR: LIGHT GREY.  
2 FIBRE CEMENT PANEL SYSTEMS, COLOR: WHITE.  
3 FIBRE CEMENT PANEL, COLOR: CEDAR STAINED WOOD TEXTURE.  
4 FIBER CEMENT PANEL, COLOR: MAHOGANY STAINED WOOD TEXTURE.  
6 METAL PLANTER, COLOR CHARCOAL.  
7 STOREFRONT GLASS & ALUMINUM, COLOR: ALUMINUM.  
8 METAL & AND GLASS GUARD RAIL, COLOR: ALUMINUM.  
9 VINYL WINDOWS COLOR: CHARCOAL.  
12 PRIVACY SCREEN, OBSCURED GLASS & METAL.  
13 ARCHITECTURAL CAST-IN-PLACE CONCRETE.  
14 METAL OVERHEAD DOOR, COLOR: LIGHT GRAY.  
19 CAST-IN-PLACE CONCRETE.  
20 ALUMINUM WINDOW, COLOR: ALUMINUM.  
21 GREENWALL.  
22 METAL CANOPY, COLOR: BLUE, MARINE MATT.

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N6

Tel: (604) 672-2565 ext. (604) 672-2565  
Email: office@AMArchitects.com

ANKENMAN MARCHAND

Project:

1738  
MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
V7M 1H1  
Drawing:  
NORTH-EAST ELEVATION

Project Status:  
Rezoning

SUBMISSION

Date	Description
2017-12-08	ISSUED FOR REZONING
2018-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	RE ISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION

No.	Date	Description

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Scale: 1/8" = 1'-0"  
DWG. NO.: A230

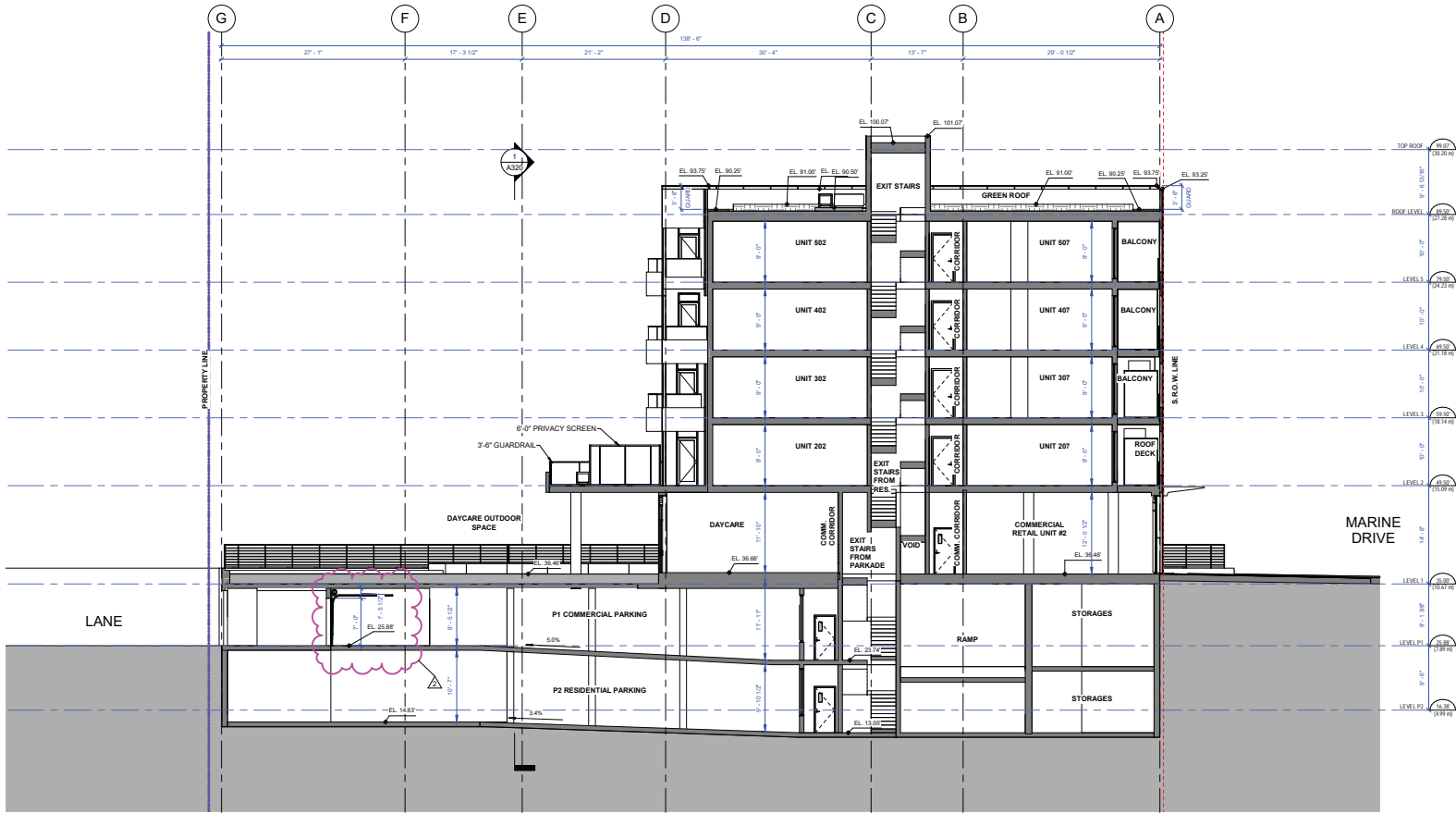


1 NORTH-EAST ELEVATION  
1/8" = 1'-0"



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Plot Date: 2024-05-31 12:33:01 PM



1 BUILDING SECTION NS DAYCARE  
1/8" = 1'-0"

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2955 Fax: (604) 672-2505  
Email: office@AMArchitects.com

ANKENMAN MARCHAND



Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
**BUILDING SECTION  
NORTH-SOUTH DAYCARE**

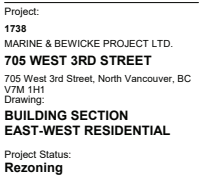
Project Status:  
Rezoning

SUBMISSION	
Date	Description
2017-12-08	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description
2	2021-05-10	REVISION PER PTC

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Scale: 1/8" = 1'-0"  
DWG. NO: A310

[illegible]

Scale: 1/8" = 1'-0"

DWG. NO: A320



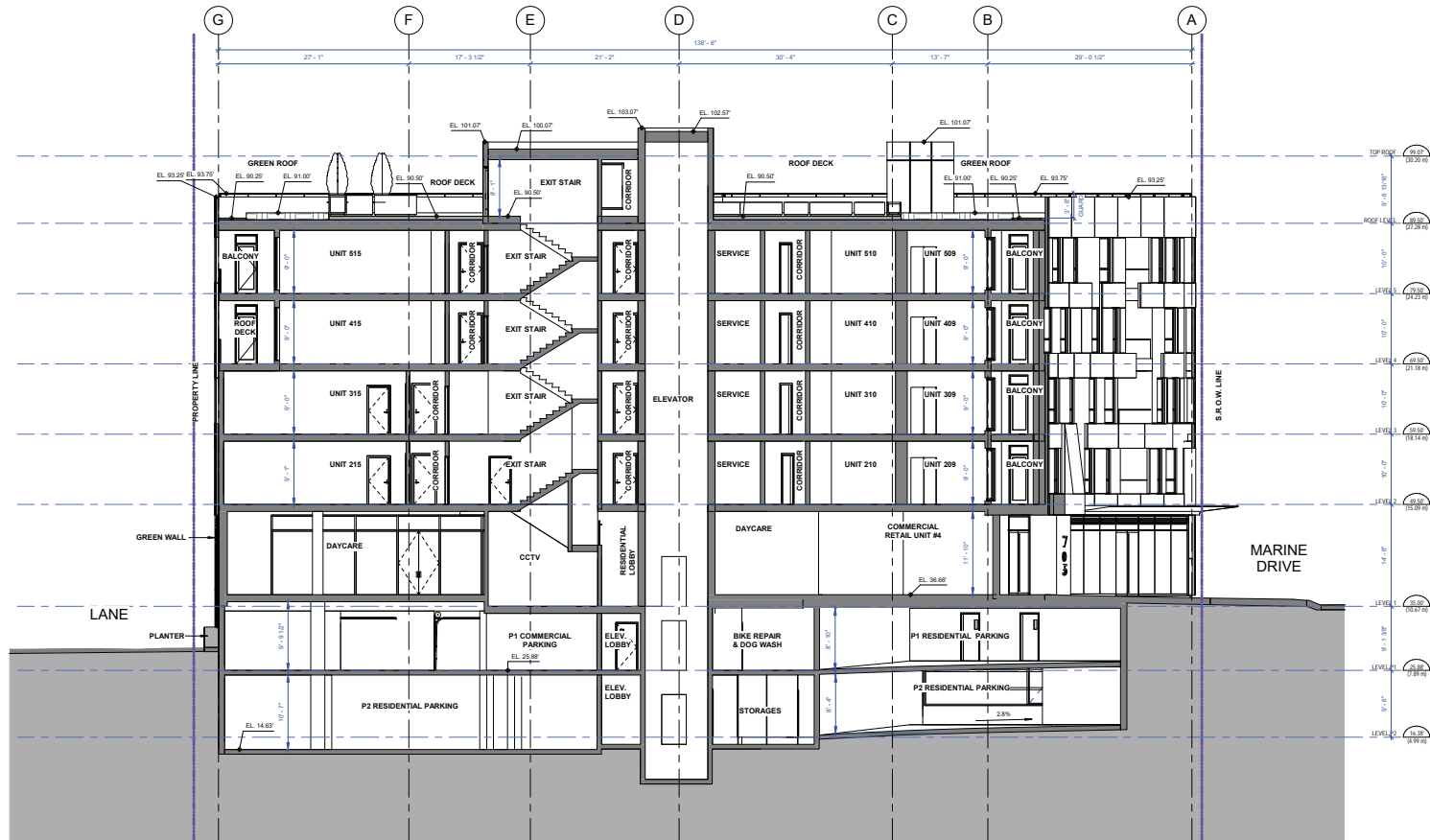




Project Status:  
**Rezoning**

[illegible]

Scale: 1/8" = 1'-0"	DWG. NO: <b>A330</b>
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① NORTH-EAST VIEW



② VIEW FROM MARINE DR



③ VIEW FROM BEWICKE AV



④ VIEW FROM NORTH WEST PLAZA



Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
3D VIEWS

Project Status:  
Rezoning

SUBMISSION	
Date	Description
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description

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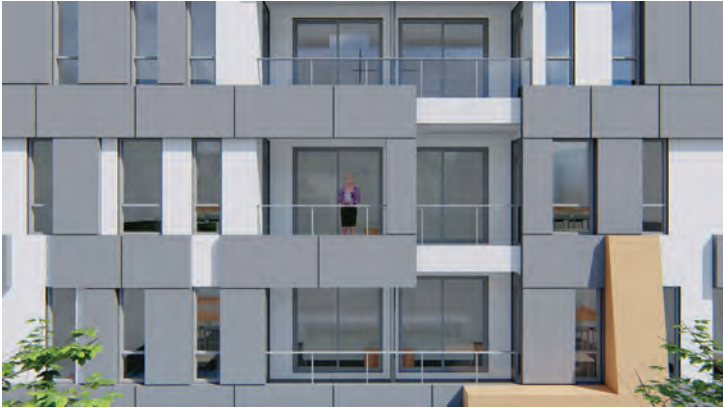
1 VIEW FROM BEWICKE AV AND LANE



2 VIEW FROM MARINE DRIVE



3 DAYCARE OUTDOOR PLAYGROUND



4 FACADE DETAIL

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Plot Date: 2024-05-31 12:33:16 PM



Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
3D VIEWS

Project Status:  
Rezoning

SUBMISSION	
Date	Description
2019-08-29	RESPONSE TO PT. REZONING
2019-10-24	REISSUED FOR REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description

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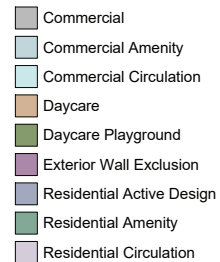
1738  
MARINE & BEWICKE PROJECT LTD.  
**705 WEST 3RD STREET**  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
**GROUND LEVEL AREA  
OVERLAY**  
Project Status:  
**Rezoning**

Date (YYYY-MM-DD)	Description
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT REZONING
2020-11-16	RE-ISSUED FOR REZONING
2021-05-29	RESPONSE TO PT - REZONING

[illegible]

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Scale: 1/8" = 1'-0"	DWG. NO: <b>A810</b>
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Plot Date: 2024-05-31 12:34:00 PM



## AREA LEGEND

- Commercial Service Shaft
- Exterior Wall Exclusion
- Residential Circulation
- Residential Service Shaft
- Residential Unit
- Roof Deck

AREAS - LEVEL 2 - INCLUDED - RESIDENTIAL				
Level	Name	Unit #	Area	Area (m <sup>2</sup> )
LEVEL 2	STUDIO	201	437.15 SF	40.61 m <sup>2</sup>
LEVEL 2	2BDR	202	720.90 SF	66.97 m <sup>2</sup>
LEVEL 2	1BDR+D	203	570.48 SF	53 m <sup>2</sup>
LEVEL 2	3BDR	204	926.63 SF	86.09 m <sup>2</sup>
LEVEL 2	1BDR+D	205	656.06 SF	60.95 m <sup>2</sup>
LEVEL 2	1BDR+D	206	637.30 SF	59.21 m <sup>2</sup>
LEVEL 2	1BDR	207	538.12 SF	49.99 m <sup>2</sup>
LEVEL 2	1BDR	208	530.95 SF	49.33 m <sup>2</sup>
LEVEL 2	1BDR	209	531.48 SF	49.38 m <sup>2</sup>
LEVEL 2	1BDR	210	527.82 SF	49.04 m <sup>2</sup>
LEVEL 2	2BDR	211	792.23 SF	73.6 m <sup>2</sup>
LEVEL 2	1BDR+D	212	705.45 SF	65.54 m <sup>2</sup>
LEVEL 2	1BDR	213	475.18 SF	44.15 m <sup>2</sup>
LEVEL 2	1BDR	214	555.98 SF	51.65 m <sup>2</sup>
LEVEL 2	2BDR	215	752.82 SF	69.94 m <sup>2</sup>
LEVEL 2	1BDR	216	536.26 SF	49.82 m <sup>2</sup>
LEVEL 2	1BDR	217	477.76 SF	44.39 m <sup>2</sup>
LEVEL 2	1BDR	218	543.86 SF	50.53 m <sup>2</sup>
Grand total			10,916.42 SF	1,014.17 m <sup>2</sup>

AREAS - LEVEL 2 - INCLUDED - RESIDENTIAL CIRCULATION			
Level	Name	Area	Area (m <sup>2</sup> )
LEVEL 2	CORRIDOR	1,287.23 SF	119.59 m <sup>2</sup>
Grand total		1,287.23 SF	119.59 m <sup>2</sup>

AREAS - LEVEL 2 - EXCLUDED - EXTERIOR WALL			
Level	Name	Area	Area (m <sup>2</sup> )
LEVEL 2	WE - 201	1.79 SF	0.17 m <sup>2</sup>
LEVEL 2	WE - 202	8.10 SF	0.75 m <sup>2</sup>
LEVEL 2	WE - 203	5.55 SF	0.52 m <sup>2</sup>
LEVEL 2	WE - 204	13.56 SF	1.26 m <sup>2</sup>
LEVEL 2	WE - 205	13.52 SF	1.26 m <sup>2</sup>
LEVEL 2	WE - 206	6.35 SF	0.59 m <sup>2</sup>
LEVEL 2	WE - 207	8.59 SF	0.8 m <sup>2</sup>
LEVEL 2	WE - 208	5.63 SF	0.52 m <sup>2</sup>
LEVEL 2	WE - 209	5.68 SF	0.53 m <sup>2</sup>
LEVEL 2	WE - 210	5.68 SF	0.53 m <sup>2</sup>
LEVEL 2	WE - 211	10.47 SF	0.97 m <sup>2</sup>
LEVEL 2	WE - 212	7.33 SF	0.68 m <sup>2</sup>
LEVEL 2	WE - 213	4.71 SF	0.44 m <sup>2</sup>
LEVEL 2	WE - 214	11.37 SF	1.06 m <sup>2</sup>
LEVEL 2	WE - 215	8.03 SF	0.75 m <sup>2</sup>
LEVEL 2	WE - 216	9.77 SF	0.91 m <sup>2</sup>
LEVEL 2	WE - 217	5.30 SF	0.49 m <sup>2</sup>
LEVEL 2	WE - 218	7.15 SF	0.66 m <sup>2</sup>
Grand total		138.53 SF	12.87 m <sup>2</sup>

AREAS - LEVEL 2 - EXCLUDED - RESIDENTIAL SHAFT			
Level	Name	Area	Area (m <sup>2</sup> )
LEVEL 2	SERVICE	18.94 SF	1.76 m <sup>2</sup>
Grand total		18.94 SF	1.76 m <sup>2</sup>

AREAS - LEVEL 2 - EXCLUDED - COMMERCIAL SHAFT			
Level	Name	Area	Area (m <sup>2</sup> )
LEVEL 2	SERVICE	10.43 SF	0.97 m <sup>2</sup>
Grand total		10.43 SF	0.97 m <sup>2</sup>

AREAS - LEVEL 2 - EXCLUDED - ROOF DECKS			
Level	Name	Area	Area (m <sup>2</sup> )
LEVEL 2	ROOF DECK	12.38 SF	1.15 m <sup>2</sup>
LEVEL 2	ROOF DECK	309.15 SF	28.72 m <sup>2</sup>
LEVEL 2	ROOF DECK	272.10 SF	25.28 m <sup>2</sup>
LEVEL 2	ROOF DECK	383.63 SF	35.64 m <sup>2</sup>
LEVEL 2	ROOF DECK	45.21 SF	4.2 m <sup>2</sup>
LEVEL 2	ROOF DECK	51.91 SF	4.82 m <sup>2</sup>
LEVEL 2	ROOF DECK	51.91 SF	4.82 m <sup>2</sup>
LEVEL 2	ROOF DECK	60.28 SF	5.6 m <sup>2</sup>
LEVEL 2	ROOF DECK	60.84 SF	5.65 m <sup>2</sup>
LEVEL 2	ROOF DECK	61.03 SF	5.67 m <sup>2</sup>
LEVEL 2	ROOF DECK	62.34 SF	5.79 m <sup>2</sup>
LEVEL 2	ROOF DECK	61.09 SF	5.67 m <sup>2</sup>
LEVEL 2	ROOF DECK	53.75 SF	4.99 m <sup>2</sup>
LEVEL 2	ROOF DECK	74.57 SF	6.93 m <sup>2</sup>
LEVEL 2	ROOF DECK	76.78 SF	7.13 m <sup>2</sup>
LEVEL 2	ROOF DECK	74.57 SF	6.93 m <sup>2</sup>
LEVEL 2	ROOF DECK	52.42 SF	4.87 m <sup>2</sup>
LEVEL 2	ROOF DECK	49.35 SF	4.58 m <sup>2</sup>
Grand total		1,813.29 SF	168.46 m <sup>2</sup>



ARCHITECTS

1645 West 8th Avenue  
Vancouver, BC V6J 1N5  
Tel: (604) 672-2855 ext. (604) 672-2905  
Email: office@AMArchitects.com



Project:  
**1738**  
MARINE & BEWICKE PROJECT LTD.  
**705 WEST 3RD STREET**  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
**LEVEL 2 AREA OVERLAY**

Project Status:  
**Rezoning**

SUBMISSION	
Date	Description
2017-04-03	2017-12-08 ISSUED FOR REZONING
2019-10-24	2019-10-24 REISSUED FOR REZONING
2020-04-29	2020-04-29 RESPONSE TO PT. REZONING
2020-11-18	2020-11-18 ISSUED FOR REZONING
2021-05-29	2021-05-29 RESPONSE TO PT. REZONING

REVISION

No.	Date	Description

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Scale:  
1/8" = 1'-0"  
DWG. NO.:  
**A820**



## AREA LEGEND

- Balcony
- Commercial Service Shaft
- Exterior Wall Exclusion
- Residential Circulation
- Residential Service Shaft
- Residential Unit

AREAS - LEVEL 3 - INCLUDED - RESIDENTIAL				
Level	Name	Unit #	Area	Area (m2)
LEVEL 3	STUDIO	301	438.71 SF	40.76 m²
LEVEL 3	2BDR	302	720.49 SF	66.94 m²
LEVEL 3	1BDR+D	303	570.72 SF	53.02 m²
LEVEL 3	3BDR	304	926.63 SF	86.09 m²
LEVEL 3	1BDR+D	305	657.44 SF	61.08 m²
LEVEL 3	1BDR+D	306	638.00 SF	59.27 m²
LEVEL 3	1BDR	307	538.53 SF	50.03 m²
LEVEL 3	1BDR	308	531.40 SF	49.37 m²
LEVEL 3	1BDR	309	532.26 SF	49.45 m²
LEVEL 3	1BDR	310	528.43 SF	48.09 m²
LEVEL 3	2BDR	311	792.03 SF	73.58 m²
LEVEL 3	1BDR+D	312	705.45 SF	65.54 m²
LEVEL 3	1BDR	313	475.18 SF	44.15 m²
LEVEL 3	1BDR	314	556.48 SF	51.7 m²
LEVEL 3	2BDR	315	752.85 SF	69.94 m²
LEVEL 3	1BDR	316	536.26 SF	49.82 m²
LEVEL 3	1BDR	317	477.68 SF	44.38 m²
LEVEL 3	1BDR	318	545.45 SF	50.67 m²
Grand total			10,923.98 SF	1,014.87 m²

AREAS - LEVEL 3 - INCLUDED - RESIDENTIAL CIRCULATION			
Level	Name	Area	Area (m2)
LEVEL 3	CORRIDOR	1,285.71 SF	119.45 m²
Grand total		1,285.71 SF	119.45 m²

AREAS - LEVEL 3 - EXCLUDED - EXTERIOR WALL			
Level	Name	Area	Area (m2)
LEVEL 3	WE - 301	1.79 SF	0.17 m²
LEVEL 3	WE - 302	8.12 SF	0.75 m²
LEVEL 3	WE - 303	5.30 SF	0.49 m²
LEVEL 3	WE - 304	13.56 SF	1.26 m²
LEVEL 3	WE - 305	12.14 SF	1.13 m²
LEVEL 3	WE - 306	5.69 SF	0.53 m²
LEVEL 3	WE - 307	8.26 SF	0.77 m²
LEVEL 3	WE - 308	3.22 SF	0.49 m²
LEVEL 3	WE - 309	5.24 SF	0.49 m²
LEVEL 3	WE - 310	5.68 SF	0.53 m²
LEVEL 3	WE - 311	9.74 SF	0.9 m²
LEVEL 3	WE - 312	7.33 SF	0.68 m²
LEVEL 3	WE - 313	4.71 SF	0.44 m²
LEVEL 3	WE - 314	10.85 SF	1.01 m²
LEVEL 3	WE - 315	8.03 SF	0.75 m²
LEVEL 3	WE - 316	9.77 SF	0.91 m²
LEVEL 3	WE - 317	5.30 SF	0.49 m²
LEVEL 3	WE - 318	7.15 SF	0.66 m²
Grand total		133.86 SF	12.44 m²

AREAS - LEVEL 3 - EXCLUDED - RESIDENTIAL SHAFT			
Level	Name	Area	Area (m2)
LEVEL 3	SERVICE	17.81 SF	1.65 m²
Grand total		17.81 SF	1.65 m²

AREAS - LEVEL 3 - EXCLUDED - COMMERCIAL SHAFT			
Level	Name	Area	Area (m2)
LEVEL 3	SERVICE	10.43 SF	0.97 m²
Grand total		10.43 SF	0.97 m²

AREAS - LEVEL 3 - EXCLUDED - BALCONIES				
Level	Name	Unit #	Area	Area (m2)
LEVEL 3	BALCONY	301	15.31 SF	1.42 m²
LEVEL 3	BALCONY	302	54.45 SF	5.06 m²
LEVEL 3	BALCONY	303	58.46 SF	5.43 m²
LEVEL 3	BALCONY	304	123.78 SF	11.5 m²
LEVEL 3	BALCONY	305	45.21 SF	4.2 m²
LEVEL 3	BALCONY	306	51.86 SF	4.82 m²
LEVEL 3	BALCONY	307	51.91 SF	4.82 m²
LEVEL 3	BALCONY	308	60.32 SF	5.6 m²
LEVEL 3	BALCONY	309	62.53 SF	5.81 m²
LEVEL 3	BALCONY	310	62.52 SF	5.81 m²
LEVEL 3	BALCONY	311	62.34 SF	5.79 m²
LEVEL 3	BALCONY	312	61.09 SF	5.67 m²
LEVEL 3	BALCONY	313	53.75 SF	4.99 m²
LEVEL 3	BALCONY	314	74.57 SF	6.93 m²
LEVEL 3	BALCONY	315	76.78 SF	7.13 m²
LEVEL 3	BALCONY	316	74.57 SF	6.93 m²
LEVEL 3	BALCONY	317	52.42 SF	4.87 m²
LEVEL 3	BALCONY	318	49.35 SF	4.58 m²
Grand total			1091.21 SF	101.38 m²

ARCHITECTS

1645 West 8th Avenue  
Vancouver, BC V6J 1N5Tel: (604) 672-2955 ext. (604) 672-2905  
Email: office@ANArchitects.com

ANKENMAN MARCHAND



Project:

1738 MARINE &amp; BEWICKE PROJECT LTD.

705 WEST 3RD STREET

705 West 3rd Street, North Vancouver, BC

V7M 1H1

Drawing:

LEVEL 3 AREA OVERLAY

Project Status:

Rezoning

SUBMISSION

Date	Description
2017-04-03	
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-26	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
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Scale:  
1/8" = 1'-0"DWG. NO:  
A830





### AREA LEGEND

- Balcony
- Commercial Service Shaft
- Exterior Wall Exclusion
- Residential Circulation
- Residential Service Shaft
- Residential Unit
- Roof Deck

AREAS - LEVEL 4 - INCLUDED - RESIDENTIAL				
Level	Name	Unit #	Area	Area (m2)
LEVEL 4	STUDIO	401	438.71 SF	40.76 m²
LEVEL 4	2BDR	402	720.49 SF	66.94 m²
LEVEL 4	1BDR+D	403	570.86 SF	53.03 m²
LEVEL 4	3BDR	404	928.14 SF	86.23 m²
LEVEL 4	1BDR+D	405	657.80 SF	61.11 m²
LEVEL 4	1BDR+D	406	638.00 SF	59.27 m²
LEVEL 4	1BDR+D	407	538.65 SF	50.04 m²
LEVEL 4	1BDR	408	531.48 SF	49.38 m²
LEVEL 4	1BDR	409	532.11 SF	49.43 m²
LEVEL 4	1BDR	410	527.34 SF	48.99 m²
LEVEL 4	2BDR	411	793.67 SF	73.73 m²
LEVEL 4	1BDR+D	412	705.45 SF	65.54 m²
LEVEL 4	3BDR	413	920.27 SF	85.5 m²
LEVEL 4	1BDR	414	486.99 SF	45.24 m²
LEVEL 4	1BDR	415	486.57 SF	45.2 m²
LEVEL 4	3BDR	416	897.78 SF	83.41 m²
LEVEL 4	1BDR	417	545.45 SF	50.67 m²
Grand total			10,919.77 SF	1,014.48 m²

AREAS - LEVEL 4 - INCLUDED - RESIDENTIAL CIRCULATION			
Level	Name	Area	Area (m2)
LEVEL 4	CORRIDOR	1,259.60 SF	117.02 m²
Grand total		1,259.60 SF	117.02 m²

AREAS - LEVEL 4 - EXCLUDED - EXTERIOR WALL			
Level	Name	Area	Area (m2)
LEVEL 4	WE - 401	1.79 SF	0.17 m²
LEVEL 4	WE - 402	8.12 SF	0.75 m²
LEVEL 4	WE - 403	5.17 SF	0.48 m²
LEVEL 4	WE - 404	12.05 SF	1.12 m²
LEVEL 4	WE - 405	12.14 SF	1.13 m²
LEVEL 4	WE - 406	5.69 SF	0.53 m²
LEVEL 4	WE - 407	8.21 SF	0.76 m²
LEVEL 4	WE - 408	5.18 SF	0.48 m²
LEVEL 4	WE - 409	5.20 SF	0.48 m²
LEVEL 4	WE - 410	5.66 SF	0.53 m²
LEVEL 4	WE - 411	9.73 SF	0.9 m²
LEVEL 4	WE - 412	7.33 SF	0.68 m²
LEVEL 4	WE - 413	13.69 SF	1.27 m²
LEVEL 4	WE - 414	4.81 SF	0.45 m²
LEVEL 4	WE - 415	5.23 SF	0.49 m²
LEVEL 4	WE - 416	14.73 SF	1.37 m²
LEVEL 4	WE - 417	7.15 SF	0.66 m²
Grand total		131.89 SF	12.25 m²

AREAS - LEVEL 4 - EXCLUDED - RESIDENTIAL SHAFT			
Level	Name	Area	Area (m2)
LEVEL 4	SERVICE	17.81 SF	1.65 m²
Grand total		17.81 SF	1.65 m²

AREAS - LEVEL 4 - EXCLUDED - COMMERCIAL SHAFT			
Level	Name	Area	Area (m2)
LEVEL 4	SERVICE	10.43 SF	0.97 m²
Grand total		10.43 SF	0.97 m²

AREAS - LEVEL 4 - EXCLUDED - BALCONIES			
Level	Name	Area	Area (m2)
LEVEL 3	BALCONY	15.31 SF	1.42 m²
LEVEL 3	BALCONY	54.45 SF	5.06 m²
LEVEL 3	BALCONY	58.46 SF	5.43 m²
LEVEL 3	BALCONY	123.78 SF	11.5 m²
LEVEL 3	BALCONY	45.21 SF	4.2 m²
LEVEL 3	BALCONY	51.86 SF	4.82 m²
LEVEL 3	BALCONY	51.91 SF	4.82 m²
LEVEL 3	BALCONY	60.32 SF	5.6 m²
LEVEL 3	BALCONY	62.53 SF	5.81 m²
LEVEL 3	BALCONY	62.52 SF	5.81 m²
LEVEL 3	BALCONY	62.34 SF	5.79 m²
LEVEL 3	BALCONY	61.09 SF	5.67 m²
LEVEL 3	BALCONY	53.75 SF	4.99 m²
LEVEL 3	BALCONY	74.57 SF	6.93 m²
LEVEL 3	BALCONY	76.78 SF	7.13 m²
LEVEL 3	BALCONY	74.57 SF	6.93 m²
LEVEL 3	BALCONY	52.42 SF	4.87 m²
LEVEL 3	BALCONY	49.35 SF	4.58 m²
Grand total		1091.21 SF	101.38 m²

AREAS - LEVEL 4 - EXCLUDED - ROOF DECKS			
Level	Name	Area	Area (m2)
LEVEL 4	ROOF DECK	54.71 SF	5.08 m²
LEVEL 4	ROOF DECK	54.71 SF	5.08 m²
Grand total		109.43 SF	10.17 m²



Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
LEVEL 4 AREA OVERLAY

Project Status:  
Rezoning

SUBMISSION	
Date	Description
2017-04-03	
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION		
No.	Date	Description

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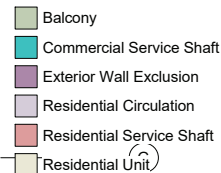
Project Status:  
**Rezoning**

Date (YYYY-MM-DD)	Description
2017-12-06	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT REZONING
2020-11-16	RE-ISSUED FOR REZONING
2021-05-29	RESPONSE TO PT - REZONING

[illegible]

Scale: 1/8" = 1'-0"

AREA - LEVEL 5 - EXCLUDED - BALCONIES			
Level	Name	Area	Area (Sm)
LEVEL 5	BALCONY	15.31 SF	1.42 m <sup>2</sup>
LEVEL 5	BALCONY	54.45 SF	5.06 m <sup>2</sup>
LEVEL 5	BALCONY	58.44 SF	5.43 m <sup>2</sup>
LEVEL 5	BALCONY	126.63 SF	11.76 m <sup>2</sup>
LEVEL 5	BALCONY	44.83 SF	4.16 m <sup>2</sup>
LEVEL 5	BALCONY	51.86 SF	4.82 m <sup>2</sup>
LEVEL 5	BALCONY	51.91 SF	4.82 m <sup>2</sup>
LEVEL 5	BALCONY	60.32 SF	5.6 m <sup>2</sup>
LEVEL 5	BALCONY	62.62 SF	5.8 m <sup>2</sup>
LEVEL 5	BALCONY	62.62 SF	5.82 m <sup>2</sup>
LEVEL 5	BALCONY	62.34 SF	5.79 m <sup>2</sup>
LEVEL 5	BALCONY	61.09 SF	5.67 m <sup>2</sup>
LEVEL 5	BALCONY	53.90 SF	5.01 m <sup>2</sup>
LEVEL 5	BALCONY	74.57 SF	6.93 m <sup>2</sup>
LEVEL 5	BALCONY	54.71 SF	5.08 m <sup>2</sup>
LEVEL 5	BALCONY	74.71 SF	5.08 m <sup>2</sup>
LEVEL 5	BALCONY	74.71 SF	6.93 m <sup>2</sup>
LEVEL 5	BALCONY	52.42 SF	4.87 m <sup>2</sup>
LEVEL 5	BALCONY	49.35 SF	4.58 m <sup>2</sup>
Grand total		1,126.45 SF	104.65 m <sup>2</sup>



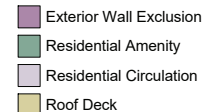
AREA - LEVEL 5 - EXCLUDED - BALCONIES			
Level	Name	Area	Area (Sm)
LEVEL 5	BALCONY	15.31 SF	1.42 m <sup>2</sup>
LEVEL 5	BALCONY	54.45 SF	5.06 m <sup>2</sup>
LEVEL 5	BALCONY	58.44 SF	5.43 m <sup>2</sup>
LEVEL 5	BALCONY	126.63 SF	11.76 m <sup>2</sup>
LEVEL 5	BALCONY	44.83 SF	4.16 m <sup>2</sup>
LEVEL 5	BALCONY	51.86 SF	4.82 m <sup>2</sup>
LEVEL 5	BALCONY	51.91 SF	4.82 m <sup>2</sup>
LEVEL 5	BALCONY	60.32 SF	5.6 m <sup>2</sup>
LEVEL 5	BALCONY	62.62 SF	5.8 m <sup>2</sup>
LEVEL 5	BALCONY	62.62 SF	5.82 m <sup>2</sup>
LEVEL 5	BALCONY	62.34 SF	5.79 m <sup>2</sup>
LEVEL 5	BALCONY	61.09 SF	5.67 m <sup>2</sup>
LEVEL 5	BALCONY	53.90 SF	5.01 m <sup>2</sup>
LEVEL 5	BALCONY	74.57 SF	6.93 m <sup>2</sup>
LEVEL 5	BALCONY	54.71 SF	5.08 m <sup>2</sup>
LEVEL 5	BALCONY	74.71 SF	5.08 m <sup>2</sup>
LEVEL 5	BALCONY	74.71 SF	6.93 m <sup>2</sup>
LEVEL 5	BALCONY	52.42 SF	4.87 m <sup>2</sup>
LEVEL 5	BALCONY	49.35 SF	4.58 m <sup>2</sup>
Grand total		1,126.45 SF	104.65 m <sup>2</sup>



Tel: (604) 872-2595 fax: (604) 872-2500  
Email: [office@AMArchitects.com](mailto:office@AMArchitects.com)

## ROOF LEVEL AREA OVERLAY

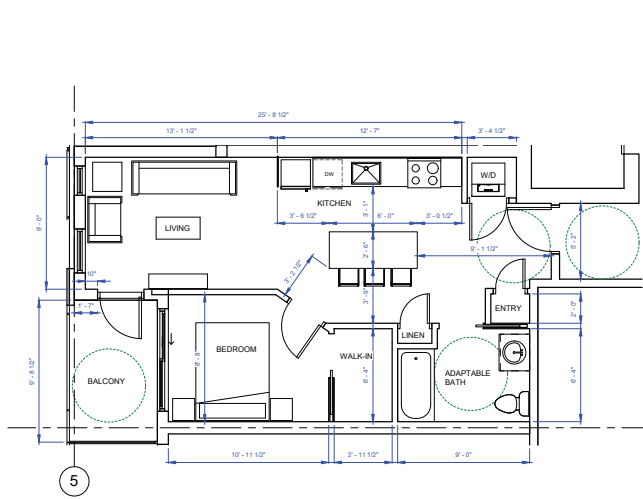
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**A860**



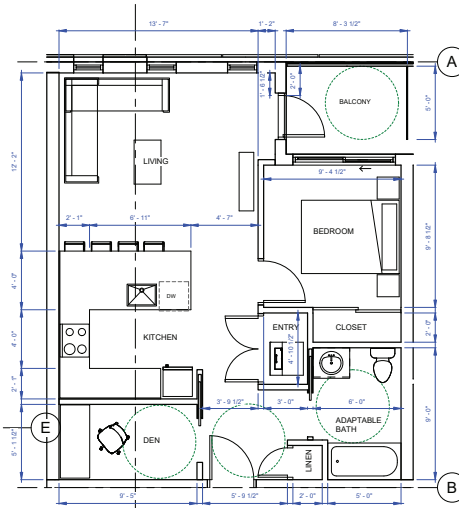
AREAS - ROOF LEVEL - EXCLUDED - EXTERIOR WALL			
Level	Name	Area	Area (m <sup>2</sup> )
ROOF LEVEL	WE - RESIDENTIAL AMENITY	28.00 SF	2.6 m <sup>2</sup>
ROOF LEVEL	WE - RESIDENTIAL AMENITY	11.67 SF	1.08 m <sup>2</sup>
Grand total		39.67 SF	3.69 m <sup>2</sup>

E:\000 REVIT LOCAL FILES\1738\_01\_MAIN\_R20\_CF\_RZ\_705 West 3rd - PTC\_pjn@anarchitects.com.pdf

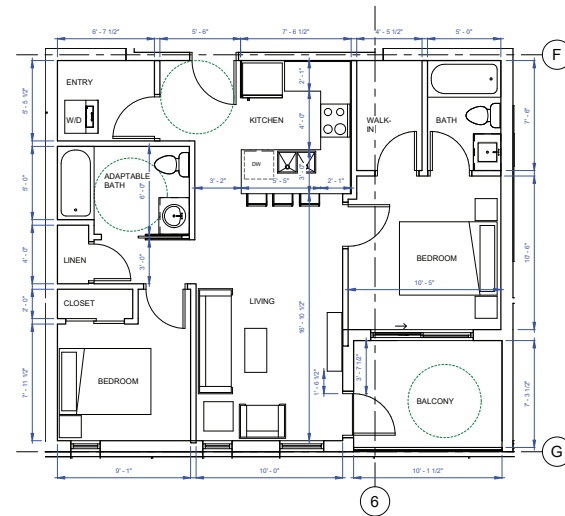
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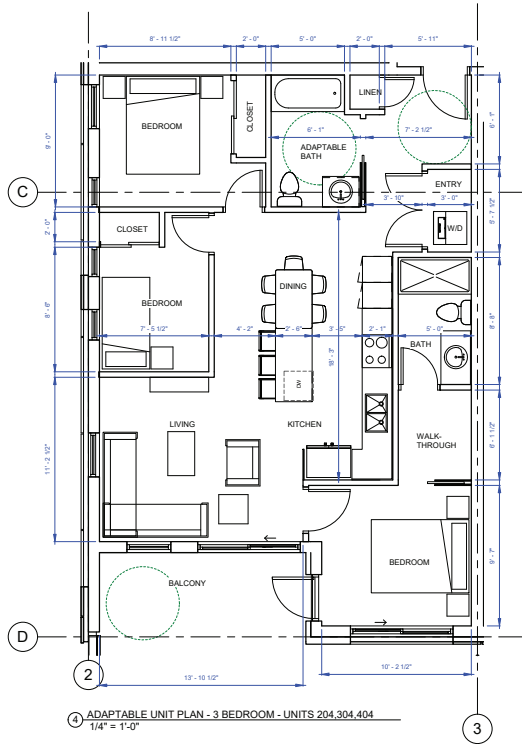
1 ADAPTABLE UNIT PLAN - 1 BEDROOM - UNITS 218,318,417,517  
1/4" = 1'-0"



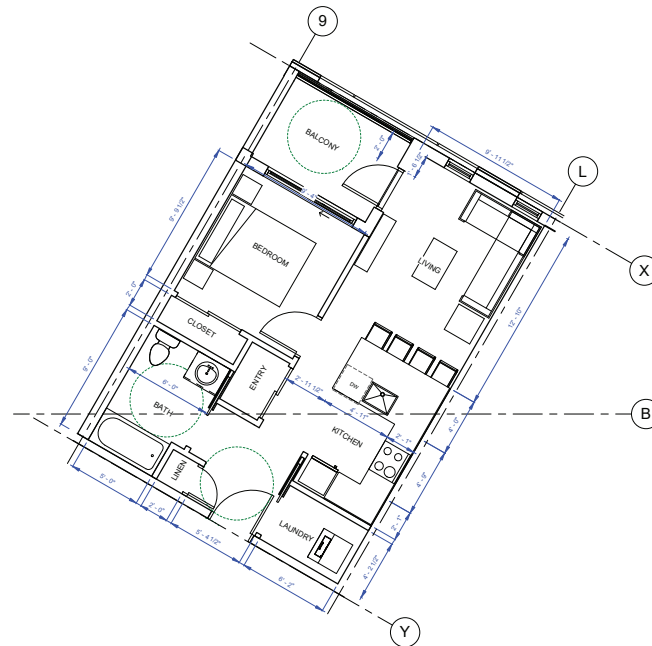
2 ADAPTABLE UNIT PLAN - 1 BEDROOM + DEN - UNITS 208,306,406,506  
1/4" = 1'-0"



3 ADAPTABLE UNIT PLAN - 2 BEDROOM - UNITS 215,315  
1/4" = 1'-0"



4 ADAPTABLE UNIT PLAN - 3 BEDROOM - UNITS 204,304,404  
1/4" = 1'-0"



5 ADAPTABLE UNIT PLAN - 1 BEDROOM - UNITS 208,308,408,508  
1/4" = 1'-0"



ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1W5

Tel: (604) 872-2955 ext. (604) 872-2505  
Email: office@anarchitects.com

ANKENMAN MARCHAND



Project:  
1738  
MARINE & BEWICKE PROJECT LTD.  
705 WEST 3RD STREET  
705 West 3rd Street, North Vancouver, BC  
V7M 1H1  
Drawing:  
TYPICAL ADAPTABLE UNIT  
FLOOR PLANS

Project Status:  
Rezoning

SUBMISSION	
Date	Description
2017-08-08	ISSUED FOR REZONING
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT. REZONING
2020-11-16	REISSUED FOR REZONING
2021-05-29	RESPONSE TO PT. REZONING

REVISION

No.	Date	Description

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

DWG. NO:  
A870



Issued for Development Permit



## VDZ+A

Fort Langley Studio  
102 - 9181 Church Street  
Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio  
102-355 Kingsway  
Vancouver, British Columbia, V5T 3J7

Primary project contact:  
Phoenix Chan  
phoenix@vdz.ca  
o. 604 546 0927

Alternate contacts (incase away):  
Dave Jerke  
Principal Landscape Architect  
davidj@vdz.ca  
o. 604 546 0921

Marine & Bewicke Project Ltd.  
c/o Steve Krilanovich at Lotus  
Capital Corp.

950 - 475 West Georgia Street  
Vancouver, BC V6B 4M9  
p. 604 568 9769

**Ankenman Marchand Architects**  
Project Building Architect

1645 West 5th Avenue  
Vancouver, BC V6J 1N5  
p. 604 872 2595

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	GROUND LEVEL LANDSCAPE PLAN
L-03	LEVEL 2 LANDSCAPE PLAN
L-04	ROOFTOP LANDSCAPE PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS


6	FAIDY	Issued for OP	Aug 05, 2020
5	FW	Issued for OP	Nov 05, 2020
4	MT	Issued for OP	May 18, 2020
3	MT	Issued for Res-Zoning	Mar 19, 2020
2	MT	Issued for Res-Zoning	Mar 06, 2020
1	PC	Issued for Res-Zoning	Oct 24, 2019

REV	DATE	DESCRIPTION	BY	CHKD
REVISIONS TABLE FOR DRAWINGS				

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REVISIONS TABLE FOR SHEET

Project:  
GARDEN WORKS SITE

Location:  
705 West 3rd Street  
North Vancouver, B.C.

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"

<b>Scale:</b>	CONTRACTOR SHALL OBTAIN ALL DIMENSIONS ON THE WORK AND RETURN TO THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS OF WORK DRAINAGE MUST NOT BE USED FOR CONSTRUCTION (UNLESS Labeled) (SEE
---------------	--

Drawing Title:  
**COVER SHEET**

VDZ Project #:  
DP2019-53

Drawing #:  
**L-01**



LEVEL 1 LANDSCAPE LEGEND		
REF	KEY	DESCRIPTION
4.6.6 (10-01)		CONCRETE Colour: Natural Refer to Arch Floor Assembly Typical
2.3 (10-02)		CONCRETE UNIT PAVER Type: Metropolitan Pattern: Running Band Colour: Brown. Size: 400x200x100mm Refer to Arch Floor Assembly Typical
3 (10-01)		SHRUB PLANTING
		MODULAR RAISED PLANTER & BENCH
1 (10-03)		BENCH
1 (10-03)		BIKE RACK Ring from Landscape Forms or approved equal. Stainless steel, embedded.
2 (10-05)		TABLE SET Chipman Table & Chairs from Landscape Forms or approved equal.

- NOTES
1. ALL LANDSCAPING AND LANDSCAPE MATERIALS MUST CONFORM TO THE LATEST EDITION OF THE CILA STANDARD.
  2. PLANS & SPECIFICATIONS ARE INTENDED TO BE READ IN COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ET AL.
  3. ALL QUANTITIES TO BE USED AS GUIDELINE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.

#### TREE SCHEDULE ON SITE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Fraxinus cynceps 'Raywood' TM / Raywood Ash	B&B	form cal	5

#### TREE SCHEDULE OFF SITE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer nigrum 'Green Column' / Green Column Black Maple	B&B	form cal	5
	Zelkova serrata 'Green View' / Sawleaf Zelkova	B&B	form cal	2



Concept sketch of custom planters

Inset colour strips inside "pots". Could be lit. Creates bands of colour



Precedent image for angular planters



Precedent image for hexagonal pavers

No.	By	Description	Date
1	MT	Issued for DP	Aug 05, 2021
2	FW	Issued for DP	Nov 05, 2020
3	MT	Issued for DP	May 18, 2020
4	MT	Issued for Review	Mar 19, 2020
5	MT	Issued for Review	Mar 08, 2020
6	PC	Issued for Review	Oct 24, 2019

#### REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
-----	----	-------------	------

#### REVISIONS TABLE FOR SHEET

Project: GARDEN WORKS SITE

Location: 705 West 3rd Street  
North Vancouver, B.C.

Drawn: MT FW	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: 1:150	

CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE WORK AND VERIFY CONFORMANCE TO THE DESIGN. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



Z:\PROJECTS\2019\DP2019-53\GARDENS\WORK\01\LANDSCAPE\PLAN.DWG

Balustrades to  
separate balconies.  
Refer to Architects  
Specification

Raised planters to  
balconies

Gravel maintenance  
path

Daycare below



Private balconies to  
units

LEVEL 2 LANDSCAPE LEGEND		
REF	KEY	DESCRIPTION
1 10-20		CONCRETE UNIT PAVES Type: Metropolitan Pattern: Running Bond Colour: Brown Size: 400x200x100mm Refer to Arch Floor Assembly Typical
		RAISED PLANTERS - Aluminum Planters with Shrub Planting

NOTES:  
1. ALL LANDSCAPING AND LANDSCAPE MATERIALS MUST CONFORM TO THE LATEST EDITION OF THE CSA STANDARD.  
2. PLANS & SPECIFICATIONS ARE INTENDED TO BE READ IN COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ET AL.  
3. ALL QUANTITIES TO BE USED AS GUIDELINE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.

#### PLANT SCHEDULE

GRASSES / PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
18	Macrorhizus arvensis - Little Ribbon Little Ribbon Euellia Grass	#2	0.50m	79

**VDZ+A**  
Vancouver Design & Architecture  
FORT LANGLEY STUDIO: MOUNT PLEASANT STUDIO  
100-6001 Church St, 100-100 Kingsway  
Fort Langley, BC, Vancouver, BC  
V3M 2M6 V3T 3A7  
604-953-0024

Rev	By	Description	Date
1	MT	Issued for GP	Aug 05, 2019
2	FW	Issued for GP	Nov 05, 2019
3	MT	Issued for GP	May 18, 2020
4	MT	Issued for Review	Mar 19, 2020
5	MT	Issued for Review	Mar 19, 2020
6	PC	Issued for Review	Mar 19, 2020
7	PC	Issued for Review	Oct 24, 2019

REVISIONS TABLE FOR DRAWINGS  
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Rev	By	Description	Date
1	MT	Issued for GP	Aug 05, 2019
2	FW	Issued for GP	Nov 05, 2019
3	MT	Issued for GP	May 18, 2020
4	MT	Issued for Review	Mar 19, 2020
5	MT	Issued for Review	Mar 19, 2020
6	PC	Issued for Review	Mar 19, 2020
7	PC	Issued for Review	Oct 24, 2019

Project:  
GARDEN WORKS SITE

Location:  
705 West 3rd Street  
North Vancouver, B.C.

Drawn: MT FW	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"

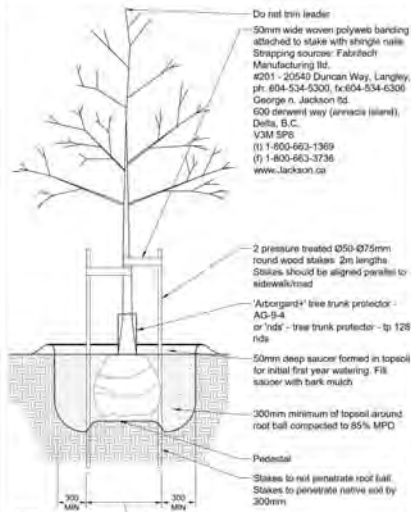
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1:150

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND DISTRICT OF VANCOUVER. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY AND DISTRICT OF VANCOUVER. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY AND DISTRICT OF VANCOUVER. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY AND DISTRICT OF VANCOUVER.





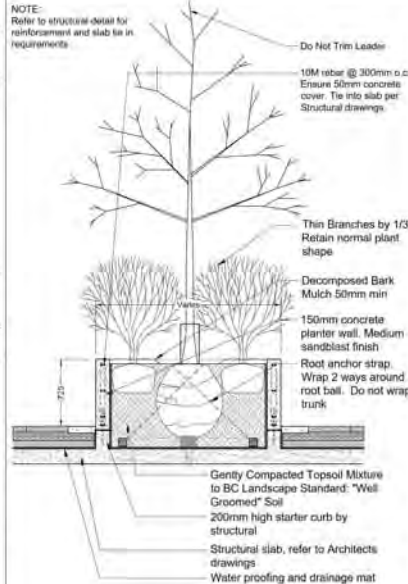




- Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
  2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
  3. All trees shall be single stem

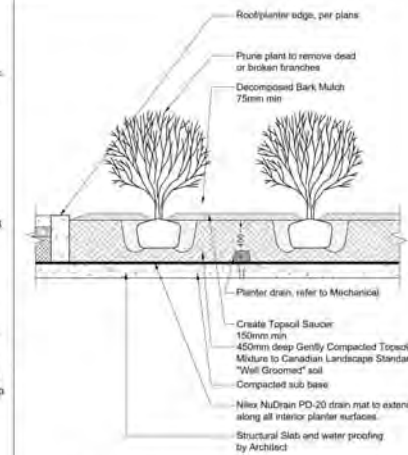
#### 1 TREE PLANTING ON GRADE

Scale 1:25



#### 2 TREE PLANTING ON SLAB IN PLANTER

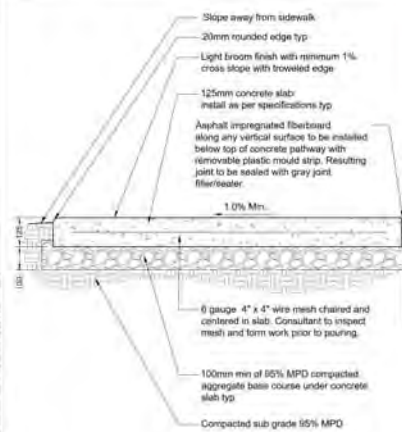
Scale 1:25



- NOTES:
1. Remove all string, twine, etc. from plant.
  2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
  3. Topsoil saucer diameter to be 1.5X diameter of plant container.
  4. O.C. spacing per planting plan.

#### 3 SHRUB PLANTING ON SLAB

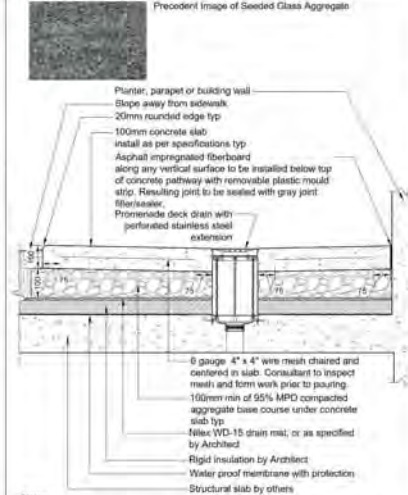
Scale 1:25



- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
  2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
  3. Center scorelines on 150mm smooth finish or to match existing concrete pathway.
  4. All components as specified or approved alternate.
  5. Concrete to slope to drain.
  6. Expansion joint every 3000mm o.c. both ways.
  7. Contractor to contact Landscape Architect for scoreline approval prior to cutting.

#### 4 CONCRETE PAVING ON GRADE

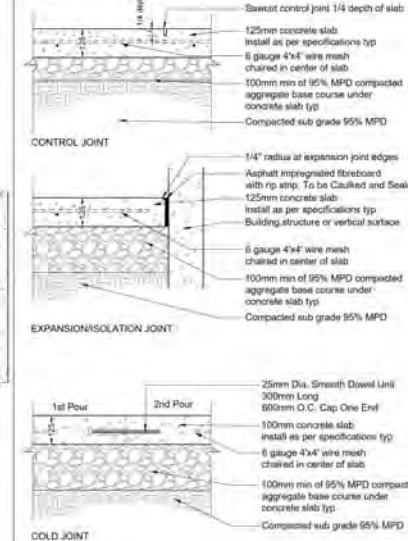
Scale 1:10



- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
  2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
  3. Center scorelines on 150mm smooth finish or to match existing concrete pathway.
  4. All components as specified or approved alternate.
  5. Concrete to slope to drain.
  6. Expansion joint every 3000mm o.c. both ways.

#### 5 CONCRETE PAVING ON SLAB

Scale 1:10



#### 6 CONCRETE JOINTS

Scale 1:10

Rev	By	Description	Date
1	PA/CH	Revised for 2D	Aug 05, 2005
2	PA/CH	Revised for 2D	Nov 05, 2005
3	MT	Revised for 2D	May 10, 2006
4	MT	Revised for 2D	May 10, 2006
5	MT	Revised for 2D	May 10, 2006
6	MT	Revised for 2D	May 10, 2006
7	MT	Revised for 2D	May 10, 2006
8	MT	Revised for 2D	May 10, 2006
9	MT	Revised for 2D	May 10, 2006
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8	MT	Revised for 2D	May 10, 2006
9	MT	Revised for 2D	May 10, 2006
10	MT	Revised for 2D	May 10, 2006

Drawing #: **D-02**





Manufacturer: Landscape Forms or approved equal  
Model: Ring  
Colour: Silver  
Mount: Embedded

# 1 BIKE RACK

Scale: NTS



Manufacturer: Landscape Forms or approved equal  
Model: Chipman 30" dining w/ armless chairs  
Colour: Silver

# 2 TABLE & CHAIRS

Scale: NTS



Manufacturer: Landscape Forms or approved equal  
Model: Chase Park side opening with ash pan  
Colour: Silver

# 4 WASTE RECEPTACLE

Scale: NTS



OUTDOOR KITCHEN SINK AND GRILL CABINET SET  
Model: NewAge Products 65087  
Material: Stainless Steel  
Size: Sink Cabinet: 32" W x 23" D x 34.75" H  
Bar Cabinet: 32" W x 23" D x 34.5" H  
Insert Grill Cabinet: 33" W x 23" D x 34.75" H  
Supplier: Lowe's 1-888-985-8537  
or approved equal



BUILT-IN GRILL  
Model: Aurora AS40  
Material: Stainless Steel  
Size: 32" W x 19 1/2" D x 12" H  
Supplier: Fire Magic 1-800-332-3973  
or approved equal

# 5 BBQ

Scale: NTS



Manufacturer: Landscape Forms or approved equal  
Model: Morrison 30" tall  
Colour: Silver w/ wood inserts

# 6 DINING TABLE & CHAIRS

Scale: NTS



Manufacturer: Landscape Forms or approved equal  
Model: Harpo Lounge chair  
Colour: TBD

# 7 LOUNGE CHAIR

Scale: NTS



Manufacturer: Dekko or approved equal  
Model: Belmont  
Colour: Natural

# 8 FIRE PIT

Scale: NTS

No.	By	Description	Date
1	PC	Issued for RFP	Aug 05, 2021
2	MT	Issued for RFP	Nov 05, 2020
3	MT	Issued for RFP	May 18, 2020
4	MT	Issued for RFP	May 18, 2020
5	MT	Issued for RFP	May 18, 2020
6	MT	Issued for RFP	May 18, 2020
7	MT	Issued for RFP	May 18, 2020
8	MT	Issued for RFP	May 18, 2020
9	MT	Issued for RFP	May 18, 2020
10	MT	Issued for RFP	May 18, 2020

REVISIONS TABLE FOR DRAWINGS  
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No.	By	Description	Date
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9	MT	Issued for RFP	May 18, 2020
10	MT	Issued for RFP	May 18, 2020

REVISIONS TABLE FOR SHEET

Project: GARDEN WORKS SITE

Location: 705 West 3rd Street  
North Vancouver, B.C.

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VANCOUVER AND THE PROVINCE OF BRITISH COLUMBIA. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF VANCOUVER AND THE PROVINCE OF BRITISH COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

## 705 West 3<sup>rd</sup> Street Rezoning Application

### Development Information Session Summary Report

**Event Date:** May 22, 2018  
**Time:** 6:30pm – 8:30pm  
**Location:** Westview Elementary School, 1160 Bewicke Ave, North Vancouver  
**Attendance:** 14 members of the public signed in.  
**Comments:** 8 comment sheets and 5 e-mails were submitted.

**Meeting Purpose:**

- 1) To present development application materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the development
- 3) To provide an opportunity for neighbours to comment on the proposal.

#### **Notification:**

In accordance with City of North Vancouver policies:

#### Invitation Brochures

Invitations were delivered to 386 addresses within a 40m radius from the site, meeting City requirements. Appendix A includes a copy of the invitation.

#### Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, May 16 and Friday, May 18, 2018. A copy of the ad is included in Appendix A: Notification.

#### **Attendance:**

Fourteen members of the public signed in for the meeting. A copy of the sign-in sheets is included in Appendix B.

The following City staff and project team members were in attendance:

City of North Vancouver:

- Mike Friesen, Planner

Project Team presenters included:

- Tim Ankenman, Ankenman Marchand Architects
- Dimitar Bojadziev, Ankenman Marchand Architects
- Bill Harrison, Forma Design
- Liam Briggs, Avison Young
- Tyler Knoepfel, Omicron
- Steve Krilanovich, Lotus Capital



### Facilitators:

- Steven Petersson, Petersson Planning Consulting
- Katrina May, Petersson Planning Consulting

### Overview:

The meeting was held in an Open House format. Meeting participants could browse the display boards and engage with the project team directly. The facilitator listened for questions and comments and noted them on a flip chart for all to see.

The participants were invited to submit written comments to the facilitator or to the municipal planner. Eight comment sheets and five emails were submitted.

The proposed daycare facility, drop-off area, and plaza were supported by participants.

The key themes of the evening included:

- traffic circulation around Marine Drive and Bewicke, a very busy and complex intersection
- the perceived lack of parking in the area
- building height, and worry that it would block light and sight-lines for neighbours
- a desire for affordable or rental housing.

### Public Dialogue:

(Q = Question, A = Answer, and the number is to track the dialogue)

- Q1** What will be happening to the traffic on Bewicke Street?  
**A1** The CNV is undertaking a traffic study.
- Q2** How much parking will be provided?  
**A2** The applicant has proposed 91 stalls, 16 of which are commercial. The building has 55 suites.
- C3** The developer should consider building extra parking that could be rented out to surrounding buildings.
- Q4** Will there be any rental or below-market rental housing in this project?  
**A4** No. The project is proposing to add a childcare facility as the community amenity contribution to the CNV. This facility will be dedicated to the CNV. The number of children served depends upon their age, and this has not been determined yet.
- Q5** What is the height of the building in comparison to the neighbouring building?  
**A5** The proposed project is 6 storeys, however the 6<sup>th</sup> floor is partially set back, reducing the mass. The neighbouring building is 5 storeys.
- Q6** Where is the access for the parking?  
**A6** There is access to the parkade via the lane off Bewicke.

### **Comment Sheet and Email Summary**

Participants were invited to submit comments for a one-week response period after the meeting. Eight comment sheets and five emails were submitted. It is worth noting that one of the respondents was a youth (who supported the project), which is a demographic that is usually under-represented at Development Information Sessions.

Four respondents explicitly expressed support for the proposal.

The plaza and public daycare were supported by the respondents. One respondent inquired on the behalf of a daycare provider, wondering if they could operate the daycare after construction.

While many of the respondents were generally supportive of the proposal, some concerns were expressed. Some respondents worried about traffic congestion, the parking supply, and the height of the building. Some were concerned that the building height would block light and views in neighbouring buildings. Respondents also expressed the desire to see more affordable or rental housing built. Some expressed strong support for keeping Bewicke Avenue open to traffic between Marine Drive and 1<sup>st</sup> Street. Those who opposed the project did so due to the increased density, traffic and building height.

### **Conclusion**

The purpose of this development information session was to present to neighbours the proposed rezoning application and the mid-rise development concept, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. 386 invitations were distributed by mail to the surrounding community. 14 community members signed in and participated at the meeting. Eight comment forms and 5 emails were submitted. Four respondents expressed explicit support for the proposal.

The public could participate in this process in three ways:

- browsing boards
- talking to the project team and City Planner
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and City planner a variety of specific questions, mostly related to traffic circulation, need for additional parking in the area, building height and form, the pedestrian realm on Marine Drive, maintenance of green space, as well as the inclusion of rental or below-market housing in the proposal. The community was given ample opportunity to express their views of the proposal.



# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8839

### 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. 8839**” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735).
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-735 (Comprehensive Development 735 Zone):

Lots	Block	D.L.	Plan	
J	15	265	MP43325	from CS-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-734 Comprehensive Development 734 Zone”:

“CD-735 Comprehensive Development 735 Zone”

- B. Adding the following to Section 1101, thereof, after the “CD-734 Comprehensive Development 734 Zone”:

“CD-735 Comprehensive Development 735 Zone”

In the CD-735 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 CS-1 Zone, except that:

- (1) One Principal Buildings shall be permitted on one Lot;

- (2) The permitted Principal Use on the Lot shall be limited to:

- (a) Retail-Service Group 1 Use;
- (b) Child Care Use
- (c) Rental Apartment Residential Use;
- (d) Accessory Off-Street Parking Use; and
- (e) Accessory Off-Street Loading Use

- (3) Gross Floor Area:

- (a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the lot area, provided that this amount may be increased to a maximum of 2.0

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'		2.0 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
100% Rental Housing	Secured rental apartment building, of which 7 units are mid-market	0.50 FSR	OCP Section 2.2
TOTAL DENSITY		2.50 FSR	

To a maximum of 2.50 FSR;

- (4) The Lot Coverage of the Principal Building shall not exceed a maximum of 51 percent;
- (5) Height:
- (a) The Principal Building shall not exceed a Height of six storeys and 19.8 metres (65.0 feet) as measured from the average Building Grade at the East property line along Bewicke Avenue;
- (6) The minimum required Principal Building setback, measured to each building face, shall be limited to:
- (a) 0.0 meters (0.0 feet) from the Front Property Line (Marine Drive);
- (b) 0.7 meters (2.2 feet) from the Exterior Lot Line (Bewicke Avenue);
- (c) 2.0 meters from the Interior Lot Line;
- (d) 0.7 meters (2.2 feet) from the Rear Lot Line;



- (7) Section 510(3) Building Width and Length shall not apply.
- (8) Section 10A05(1) Secure Bike Parking be varied to permit secure bicycle storage on the P2 level.

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.

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MAYOR

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CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8840

**A Bylaw to enter into a Housing Agreement (705 West 3<sup>rd</sup> Street)**

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

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

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2021, No. 8840**” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735, Rental Housing Commitments).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Marine and Bewicke Project Ltd. with respect to the lands referenced as 705 West 3<sup>rd</sup> Street, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735).
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.

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MAYOR

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CORPORATE OFFICER

## RENTAL HOUSING AGREEMENT

**THIS AGREEMENT** dated for reference the <> day of <>, 20<>.

BETWEEN:

**MARINE AND BEWICKE PROJECT LTD.**

Suite 950, 475 West Georgia Street  
Vancouver, British Columbia,  
V6B 4M9

(the "Owner")

AND:

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

(the "City")

**WHEREAS:**

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

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

**1. DEFINITIONS**

- (a) **"Act"** means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) **"Affordable Rent"** means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the "Private Apartment Average Rents" for the corresponding bedroom type in the City of North Vancouver as established by CMHC's Housing Market Information Portal for the year the tenancy is entered into;



- (c) **“Agreement”** means this agreement as amended from time to time;
- (d) **“Commencement Date”** has the meaning set out in section 2.1 herein;
- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“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: 024-605-701  
Lot J  
Block 15  
District Lot 265  
Plan LMP43325;
- (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;
- (l) **“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 70 Dwelling Units, of which 63 Dwelling Units will be Market Rental Units and 7 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. 8696”; and
- (q) **“Term”** has the meaning set out in section 2.1 herein.

## **2. TERM**

- 2.1 This Agreement will commence upon adoption by Council of “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735, 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 7 three-bedroom units, 12 two-bedroom units, 47 one-bedroom units and 4 studio units or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The seven Mid-Market Rental Units shall be provided in the following unit mix: five one-bedroom unit, 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 three Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner shall enter into a minimum 1 year tenancy agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.



## 5. OWNER'S OBLIGATIONS

### 5.1 Without limiting section 3.1 of this Agreement:

- (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing;
- (b) Advertisement: the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units;
- (c) Tenant Selection: the Owner will determine the selection of the tenants of the Mid-Market Rental Units, applying the suggested income qualification of a maximum household income determined by multiplying the low-end of market rents by 12 to yield the households' annual housing costs, and divided by 30% to meet the standard definition of affordability. Tenants from the existing rental building on the Lands should be provided first right of refusal in the Mid-Market Rental Units, regardless of income. In determining financial eligibility, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
- (d) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased by the permitted annual rent increase then set under the RT Act.
- (e) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
- (f) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith; and
- (g) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, at Business License renewal or upon request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

## 6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

## **7. LIABILITY**

- 7.1 Except for the negligence 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 14<sup>th</sup> Street  
North Vancouver, British Columbia  
V7M 1H9  
**Attention: Director, Planning**  
Facsimile: 604.985.0576

**Marine and Bewicke Project Ltd.**  
Suite 950, 475 West Georgia Street  
Vancouver, British Columbia,  
V6B 4M9

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. 8840".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.
- 9.8 This Agreement can be signed in counterpart.

IN WITNESS OF THIS AGREEMENT the City and the Owner have executed this Agreement by signing the "Form C – General Instrument – Part 1" or "Form D – Executions Continued" attached hereto.

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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Annie Dempster, Planning Technician 2

Subject: REZONING APPLICATION: 620 JONES AVENUE (L. CHEUNG / KARL WEIN ASSOCIATES)

Date: September 8, 2021 File No: 08-3360-20-0502/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planning Technician 2, dated September 8, 2021, entitled "Rezoning Application: 620 Jones Avenue (L. Cheung / Karl Wein Associates)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870" (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738) be considered and the Public Hearing be waived;

THAT the community benefits listed in the report section 'Community Benefits' be secured at the applicant's expense and to the satisfaction of staff;

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

**ATTACHMENTS**

1. Context Map (CityDocs [1749572](#))
2. Architectural Plans (CityDocs [2090037](#))
3. Public Consultation Summary (CityDocs [2089821](#))
4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870" (CityDocs [2089518](#))

## PROJECT DESCRIPTION

This report presents, for Council's consideration, a rezoning application for a new single-family dwelling with a suite at 620 Jones Avenue in the Ottawa Gardens Heritage Conservation Area. One disability parking space, accessed off the lane, is proposed. The proposed design is consistent with the form and character requirements for new construction within the Ottawa Gardens Heritage Conservation Area (OGHCA) Guidelines, and accommodates the needs of the owner's intergenerational family.

The existing building on site is a single-family dwelling, originally constructed in 1912. The building is not listed on the 2013 Heritage Register, which identifies significant heritage assets within the City.

The proposal requires the following special provisions, identified in Table 1 below, within a new Comprehensive Development Zone.

**Table 1. Requested Changes to the Zoning Bylaw**

Current Regulation		Proposed Regulation
Zone	RT-1	CD-738 (base RS-1)
Gross Floor Area	0.5 times the Lot Area= 95.9 M2 (1,032.5 sq. ft.)	0.75 times the Lot Area = 144 M2 (1,550 sq. ft.)
Lot Coverage	Maximum 35%	Maximum 45%
Height	Top of Plate 8M (26.2 ft.) Building 10.1M (33 ft.)	Top of Plate 6.25M (20.5 ft.) Building 7.6M (24.9 ft.)
Setbacks - Principal Building	8.8M (29 ft.) from the Rear Lot Line	2.8M (9.2 ft.) from Rear Lot Line
Setbacks - Principal Building projections	Steps: 2.44M (8 ft.) from the Front Lot Line  Eaves/gutters/etc.: 0.762M (2.5 ft) from the south Interior Side Lot Line  Ramps/guards: 0.762M (2.5 ft.) from the north Interior Side Lot Line	Steps: 0.9M (2.95 ft.) from Front Lot Line  Eaves/gutters/etc.: 0.49M (1.61 ft.) from south Interior Side Lot Line  Ramps/guards: 0M (0ft.) from north Interior Side Lot Line
Siting for Accessory Buildings	1.22M (4 ft.) from Rear Lot Line 3.048M (10 ft.) from a Principal Building	Accessory Buildings with Max Height 1.52M (5ft): 0.61M (2 ft.) from Rear Lot Line 0M (0ft.) from Principal Building
Parking Spaces	1 space per Dwelling Unit 1 space for Accessory Secondary Suite Use	1 Disability Parking Space

## POLICY FRAMEWORK

The subject site is designated Residential Level 3 (R3) in the Official Community Plan (OCP), which allows for proposals of up to 0.75 Floor Space Ratio (FSR) to be considered through a rezoning application. Relevant policies in the OCP and Housing Action Plan are included in table 2 below.



**Table 2. Relevant Policies**

<b>Official Community Plan</b>	
<b>Policy 1.3.1</b> Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods	The proposed development on the site is appropriately scaled to the neighbourhood and supports the primacy of the Lonsdale Regional City Centre.
<b>Policy 1.3.5</b> Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings	The proposed design is consistent with the Ottawa Gardens architectural expression while respecting the privacy of the adjacent heritage "A" ranked single-family dwelling directly to the south.
<b>Policy 1.3.6</b> 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.
<b>Policy 1.5.1</b> Provide opportunities for a range of housing densities, diversified in type, size and location.	The proposed development includes a rental suite which provide a smaller and more affordable housing form.
<b>Policy 6.4.2</b> Maintain 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	The proposed development is consistent with the intent of the OGHCA Guidelines. The new building incorporates traditional heritage features, including sloped roofs, accent windows, shingle siding and porch features, columns and posts, that reflect the design of the original building.
<b>Housing Action Plan</b>	
<b>Action #5</b> To increase rental options in lower density areas to support renters and provide homeowners with additional rental income, while retaining neighbourhood scale and character.	The proposed development creates a new principal unit of modest size with an accessory rental suite. Rental income will help to make the home more affordable for owners and the rental unit will increase the supply of units available in an area that is walkable and well-served by transit.
<b>Action #8</b> To increase accessibility in the City's ground-oriented housing stock	The proposed layout of the main floor is wheelchair accessible from the parking spot at the rear via a ramp to the side door entrance. The main floor has a wheelchair accessible bathroom, bedroom and kitchen.

## PLANNING ANALYSIS

### Site Context and Surrounding Uses

The site is located on the east side of Jones Avenue between West Keith Road and West 6<sup>th</sup> Street, and is adjacent to a lane which runs along the north side property line of the site. The lot was subdivided off the Heritage "A" ranked Walden Residence at 322 West 6<sup>th</sup> Street in 1942. Prior to this subdivision, both buildings existed on one lot.

Including the site, there are 13 properties bounded by Jones Avenue, West Keith Road, Mahon Avenue, and West 6<sup>th</sup> Street. Twelve of these, including the subject site, are

designated “Residential Level Three: Low Density Attached Form” (R3) in the OCP and one, the property at 353 West Keith Road, is designated “Local Commercial” (MU1). The R3 designation permits a maximum FSR of 0.75 times the lot area. The majority of the R3-designated properties, including the subject site, are zoned Two-Unit Residential (RT-1), and two have Comprehensive Development zones. (Refer to Attachment 1 Context Map).

The buildings and uses immediately surrounding the site are described in Table 3 below.

**Table 3. Surrounding Uses**

Direction	Address	Description	Zoning	OCP
North	363 W Keith Rd.	Duplex	RT-1	R3
	357 W Keith Rd.	Single-family dwelling	RT-1	R3
	353 W Keith Rd.	Corner store with Accessory One-Unit Residential Use above	C-3	MU1
South/East	322 W 6 <sup>th</sup> St.	Single-family dwelling – Heritage “A” ranked Walden Residence	RT-1	R3
East	316 W 6 <sup>th</sup> St	Duplex	RT-1	R3
	312 W 6 <sup>th</sup> St	Single-family dwelling – Heritage “A” ranked McLean Residence	RT-1	R3
West	403 W Keith Rd.	Duplex	RT-1	R2
	605-609 Jones Ave & 408 W 6 <sup>th</sup> Ave	Triplex	CD-248	R2

### Use

The lot is zoned RT-1, which permits four residential units (two principal units and two accessory rental units); however, it would be very challenging to fit four units and the required parking on a lot of this size. Compared to the existing zoning, the proposal represents a decrease of two units (one principal and one accessory). Compared to the existing single-family use, the proposal represents an increase of one rental unit in the form of a secondary suite. A variance of one parking space is proposed and is supported by staff analysis as the neighbourhood is walkable, well-served by transit, and is in close proximity to recreation facilities, commercial and employment areas, and schools. Bus routes 240, 241 and 255 all stop at the intersection of West Keith Road and Jones Avenue and both Lower and Central Lonsdale are within a 20-minute walk.

The principal unit, located on the main floor of the building, has been designed to support aging in place. It is wheelchair-accessible from the disability parking spot via a ramp to the north side door. The main floor has a wheelchair-accessible bathroom, bedroom and kitchen. Rental housing is provided through the inclusion of an accessory rental suite, adding to the available rental stock in the neighbourhood and allowing for mortgage support for owners of the property.



Applicable policies in the OCP and Housing Action Plan support the proposed use.

#### *Intensity*

The OCP allows a maximum FSR 0.75 times the lot area and OGHCA Guidelines suggests that 0.6 of this FSR is appropriate above grade. 620 Jones Avenue is the smallest lot within the OGHCA at 191.8 square meters (2,065 square feet). Given that the lot is very small even at 0.75 above grade, the building would be the smallest in the area at 144 square meters (1,550 square feet). Comprehensive Development (CD) zones in the area have been approved with an FSR of 0.75 above grade, including CD-616, which is within the OGHCA (shown on the Context Map; Attachment 1). The proposed density for this application, of 0.75 FSR above grade, is suitable given the small size of the lot.

#### *Form*

The application has been reviewed for compliance with the form and character requirements for new construction as outlined in the OGHCA Guidelines. The underlying principles of the Guidelines refer to the integrity of individual buildings, and respect for the original design concept for each structure, as well as integration of each building within a unified vision for the entire Ottawa Gardens streetscape. The Guidelines also provide direction on the recommended architectural details, material treatment, approach to windows and doors (discussed in Advisory Body input below), and colours (the Heritage Colour Scheme is shown on drawing A0 of Attachment 2). The proposed building form is consistent with the Ottawa Gardens architectural expression. The design respects the privacy of the adjacent Walden Residence and is appropriate in character for the low-density residential context. If this application is approved a Heritage Alteration Permit will be issued by staff in accordance with the Guidelines.

### **COMMUNITY BENEFITS**

The project proposes an FSR of 0.75 times the lot area for a total gross floor area of 144 square meters (1,550 square feet) above grade. The proposed FSR represents a density bonus for the increase from 0.5 FSR to 0.75 FSR (48.08 square metres or 517.5 square feet) for a total contribution of \$12,937.50, as per the City's Density Bonusing and Community Benefit Contribution policy, payable prior to adoption.

### **ADVISORY BODY INPUT**

#### **Heritage Advisory Commission**

The application was reviewed by the Heritage Advisory Commission (HAC) on October 13, 2020. The Commission unanimously endorsed the following resolution:

**THAT** the Heritage Advisory Commission, having received and reviewed presentation from Karl Wein and Associates, regarding 620 Jones Avenue, supports the project subject to the resolution of the following items to the satisfaction of City staff:

- a) The applicant work with staff to document and confirm that the proposed height is sympathetic to, and less than, the Walden Residence.
- b) The applicant work with the City to confirm and document that the balustrades, railings, columns, doors and windows are wood and that the exterior cladding dimensions are sympathetic to the massing of the building.

In response to the items above, the applicant revised the drawings and staff is satisfied with the revisions. The applicant has confirmed the existing Ridge Height of the Walden Residence is 2.13 meters (7 feet) higher than the proposed new residential building (as shown on A7 of Attachment 2). The CD-738 zone includes a reduction to the maximum building height that will ensure the Walden Residence retains its prominence. The applicant has documented on the drawings that the balustrades, railings, columns, doors and windows will be wood and that the shingle siding will have a 6" exposure to reflect the design of the original building and provide appropriate mass to the building (as shown on A3 of Attachment 2).

## **COMMUNITY CONSULTATION**

A Developer's Information Session was held on September 11, 2019. There were three attendees representing two properties in the surrounding area. The Developer Information Session Summary has been included as Attachment #3.

Throughout the rezoning review process, communication has been ongoing between the applicant and the owner of the Walden Residence to the south. The applicant has committed to entering into a Good Neighbour Agreement to ensure communication remains strong though the development process should this proposal be approved.

Due to the engagement completed to date with no neighbours expressing opposition to the proposal, staff is recommending that the Public Hearing be waived.

Should Council wish to refer the application to a Public Hearing, the first active clause in the resolution should be amended to read:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870" (L. Cheung /Karl Wein Associates, 620 Jones Avenue, CD-738) be considered and referred to a Public Hearing;

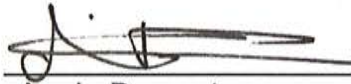
## **CONCLUSION**

The subject site's proximity to existing recreational infrastructure, commercial and employment areas, schools and transit make it an appropriate site for moderate densification. The project would result in a net increase of one accessory secondary suite, adding to the available rental stock in the neighbourhood. The proposed variance of one parking space is supported as the neighbourhood is well serviced by transit and has many amenities within a 15-minute walk. The principal unit is designed to support intergenerational living and aging in place for the owner's family with the main floor



designed for wheelchair accessibility. The proposed building form fits into the architectural expression of the Ottawa Gardens neighbourhood and is consistent with the form and character requirements for new construction within the OGHCA Guidelines. Policy and planning analysis supports the proposed rezoning.






RESPECTFULLY SUBMITTED:



---

Annie Dempster  
Planning Technician 2

**Legend**

-  Subject Site
-  Ottawa Gardens Heritage Conservation Area
-  Heritage "A" Building
-  C-3 Zoned Local Commercial
-  CD- CD Zoned

East Keith Road

Jones Avenue

East 6th Street

Mahon Avenue



620

322

368

357

C-3

353

317

CD-656

313

309

645

CD-248

605

416

420

413

409

403

376

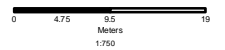
372

CD-616

615

613

421



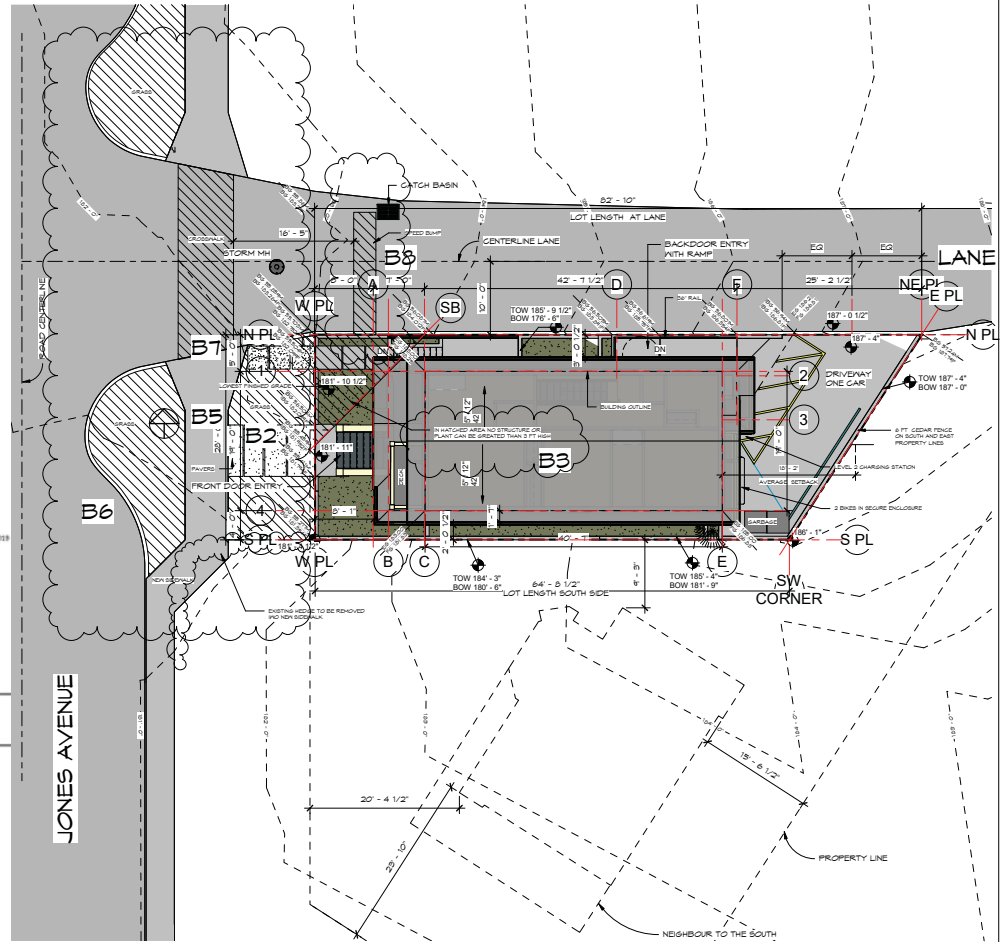
**DISCLAIMER**

This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.

GIS Division, Information Technology,  
City of North Vancouver

PLOTTED: 2/15/2019  
SOURCE: Various  
COORDINATE SYSTEM: NAD 83 UTM Zone 10



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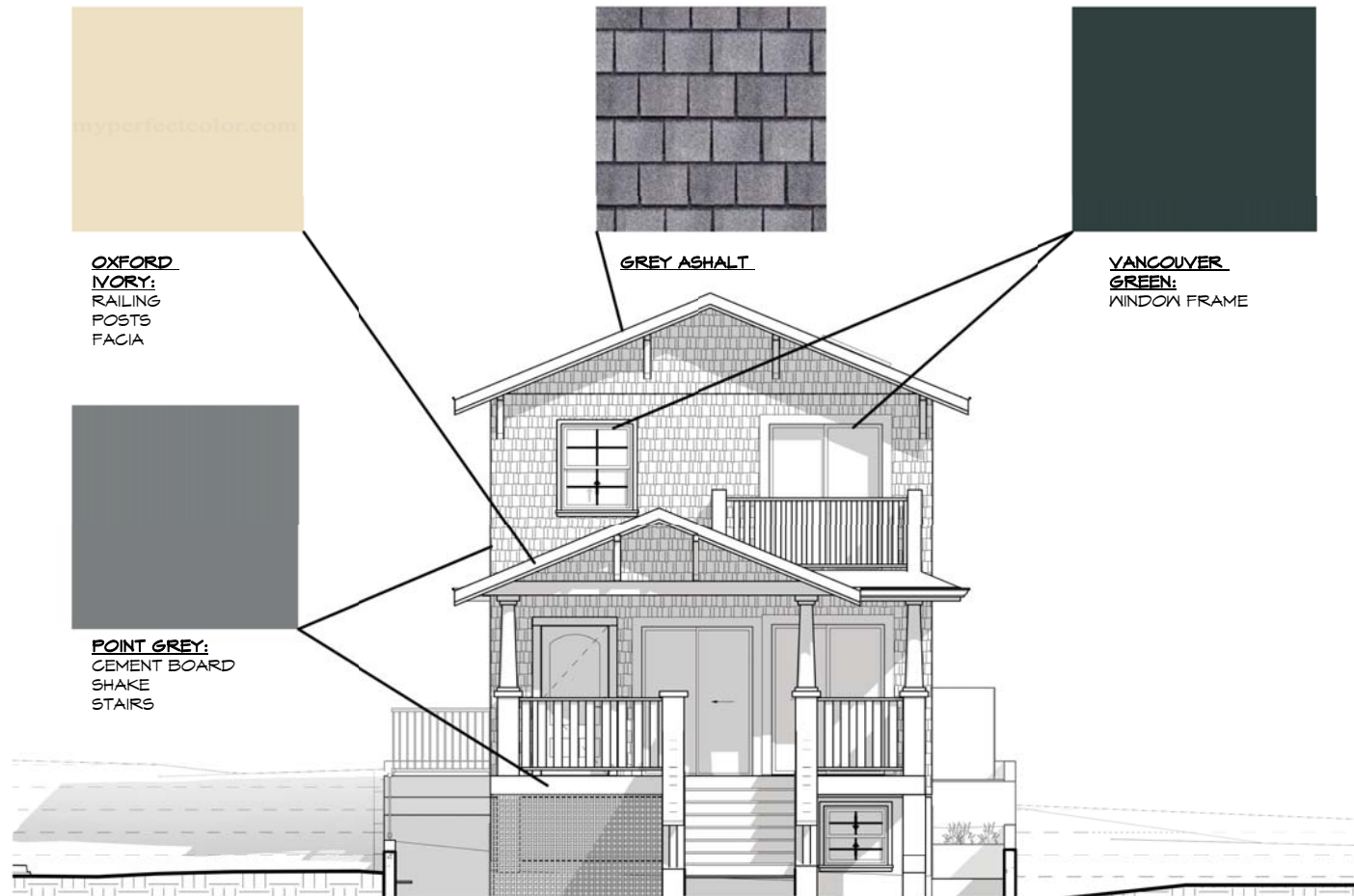
① Site Plan  
1/8" = 1'-0"

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Scale	1/8" = 1'-0"
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① COLOUR BOARD .  
3/16" = 1'-0"

KARL WEIN ASSOCIATES  
315/2 1451 MARINE DRIVE WEST VANCOUVER  
778-280-3670

RM RIGETS Achitectural Technologist AIBC

# CHEUNG RESIDENCE 620 JONES AVE

No.	Description	Date

## MATERIAL BOARD

Project number	620JONES	A0
Date	SEPT 25 2020	
Drawn by	RMR	
Checked by	KW	Scale 3/16" = 1'-0"







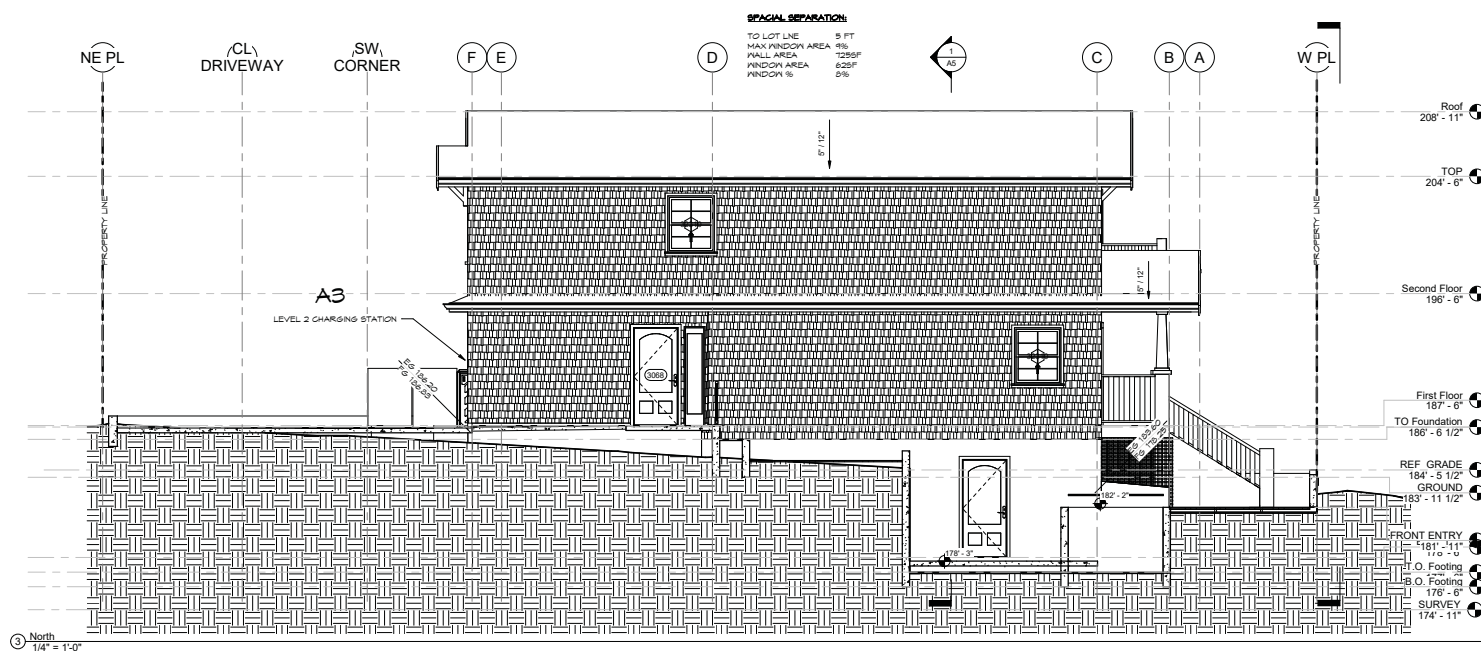
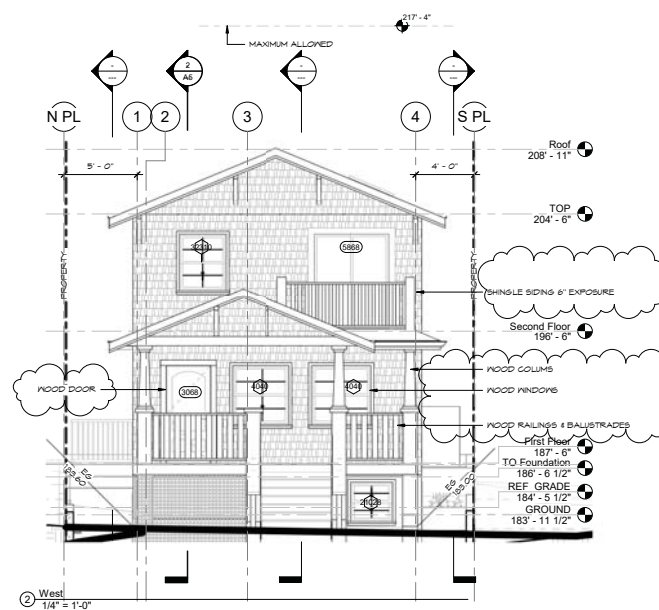
RANDOLPH RIGETS, Architectural Technologist AIBC

Consultant	
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Address	
Phone	
Fax	

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Date	NOV 30 2020
Drawn by	RMR
Checked by	KW

Scale  $1/4" = 1'-0"$





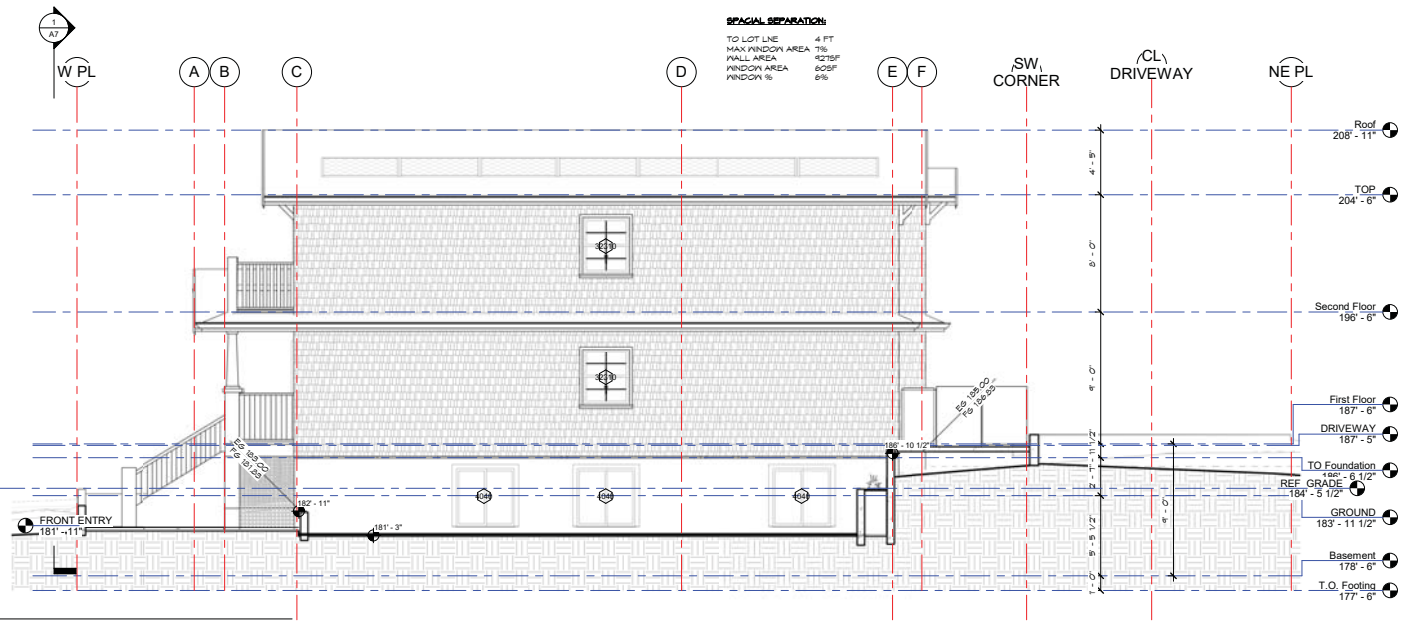
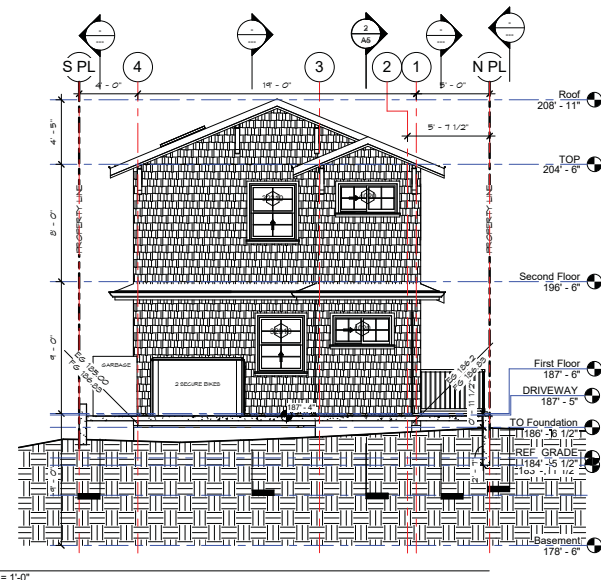
RANDOLPH RIGETS Architectural Technologist AIBC

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Project number	620JONES
Date	APRIL 24 2019
Drawn by	RMP
Checked by	KW

Scale  $1/4" = 1'-0"$



① SECTION TRANSVERSE AT STAIRS  
1/4" = 1'-0"

② SECTION LONG. AT STAIRS  
1/4" = 1'-0"

③ CALLOUT AT STAIRS BP  
1/2" = 1'-0"

Scale	As indicated
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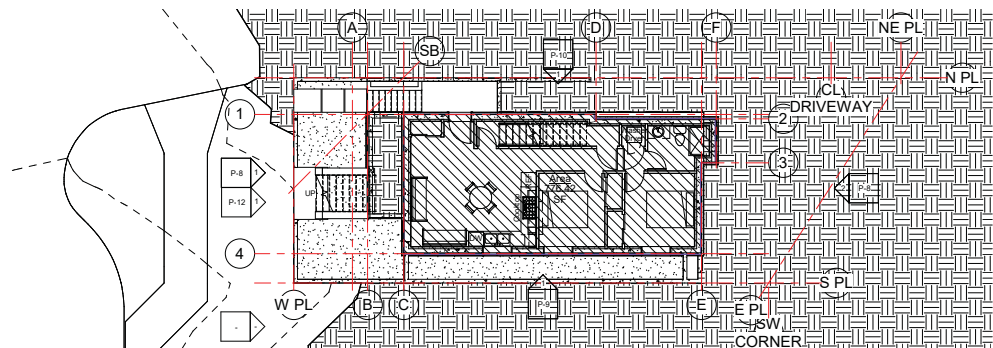


RANDOLPH RIGETS Architectural Technologist AIBC

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Scale  $1/8" = 1'-0"$



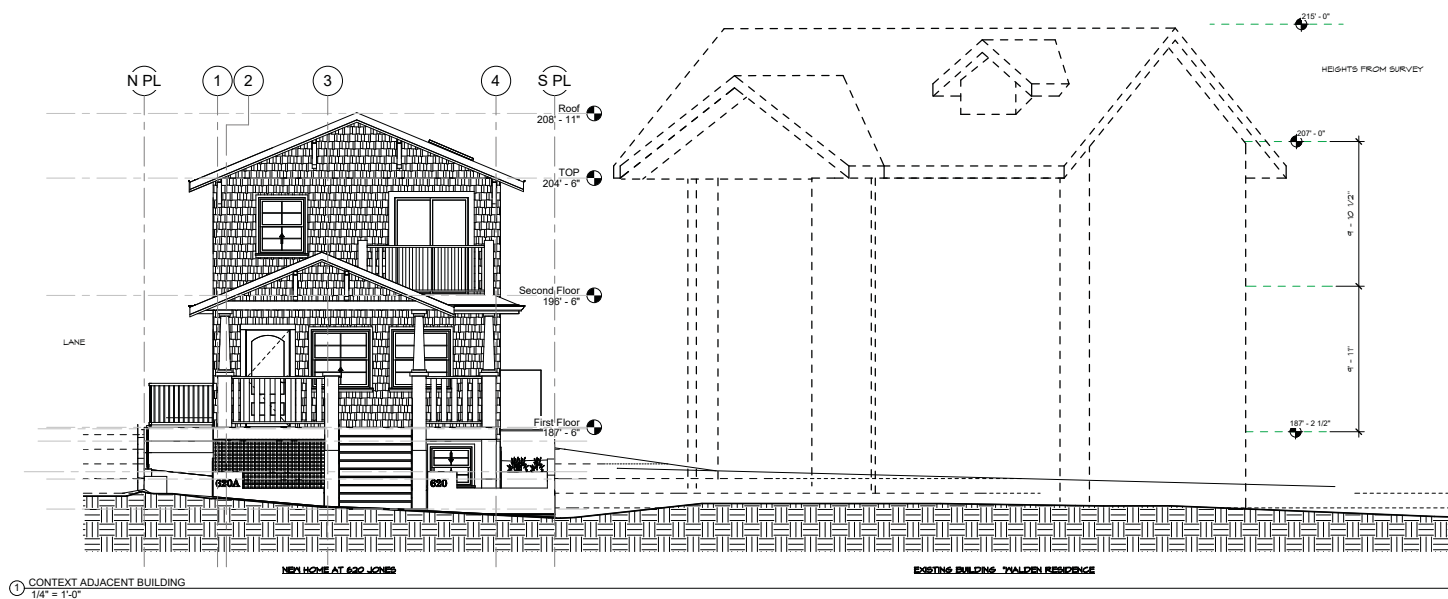
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## A7

Scale  $1/4" = 1'-0"$





**Karl Wein Associates  
1451 Marine Drive  
West Vancouver, BC, V7T 1B8  
778-280-3670**

Planning Department  
City of North Vancouver  
141 West 214th Street  
North Vancouver V7M 1H9

Dear Annie,

RE: September 11, 2019 Developer Information Session (DIS) Summary - Rezoning Application for 620 Jones Ave (REZ2019-0001)

A DIS was held for the above noted project at St Andrews United Church, 1044 St Georges Ave North Vancouver, on Wednesday September 11, 2019, from 6:00 PM to 8:00 PM. The DIS was advertised in the North Shore News on Sept 4 and 6, 2019. Neighbors within the area required by the City were notified by drop-off of the notification by flyer and posting of a sign (to City Standards) on 620 Jones Ave on Aug 30 2019. Ahead of the DIS, signs were posted on the front door of St Andrews United Church and throughout the building leading to display room.

The following individuals attended the DIS:

- David Johnson, Planner 2 representing the City of North Vancouver
- Linda Cheung, the owner of 620 Jones Ave
- Karl Wein, representing the owner
- Three members of the public attended (representing two nearby properties).

No completed DIS questionnaires were returned following the DIS .

Thank you.

Karl Wein

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# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8870

### 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. 8870**” (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738).
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-738 (Comprehensive Development 738 Zone):

Lot	Block	D.L.	Plan
A (Reference Plan 2804) of Lot X	71	271	750 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-737 Comprehensive Development 737 Zone”:

“CD-738 Comprehensive Development 738 Zone”

- B. Adding the following to Section 1101, thereof, after the “CD-737 Comprehensive Development 737 Zone”:

“CD-738 Comprehensive Development 738 Zone”

In the CD-738 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 RS-1 Zone, except that:

- (1) The Gross Floor Area (One-Unit and Two-Unit Residential), combined and in total, to not exceed 0.75 times the lot area;
- (2) Lot Coverage shall not exceed a maximum of 45 percent;
- (3) Siting (Principal Building) shall not be less than:
  - (a) 2.8 metres (9.2 feet) from the Rear Lot Line;
- (4) Height (Principal Building):
  - (a) shall not exceed a Top of Plate height of 6.25 metres (20.5 feet) as measured by the Height Envelope;

- (b) notwithstanding 4(a), a roof may project above the Top of Plate height to a maximum overall Building Height of 7.6 metres (24.9 feet) as measured by the Height Envelope;
  - (c) the First Storey of the Principal Building shall be a minimum 0.76 metres (2.5 feet) above the reference grade determined by the Height Envelope if a Basement (One-Unit and Two-Unit Residential) is present;
- (5) Section 410 (1) (e) shall be varied to allow unenclosed steps, projecting beyond the face of the Principal Building, be sited not less than 0.9 metres (2.95 feet) from the Front Lot Line;
- (6) Section 410 (1) (b) shall be varied to allow eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections, projecting beyond the face of the Principal Building, be sited not less than 0.49 metres (1.61 feet) from the south Interior Side Lot Line;
- (7) Section 410 (1) (i) (i) shall be varied to allow exterior ramps, lifts or similar mobility and/or accessibility-enhancing equipment, including required guards, projecting beyond the face of the Principal Building, be sited 0 metres (0 feet) from the north Interior Side Lot Line;
- (8) Section 412 (2) (e) shall be varied to allow a guard Structure of up to 1.07 meters (3.5 feet) in Height, adjacent to unenclosed steps, to be sited not less than 2.44 meters (8 feet) of the intersection of the Lot lines along a Street and a Lane;
- (9) Accessory Buildings shall be sited as per section 514 (5), except that Accessory Buildings with a Height not exceeding 1.52 metres (5 feet) shall be sited not less than:
  - (a) 0.61 meters (2 feet) from the Rear Lot Line;
  - (b) 0 metres (0 feet) from a Principal Building;



- (10) Parking and Access shall comply with Part 9, except that 1 Disability Parking Space provided on the Lot shall be the minimum required number of Accessory On-Site Parking Spaces.

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.

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MAYOR

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CORPORATE OFFICER

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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 2

Subject: REZONING APPLICATION: 2762 LONSDALE AVENUE (RED UPPER LONSDALE PROJECTS LTD. / INTEGRA ARCHITECTURE INC., CD-740)

Date: September 8, 2021 File No: 08-3400-20-0039/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, dated September 8, 2021, entitled "Rezoning Application: 2762 Lonsdale Avenue (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., CD-740)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2021, No. 8875" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, 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 this motion.

## ATTACHMENTS

1. Context Map (CityDocs [2091596](#))
2. Project Fact Sheet (CityDocs [2092794](#))
3. Architectural Plans, dated June 3, 2021 (CityDocs [2092574](#))
4. Landscape Plans, dated May 5, 2021 (CityDocs [2060278](#))
5. Public Consultation Summary (CityDocs [2029653](#))
6. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874 (CityDocs [2091145](#))
7. Housing Agreement Bylaw No. 8875 (CityDocs [2091734](#))

## PURPOSE

This report presents a rezoning application for 2762 Lonsdale Avenue for Council's consideration and recommends referral to a public hearing.

## PROJECT DESCRIPTION

The proposed project is a six-storey rental building with a total of 60 dwelling units, including 6 mid-market rental units. The proposed density is 2.33 FSR, which includes a base density of 1.6 FSR and a bonus of 0.8 FSR. The breakdown of unit type is as follows:

- |              |          |  |
|--------------|----------|--|
| ▪ Studio:    | 21 units | (44 to 52 sq. m. / 476 to 562 sq. ft.) |
| ▪ 1-bedroom: | 19 units | (48 to 62 sq. m. / 515 to 667 sq. ft.) |
| ▪ 2-bedroom: | 11 units | (65 to 77 sq. m. / 699 to 834 sq. ft.) |
| ▪ 3-bedroom: | 9 units  | (86 sq. m. / 929 sq. ft.)              |

In accordance with the Zoning Bylaw, 25% of the units will be designed to meet Adaptable Dwelling Unit Level 2 standards and the remaining units will be designed to meet Level 1 standards.

The proposal includes both indoor and outdoor amenities for tenants with a bike lounge and workshop on the ground floor and an indoor amenity room on the 6<sup>th</sup> floor with washroom and kitchen adjacent to rooftop outdoor space including seating, play and gardening areas.

Vehicle parking is accessed off the lane, provided in one level of underground garage.

The requested zone change and variances to the Zoning Bylaw to permit the proposed development are identified in Table #1.



**Table 1. Summary of Zoning Changes**

	Base Zone Requirements	Proposal
Zoning	RM-1 Zone	CD-740 (RM-1 base)
Permitted Principal Uses	Various Residential Uses	Residential Rental Apartment Use
Maximum Density	1.6 Floor Space Ratio (FSR)	2.33 Floor Space Ratio (FSR)
Lot Coverage	Maximum 50 percent	52 percent
Maximum Building Width and Length	Maximum 30.48 m (100 feet) above the third storey.	31.7 m (104 feet)
Setbacks	Front: 6.1 m / 20 ft. Rear: 6.1 m / 20 ft. Interior Side: 4.57 m / 15 ft.	Front: 3.05 m / 10 ft. Rear: 3.66 m / 12 ft. Interior Side: 3.66 m / 12 ft.
Maximum Height	Three storeys / 13 metres (42.65 feet)	17.1 metres (56 feet)
Maximum Vertical Secure Bicycle Parking	31 spaces (35%)	48 spaces (53%)

A 3.05m (10 ft.) dedication along the west property line, adjacent to Lonsdale Avenue, would be delivered as part of the rezoning, as would a portion at the rear of the existing lot to allow for the lane to be widened to 6.1m (20 ft.) and fully constructed as a through-lane connecting East 27<sup>th</sup> and East 29<sup>th</sup> Streets.

## POLICY FRAMEWORK

The site is designated as Residential Level 5 in the Official Community Plan (OCP). This designation allows for multi-family housing forms with a density of up to 2.6 FSR.

Official Community Plan	
Policy 1.1.2 <i>Align growth with the development of community amenities and infrastructure</i>	Intensification of the site supports the use of existing amenities, including transit, the Green Necklace, and the existing and future Harry Jerome Community Recreation Centres.
Policy 1.3.1 <i>Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods</i>	The proposed development is designed with careful consideration to minimize impacts on the low-density residential uses to the east.
Policy 1.3.5 <i>Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings</i>	The proposal includes high-quality materials and design and a well thought out Landscape plan. The dedication along Lonsdale will allow for further improvements to the public realm.
Policy 1.3.6 <i>Encourage architecture that responds to the unique context of the City in a sensitive,</i>	Design and materials are consistent with those found in the local context. The proposed



<i>sustainable, and aesthetically compatible manner</i>	building structure is mass timber wood frame. Landscaping utilizes native plant species.
Policy 1.3.10 <i>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.</i>	The project includes bike-focused features including the bike lounge and workshop at the ground level. Off-site works in the street and lane will help to improve the pedestrian experience adjacent to the site and at the lane crossing points along East 27 <sup>th</sup> and 29 <sup>th</sup> Streets.
Policy 1.4.1 <i>Consider the needs of households with children in the design of multi-family developments;</i>	Nine 3-bedroom units are proposed and an outdoor play area is incorporated into an overall outdoor amenity area plan that allows for multiple uses and activities within the same space.
Policy 1.4.4 <i>Incorporate active-design principles in new development that encourage physical movement and social interaction thereby contributing to a healthier community;</i>	The bike lounge encourages social interactions by those tenants who will use that space. The sixth-floor amenities support various activities that will attract a number of different users.
Policy 1.5.1 <i>Provide opportunities for a range of housing densities, diversified in type, size and location</i>	The project will provide 60 new rental units with a range of unit types and sizes. A third of the units will have two or more bedrooms.
Policy 1.5.4 <i>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;</i>	The proposed 60 rental units, including 6 mid-market units, will be secured for the life of the building as a public benefit.
Policy 1.5.6 <i>Ensure a sufficient number of new apartment building provide accessible units and that these accessible units are represented across various unit sizes;</i>	The proposal includes 25% of units as Adaptable Level 2, the distribution of which will reflect the overall unit-mix, and the remaining units will be Adaptable Level 1.
Policy 2.2.2 <i>Strategically manage on-street and 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);</i>	The project includes features (bicycle lounge) that will attract tenants that regularly travel by bicycle. The minimum required parking is proposed, which will help to keep traffic generated by the development low. Electric vehicle charging will be provided for all residential vehicle parking spaces (as per the Zoning Bylaw).
Policy 3.4.2 <i>Consider the potential for food production on public and private land including rooftops, community gardens, micro gardens, composting, urban farming,</i>	The project includes garden planters for tenants' use as part of the outdoor amenity area.



<i>orchards, beehives and edible landscaping on residential boulevards, park land and rights-of-way;</i>	
Policy 3.5.1 <i>Ensure the implementation of design features in new developments, and in overall community planning that will facilitate the ability of older community members to age in place;</i>	25% of units will be designed to meet Level 2 Adaptable Design requirements, the remaining units will be designed to meet Level 1 requirements. This will help to reduce costs associated with making the units accessible for tenants should they have or develop a need for such supports.
Policy 4.2.6 <i>Increase the ratio of productive, permeable green space to hard impermeable surface areas as redevelopment occurs;</i>	The proposed Lot Coverage is only slightly greater than the standard RM-1 Zone requirements of 50%. Planters on the rooftop provide additional greenery and soil volume to help with storm water retention.
<b>Housing Action Plan</b>	
Action #3: <i>Mid-Market Rental Units</i>	The project will provide 6 mid-market units, to be secured for the life of the building.
Action #4 <i>Family-Friendly Housing</i>	The project includes 9 three-bedroom units.
<b>Sustainable Development Guidelines</b>	
Natural Systems <i>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</i>	The proposal includes a green roof above the podium and landscaping and garden beds in the outdoor amenity area. The planting plan includes a number of native species.
Physical Structures/Infrastructure: <i>The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well being of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.</i>	The project will use high-performance and environmentally-friendly building materials and will achieve Step 3 of the Step Code. Energy Star and water-efficient appliances will be installed in the dwelling units. 100% of vehicle stalls will be EV ready.
Human Potential: <i>The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active</i>	The development provides Market Rental and Mid-Market Rental housing at a range of unit types and sizes.

<i>transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.</i>	
<b>Social Connections:</b> <i>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.</i>	The project includes both indoor and outdoor amenity areas that are well-programed with multiple opportunities for activities.
<b>Cultural Diversity:</b> <i>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.</i>	The proposed design includes various informal gathering spaces for tenants.
<b>Active Design Guidelines</b>	
Primary and Secondary Stairs	The project includes primary stairs that are located and designed to encourage active circulation throughout the building.
Indoor Amenity	The indoor amenity areas include a gym and separate lounge area that is directly connected to the outdoor amenity area.
Outdoor Recreation and Gardens	The outdoor amenity area is designed to allow various activities, with a children's play area, gardening beds and outdoor seating.
Enhanced bicycle facilities	Bike facilities in the building include a bicycle lounge at the ground level with bike storage, a seating area and a workstation.

## PLANNING ANALYSIS

### *Site Context and Surrounding Uses*

The site is located mid-block on the east side of Lonsdale Avenue between 27th and 29th Streets. It is on a frequent transit route and is three blocks from the future Harry Jerome Community Recreation Centre site. The sites immediately to the north and south are multi-unit residential and across the lane are single-family dwellings. A streamside protection area lies directly behind the site, but the site itself is outside of the protection area.



The buildings and uses immediately surrounding the subject site are described in Table 1 below.

**Table 2. Surrounding Uses**

Direction	Address	Description	Zoning
North	101 E 29 <sup>th</sup>	21-unit 3 storey residential strata	Comprehensive Development 315 (CD-315)
South	2750 Lonsdale	5-unit rental building	RM-1
East	(range)	Single-family dwellings within streamside protection area	RS-1
West	121 West 29 <sup>th</sup>	3-storey multi-unit strata development	Comprehensive Development 103 (CD-103)
	2705 Lonsdale	Church and related buildings	Comprehensive Development 519 (CD-519)

The project would result in the construction of the lane that runs along the east property line of the site. The lane is currently blocked by a portion of the property which narrows the right-of-way to just 3.05 metres (10 feet). The route is currently only passable by walking/bicycling. Improvements to the lane would include speed humps, green elements and possibly other traffic-calming features.

### *Use*

The Official Community Plan (OCP) designation for the property is Residential Level 5, which permits residential uses. The proposed building would replace an existing three-storey rental building containing 26 units. The proposed project includes a total of 54 market rental units and six mid-market units. In accordance with the Density Bonus and Community Benefits Policy and the Housing Action Plan, all units would be secured with a Housing Agreement (Attachment 7) which includes provisions to secure 10 percent of the units as mid-market rental, available at 10 percent below average market rents, for the life of the building.

The proposed unit breakdown is consistent with Strategy #4 of the Housing Action Plan, which calls for 10 percent of the units to be family-friendly, meaning they have a minimum of three bedrooms.

The secured rental and mid-market units would add to the rental housing stock in the area with the six mid-market units providing affordable housing at initial occupancy and the remainder of the units becoming more affordable over time.

### *Intensity*

The OCP permits a maximum density of 2.6 Floor Space Ratio (FSR) for this site. The proposal has a total density of 2.33 FSR. While additional density could be considered on this site, a lower density is supported due to the adjacent residential Level 1

properties. Please refer to the section on Form for discussion of how the design responds to the adjacent low-density area to the east.

Staff support the inclusion of a density cap of 2.4 FSR in the CD bylaw in order to allow minor interior changes to the proposal at subsequent stages of the project. As the design is finalized for construction permits, it is not uncommon that the floor plans undergo minor adjustments which can result in minor variations to the floor area calculations and exemptions, resulting in minor changes to the resultant density. Any changes to the project drawings following the rezoning process must be consistent with the zoning parameters and require City approval.

### *Form*

The building sits on a moderately sloping site and presents as 5.5-storeys at the northeast corner, and six storeys at the southwest corner of the site. The uppermost storey is set back substantially from the rear/lane side, giving the appearance of a 4.5-storey building from the lane and single-family properties to the east. A lesser setback of the uppermost floor along the south and west frontages also reduces the apparent massing of the building from those angles. The shadow study included in the architectural drawings (Attachment 3) shows how the form of the building has been designed to reduce shadow impacts, particularly on the properties to the east across the lane.

The main entrance of the building is located toward the north end of the frontage and provides accessible entry from Lonsdale Avenue. A rear entrance provides direct access for tenants between the bike lounge and the lane. This entry point as well the outdoor bike and dog wash area next to it encourage non-vehicle activity on the lane frontage. Vehicle access would be removed from Lonsdale Avenue and instead the site would be accessed from the newly opened lane. This would help to improve the pedestrian realm along Lonsdale Avenue by removing conflict points with vehicles. Traffic calming in the lane will help to ensure that the space remains safe for pedestrians and cyclists as well.

The proposed setbacks provide adequate separation between the proposed building and existing buildings on the sites to the north and south. A 3.05-metre (10-foot) setback from the front lot line provides room for landscaping and stairs connecting private patios to the sidewalk. With the dedication along Lonsdale, this setback results in effectively the same placement of the building as the existing 6.1-metre setback requirement.

To summarize, the proposed design responds well to the adjacent properties, particularly those to the east across the lane. This is partly aided by the natural slope and also by the reduced footprint of the sixth floor, which is designed to cast no additional shadow in the afternoon and evening on properties to the east.



### *Parking and Transportation*

The proposal includes the required number of vehicle parking spaces, at a ratio of 0.6 spaces per unit, with 0.1 spaces per unit dedicated to visitor parking. Secure and short-term bicycle parking requirements are proposed to be met, with the exception of the proportion of secure spaces that are vertical. Standard zoning requires that not more than 35 percent of the total secure bicycle parking is vertical, 53 percent is proposed. For this project, 53 percent equates to 48 out of 90 spaces, whereas 35 percent would be 31 of 90.

One underground level is proposed, which is comprised of parking, storage, and most of the secure bicycle parking. The proposal meets the zoning requirement for parking, with 30 tenant parking spaces and six visitor parking spaces and will meet the zoning requirements for electric vehicle charging. Meeting the standard zoning requirement for parking on this site is supported, as the site is serviced by relatively good transit options. The bicycle parking and other facilities proposed are expected to attract tenants who cycle regularly as the bike lounge is featured prominently and is very conveniently located on the ground floor between the front lobby and the main laneway entry/exit. The proposed variance to vertical bicycle parking, at 53 percent of total secure bike parking is supportable, with the recommendation that those tenants with heavier (e.g. cargo, electric and mountain bikes) be given preference for the 42 horizontal spaces.

### *Green Buildings*

The proposed energy standard for the building is Step 3, consistent with City policy. Some trees must be removed on the site and on city property where laneway improvements are required. A total of 4 on-site trees will be removed and 6 new trees will be added. The on-site trees to be removed were identified in an arborist report as having low or medium retention value due to repeated topping and pruning over time. In addition to the six new on-site trees, six city trees will be added, providing a double-row of boulevard trees along Lonsdale Avenue. The Existing trees on the neighbouring properties to the north and south of the site will be retained and protected throughout the construction process.

## **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 1.6 FSR in the Residential Level 5 designation, up to a maximum of 2.6 FSR.

A bonus of 0.8 FSR is proposed, to be achieved through the provision of secured rental and mid-market units. As the existing building on site is a rental apartment building, policies do not support a benefit other than new rental housing. The value of the bonus density can be roughly calculated by using the standard cash contribution amount for areas outside the Lonsdale City Centre, \$175 per square foot of bonus floor area.



**Table 3. Estimated Value of Community Benefits through Density Bonusing**

Density Value Calculation	Value
Density Bonus to 1.6 FSR / OCP Density (@ \$25 / sq. ft.)	\$0.00
Density Bonus to 2.4 FSR (@ \$175 / sq. ft.)	\$2,433,416
<b>Total Value of Community Benefits</b>	<b>\$2,433,416</b>

In addition to the secured rental and mid-market units, staff seeks Council's direction to secure the following items as conditions of this development:

- public art with a value of \$30,000;
- dedication of 3.048 m for public realm improvements along Lonsdale Avenue;
- dedication of 3.048 m for widening of the lane, to the minimum 6.096 m standard;
- construction of full laneway width adjacent to the site, to East 29<sup>th</sup> Street;
- planted areas and other features in the laneway to provide traffic-calming and generally improve the lane as a secondary pedestrian route;
- reconstruction of laneway access at East 27<sup>th</sup> and East 29<sup>th</sup> Streets;
- contributions toward the East 27<sup>th</sup> Street traffic signal (\$50,000) and Lonsdale Avenue sanitary main (\$75,000).

## COMMUNITY CONSULTATION

A Developer's Information Session was held on January 27, 2021 in the form of a virtual meeting. The Public Consultation Summary (Attachment 5) provides an overview of the meeting details, notifications and a summary of the topics and questions discussed at the session and in emails received both prior to and after the session. A total of 15 community members attended the virtual DIS; eight of the attendees submitted comment forms or emailed their comments. Of the submissions, three expressed opposition to the development or suggested significant changes such as reducing the height by two storeys or increasing the parking significantly. One supported the proposal with minor changes, and two had questions but were not clearly in support or opposition.

Support was expressed by several people for the quality of the design, added rental housing and the proposed bike lounge and other amenities.

Of the concerns heard, the main ones were regarding the height of the proposed building and the impact of shadow on the properties to the east as well as concerns about the ratio of on-site parking to units. Another common concern was the opening of the lane running between East 27<sup>th</sup> and East 29<sup>th</sup> Streets and that the lane would become heavily trafficked and less safe. Some concern regarding the proximity of the proposed development to St. Martins Creek (within the Wagg Creek Watershed) were also raised.

### Staff response to public comments:

- Staff support the proposed height and massing strategy as it takes advantage of the site topography and respectfully scales back massing at key locations to mitigate potential impact.



- The proposed parking meets the bylaw requirement for a rental project. A study prepared by the applicant's transportation consultant determined that the proposed use would generate 22 trips – including both vehicles entering and leaving the site – within the weekday AM peak hour, and 27 trips in the afternoon peak hour. Laneway features including speed humps, green elements and other traffic-calming measures will be used to both deter and slow drivers who may try to use the laneway as a shortcut.
- The site slopes away from the stream towards Lonsdale Avenue and the development is located outside of the area where a Streamside Development Permit is required. Required work on the lane will need to be designed and reviewed with the streamside requirements in mind, a Development Permit for the lane work may be required, which would be determined by staff through development of the design drawings for the off-site work. This would occur concurrently with the building permit process. Should a Development Permit be required, this could be expected to result in improved stream conditions through removal of invasive species and increased native plantings.
- With the stream, laneway and street improvements proposed as part of this application, the project will result in a significantly improved public realm as well as safer driving conditions in the local area.

## **TENANT RELOCATION PLAN**

The existing building, which was constructed in 1969, contains 20 one-bedroom units and six two-bedroom units. Of the existing tenants, 17 have lived in the building for more than 10 years.

On July 12, 2021, Council amended the Residential Tenant Displacement Policy to enhance protection and compensation to long term tenants. As this application was submitted in November 2020, prior to when the updated policy took effect, the 2015 version of the policy applies.

A tenant relocation plan was provided with the rezoning submission that exceeds Residential Tenancy Act requirements for tenant compensation and follows the 2015 Residential Tenant Displacement Policy requirements, including compensation packages of three-month's rent plus \$750 (per unit) towards moving expenses. However, the applicant has also voluntarily proposed additional compensation for long-term tenants: four months' rent for those who have lived in the building for 10-20 years and five months' for those who have lived in the building for more than 20 years.

Also in accordance with the policy, a Tenant Relocation Coordinator was hired and has been communicating with the tenants of the building and providing them with information on available units in the general rental market. Information has also been shared regarding government housing programs for those who are eligible.

As of the date of this report, 20 units remain occupied. One of the remaining tenants has been offered a unit through BC Housing.

Under the provincial *Residential Tenancy Act*, final eviction notices cannot be delivered to tenants until a demolition permit has been issued by the municipality. The notice must be provided a minimum of four months prior to the eviction date. Prior to issuance of the demolition permit, staff will request an update from the applicant's relocation coordinator regarding progress in relocating the tenants and compensation as outlined in the Tenant Relocation Plan.

## **ADVISORY BODY INPUT**

### *Advisory Design Panel*

The application was reviewed by the Advisory Design Panel on March 31, 2021. The Panel unanimously endorsed the following resolution:

*THAT the Advisory Design Panel has reviewed the Rezoning Application for 2762 Lonsdale Avenue and recommends approval of the project. The Panel commends the applicant for the quality of the proposal and their presentation.*

Some changes were made to the building design based on comments from the Panel, including an increase in the rooftop amenity area and an increase in the size of some balconies.

## **LEGAL AGREEMENTS**

Should Council support the proposed rezoning at Third Reading, the following legal agreements will be drafted and prepared prior to Final Adoption, to be signed by the Mayor and Corporate Officer following approval.

- Development Covenant, securing the architectural and landscape drawings;
- Servicing Agreement, securing contributions toward traffic signal and sanitary main upgrades, off site works, as well as land dedications along the west property line (3.05 metres / 10 feet) and lane dedication to allow for a consistent lane width of 6.09 metres / 20 feet;
- Crane Swing, Shoring and Underpinning Agreement
- Community Good Neighbour Agreement
- Flooding Covenant

A Housing Agreement to secure the 60 rental units including 6 mid-market units has been prepared by staff and signed by the property owner and is presented with this report.

## **CONCLUSION**

The proposed six-storey rental development is consistent with the Official Community Plan and has been designed with sensitivity to the surrounding existing buildings. The proposed amenities and unit designs are supportive of households of varying sizes and encourage active and sustainable transportation through an emphasis on cycling as a



transportation choice. The design activates both the street and lane frontages and would result in improvements to the public realm through land dedications and off-site works. The 60 proposed units, including 6 mid-market units, will contribute a net total of 34 units to the city's rental housing stock. The proposed use, intensity and form is supported by City policies and by planning and design analysis.

RESPECTFULLY SUBMITTED:



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Emily Macdonald  
Planner 2

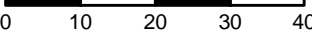


City of North Vancouver

2762 Lonsdale Ave

## Legend

 Subject Site



0 10 20 30 40  
Meters

## DISCLAIMER

This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.

GIS Division, Information Technology,  
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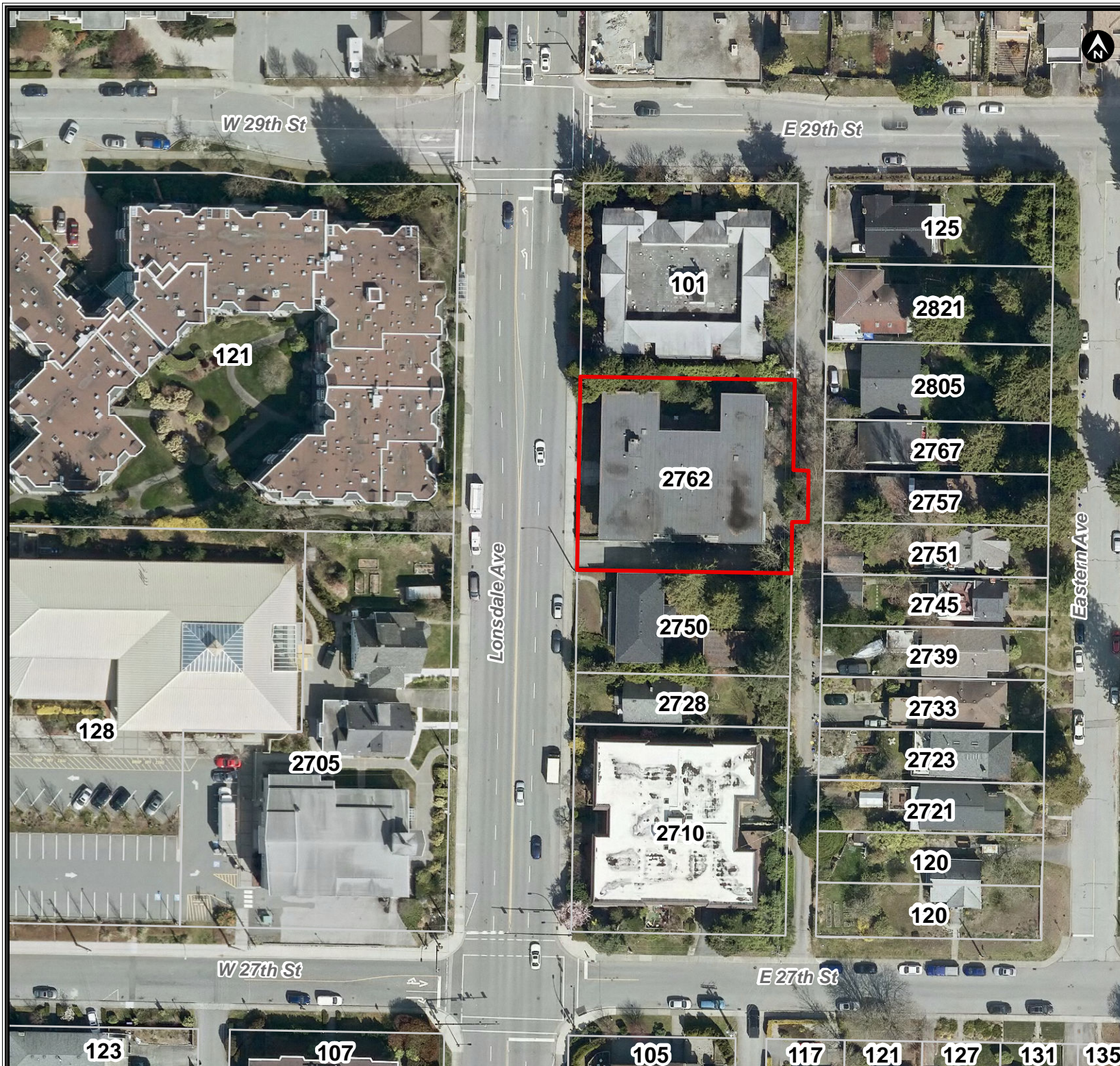
PUBLISHED: September 02, 2021

FILE: 2762\_Lonsdale\_Ave

PATH: H:\CNV\_Maps\Context\_Maps\Emily\_Macdonald\

COORDINATE SYSTEM: NAD 83, UTM Zone 10

**city**  
of north  
vancouver







# PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION

2762 Lonsdale Avenue



## SITE CHARACTERISTICS

OCP Designation	Residential Level 5 (R5)
Existing Zoning	Medium Density Apartment Residential 1 (RM-1)
Site Area	1615 sq. m (17382 sq. ft.)

FLOOR AREA AND HEIGHT	Existing Zoning (RM-1)	Official Community Plan	Proposed (CD-740)
Floor Space Ratio	Maximum 1.60 FSR 2,583.7 sq. m (27,810.5 sq. ft.)	Maximum - 2.60 FSR 4,198.5 sq. m (45,192.0 sq. ft.)	2.40 FSR 3,875.5 sq. m (41,715.7 sq. ft.)
Total Lot Coverage	50%	N/A	52%
Principal Building Height (maximum)	Three Storeys and 13.0 m (62.3 ft.)	Six Storeys	17.1 m (56.0 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 (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	90	90
Total Bicycle Parking (stalls)	96	96

## VEHICLE PARKING

	Required	Proposed
Resident Parking	30	30
Visitor Parking	6	6
Total Vehicle Parking (stalls)	36	36

Numbers based on plans dated June 3, 2021

#2092794



**Integra**  
ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220

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1 - PRE APPLICATION  
2 - RZ DP APPLICATION  
3-RZ DP APP RESUBMISSION

**DRAWING LIST:**

**DRAWING INDEX - DOCUMENTATION**

ARCHITECTURAL	→ A-0.000	COVER PAGE	NTS
	→ A-0.010	PROJECT STATISTICS	NTS
	→ A-0.020	ZONING OCP	NTS
	→ A-0.050	CONTEXT PHOTOS	1:300
	→ A-0.060	CONTEXT SITE PLAN	NTS
	→ A-0.070	CONCEPT IMAGES	NTS
	→ A-0.080	PERSPECTIVE VIEW	NTS
	→ A-0.081	PERSPECTIVE VIEW	NTS
	→ A-0.082	PERSPECTIVES VIEW	NTS
	→ A-0.101	SURVEY (REFERENCE ONLY)	NTS
	→ A-1.010	SITE PLAN	3/32"
	→ A-1.020	FIRE DEPARTMENT ACCESS	3/32"
	→ A-2.000	PARKING P1	1/8"
	→ A-2.010	1ST FLOOR	1/8"
	→ A-2.020	2ND FLOOR	1/8"
	→ A-2.030	3RD FLOOR	1/8"
	→ A-2.040	4TH FLOOR	1/8"
	→ A-2.050	5TH FLOOR	1/8"
	→ A-2.060	6TH FLOOR	1/8"
	→ A-2.070	ROOF LEVEL	1/8"
	→ A-3.001	ADAPTABLE UNITS DESIGN GUIDELINES	NTS
	→ A-3.002	UNIT PLANS ADAPTABLE	1/4"
	→ A-3.003	UNIT PLANS	1/4"
	→ A-3.004	UNIT PLANS	1/4"
	→ A-4.001	WEST ELEVATION - LONSDALE AVE	1/8"
	→ A-4.002	SOUTH ELEVATION	1/8"
	→ A-4.003	EAST ELEVATION - LANE	1/8"
	→ A-4.004	NORTH ELEVATION	1/8"
	→ A-4.500	STREET ELEVATION - LONSDALE AVENUE	1"=20'
	→ A-5.000	SITE SECTIONS	1/8"
	→ A-5.010	SITE SECTION	1/8"
	→ A-5.020	SITE SECTION	1/8"
	→ A-8.010	MASSING STUDY	NTS
	→ A-8.020	MASSING STUDY	NTS
	→ A-8.100	MATERIALS FINISHES	NTS
	→ A-8.500	SHADOW STUDY	NTS
	→ A-8.501	SHADOW STUDY	NTS
	→ A-9.001	AREA OVERLAYS PARKING P1	1/8"
	→ A-9.010	AREA OVERLAYS 1ST FLOOR	1/8"
	→ A-9.020	AREA OVERLAYS 2ND FLOOR	1/8"
	→ A-9.030	AREA OVERLAYS 3RD FLOOR	1/8"
	→ A-9.040	AREA OVERLAYS 4TH FLOOR	1/8"
	→ A-9.050	AREA OVERLAYS 5TH FLOOR	1/8"
	→ A-9.060	AREA OVERLAYS 6TH FLOOR	1/8"

Total → 42

**LANDSCAPE**

**CIVIL  
SURVEY**

TOPOGRAPHICAL SURVEY DRAWINGS

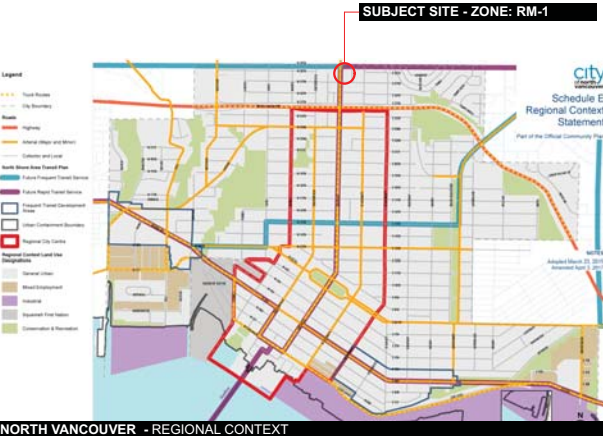
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20513

JUN 03, 2021

3 - RZ DP APPLICATION - REV

A-0.000



**NORTH VANCOUVER - REGIONAL CONTEXT**



2762 LONSDALE AVENUE | NORTH VANCOUVER | BC | REZONING DP APPLICATION RESUBMISSION

**RENTAL HOUSING DEVELOPMENT**



PROJECT SUMMARY:					
ZONING EXISTING	REQUIRED / PERMITTED		PROPOSED		VARIANCE
OCF LAND USE DESIGNATION - Medium Density Apartment	Residential Level 5		CD		
SITE AREA			17,382 sq.ft.	1,615 m2	NO
UNIT NUMBER			60		NO
OCF DENSITY ( w/ exclusions ) Purpose Built Rental Housing	1.6 + 1.0 FSR	4,198 m2	2.31 FSR	3,728 m2	NO
SITE COVERAGE	50%	807 m2	62%	843 m2	YES
BUILDING HEIGHT - Storeys ( OCP Schedule 1 )	6 Storeys (59.0 - 62.3 ft)		6 Storeys		NO
BUILDING HEIGHT - Measured from Average Grade	59.0 - 62.3 ft	18-19 m			
Average Finished Grade - AFG within 10.0' distance	493.8 ft	150.52 m geodetic	493.8 ft	150.52 m	geodetic
Geodetic Max. Allowed Height - 19 m	556.2 ft	169.52 m geodetic			
Proposed TOR Elevation TOR 6TH Storey			550.0 ft	167.64 m	geodetic
Bldg Height from Ave. Finished Grade TOR 6TH Storey		19.00 m Height	56.17 ft	17.12 m	Height
1ST Storey Elevation (Lonsdale Avenue )			10.00 ft	3.05 m	NO
FRONT YARD - WEST (Lane)	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 (South PL)	15.00 ft	4.57 m	12.00 ft	3.66 m	NO
INTERIOR SIDE YARD (North PL)	15.00 ft	4.57 m	12.00 ft	3.66 m	NO

OPEN BALCONY AREA (DECKS) - max 10% GFA	4,817.6 sq.ft.	447.57 m2	4,469.9 sq.ft.	415.3 m2	9.3%	NO
Excluded Open Appendages max 10% GFA						
OUTDOOR AMENITY AREA			3,110.8 sq.ft.	289.0 m2		
Garden Plots Active Design Guidelines 2.2 m2 / 4 units	360.0 sq.ft.	33.0 m2	372.0 sq.ft.	34.6 m2	Approx.	

PARKING DIMENSIONS		Width		Length		Height	
(no column encroachments)		m	ft.	m	ft.	m	ft.
Standard Cars	2,500	8.20	5,486	18.00	2,134	7.00	
Small Cars	2,500	8.20	4,650	15.26	2,134	7.00	
Disabled Parking	4,000	13.12	5,486	18.00	2,134	7.00	
Additional width at walls	0.305	1.00					

MINIMUM AISLE		90 degrees		60 degrees		45 degrees	
		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	

RECYCLING & GARBAGE STORAGE REQUIREMENTS					
Min. Waste & Resource Storage Area	60 units	0.486 m2/unit		314 sq.ft.	29 m2
As per Section CNV Guidelines for Recycling & Garbage Storage - Page 5 (Sept 2014)		Number of Containers 60-69 Units	Number of Containers for > 99 units	Total Number of Containers	Container Volume
Garbage (3yd3)	60 units	3	0	3	3 yd3
NSRP Newspaper (360L)	60 units	1	0	1	360 L
NSRP Mixed Paper (360L)	60 units	3	0	3	360 L
NSRP Mixed Containers (360L)	60 units	2	0	2	360 L
Cardboard	60 units	1	0	1	2 yd3
Food Scraps (240L)	60 units	4	0	4	240 L
Garbage Storage Space proposed	60 units			346.4 sq.ft.	32.2 m2



Project Name: 2762 Lonsdale Ave, North Vancouver, BC  
Client: Adera

Project: 20513  
Date: MAY 21/ 2021  
Issue: RZ OPA - REV

## PROJECT DATA :

EXISTING ADDRESS 2762 Lonsdale Ave, North Vancouver, BC  
PROPOSED ADDRESS TBD  
LEGAL DESCRIPTION LOT P, BLOCK 238, DISTRICT LOT 545, PLAN 13125

PROJECT ARCHITECT Integra Architecture Inc., 2330 – 200 Granville St. Vancouver BC V6C 1S4, T.604.688.4220  
PROJECT OWNER 1269779 BC Ltd.  
OCF LAND USE DESIGNATION Residential Level 5: Medium Density Apartment  
EXISTING ZONING RM-1  
PROPOSED ZONING CD

SITE AREA :			
Gross Site Area		17,382 sq.ft.	1,614.80 m2 (Survey 17.08.2002 )
Road Dedications Lonsdale Ave	3,048m	1,240 sq.ft.	115 m2
Lane Dedications		330 sq.ft.	31 m2
Net Site Area		15,812 sq.ft.	1,468.96 m2

Max FSR (Gross Site Area)	1.60 OCP Density	27,810 sq.ft.	2,583.66 m2
Max Bonus FSR	1.00 With Public Benefits	17,382 sq.ft.	1,614.79
Max FSR (Gross Site Area)	2.60 Purpose Built Rental Housing	45,192 sq.ft.	4,198.4 m2
Total Proposed Gross Floor Area	2.77	48,176 sq.ft.	4,475.7 m2
Total Proposed Exclusions		8,051 sq.ft.	748.0 m2
Proposed FSR (Gross site area)	2.31	40,125 sq.ft.	3,727.7 m2

Max. Site Coverage	50% (RM-1)	8,690.78 sq.ft.	807.39 m2
Proposed Lot Coverage	52% (Gross Site Area)	9,071 sq.ft.	842.71 m2

## UNIT SUMMARY:

Unit Type	AD Level	1st	2nd	3rd	4th	5th	6th	Total	Average sqft/ unit	Total Unit Area (sqft)	AD	Total Unit Area (m2)	%	Unit Mix
A01 - Studio	L-1	1	1	1	1	1	0	5	553.6	2,767.8		257.1	8.3%	35.0%
A02 - Studio	L-1	1	2	2	2	2	0	9	563.0	5,066.9		470.7	15.0%	
A03 - Studio	L-1	0	0	0	0	0	2	2	476.1	952.2		88.5	3.3%	
A04 - Studio ( Adaptable L2 )	AD L-2	1	1	1	1	1	0	5	951.0	2,755.0		256.9	8.3%	31.7%
B01 - 1Bed	L-1	1	1	1	1	1	0	5	667.1	3,335.3		309.9	8.3%	
B02 - 1Bed	L-1	1	2	2	2	2	0	9	515.8	4,642.2		431.3	15.0%	
B03 - 1Bed ( Adaptable L2 )	AD L-2	0	1	1	1	1	0	4	853.4	2,613.5		242.8	6.7%	18.3%
B04 - 1Bed ( Adaptable L2 )	AD L-2	0	0	0	0	0	1	1	643.9	643.9		59.6	1.7%	
C01 - 2Bed ( Adaptable L2 )	AD L-2	1	1	1	1	1	0	5	833.3	4,166.30		387.1	8.3%	
C02 - 2Bed	L-1	0	0	0	0	0	1	1	699.6	699.58		65.0	1.7%	15.0%
C03 - 2Bed	L-1	1	1	1	1	1	0	5	834.1	4,170.63		387.5	8.3%	
D01 - 3Bed	L-1	1	2	2	2	2	0	9	929.0	8,361.2		776.8	15.0%	
Total	L-1		8	12	12	12	4	60		40,174.4		3,732.3	100.0%	100%

## ADAPTABLE UNIT SUMMARY:

		Studio	1 bedroom	2 bedroom	3 bedroom						
Total units		21	35.0%	19	31.7%	11	18.3%	9	15.0%	60	Total units
Adaptable units Level 2	AD L-2	5		5		5		0		15	Adaptable L2
Adaptable unit distribution		23.8%	26.3%		45.5%		0.0%			25.0%	Distribution

## FSR CALCULATION:

Exclusion Summary	Mn.	No Units	Star 01	Star 02	Star 03	Area HRV	per Unit	Total Exclusions	Comments
Access to Outdoor Amenity									
Adaptable Units Level 2 ( 20 sf / unit )	15	10					20.0	200.0 sq.ft.	18.58 m2
Indoor Amenity min 2% or 15 sf / unit	900	60					21.6	1,295.9 sq.ft.	120.44 m2
Units - Level below AVG ( Basement )								5,441.1	
Stair (Active Design) - 8% max			995.08	0.00	119.32			1,114.4 sq.ft.	103.53 m2
Total Exclusions From FSR								8,051.4 sq.ft.	747.99 m2

## GFA CALCULATION:

	Amenity	Unit Area	Common Area	Total GFA	Efficiency L1 - L6
PARKING P1	0.0 sq.ft.	0.0 sq.ft.	198.6 sq.ft.	198.60 sq.ft.	18.5 m2
1ST FLOOR	653.4 sq.ft.	5,441.1 sq.ft.	1784.8 sq.ft.	7,879.21 sq.ft.	732.0 m2
2ND FLOOR	0.0 sq.ft.	8,109.4 sq.ft.	961.5 sq.ft.	9,070.96 sq.ft.	842.7 m2
3RD FLOOR	0.0 sq.ft.	8,109.4 sq.ft.	961.5 sq.ft.	9,070.96 sq.ft.	842.7 m2
4TH FLOOR	0.0 sq.ft.	8,109.4 sq.ft.	961.5 sq.ft.	9,070.96 sq.ft.	842.7 m2
5TH FLOOR	0.0 sq.ft.	8,109.4 sq.ft.	961.5 sq.ft.	9,070.96 sq.ft.	842.7 m2
6TH FLOOR	642.6 sq.ft.	2,295.7 sq.ft.	676.6 sq.ft.	3,614.81 sq.ft.	354.4 m2
Total Gross Area	1,295.9 sq.ft.	40,174.4 sq.ft.	6766.1 sq.ft.	48,176.46 sq.ft.	4,475.7 m2
					Overall: 83.7%

## PARKING SPACES:

Minimum Parking Required	60 units	0.60 space/unit	36 spaces	
Visitor Parking Required	60 units	0.10 space/unit	6 spaces	Visitor part of total required parking
Parking Reduction	0%		0.0 spaces	
Total Parking Required			36 spaces	
Total Parking Provided			36 spaces	

## Disabled Parking:

HC Parking per Adaptable Guidelines:	60 units	0.038 space/unit	2 spaces	Part of total required parking
Adaptable Units - Level 1	45 units L1	27 req. parking spaces	2 spaces	Part of total required parking
Adaptable Units - Level 2 / 3	15 units L2	9 req. parking spaces	2 spaces	Part of total required parking
Disabled Parking Req. / Provided:			4 spaces	Part of total required parking spaces

Max. Small Cars	35% of required spaces	13 spaces max	
Provided Small Cars	33% of provided spaces	12 spaces	

## BICYCLE SPACES:

Required Secure Bicycle Parking	60 units	1.5 spaces/unit	90 spaces	Secure
Provided Secure Bicycle Parking	60 units	1.5 spaces/unit	90 spaces	Secure
Required Short Term Bicycle Parking	31.5	35% max	53.3%	Secure inclusive of total
Provided Short Term Bicycle Parking			6 spaces	Short term

Parkade not to exceed 1m (3.3 ft.) above average finished grade along perimeter of structure

96 spaces total bicycle spaces provided



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(PROJECT TEAM)

(ARCHITECT SEAL)



1269779 BC Ltd.

(PROJECT)

RENTAL DEVELOPMENT  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

PROJECT  
STATISTICS

(PROJECT)

20513

(SCALE)

(DATE)

JUN 03, 2021

3 - RZ DP APPLICATION - REV

(DRAWING)

A-0.010





EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1



OCF - DEVELOPMENT PERMIT AREAS



OCF DESIGNATION - R5 MID-RISE APARTMENT MEDIUM DENSITY 1.6 FSR (MAX BONUS FSR 1.0 W/ PUBLIC BENEFITS)

OCF - MID-RISE APARTMENT MEDIUM DENSITY R5

- 1.6 FSR (MAX BONUS FSR 1.0)
- 1.0 FSR BONUS WITH PUBLIC BENEFITS:
  - 1) SECURE MARKET RENTAL HOUSING OR NON-MARKET RENTAL
  - 2) COMMUNITY AMENITY SPACE
  - 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)



OCF - RESIDENTIAL APARTMENT DEVELOPMENT PERMIT GUIDELINES ( PENDING )

ZONING OCP





1  
EXISTING BUILDING - 2762 LONSDALE AVE



2  
ADJACENT EXISTING MULTI-FAMILY ALONG NORTH PL



3  
VIEW NORTH ALONG EAST LANE



4  
EXISTING RESIDENTIAL BUILDINGS TO THE SOUTH







- ENTRY LOBBY WITH DIRECT ACCESS TO INDOOR / OUTDOOR AMENITY AREA
- INDOOR AMENITY BIKE LOUNGE WITH MAINTENANCE STATION
- ROOF TOP OUTDOOR / INDOOR AMENITY - GATHERING AREA / BBQ / PLAY AREA / GREEN ROOF
- LANE TREATMENT - GREEN EDGE, SCREENING
- TRANSITION TO EXISTING RESIDENTIAL BUILDINGS - ARCHITECTURAL ELEMENTS TO REDUCE SCALE - TOP STOREY MASSING / FOOTPRINT REDUCED TO THE SOUTH
- HORIZONTAL EXPRESSION - LARGE BALCONIES / OVERHANGS - SUNSHADING
- TERRACED LANDSCAPING ALONG NORTH AND SOUTH PL - RESPONSE TO EXISTING GRADING
- PRIVACY - MITIGATION OF POTENTIAL OVERLOOKING TO ADJACENT - REDUCED NUMBER AND STAGGERED LOCATION OF WINDOWS ALONG NORTH / SOUTH PROPERTY LINES
- MATERIALITY - FIBRE CEMENT SIDING AND PANELS WITH WOODGRAIN TEXTURED SIDING AS ACCENT
- SUSTAINABILITY - INCLUDING MASS TIMBER-CONSTRUCTION (CLT PANELS)

## BUILDING CONCEPT



WEST COAST VERNACULAR



TERRACED LANDSCAPE



OUTDOOR COMMON PATIO / PERGOLA STRUCTURE



REDUCED TOP STOREY MASSING / ROOF DECK



ROOF TOP OUTDOOR SPACE - VIEWS



INDOOR OUTDOOR - COMMON AMENITY



COMMON AMENITY SPACES EXAMPLES



AMENITY BIKE LOUNGE - FLEX AREA



BIKE ART



AMENITY BIKE LOUNGE - MAINTENACE STATION



AMENITY BIKE LOUNGE - RACKS / MAINTENANCE STATION



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Vancouver, BC, V6C 1S4  
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[ARCHITECT SEAL]



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[PROJECT]

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**CONCEPT IMAGES**

20513

[PROJECT]

JUN 03, 2021

[SCALE]

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[DRAWING]

**A-0.070**





STREET VIEW NORTH ALONG LONSDALE AVENUE



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DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**PERSPECTIVE  
VIEW**

[PROJECT]

20513

[SCALE]

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STREET VIEW SOUTH ALONG LONSDALE AVENUE - MAIN ENTRANCE



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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

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[PROJECT]

**RENTAL  
DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

### PERSPECTIVE VIEW

20513 [PROJECT]

[SCALE]

JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [PROJECT]

[DRAWING]

**A-0.081**





AERIAL VIEW NORTH ALONG THE LANE



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[PROJECT TEAM]

[ARCHITECT SEAL]



1269779 BC Ltd.

[PROJECT]

**RENTAL  
DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

### PERSPECTIVE VIEW

20513 [PROJECT]

[SCALE]

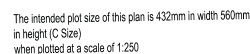
JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [PROJECT]

[DRAWING]

**A-0.082**
































LOT DIMENSIONS SHOWN ARE  
BASED ON GROUND SURVEY

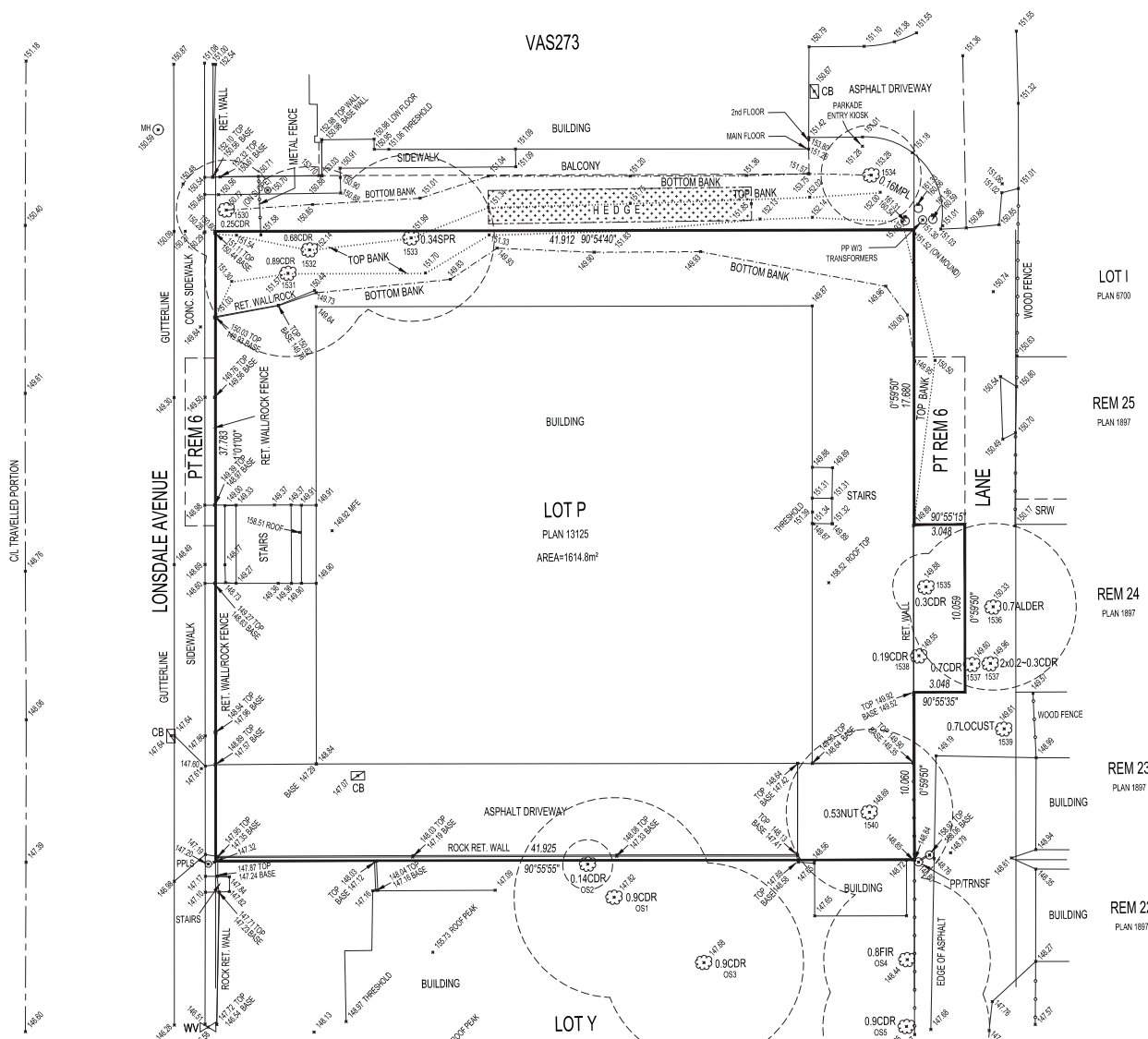
## TREE NOMENCLATURE

ELEVATION AT GRADE  
TREE TAG #  
TRUNK DIA. & SPECIES  
APPROX. TREE CANOPY

NOTE - GROUND ELEVATIONS ON  
THIS PLAN ARE NOT TO BE USED FOR  
CONSTRUCTION BENCHMARK PURPOSES.  
A BENCHMARK MAY BE OBTAINED  
FROM THIS OFFICE.

LEGEND		
	WW	INDICATES WATER VALVE
	"	TREE
	CB	CATCH BASIN
	WM	WATER METER
	STM MH	STORM MANHOLE
	SAN MH	SANITARY MANHOLE
	UP	UTILITY POLE
	HYD	HYDRANT
	PP	POWER POLE
	GV	GAS VALVE
	LB	LAWN BASIN
	PP/L S	POWER POLE / LAMP STANDARD
	UMH	UNKNOWN MANHOLE
	SUMP	SUMP
	GMH	GRATED MANHOLE
	SV	SEWER VALVE
	MW	MONITORING WELL
	LS	LAMP STANDARD
	LD	LAWN DRAIN
	SN	SIGN
	GW	GUYWIRE
	UB	UTILITY BOX
	EB	ELECTRICAL BOX
	CO	CLEAN OUT
	SV	SEWER VALVE
	CS	CONCRETE SUMP
	INV.	INVERT
	DEC	DECIDUOUS
	MPL	MAPLE
	CDR	CEDAR
	DGWD	DOGWOOD

File No 18079T3



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ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
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[PROJECT TEAM]

[ARCHITECT SEAL]



CLIENTI

1269779 BC Ltd.

[PROJECT]

**RENTAL  
DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[ TITLE ]

## SURVEY REFERENCE

[PROJECT]

20513

$$3/32'' = 1'-0''$$

JUN 03, 2021

3 - RZ DP APPLICATION - REV<sup>ISSUE</sup>

[DRAWING]

**A-1.001**

**NOTE:**

THE SIZE AND CONSTRUCTION OF THIS PROJECT MAY RESULT IN INADEQUATE RADIO COVERAGE FOR THE FIRE DEPARTMENT, RCMP AND BCAS RADIO OPERATIONS.

AS A RESULT AN AMPLIFICATION SYSTEM SUCH AS ONE INSTALLED THROUGHOUT THE STRUCTURE AND/OR PARKADE MAY BE REQUIRED IN ORDER TO OVERCOME THE POTENTIAL LOSS OF HANDHELD RADIO COMMUNICATION BETWEEN FIRE DISPATCH, FIRE FIGHTERS AND FIRE APPARATUS.

DRAWINGS FOR THE E-COMM WILL BE PROVIDED AND WILL BE SHOWN ON THE ELECTRICAL DRAWINGS AT THE TIME OF BP.





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(PROJECT TEAM)

## LEGEND:



VEHICLE ENTRANCE TO PARKING



FIRE ALARM



FIRE ALARM CONNECTION



FIRE ALARM CONNECTION



FIRE ALARM CONNECTION



FIRE ALARM CONNECTION



FIRE ALARM CONNECTION



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FIRE ALARM CONNECTION

1269779 BC Ltd.

RENTAL DEVELOPMENT  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

FIRE DEPARTMENT ACCESS PLAN

20513

3/32" = 1'-0"

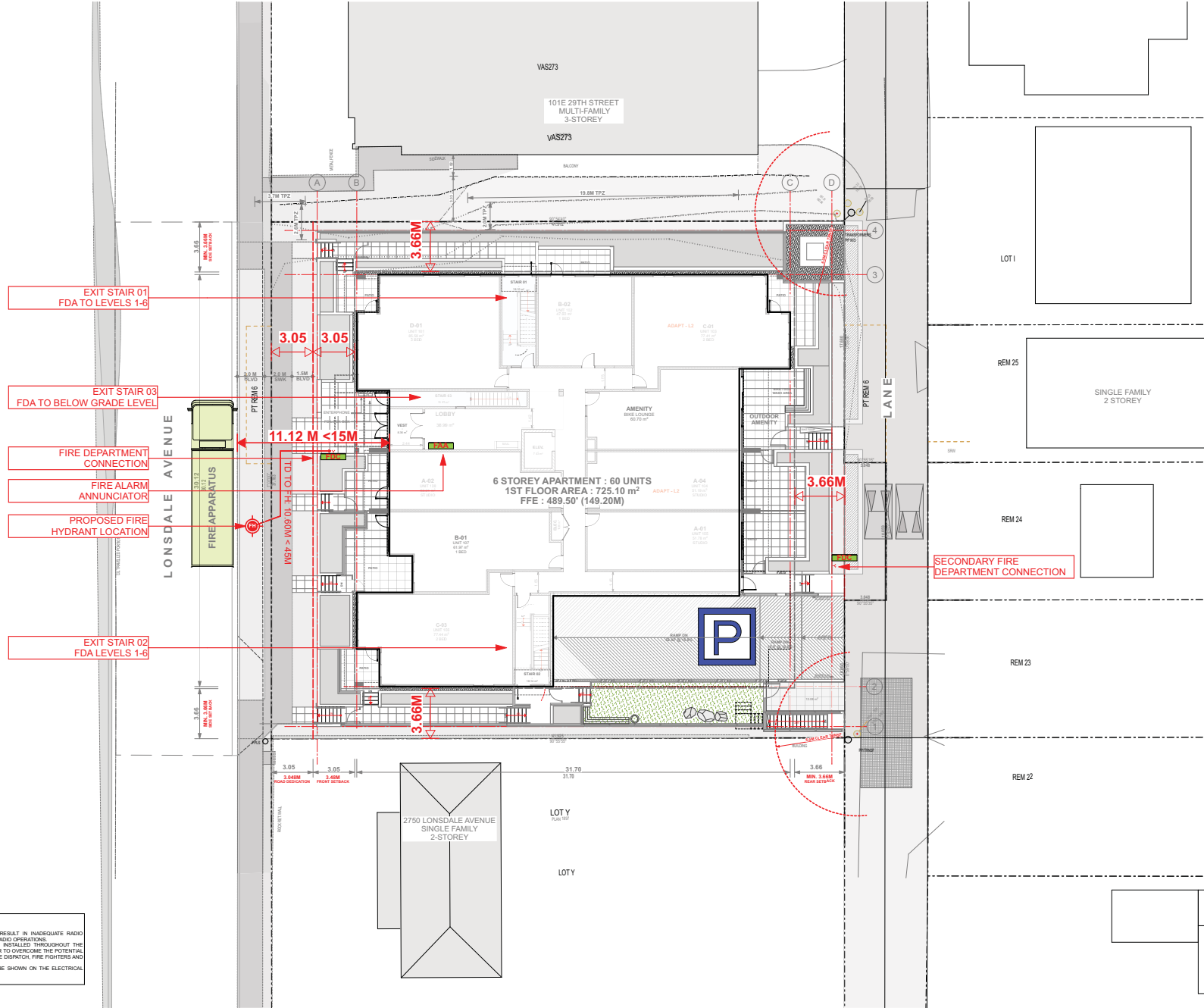
JUN 03, 2021

3 - RZ DP APPLICATION - REV

A-1.020

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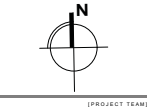


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(PROJECT TEAM)

(ARCHITECT SEAL)



(CLIENT)

1269779 BC Ltd.

(PROJECT)

RENTAL  
DEVELOPMENT  
2765 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

## PARKING P1

20513 (PROJECT)

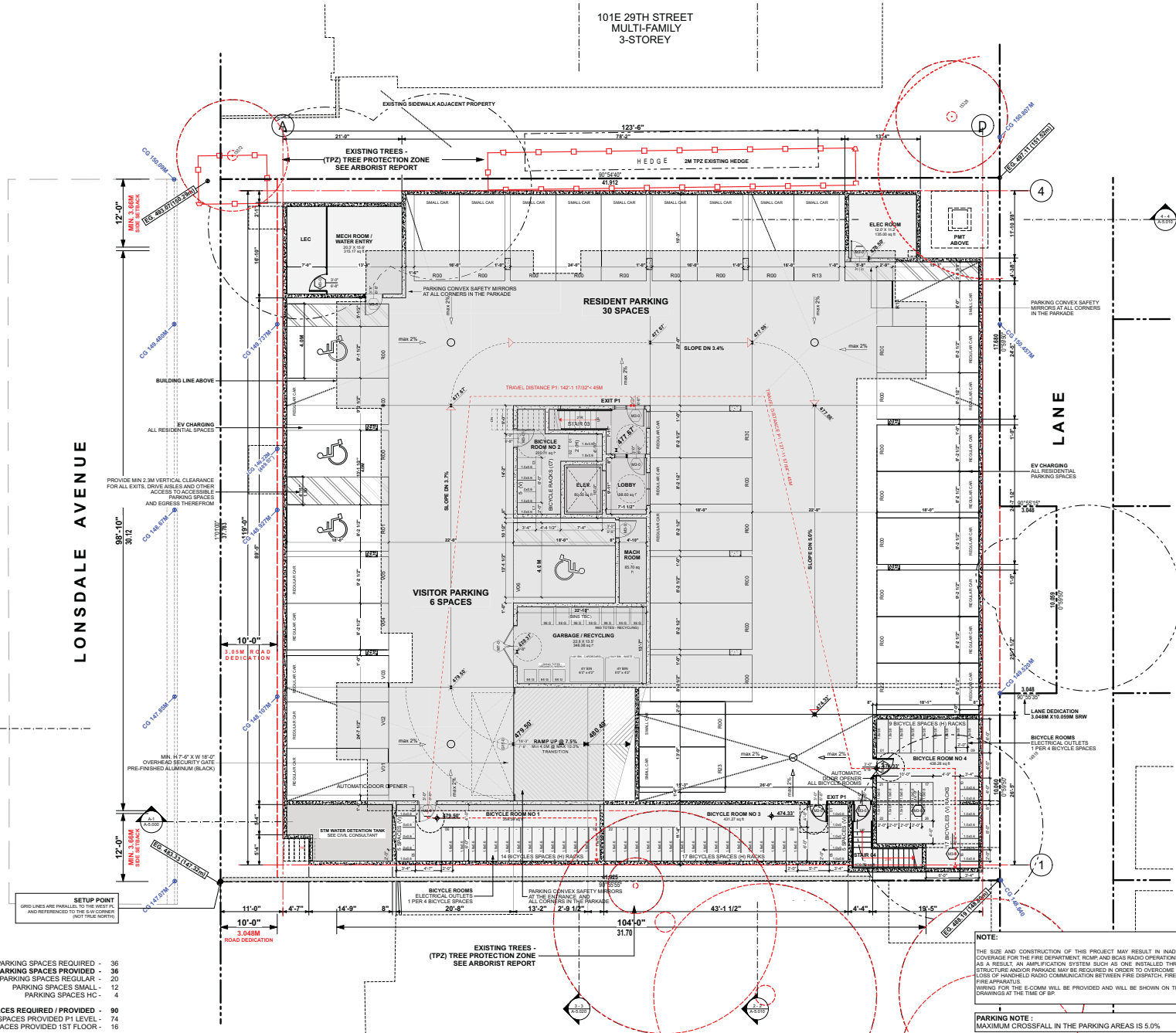
1/8" = 1'-0" (SCALE)

JUN 03, 2021 (DATE)

3 - RZ DP APPLICATION - REV (REVISION)

(DRAWING)

A-2.000



- PARKING SPACES REQUIRED - 36
- PARKING SPACES PROVIDED - 36
- PARKING SPACES REGULAR - 20
- PARKING SPACES SMALL - 12
- PARKING SPACES HC - 4
- BICYCLE SPACES REQUIRED / PROVIDED - 90
- BICYCLE SPACES PROVIDED P1 LEVEL - 74
- BICYCLE SPACES PROVIDED 1ST FLOOR - 16

NOTE:  
THE SIZE AND CONSTRUCTION OF THIS PROJECT MAY RESULT IN INADEQUATE RADIO  
COVERAGE FOR THE FIRE DEPARTMENT RCMP AND BCAS RADIO OPERATIONS.  
AS A RESULT, AN AMPLIFICATION SYSTEM SUCH AS ONE INSTALLED THROUGHOUT  
THE STRUCTURE AND/OR PARKING MAY BE REQUIRED IN ORDER TO OVERCOME THE POTENTIAL  
LOSS OF HANDHELD RADIO COMMUNICATION BETWEEN FIRE DEPARTMENT, FIRE FIGHTING AND  
LOCAL APPROPRIATE WIRING FOR THE ECOMM WILL BE PROVIDED AND WILL BE SHOWN ON THE ELECTRICAL  
DRAWINGS AT THE TIME OF RP.

PARKING NOTE:  
MAXIMUM CROSSFALL IN THE PARKING AREAS IS 5.0%.





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(ARCHITECT SEAL)



(CLIENT)

1269779 BC Ltd.

(PROJECT)

**RENTAL DEVELOPMENT**  
2765 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**1ST FLOOR**

20513 (PROJECT)

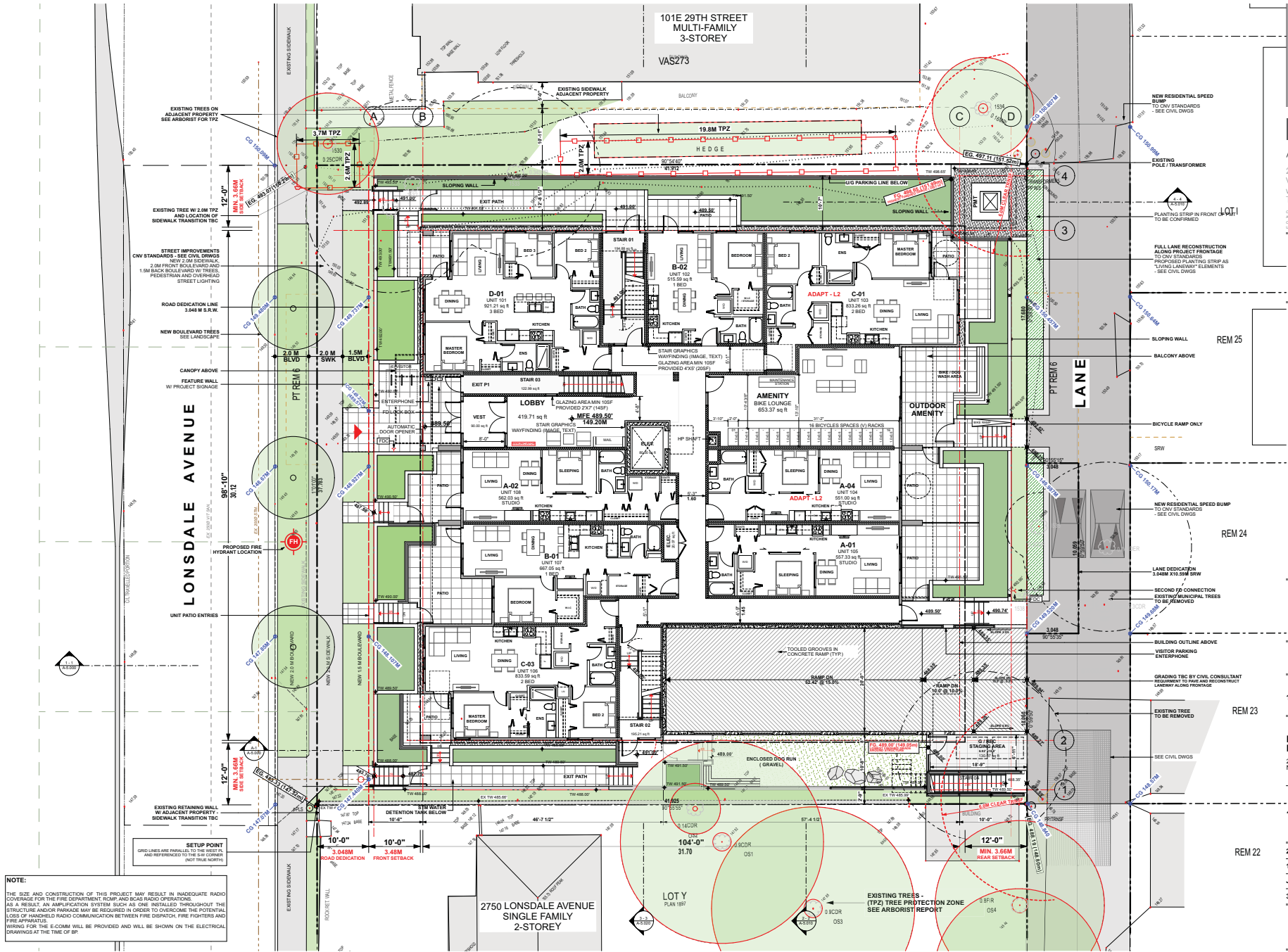
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JUN 03, 2021 (DATE)

3 - RZ DP APPLICATION - REV (REVISION)

(DRAWING)

**A-2.010**



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(ARCHITECT SEAL)



(CLIENT)

1269779 BC Ltd.

(PROJECT)

**RENTAL DEVELOPMENT**  
2765 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**2ND FLOOR**

209513 (PROJECT)

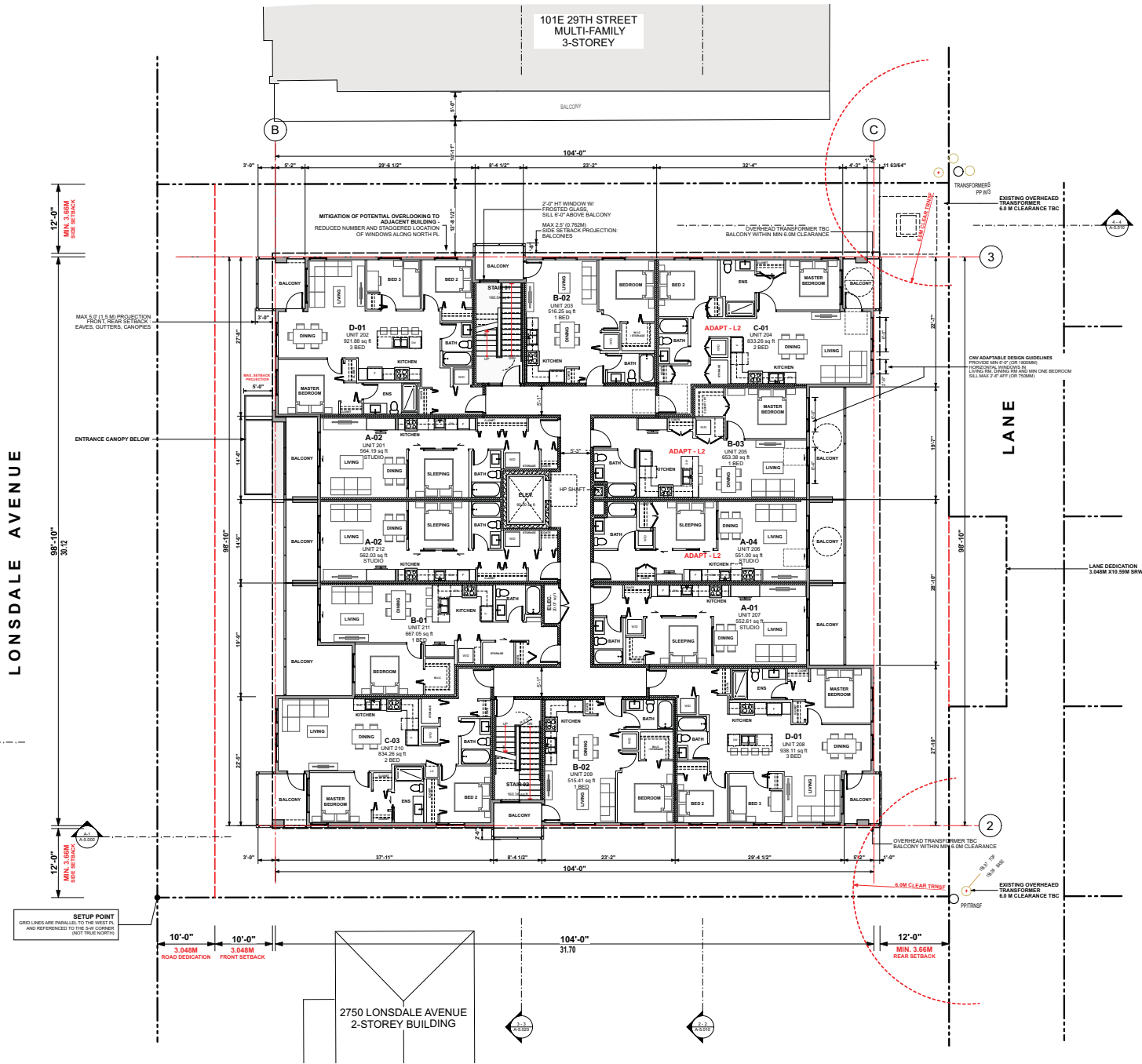
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JUN 03, 2021 (DATE)

3 - RZ DP APPLICATION - REV (REVISION)

(DRAWING)

**A-2.020**





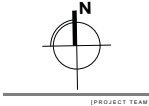


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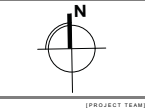


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[ARCHITECT SEA



**1269779 BC Ltd.**

[PROJECT]

**RENTAL  
DEVELOPMENT**  
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NORTH VANCOUVER, BC

[ TITL

## 5TH FLOOR

20513 [PROJEC

1/8" = 1'-0" [SCALE]

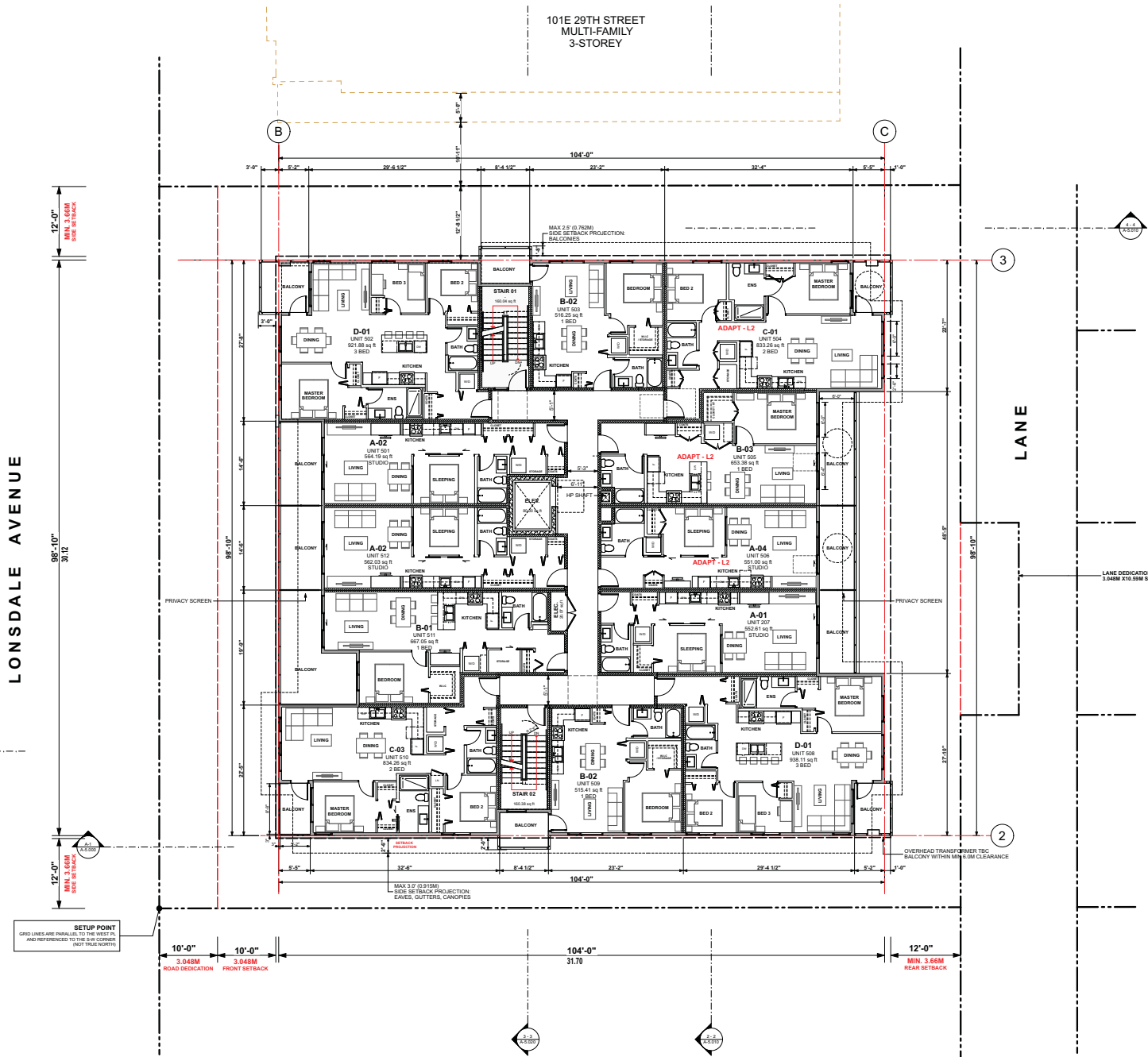
JUN 03, 2021 [DAT

3 - RZ DP APPLICATION - REV<sup>11/20</sup>

[DRAWING]

**A-2.050**

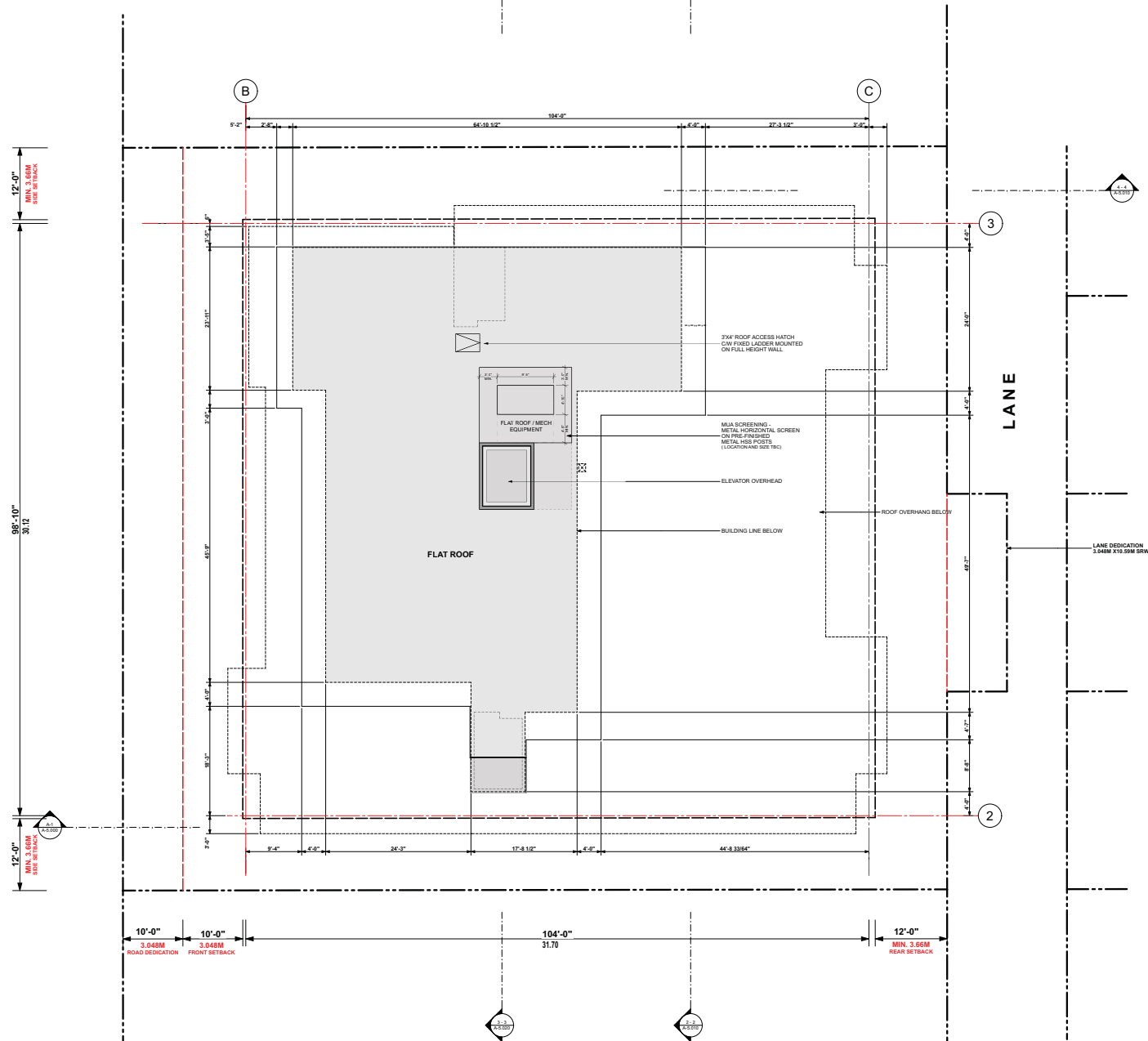
**A-2.050**







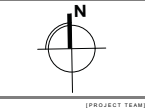
LONSDALE AVENUE



**Integra**  
ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
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(PROJECT TEAM)

(ARCHITECT SEAL)



(CLIENT)

1269779 BC Ltd.

(PROJECT)

**RENTAL DEVELOPMENT**  
2765 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**ROOF PLAN**

20513 (PROJECT)

1/8" = 1'-0" (SCALE)

JUN 03, 2021 (DATE)

3 - RZ DP APPLICATION - REV (DRAWING)

(PROJECT)

**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	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks
BUILDING ACCESS	Unobstructed internal access: <ul style="list-style-type: none"><li>- from parking levels containing accessible parking (5' or 1520mm corridors 2' or 610mm clear wall space adjacent to door latch) *</li><li>- garbage and recycling receptacles and storage lockers</li><li>- no stairs within building circulation including corridors on residential levels</li><li>- accessible storage lockers for each unit</li></ul>	Unobstructed internal access: <ul style="list-style-type: none"><li>- from parking levels containing accessible parking (5' or 1520mm corridors 2' or 610mm clear wall space adjacent to door latch) *</li><li>- garbage and recycling receptacles and storage lockers</li><li>- no stairs within building circulation including corridors on residential levels</li><li>- accessible storage lockers for each unit</li></ul>	Unobstructed internal access: <ul style="list-style-type: none"><li>- from parking levels containing accessible parking (5' or 1520mm corridors 2' or 610mm clear wall space adjacent to door latch) *</li><li>- garbage and recycling receptacles and storage lockers</li><li>- no stairs within building circulation including corridors on residential levels</li><li>- accessible storage lockers for each Level 3 unit</li></ul>
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and entrance	Canopy over main building entrances (3' or 915mm) and entrance	Canopy over main building entrances (3' or 915mm) and entrance
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	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)
BUILDING ACCESS	Accessible building entrance, call buttons and, where provided, suite door bells *	Accessible building entrance, call buttons and, where provided, suite door bells *	Accessible building entrance, call buttons and, where provided, suite door bells *

\* Illustrations available  
= Options considered

- 1 of 3

Design Elements  
July 2005

DESIGN ELEMENTS

2 of 11

## ADAPTABLE DESIGN GUIDELINES

## FIXTURES AND FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
BASIC	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors equipped with operators, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with operators, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with operators, lever door handles are required on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well-contrasted control buttons	Elevators have well-contrasted control buttons	Elevators have well-contrasted control buttons
CIRCULATION	Slip resistant flooring	Slip resistant flooring	Slip resistant flooring
CIRCULATION	Colour contrasting and doors	Colour contrasting and doors	Colour contrasting and 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	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	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	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below
UNIT ENTRIES	Two door viewers: 35" or 1050mm and 5" or 150mm	Two door viewers: 35" or 1050mm and 5" or 150mm	Two door viewers: 35" or 1050mm and 5" or 150mm
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)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
PATIOS AND BALCONIES	High density, low level loop carpet and underlay maximum 1/2" or 13mm height	High density, low level loop carpet and underlay maximum 1/2" or 13mm height	High density, low level loop carpet and underlay maximum 1/2" or 13mm height
PATIOS AND BALCONIES	Outdoor light fixture provided	Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES	Electrical outlet provided	Electrical outlet provided	Electrical outlet provided

\* Illustrations available

- 1 of 3

Fixtures & Finishes  
July 2005

FIXTURES &amp; FINISHES

6 of 11



(PROJECT TEAM)

	COMMON AREAS	LEVEL ONE	LEVEL TWO	LEVEL THREE
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) *	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 *	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 warning for an automatic door opener for the suite entry door	Provide warning for an automatic door opener for the suite entry door	Provide warning for an automatic door opener for the suite entry door	Provide warning 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 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *	Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *	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 *	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 patio or balcony doors with maximum 1/2" or 13mm threshold *	Minimum one patio or balcony doors with maximum 1/2" or 13mm threshold *	Minimum one patio or balcony doors with maximum 1/2" or 13mm threshold *	Minimum one patio or balcony doors with maximum 1/2" or 13mm threshold *
PATIOS & BALCONIES	Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony
WINDOWS	Opening mechanism maximum 40" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 40" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 40" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 40" 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 760mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor
KITCHEN	Continuous counter between sink and stove *	Continuous counter between sink and stove *	Continuous counter between sink and stove *	Continuous counter between sink and stove *
KITCHEN	Sink cabinet minimum 23" or 610mm wide	Sink cabinet minimum 23" or 610mm wide	Sink cabinet minimum 23" or 610mm wide	Sink cabinet minimum 23" or 610mm wide
KITCHEN	Provide sufficient space for future installation of cooktop and wall oven	Provide sufficient space for future installation of cooktop and wall oven	Provide sufficient space for future installation of cooktop and wall oven	Provide sufficient space for future installation of cooktop and wall oven
KITCHEN	Provide for potential 24" or 610mm wide undercounter worktops	Provide for potential 24" or 610mm wide undercounter worktops	Provide for potential 24" or 610mm wide undercounter worktops	Provide for potential 24" or 610mm wide undercounter worktops
KITCHEN	Lower edge of upper cupboards 4'-0" or 1520mm above floor	Lower edge of upper cupboards 4'-0" or 1520mm above floor	Lower edge of upper cupboards 4'-0" or 1520mm above floor	Lower edge of upper cupboards 4'-0" or 1520mm above floor

\* Illustrations available  
= Options considered

- 2 of 3

Design Elements  
July 2005

DESIGN ELEMENTS

3 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
ELECTRICAL	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 40" or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 40" or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 40" 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 outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor
ELECTRICAL	Within suites a duplex outlet is required within 6' or 2000mm of a telephone jack	Within suites a duplex outlet is required within 6' or 2000mm of a telephone jack	Within suites a duplex outlet is required within 6' or 2000mm 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	Rocker switches
ELECTRICAL	Double built-in ceiling fixtures	Double built-in ceiling fixtures	Double built-in ceiling fixtures
ELECTRICAL	Provide wiring for automatic door opener and strike at unit entry	Provide wiring for automatic door opener and strike at unit entry	Provide wiring for automatic door opener and strike at unit entry
WINDOWS	Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows	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	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting
KITCHEN	Painted work boards at 2'-6" or 810mm height *	Painted work boards at 2'-6" or 810mm height *	Painted work boards at 2'-6" or 810mm height *
KITCHEN	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. 1/2" or 1" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. 1/2" or 1" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. 1/2" or 1" cabinet handles
KITCHEN	Adjustable shelves in all cabinets	Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN	Drawer storage in key areas *	Drawer storage in key areas *	Drawer storage in key areas *
KITCHEN	Provision for removal of sink cabinet and opening of counter height	Provision for removal of sink cabinet and opening of counter height	Provision for removal of sink cabinet and opening of counter height
KITCHEN	Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)	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	Provision for the future installation of at least one counter receptacle in front of cabinets	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	Where regular refrigerator installed initially, provide adequate space for side by side model	Where regular refrigerator installed initially, provide adequate space for side by side model
KITCHEN	Contrasting knobs on stove / cook top	Contrasting knobs on stove / cook top	Contrasting knobs on stove / cook top

\* Illustrations available

- 2 of 3

Fixtures & Finishes  
July 2005

FIXTURES &amp; FINISHES

7 of 11

	KITCHEN	LEVEL ONE	LEVEL TWO	LEVEL THREE
MIN. ONE BATHROOM	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinets) *	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinets) *	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinets) *	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinets) *
MIN. ONE BATHROOM	Toilet located adjacent to wall (min 4'-0" or 1270mm length) *	Toilet located adjacent to wall (min 4'-0" or 1270mm length) *	Toilet located adjacent to wall (min 4'-0" or 1270mm length) *	Toilet located adjacent to wall (min 4'-0" or 1270mm length) *
MIN. ONE BATHROOM	Provide turning radius within bathroom (may result from removal of vanity cabinets) *	Provide turning radius within bathroom (may result from removal of vanity cabinets) *	Provide turning radius within bathroom (may result from removal of vanity cabinets) *	Provide turning radius within bathroom (may result from removal of vanity cabinets) *
MIN. ONE BATHROOM	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *
MIN. ONE BATHROOM	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM	Accessible storage *	Accessible storage *	Accessible storage *	Accessible storage *
MIN. ONE BATHROOM	Provide pocket door or door swing out	Provide pocket door or door swing out	Provide pocket door or door swing out	Provide pocket door or door swing out
MIN. ONE BATHROOM	Space under sink minimum 23" or 610mm wide *	Space under sink minimum 23" or 610mm wide *	Space under sink minimum 23" or 610mm wide *	Space under sink minimum 23" or 610mm wide *
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 1520mm - refer to the 1998 BC Building Access Handbook for details	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1520mm - refer to the 1998 BC Building Access Handbook for details	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1520mm - refer to the 1998 BC Building Access Handbook for details	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1520mm - refer to the 1998 BC Building Access Handbook for details
MIN. ONE BEDROOM	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *
MIN. ONE BEDROOM	Provide 3' or 915mm access to window opening *	Provide 3' or 915mm access to window opening *	Provide 3' or 915mm access to window opening *	Provide 3' or 915mm access to window opening *
MIN. ONE BEDROOM	Provide front loading side-by-side washer / dryer in suite or in common area	Provide front loading side-by-side washer / dryer in suite or in common area	Provide front loading side-by-side washer / dryer in suite or in common area	Provide front loading side-by-side washer / dryer in suite or in common area
LAUNDRY FACILITIES	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer

S:\COMMUNITY PLANNING\Adaptable Design\Handouts\Design Elements Handout.doc

\* Illustrations available  
= Options considered

- 3 of 3

Design Elements  
July 2005

DESIGN ELEMENTS

4 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
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)	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	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 *	Adjustable height shower head or hand-held shower head on adjustable bracket *
MIN. ONE BATHROOM	Water temperature regulator on tub / shower faucet	Water temperature regulator on tub / shower faucet	Water temperature regulator on tub / shower faucet
LIVING ROOM	One switched electrical outlet	One switched electrical outlet	One switched electrical outlet
BEDROOMS	Three-way switched outlet at bed area and dormery	Three-way switched outlet at bed area and dormery	Three-way switched outlet at bed area and dormery
BEDROOMS	Provide light fixture in or adjacent to closet	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	Provide light and electrical outlet

LEVEL 1 ALL UNITS  
LEVEL 2 ADAPTABLE UNITS: B03, B04 (1 BEDROOM), C01 (2 BEDROOM)

(CLIENT)

(PROJECT)

RENTAL DEVELOPMENT

2765 LONSDALE AVENUE NORTH VANCOUVER, BC

(TITLE)

ADAPTABLE UNITS DESIGN GUIDELINES

(PROJECT)

20513

(SCALE)

MAY 21, 2021

(DATE)

3 - RZ DP APPLICATION - REV

(DRAWING)

A-3.101

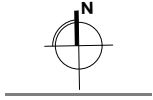




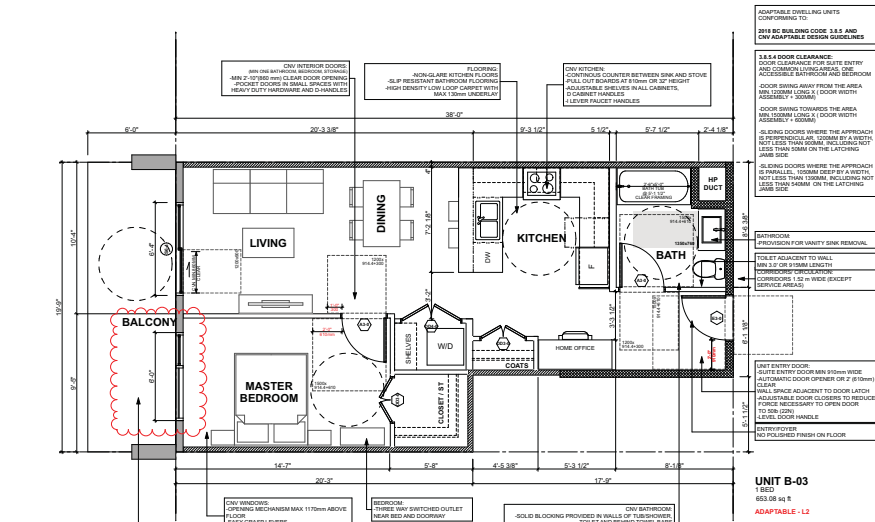
**Integra**  
ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220

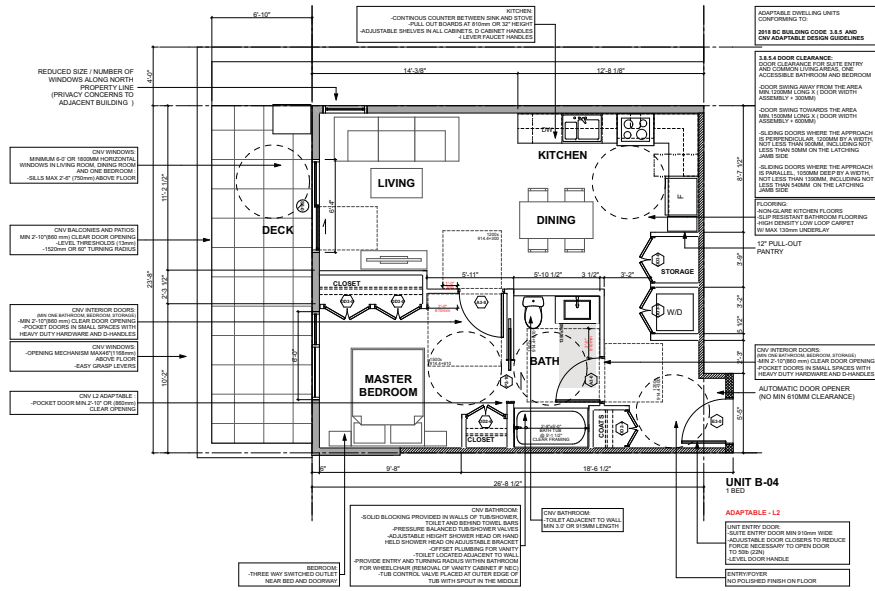
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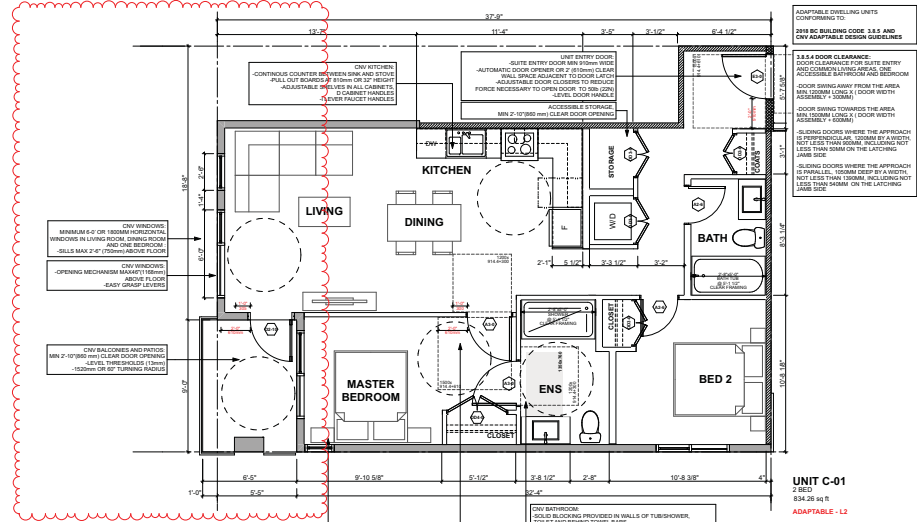
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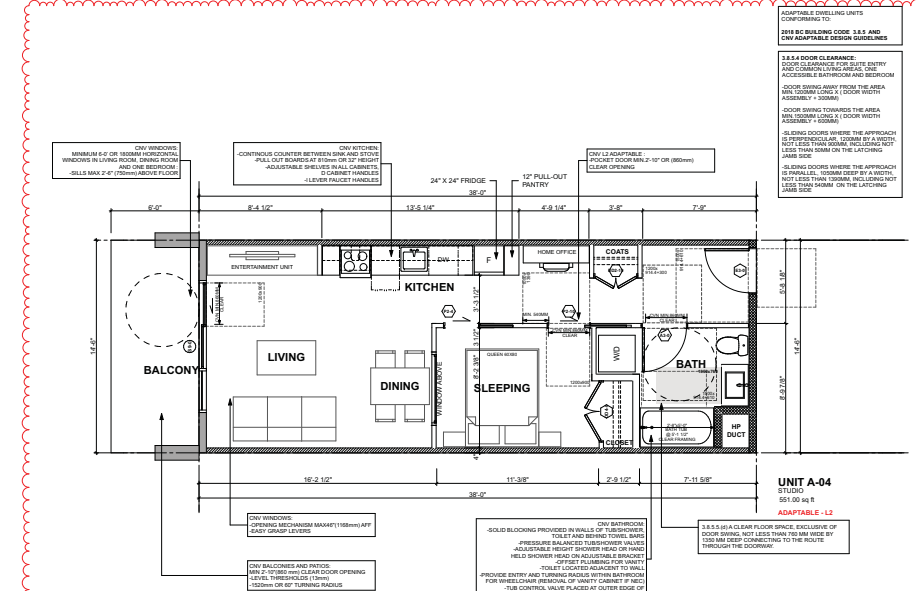
UNIT B03 - ADAPTABLE L2



UNIT B04 - ADAPTABLE L2



UNIT C01 - ADAPTABLE L2



UNIT A04 - ADAPTABLE

(ARCHITECT SEAL)



1269779 BC Ltd.

(PROJECT)

**RENTAL DEVELOPMENT**  
2765 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**ADAPTABLE UNIT PLANS**

20513 (PROJECT)

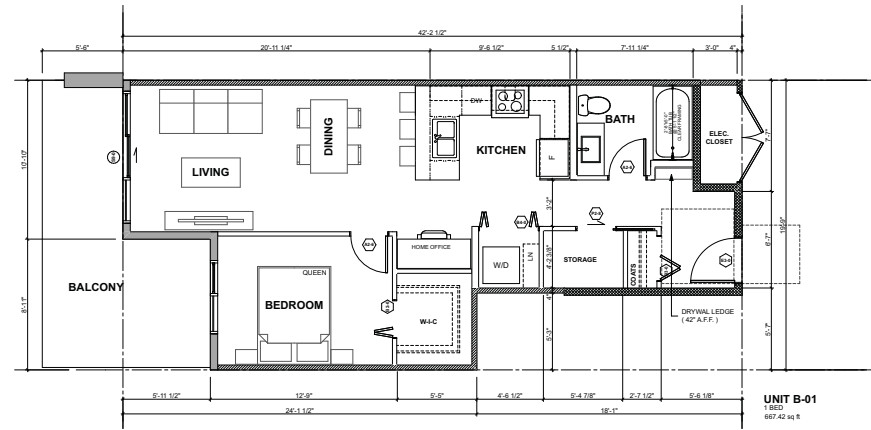
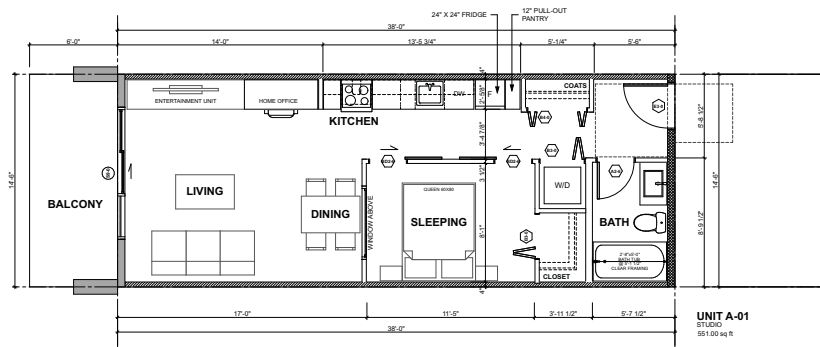
1/4" = 1'-0" (SCALE)

MAY 21, 2021 (DATE)

3 - RZ DP APPLICATION - REV (REVISION)

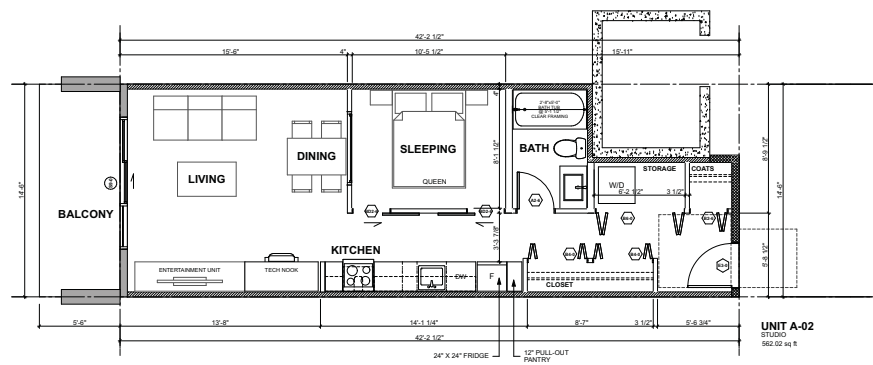
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**A-3.102**

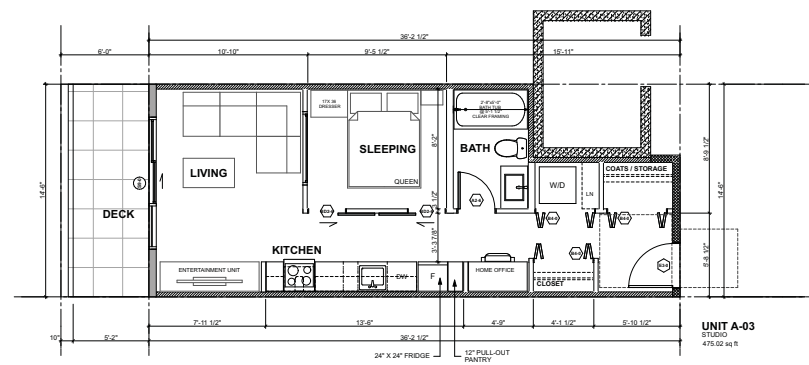


UNIT A01

UNIT B01 - 1BEDROOM



UNIT A02



UNIT A03



**Integra**  
ARCHITECTURE INC.  
2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220



(ARCHITECT SEAL)



**1269779 BC Ltd.**  
(PROJECT)  
**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

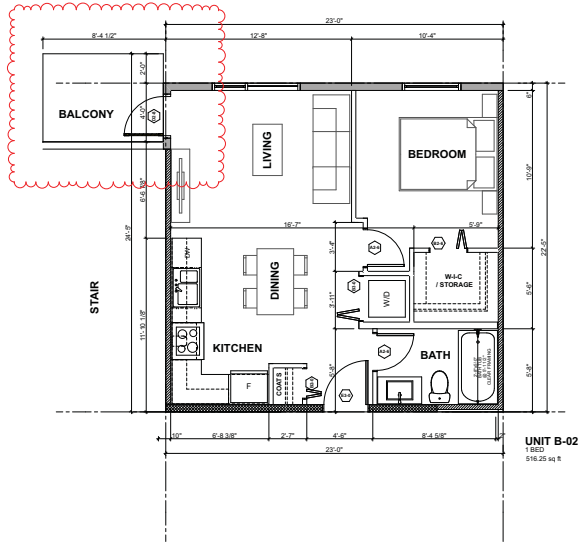
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**UNIT PLANS**

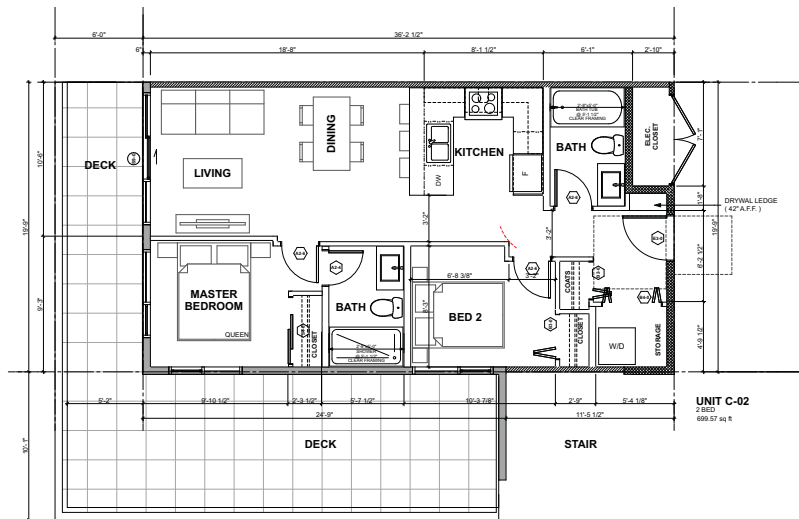
**20513** (PROJECT)  
**1/4" = 1'-0"** (SCALE)  
**MAY 21, 2021** (DATE)  
**3 - RZ DP APPLICATION - REV** (REVISION)  
(DRAWING)

**A-3.103**

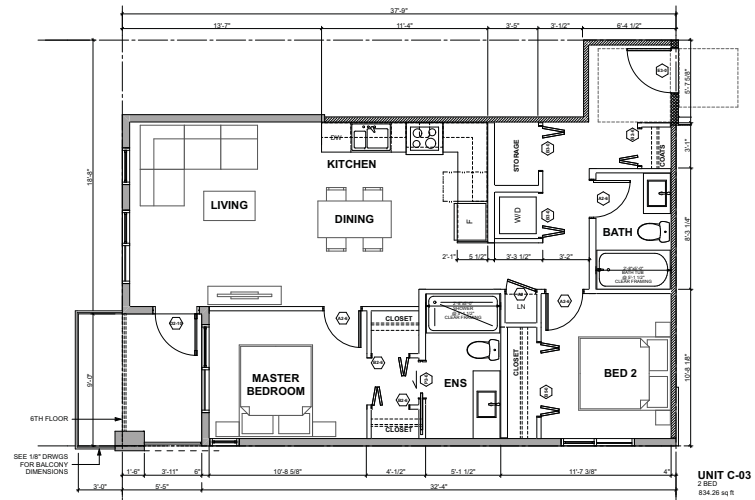




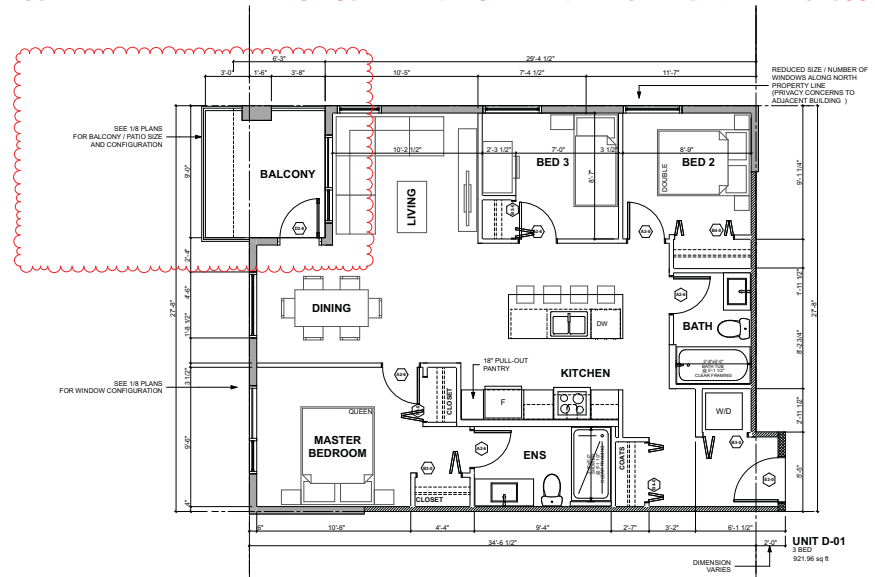
UNIT B-02 - 1 BEDROOM



UNIT C02 - 2 BEDROOM



UNIT C03 - 2 BEDROOM

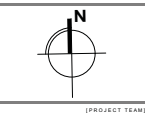


UNIT D01 - 3 BEDROOM



**Integra**  
ARCHITECTURE INC.  
2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
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(PROJECT TEAM)

(ARCHITECT SEAL)



(CLIENT)

1269779 BC Ltd.

(PROJECT)

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

## UNIT PLANS

20513 (PROJECT)

1/4" = 1'-0" (SCALE)

MAY 21, 2021 (DATE)

3 - RZ DP APPLICATION - REV (REVISION)

(DRAWING)

## MATERIAL AND COLOUR LEGEND

Colour	Product to match (or Alternative)	Finish to match	Description (Location)
<b>1.0 CLADDING</b>			
1.1	Light Beige	Cultured Stone	CSI - Verseta - Ledgestone Sand
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'
1.4	Charcoal	JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'
1.5	Woodgrain	Woodstone Rustic Series	Prefinished - 'Mountain Cedar'
<b>2.0 SOFFIT</b>			
2.1	Woodgrain	Woodstone Rustic Series	Prefinished - 'Mountain Cedar'
2.2	Light Grey	Woodstone - Real Soffit	Prefinished - 'White Granite'
2.4	Charcoal	Vent Strip	TBC
<b>3.0 TRIMS</b>			
3.1	White	Benjamin Moore	BM 2121-60 White Diamond
3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black
<b>4.0 ROOFS</b>			
4.1	Light Grey	IKO Roofing SBS	'Modiflex'

## 5.0 WINDOWS

5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
-----	-------	---------------	----------------------------------	--

## 6.0 DOORS

6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows

## 7.0 RAILINGS

7.1	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
-----	-------	-----------------------	-----------------------------	--

## 8.0 ACCESSORIES

8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish 1.3
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir'	Decorative metal screen & linear bar grille at parking ramp openings

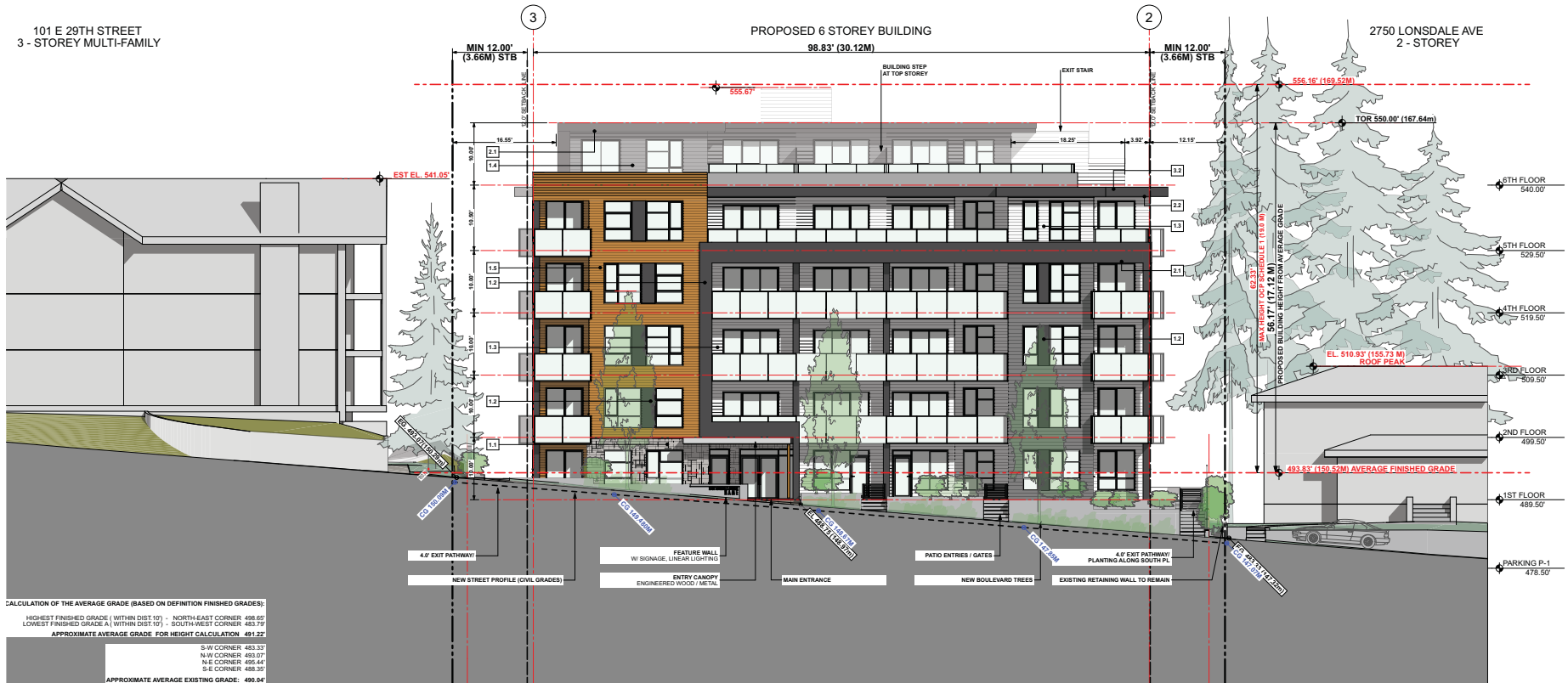
## 9.0 STRUCTURE

9.1	Concrete	Exposed Concrete	Clear - water repellant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals

101 E 29TH STREET  
3 - STOREY MULTI-FAMILY

PROPOSED 6 STOREY BUILDING  
98.83' (30.12M)

2750 LONSDALE AVE  
2 - STOREY



**Integra**  
ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
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(PROJECT TEAM)

(ARCHITECT SEAL)



1269779 BC Ltd.

(PROJECT)

**RENTAL DEVELOPMENT**  
2750 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**WEST ELEVATION**

(PROJECT)

20513

1/8" = 1'-0"

(SCALE)

JUN 03, 2021

(DATE)

3 - RZ DP APPLICATION - REV

(REVISION)

**A-4.001**



## MATERIAL AND COLOUR LEGEND

Colour	Product to match (or Alternative)	Finish to match	Description (Location)
<b>1.0 CLADDING</b>			
1.1	Light Beige	Cultured Stone	CSI - Verseta - Ledgestone Sand
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'
1.4	Charcoal	JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'
1.5	Woodgrain	Woodstone Rustic Series	Prefinished - 'Mountain Cedar'
<b>2.0 SOFFIT</b>			
2.1	Woodgrain	Woodstone Rustic Series	Prefinished - 'Mountain Cedar'
2.2	Light Grey	Woodstone - Real Soffit	Prefinished - 'White Granite'
2.4	Charcoal	Vent Strip	TBC
<b>3.0 TRIMS</b>			
3.1	White	Benjamin Moore	BM 2121-60 White Diamond
3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black
<b>4.0 ROOFS</b>			
4.1	Light Grey	IKO Roofing SBS	'Modiflex'

## 5.0 WINDOWS

5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
-----	-------	---------------	----------------------------------	--

## 6.0 DOORS

6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows

## 7.0 RAILINGS

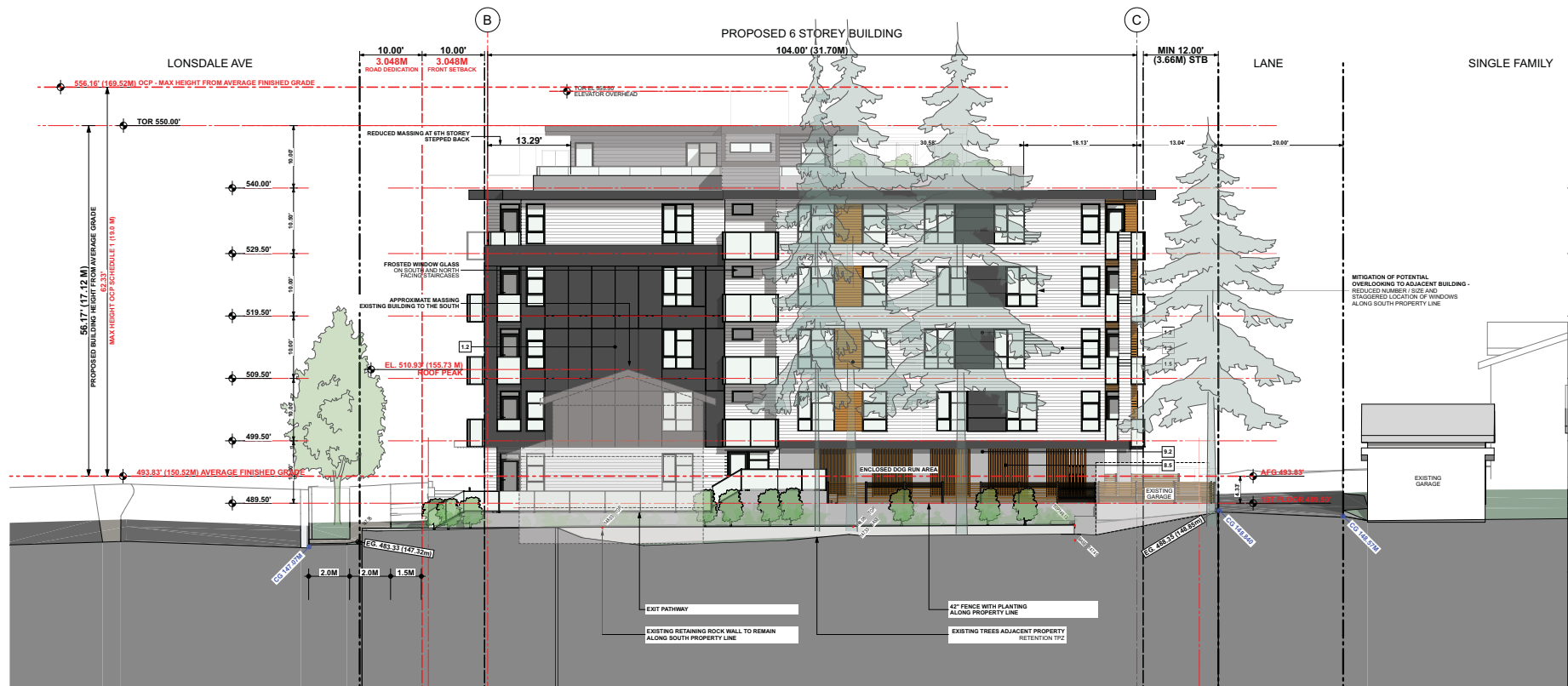
7.1	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
-----	-------	-----------------------	-----------------------------	--

## 8.0 ACCESSORIES

8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish 1.3
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir'	Decorative metal screen & 1 linear bar grille at parking ramp openings

## 9.0 STRUCTURE

9.1	Concrete	Exposed Concrete	Clear - water repellant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



SOUTH ELEVATION - ADJACENT PROPERTY



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(PROJECT TEAM)

(ARCHITECT SEAL)



1269779 BC Ltd.

(PROJECT)

**RENTAL DEVELOPMENT**  
2765 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**SOUTH ELEVATION**

(PROJECT)

20513

(SCALE)

1/8" = 1'-0"

(DATE)

JUN 03, 2021

(DRAWING)

3 - RZ DP APPLICATION - REV

**A-4.002**

## MATERIAL AND COLOUR LEGEND

Colour	Product to match (or Alternative)	Finish to match	Description (Location)
<b>1.0 CLADDING</b>			
1.1	Light Beige	Cultured Stone	CSI - Verseta - LedgeStone Sand
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'
1.4	Charcoal	JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'
1.5	Woodgrain	Woodstone Rustic Series	Prefinished - 'Mountain Cedar'
<b>2.0 SOFFIT</b>			
2.1	Woodgrain	Woodstone Rustic Series	Prefinished - 'Mountain Cedar'
2.2	Light Grey	Woodstone - Real Soffit	Prefinished - 'White Granite'
2.4	Charcoal	Vent Strip	TBC
<b>3.0 TRIMS</b>			
3.1	White	Benjamin Moore	BM 2121-60 White Diamond
3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black
<b>4.0 ROOFS</b>			
4.1	Light Grey	IKO Roofing SBS	'Modiflex'

## 5.0 WINDOWS

5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
-----	-------	---------------	----------------------------------	--

## 6.0 DOORS

6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows

## 7.0 RAILINGS

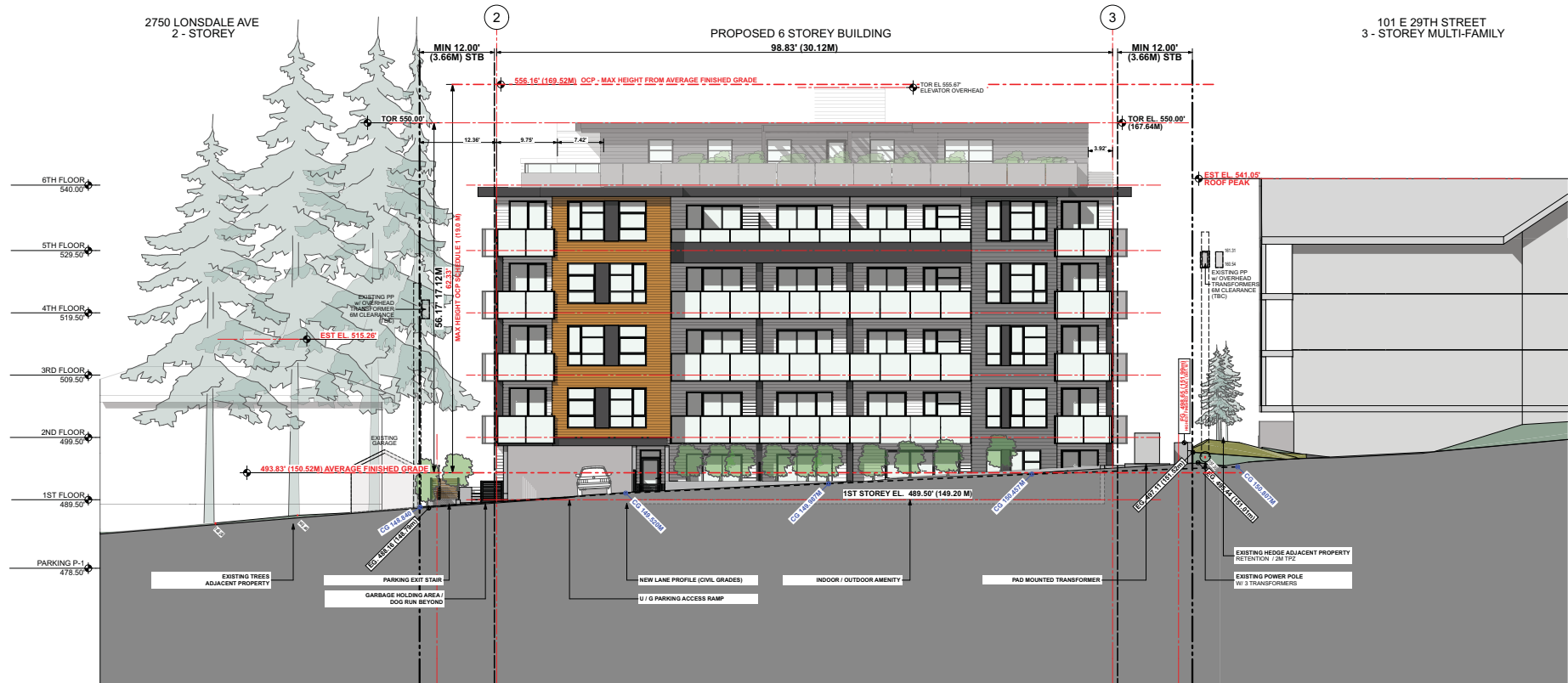
7.1	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
-----	-------	-----------------------	-----------------------------	--

## 8.0 ACCESSORIES

8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish 1.3
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir'	Decorative metal screen & linear bar grille at parking ramp openings

## 9.0 STRUCTURE

9.1	Concrete	Exposed Concrete	Clear - water repellant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



EAST ELEVATION - LANE



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(PROJECT TEAM)

(ARCHITECT SEAL)



1269779 BC Ltd.

(PROJECT)

**RENTAL DEVELOPMENT**  
2752 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**EAST ELEVATION**

(PROJECT)

20513

1/8" = 1'-0"

(SCALE)

JUN 03, 2021

(DATE)

3 - RZ DP APPLICATION - REV

(REVISION)

(DRAWING)

**A-4.003**



## 1.0 CLADDING

Colour	Product to match (or Alternative)	Finish to match	Description (Location)
<b>1-0</b> <b>CLADDING</b>			
<b>1-1</b>	Light Beige Cultural Stone	CSI - Venetia - Ledgerstone Sand	Selected walls at entry / Landscape walls - Flat panels and corner
<b>1-2</b>	Charcoal JamesHardie Panel	JH Colour Plus - 'Iron Grey'	7'x6" Hardie-Reveal Panel and matching Reveal Trims - smooth texture
<b>1-3</b>	White JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'	HardieRank Lap Siding - cedar/mill texture, 7" exposure
<b>1-4</b>	Charcoal JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'	HardieRank Lap Siding - cedar/mill texture, 7" exposure
<b>1-5</b>	Woodgrain Woodstone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedar/mill texture, 5 1/4" exposure

## 2.0 SOFFIT

<b>2.1</b>	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow soffit, selected balconies, entry canopy
<b>2.2</b>	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
<b>2.4</b>	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations

### 3.0 TRIMS

<b>3.1</b>	White	Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish <b>1.3</b>
<b>3.2</b>	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Roof Fascia, balcony edge, painted wood trims with finish <b>1.2</b>

## 4.0 ROOFS

4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs
-----	------------	-----------------	------------	--

## 5.0 WINDOWS

<b>5.1</b>	Black Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
------------	---------------------	----------------------------------	--

## 6.0 DOORS

6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows

## 7.0 RAILINGS

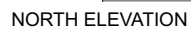
<b>7.1</b>	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
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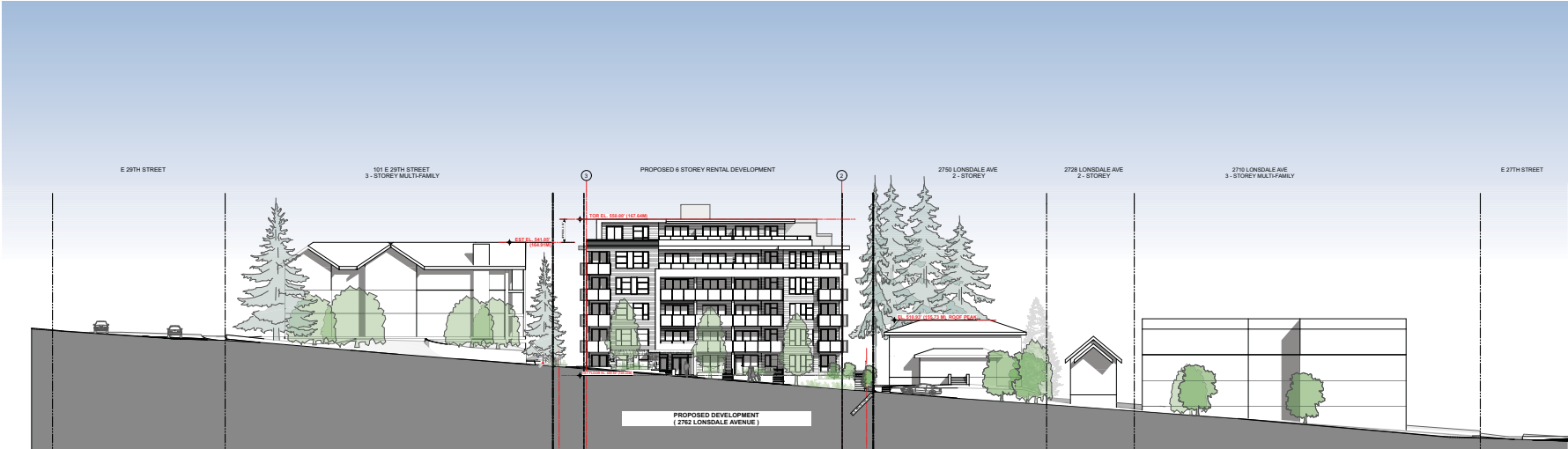
## 8.0 ACCESSORIES

<b>8.1</b>	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
<b>8.2</b>	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish <b>1.3</b>
<b>8.5</b>	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir' LUX Privacy Fence or Neo Lumber	Decorative metal screen 6x1 linear bar grille at parking ramp openings

## 9.0 STRUCTURE

9.1	Concrete	Exposed Concrete	Clear - water repellant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete <i>w/ atmospheric paint</i>	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals





STREET ELEVATION - LONSDALE AVENUE



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[PROJECT TEAM]

[ARCHITECT SEAL]



1269779 BC Ltd.

[PROJECT]

**RENTAL  
DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**STREET  
ELEVATIONS**

20513 [PROJECT]

1" = 20' [SCALE]

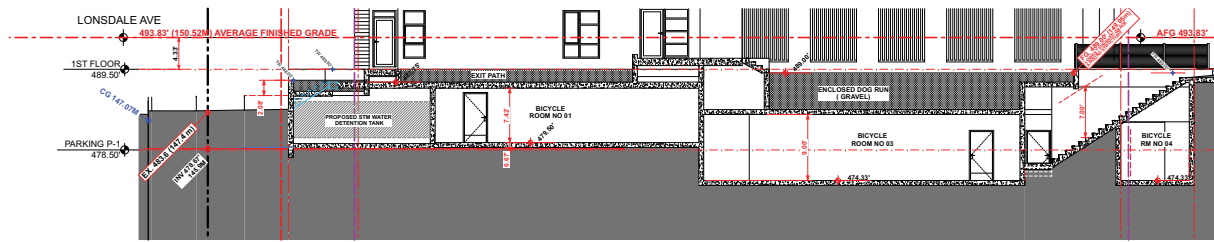
JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [PROJECT]

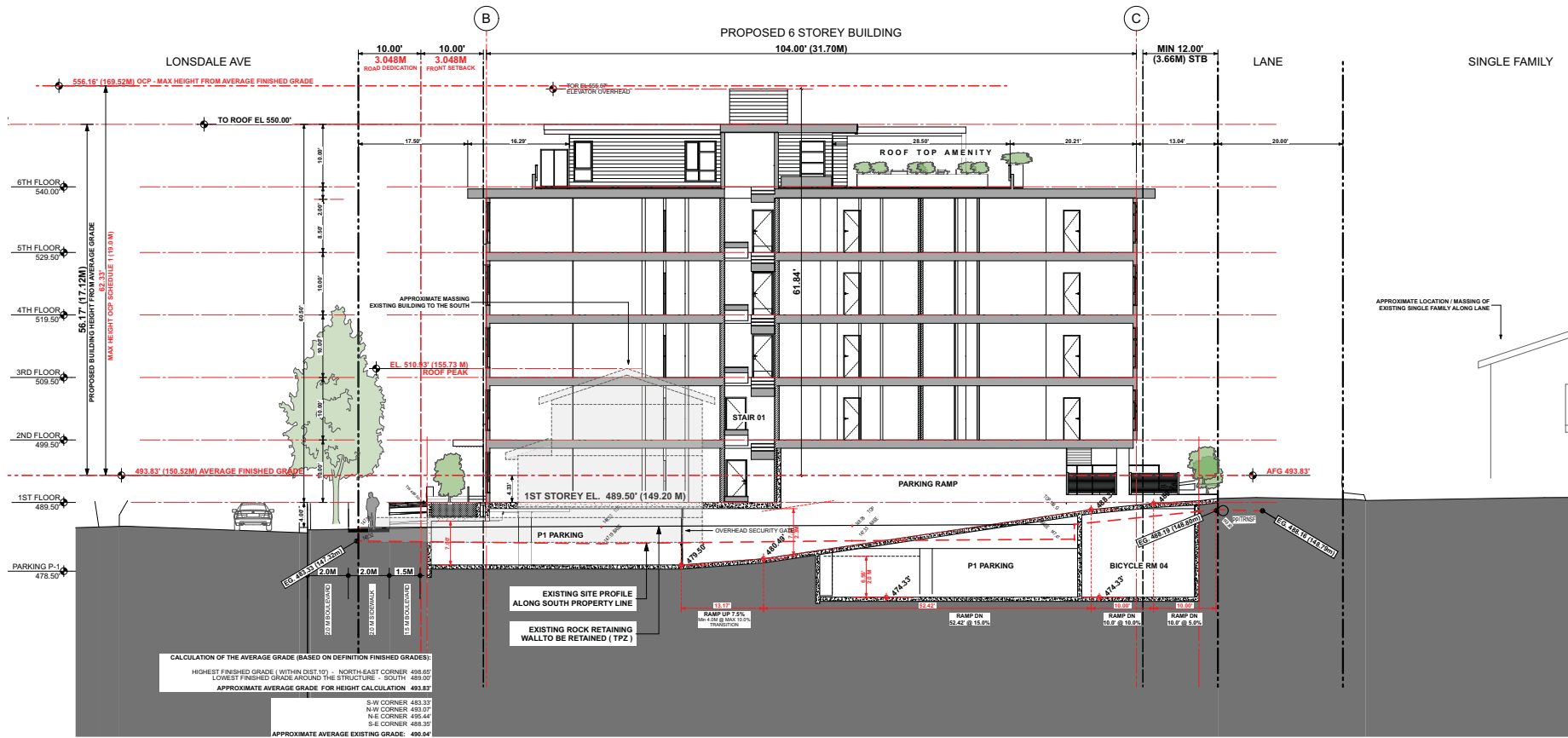
[DRAWING]

**A-4.500**





A-1



1 - 1



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(PROJECT TEAM)

(ARCHITECT SEAL)



1269779 BC Ltd.

(PROJECT)

**RENTAL DEVELOPMENT**  
2765 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**SITE SECTION 1**

20513 (PROJECT)

1/8" = 1'-0" (SCALE)

JUN 03, 2021 (DATE)

3 - RZ DP APPLICATION - REV (REVISION)

(DRAWING)

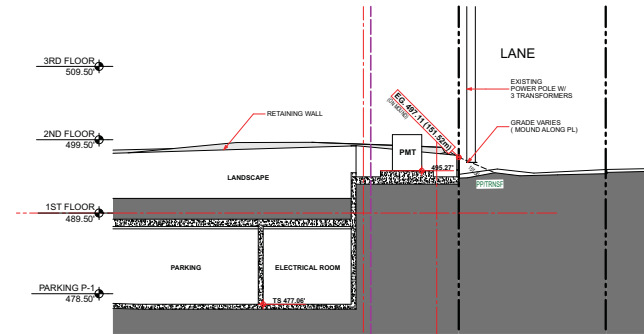
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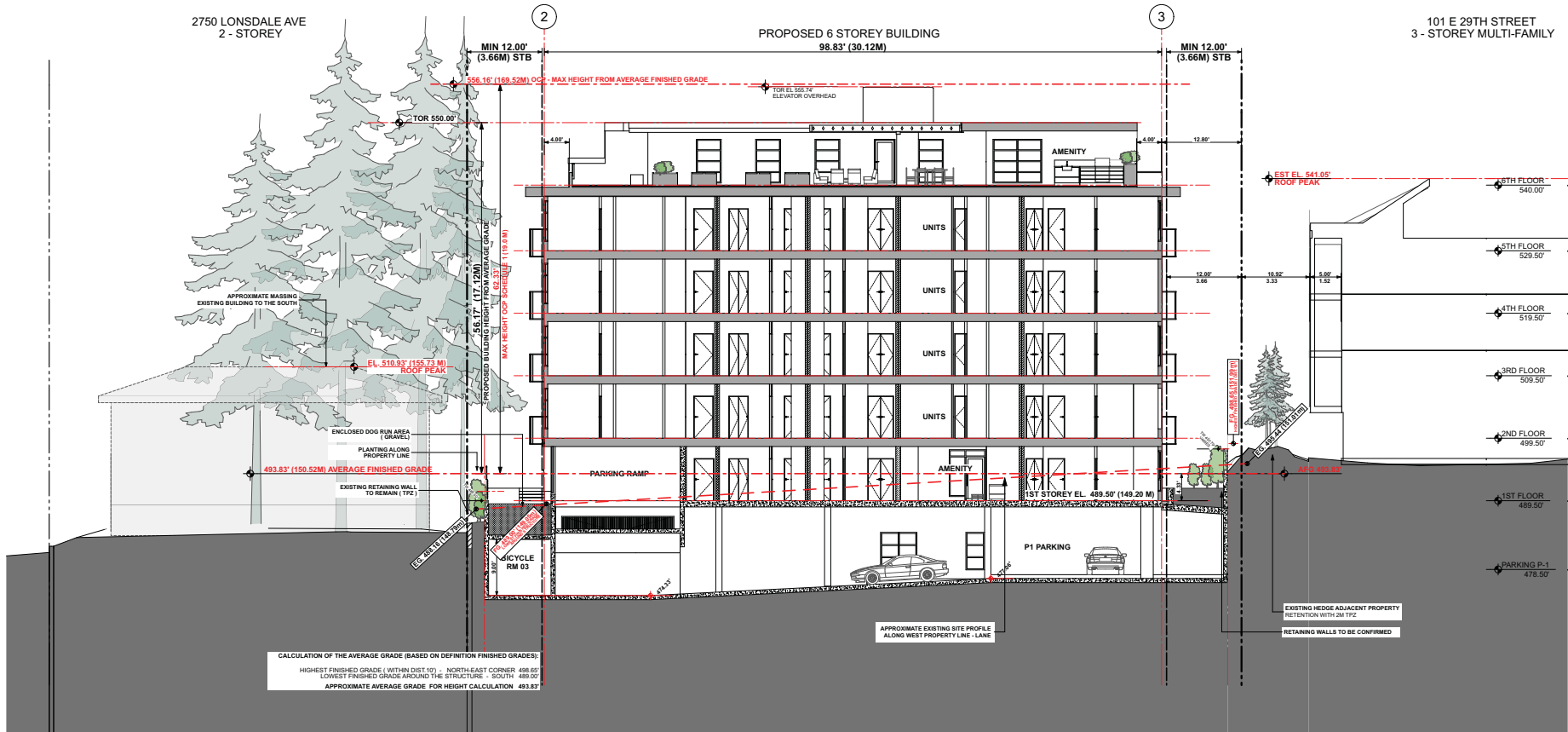
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4 - 4



2 - 2

(PROJECT TEAM)

(ARCHITECT SEAL)



1269779 BC Ltd.

(PROJECT)

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**SITE SECTION 2**

(PROJECT)

20513

1/8" = 1'-0"

(SCALE)

JUN 03, 2021

(DATE)

3 - RZ DP APPLICATION - REV

(DRAWING)

**A-5.010**





2330-200 Granville Street  
Vancouver, BC, V6C 1S1  
[www.integra-arch.com](http://www.integra-arch.com)  
Telephone: 604 688 4221

[PROJECT TEA]

[ARCHITECT SEA]



20513 [PROJEC

1/8" = 1'-0" [SCALE]

JUN 03, 2021 [DAT

3 - RZ DP APPLICATION - REV

[DRAWIN]

**A-5.020**





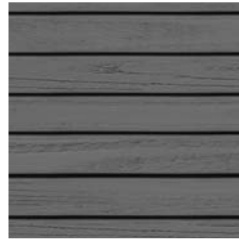
1.1 CULTURED STONE VERSETTA  
LEDGESTONE, SAND



1.2 HARDIE REVEAL PANEL -  
IRON GREY



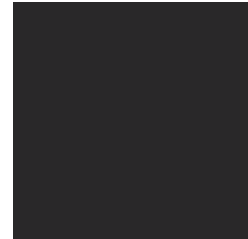
1.3 HARDIEPLANK LAP SIDING -  
ARCTIC WHITE



1.4 HARDIEPLANK LAP SIDING -  
AGED PEWTER



1.5 FIBER CEMENT SIDING -  
WOODTONE MOUNTAIN CEDAR



3.2 TRIMS, ROOF FASCIA -  
CHARCOAL

## MATERIAL AND COLOUR LEGEND

	Color	Product to match (or Alternative)	Finish to match	Description ( Location )
<b>1.0 CLADDING</b>				
1.1	Light Beige	Cultured Stone	CSI - Versetta - Ledgestone Sand	Selected walls at entry / landscape walls - Flat panels and corner
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	7/16" Hardie Reveal Panel and matching Reveal Trims - smooth texture
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Charcoal	JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodstone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
<b>2.0 SOFFIT</b>				
2.1	Woodgrain	Woodstone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
<b>3.0 TRIMS</b>				
3.1	White	Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish 1.3
3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Roof Fascia, balcony edge, painted wood trims with finish 1.2
<b>4.0 ROOFS</b>				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs
<b>5.0 WINDOWS</b>				
5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
<b>6.0 DOORS</b>				
6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
<b>7.0 RAILINGS</b>				
7.1	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
<b>8.0 ACCESSORIES</b>				
8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish 1.3
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir' LUX Privacy Fence or Neo Lumber	Decorative metal screen 6x1 linear bar grille at parking ramp openings
<b>9.0 STRUCTURE</b>				
9.1	Concrete	Exposed Concrete	Clear - water repellant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC 52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



**CULTURED STONE VERSETTA  
LEDGESTONE, SAND**

-MORTARLESS, PANELIZED DESIGN, INSTALLED W/ SCREWS  
-DRY STACK APPEARANCE STAGGERED LAYERS, ROUGH-CUT  
-LIGHTWEIGHT AGGREGATE MATERIAL

(PROJECT TEAM)

(ARCHITECT SEAL)



1269779 BC Ltd.

(PROJECT)

**RENTAL  
DEVELOPMENT**  
2765 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

## MATERIALS FINISHES

(PROJECT)

20513

(SCALE)

JUN 03, 2021

(DATE)

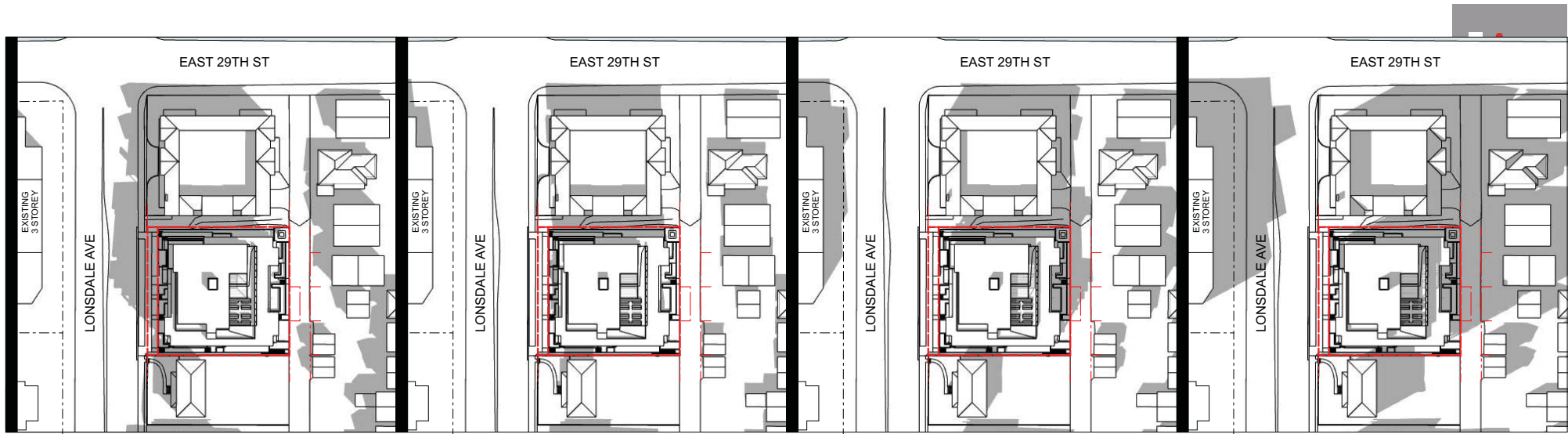
3 - RZ DP APPLICATION - REV

(REVISION)

(DRAWING)

**A-8.100**





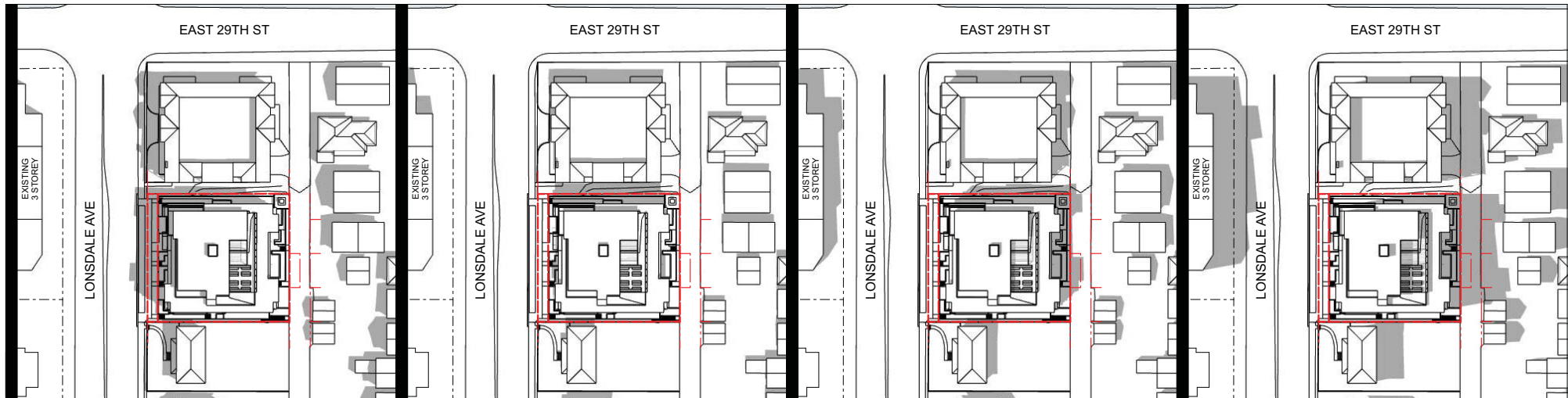
MAR 21-10:00AM

MAR 21-12:00PM

MAR 21-2:00PM

MAR 21-4:00PM

SPRING EQUINOX - MARCH 21



JUN 21-10:00AM

JUN 21-12:00PM

JUN 21-2:00PM

JUN 21-4:00PM

SUMMER SOLSTICE - JUNE 21

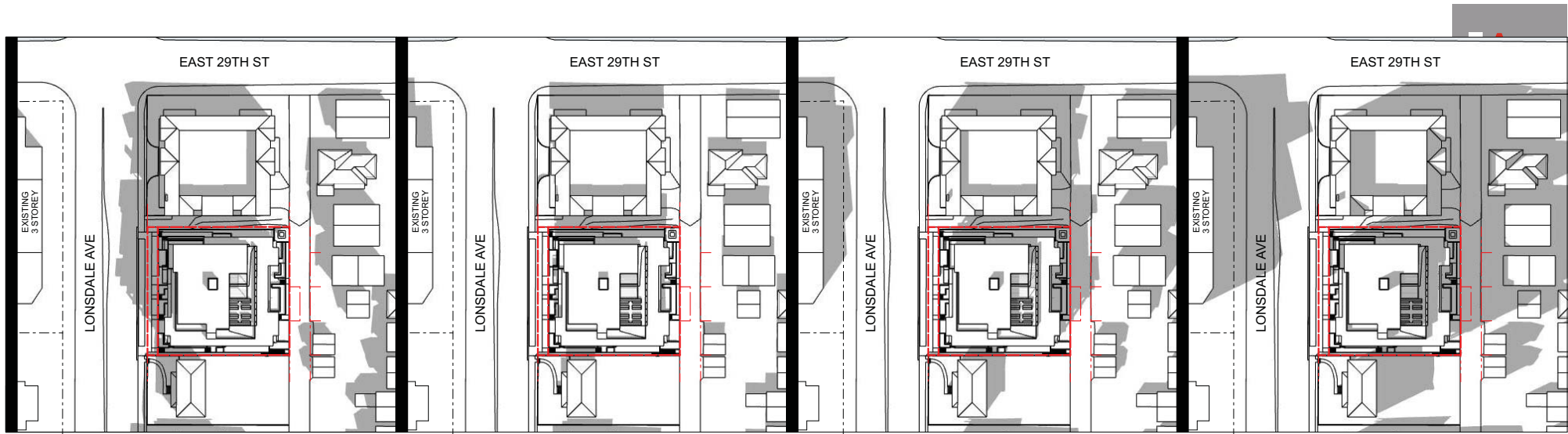
SHADOW STUDY



20513 (PROJECT)  
 (SCALE)  
 JUN 03, 2021 (DATE)  
 3 - RZ DP APPLICATION - REV (REVISION)  
 (DRAWING)

NOTE:  
 ALL ADJACENT CONTEXT AND EXISTING BUILDING INFORMATION  
 IS APPROXIMATE AND FOR REFERENCE ONLY.

A-8.500



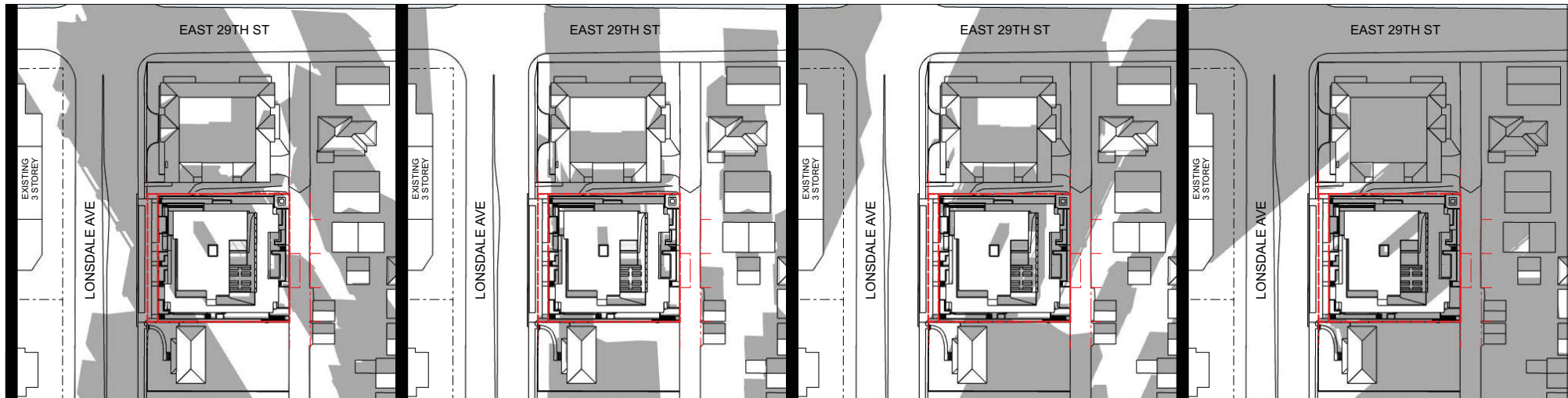
SEP 23-10:00 AM

SEP 23-12:00 PM

SEP 23-2:00 PM

SEP 23-4:00 PM

FALL EQUINOX - SEPTEMBER 23



DEC 21-10:00 AM

DEC 21-12:00 PM

DEC 21-2:00 PM

DEC 21-4:00 PM

WINTER SOLSTICE - DECEMBER 21

SHADOW STUDY



20513 (PROJECT)  
 (SCALE)  
 JUN 03, 2021 (DATE)  
 3 - RZ DP APPLICATION - REV (REVISION)  
 (DRAWING)

NOTE:  
 ALL ADJACENT CONTEXT AND EXISTING BUILDING INFORMATION  
 IS APPROXIMATE AND FOR REFERENCE ONLY.

A-8.501



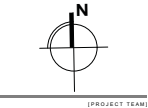


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(PROJECT TEAM)

(ARCHITECT SEAL)



1269779 BC Ltd.

(PROJECT)

**RENTAL  
DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**AREA OVERLAYS  
PARKING P1**

(PROJECT)

20513

1/8" = 1'-0"

(SCALE)

JUN 03, 2021

(DATE)

3 - RZ DP APPLICATION - REV

(DRAWING)

**A-9.001**

**AREAS INCLUDED IN THE FSR CALCULATION**

AREA - GROSS FLOOR AREA FOR FSR

38.71 sq ft

AREA - UNIT

STAIR 00

AREA - ACTIVE DESIGN - STAIR NO

(AREA EXCLUSION LEVEL 1-4)

**AREAS NOT INCLUDED IN THE FSR CALCULATION**

AREA - OPEN BALCONY  
AND UNIT DECK AREA

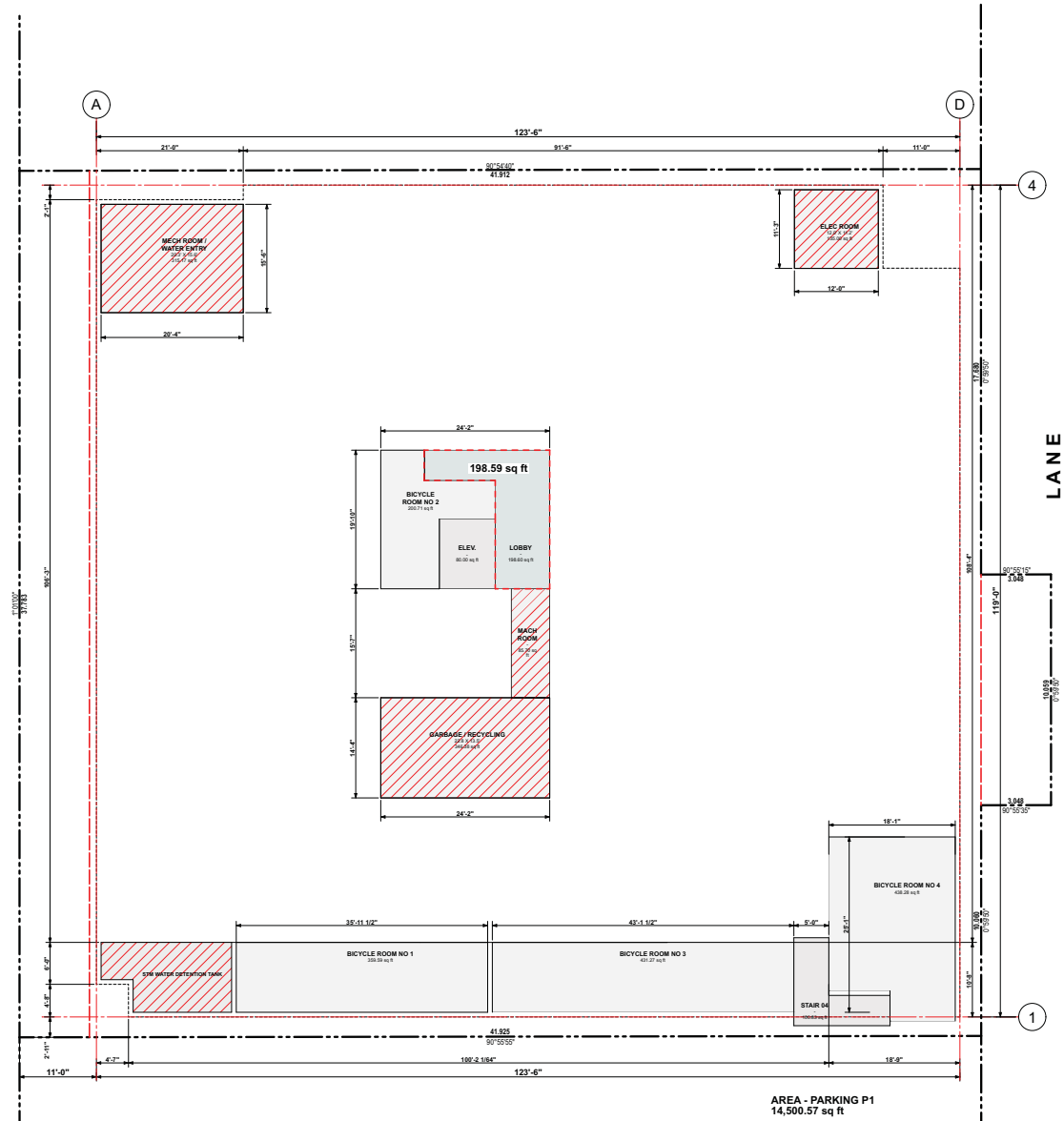
AREA - COMMON STORAGE /  
BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS  
UGO PARKING

AREA - GROSS FLOOR AREA  
UGO PARKING

PARKING P-1 - OVERLAYS

LONSDALE AVENUE



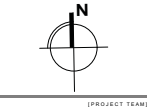


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(PROJECT TEAM)

(ARCHITECT SEAL)



1269779 BC Ltd.

(PROJECT)

**RENTAL  
DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**AREA OVERLAYS  
1ST FLOOR**

(PROJECT)

20513 (SCALE)

1/8" = 1'-0"

JUN 03, 2021 (DATE)

3 - RZ DP APPLICATION - REV (DRAWING)

(DRAWING)





**A-9.010**

**AREAS INCLUDED IN THE FSR CALCULATION**

AREA - GROSS FLOOR AREA FOR FSR

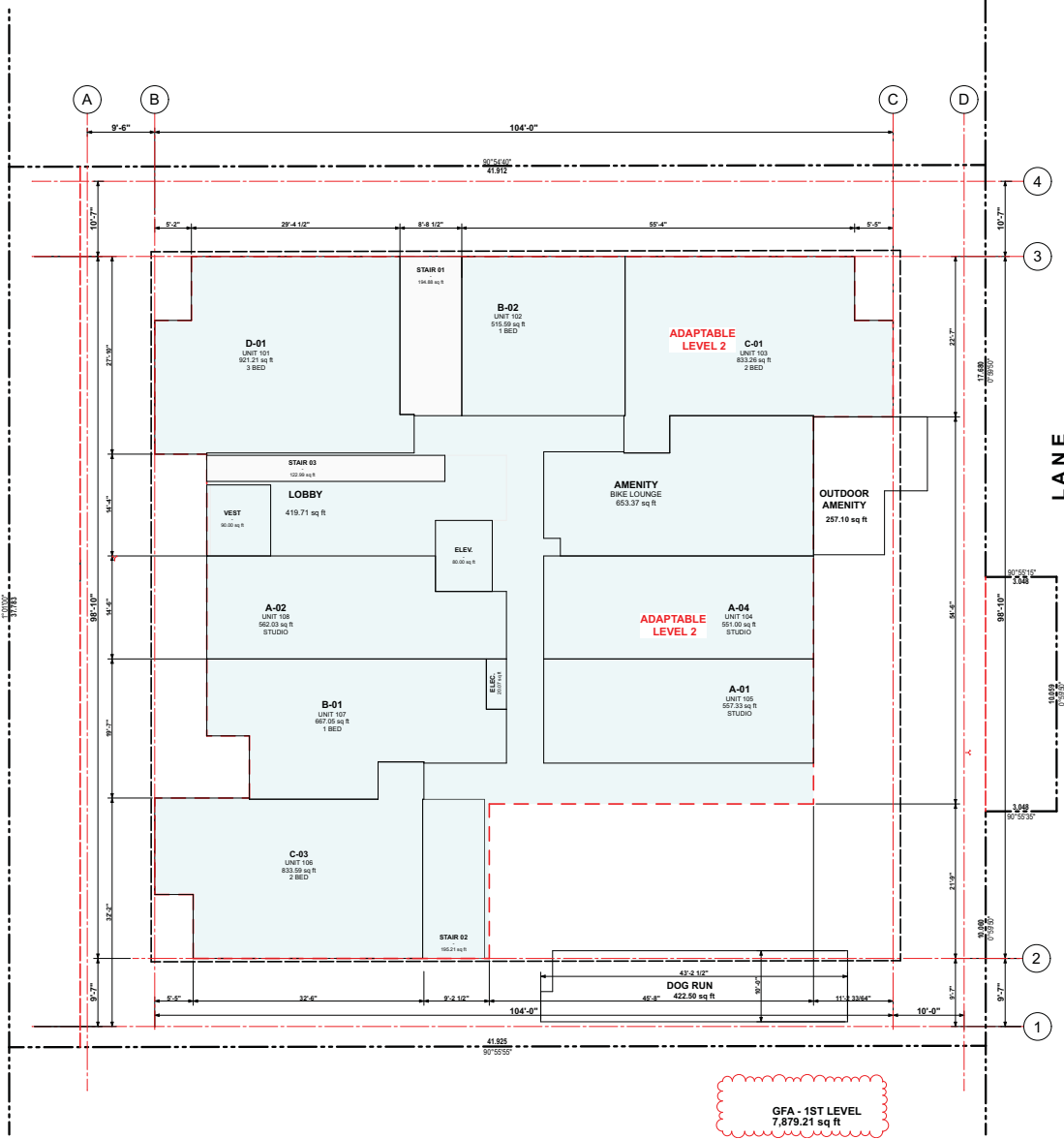
38.71 sq ft	AREA - UNIT
STAIR 00	AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-4)

**AREAS NOT INCLUDED IN THE FSR CALCULATION**

	AREA - OPEN BALCONY AND UNIT DECK AREA
	AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
	AREA - SERVICE ROOMS LIQ PARKING
	AREA - COMMON OUTDOOR AMENITY

1ST FLOOR - OVERLAYS

LONSDALE AVENUE



GFA - 1ST LEVEL  
7,879.21 sq ft





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(PROJECT TEAM)

(ARCHITECT SEAL)



1269779 BC Ltd.

(PROJECT)

**RENTAL  
DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**AREA OVERLAYS  
2ND FLOOR**

20513 (PROJECT)

1/8" = 1'-0" (SCALE)

JUN 03, 2021 (DATE)

3 - RZ DP APPLICATION - REV (DRAWING)

**A-9.030**

LONSDALE AVENUE




LANE

**AREAS INCLUDED IN THE FSR CALCULATION**

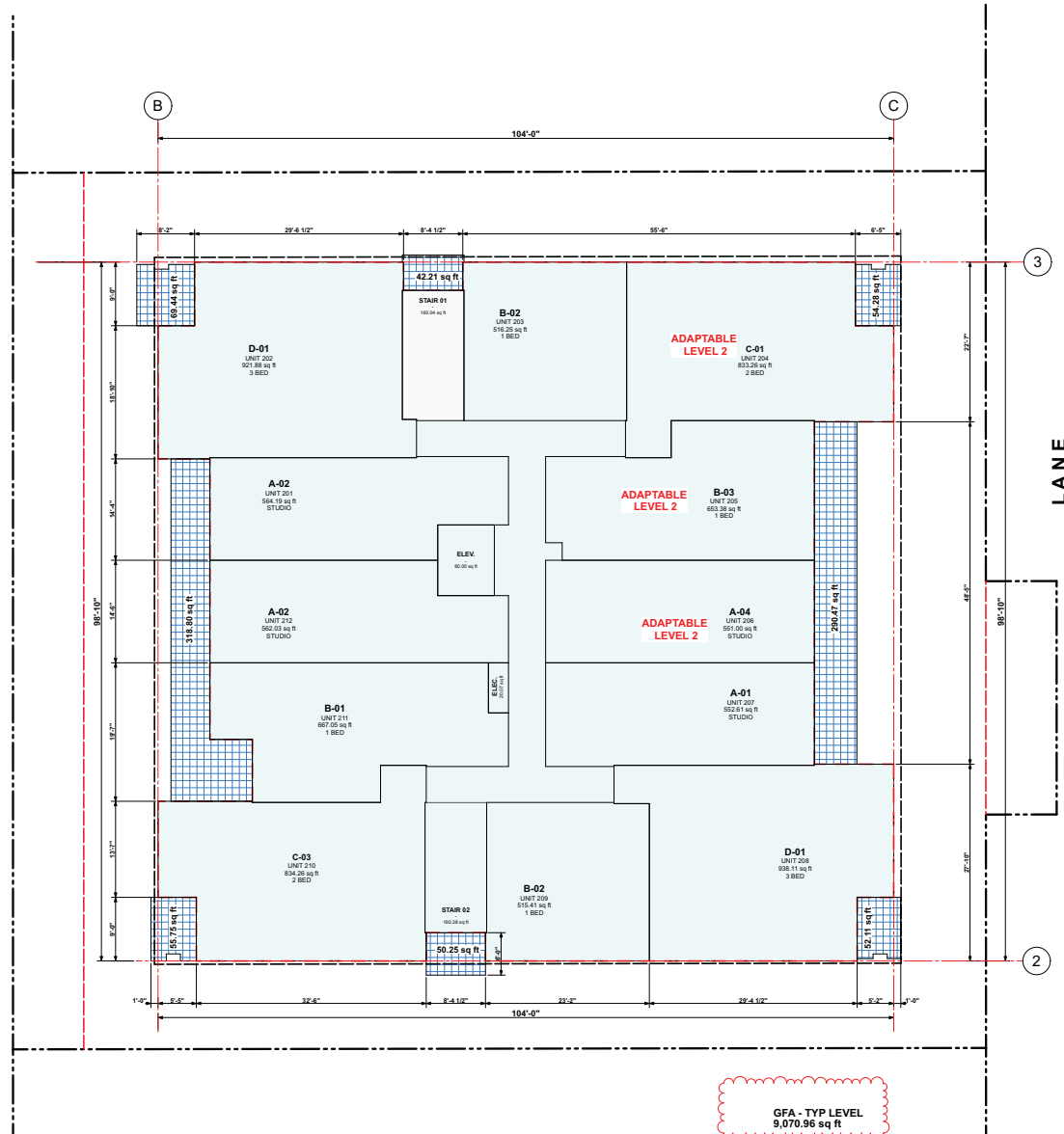
AREA - GROSS FLOOR AREA FOR FSR

38.71 sq ft	AREA - UNIT
STAIR 00	AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-4)

**AREAS NOT INCLUDED IN THE FSR CALCULATION**

	AREA - OPEN BALCONY AND UNIT DECK AREA
	AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
	AREA - SERVICE ROOMS U/G PARKING
39.71 sq ft	AREA - COMMON OUTDOOR AMENITY

2ND FLOOR - OVERLAYS



GFA - TYP LEVEL  
9,070.96 sq ft



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(PROJECT TEAM)

(ARCHITECT SEAL)



(CLIENT)

1269779 BC Ltd.

(PROJECT)

**RENTAL  
DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**AREA OVERLAYS  
3RD FLOOR**

20513 (PROJECT)

1/8" = 1'-0" (SCALE)

JUN 03, 2021 (DATE)

3 - RZ DP APPLICATION - REV (DRAWING)

**A-9.020**

**AREAS INCLUDED IN THE FSR CALCULATION**

AREA - GROSS FLOOR AREA FOR FSR

38.71 sq ft

AREA - UNIT

STAIR 00

AREA - ACTIVE DESIGN - STAIR NO

(AREA EXCLUSION LEVEL 1-4)

**AREAS NOT INCLUDED IN THE FSR CALCULATION**

AREA - OPEN BALCONY  
AND UNIT DECK AREA

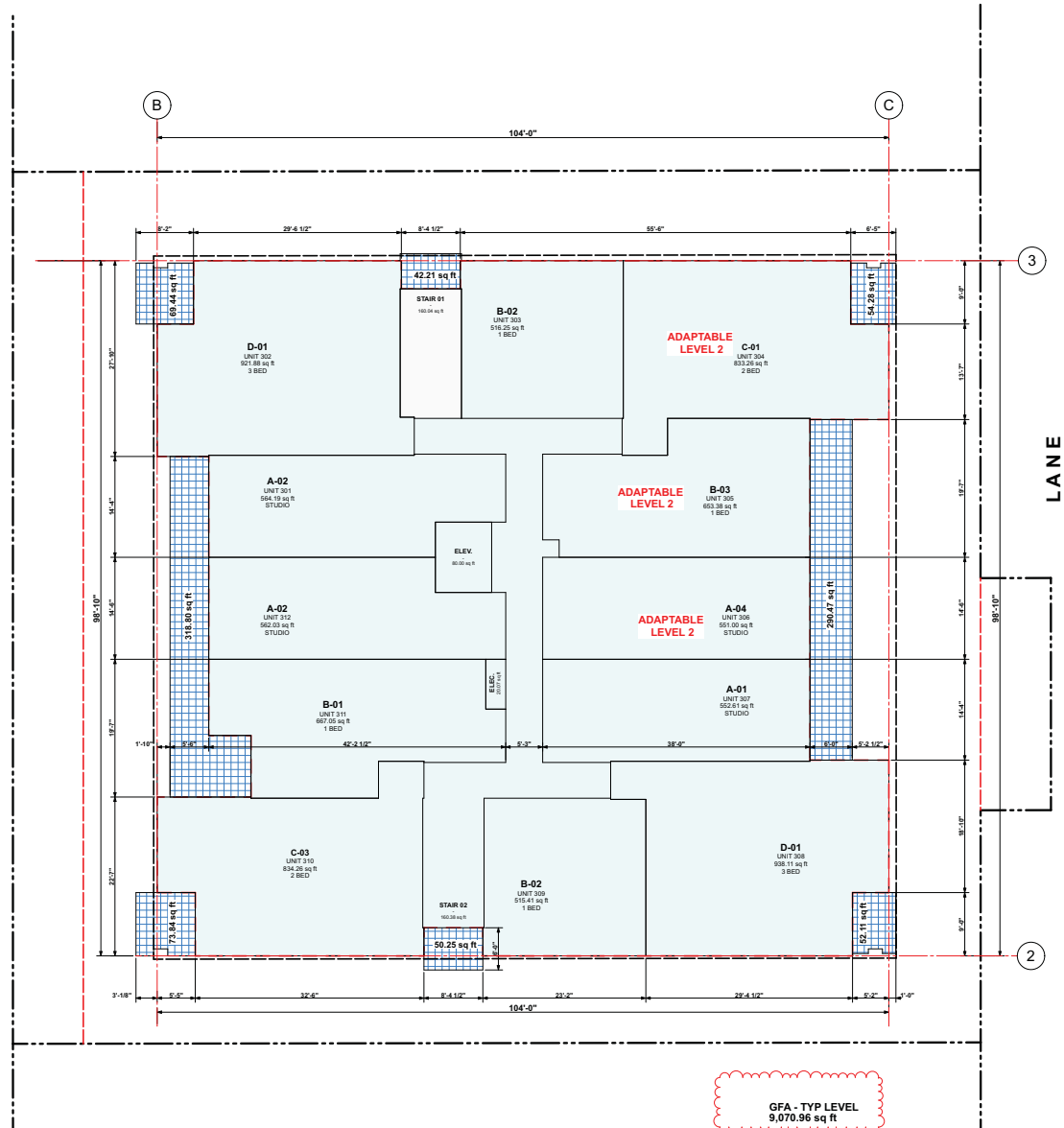
AREA - COMMON STORAGE /  
BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS  
AND PARKING

AREA - COMMON  
OUTDOOR AMENITY

38.71 sq ft

LONSDALE AVENUE



GFA - TYP LEVEL  
9,070.96 sq ft

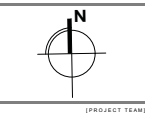
3RD FLOOR - OVERLAYS





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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**AREA OVERLAYS  
4TH FLOOR**

[PROJECT]

20513

1/8" = 1'-0"

[SCALE]

JUN 03, 2021

[DATE]

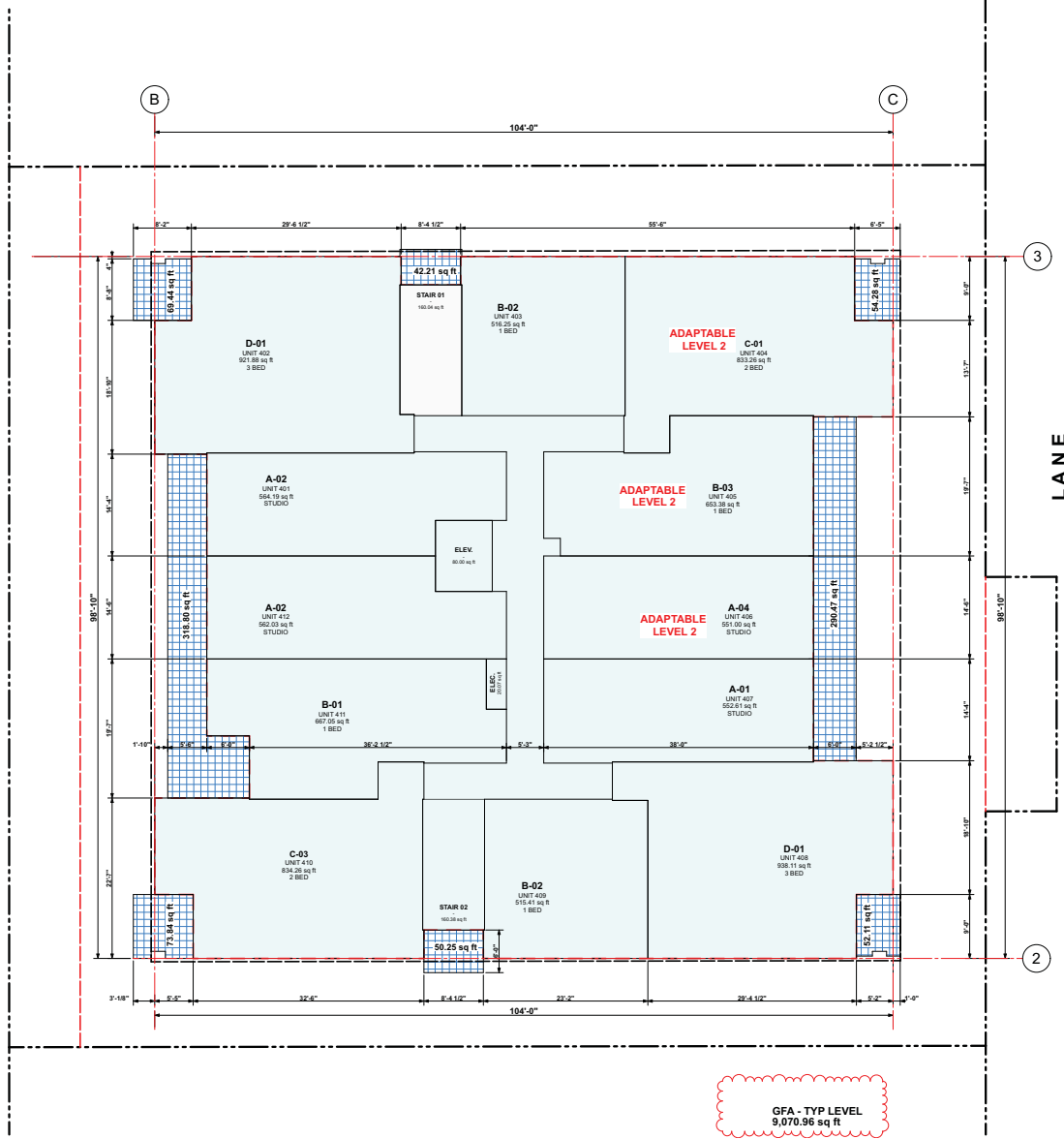
3 - RZ DP APPLICATION - REV

[DRAWING]

**A-9.040**

- AREAS INCLUDED IN THE FSR CALCULATION**
- AREA - GROSS FLOOR AREA FOR FSR
  - AREA - UNIT
  - AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-4)
- AREAS NOT INCLUDED IN THE FSR CALCULATION**
- AREA - OPEN BALCONY AND UNIT DECK AREA
  - AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
  - AREA - SERVICE ROOMS AND PARKING
  - AREA - COMMON OUTDOOR AMENITY

4TH FLOOR - OVERLAYS

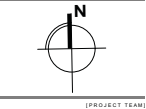


GFA - TYP LEVEL  
9,070.96 sq ft



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(PROJECT TEAM)

(ARCHITECT SEAL)



(CLIENT)

1269779 BC Ltd.

(PROJECT)

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

(TITLE)

**AREA OVERLAYS  
5TH FLOOR**

(PROJECT)

20513

1/8" = 1'-0"

(SCALE)

JUN 03, 2021

(DATE)

3 - RZ DP APPLICATION - REV

(DRAWING)

**A-9.050**

**AREAS INCLUDED IN THE FSR CALCULATION**

AREA - GROSS FLOOR AREA FOR FSR

38.71 sq ft

AREA - UNIT

STAIR 00

AREA - ACTIVE DESIGN - STAIR NO

(AREA EXCLUSION LEVEL 1-4)

38.71 sq ft

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

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AND UNIT DECK AREA

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BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

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AND UNIT DECK AREA

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BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN BALCONY

AND UNIT DECK AREA

AREA - COMMON STORAGE /

BICYCLE LOCKERS PARKING

AREA - SERVICE ROOMS

AND PARKING

AREA - COMMON

OUTDOOR AMENITY

38.71 sq ft

AREA - OPEN





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Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220



ARCHITECT SEAL



PROJECT

(TITLE)

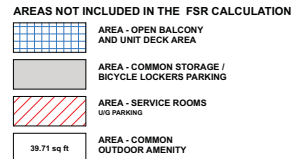
PROJECT

| SCALE

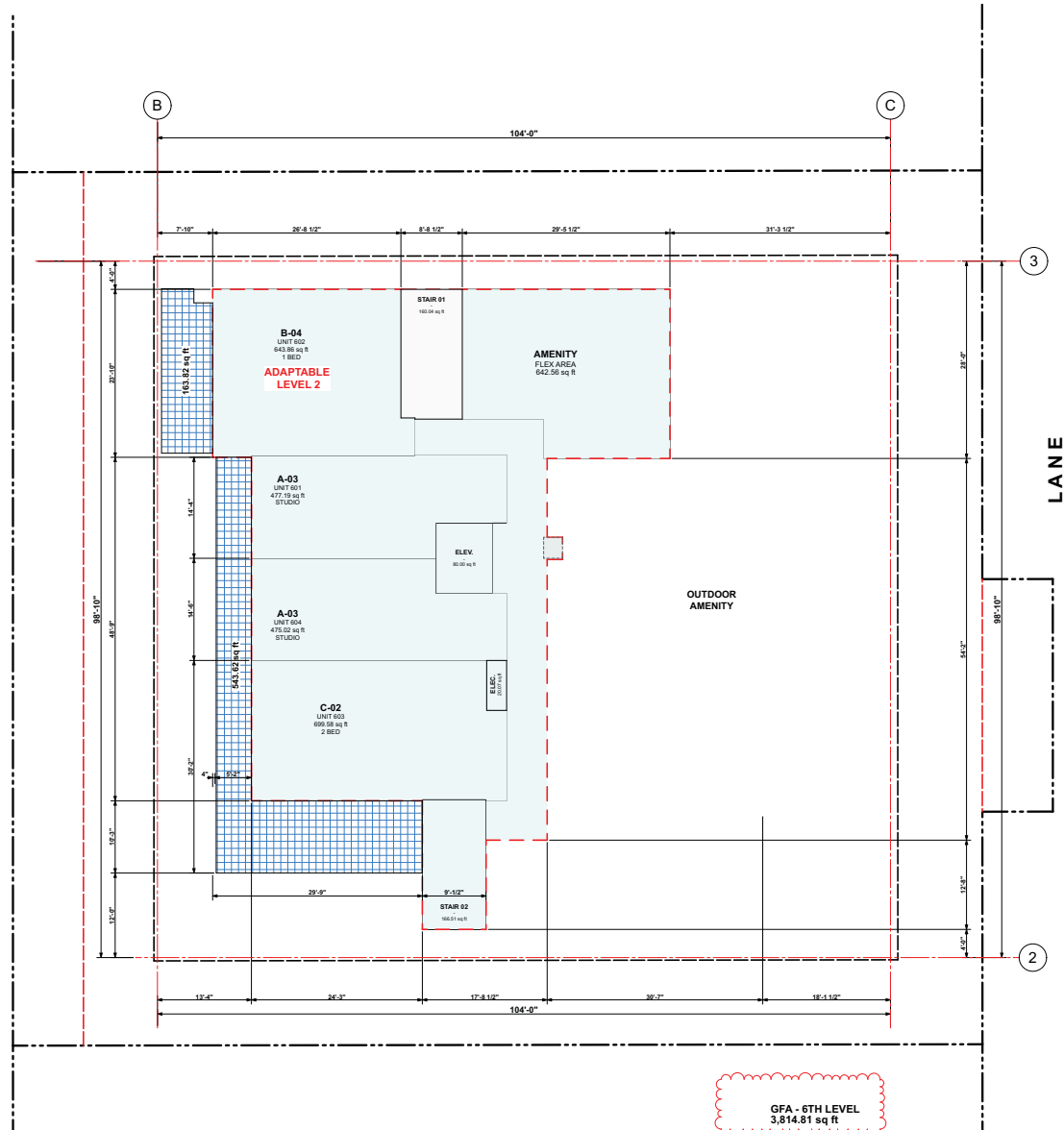
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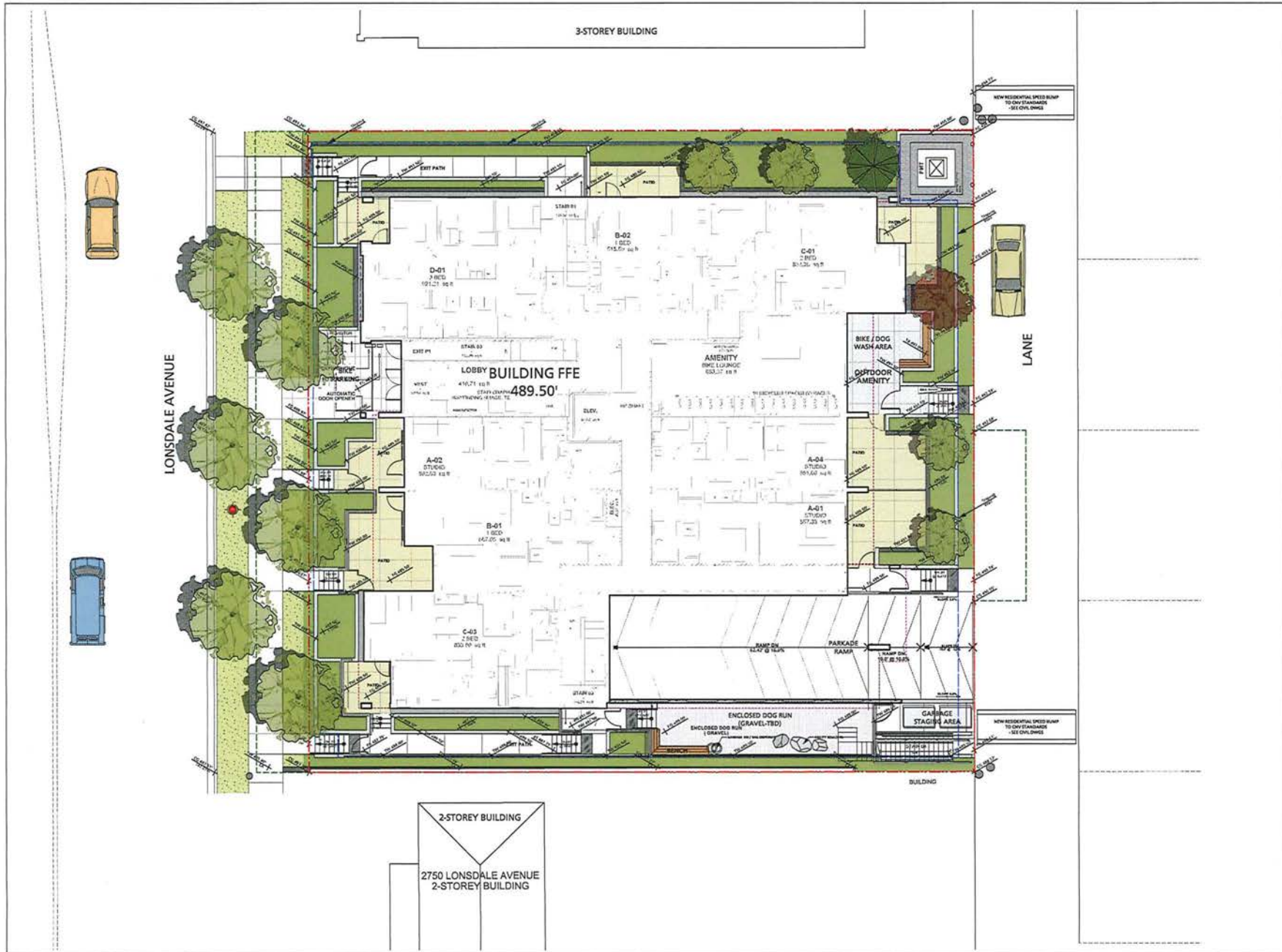
**A-9.060**



LONSDALE AVENUE



**GFA - 6TH LEVEL**  
**3,814.81 sq ft**



**P+A**  
Landscape Architecture  
Site Planning  
R. Kim Perry & Associates Inc.  
112 East Broadway  
Vancouver, BC V5Y 1W4  
Tel: 604 738 4118  
Fax: 604 738 4119  
www.perryandassociates.com

4. Re Issued for DP	2021/05/21
3. Issued for ADP Presentation	2021/03/31
2. Issued for ADP Presentation	2021/02/22
1. Issued for Re-zoning and Development Permit	2020/11/05
Revision No.	Draw

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Client: **Adera Projects Ltd.**



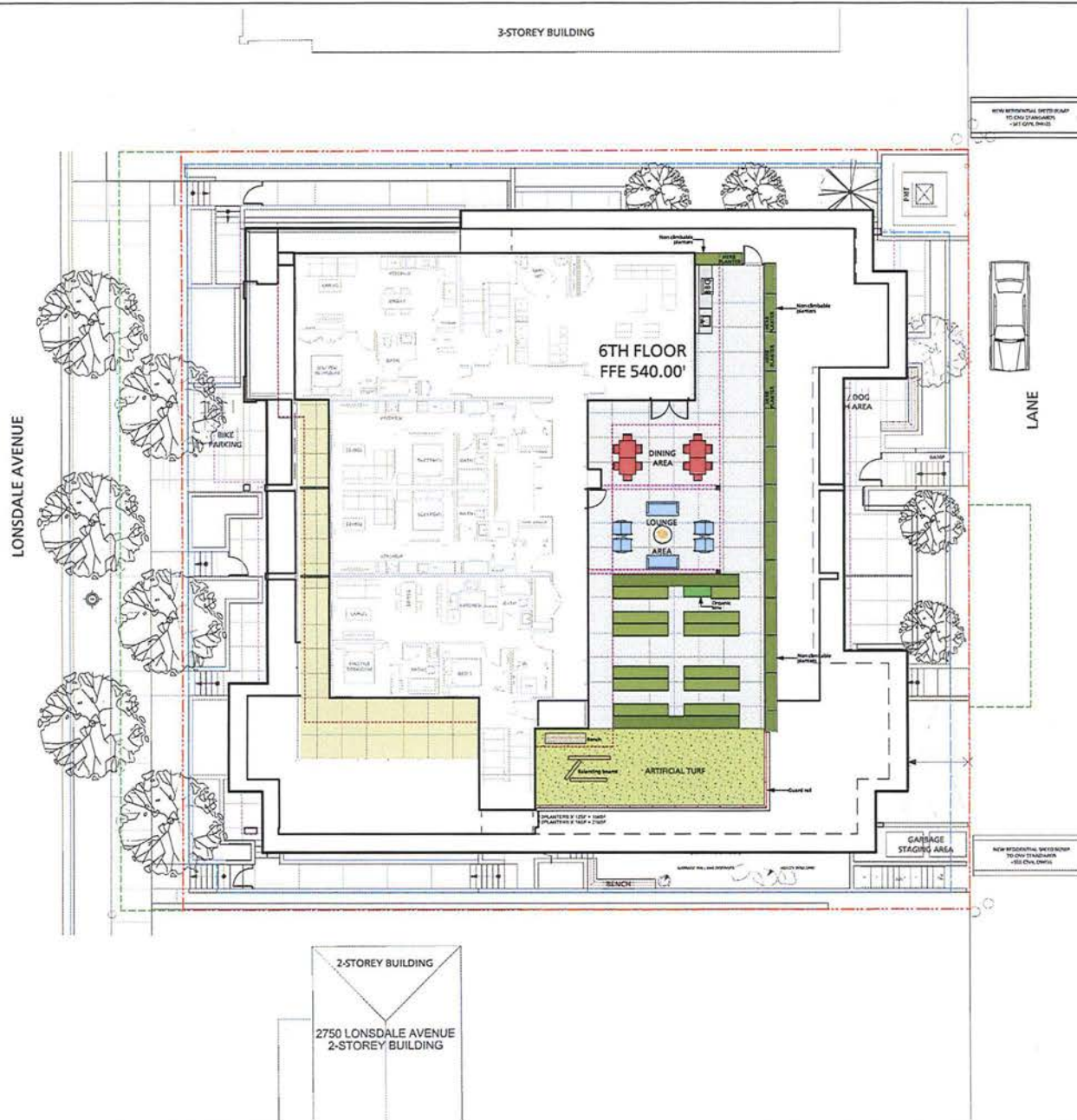
Project Title: **Rental Development**  
2762 Lonsdale Avenue  
North Vancouver, BC

Drawing Title: **Landscape Concept Plan**

Project Month:	Drawn By:	JLW
	Checked By:	MP
Scale:	Job No.:	20-076
Sheet No.:		

**L0.0A**





4	Re-issued for DP	2021/05/21
3	Issued for ADP Presentation	2021/03/31
2	Issued for ADP Presentation	2021/03/22
1	Issued for Re-zoning and Development Permit	2020/11/05
	Revision No.	Date

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Client: **Adera Projects Ltd.**



Project Title: **Rental Development**  
2762 Lonsdale Avenue  
North Vancouver, BC

Drawing Title: **Landscape Concept Roof Plan**

Project North:	Drawn By:
	JLW
Scale:	Checked By:
1/8" = 1'-0"	MP
Sheet No.:	Job No.:
	20-076

**L0.0B**

**Legend:**

- Ex. to Retain
- Ex. to Remove
- Tree protection fencing

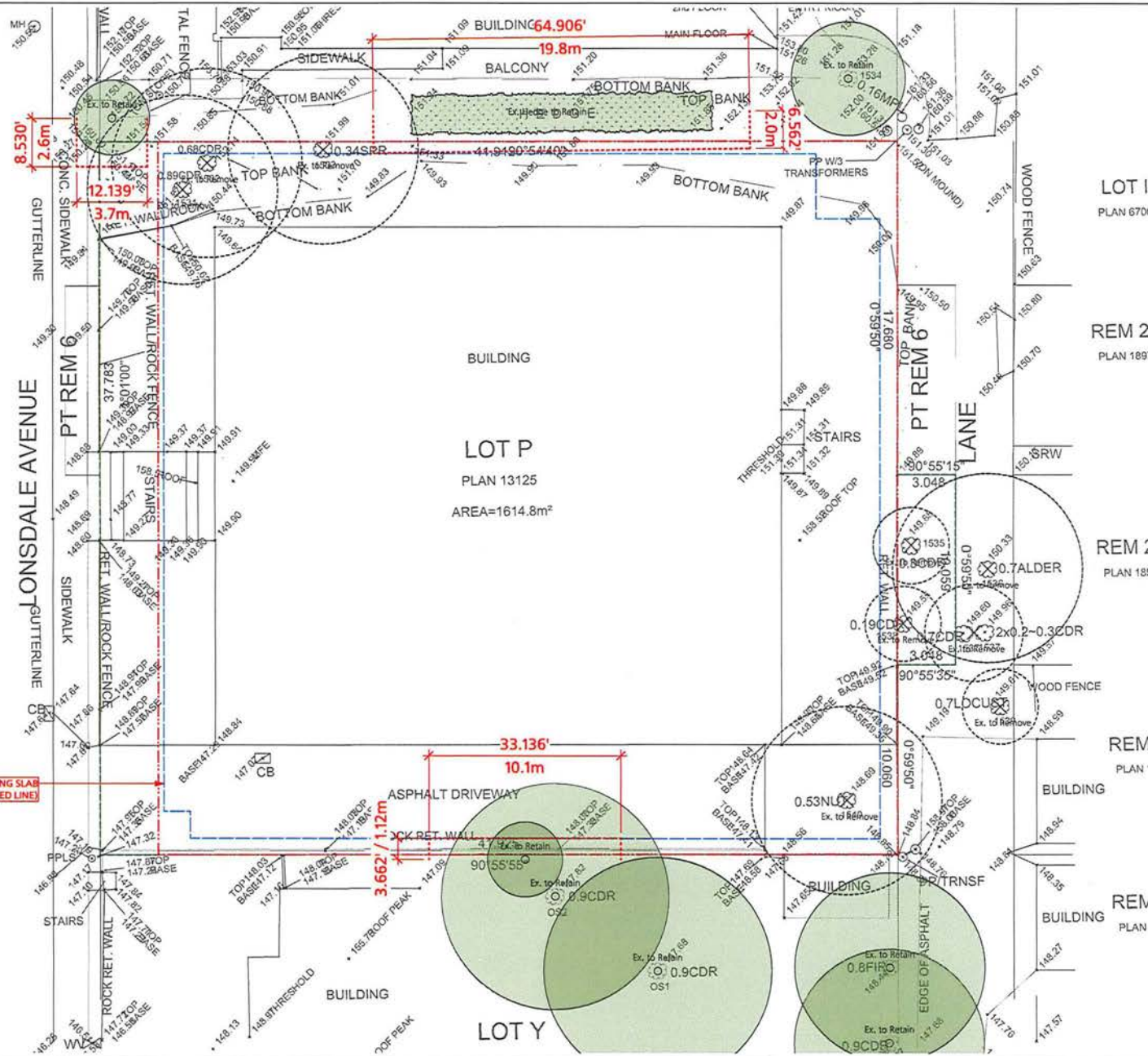
**General Notes:**

- These drawings are to be read in conjunction with Architectural Plans, Civil Plans and Arborist Report and Plans.
- Trees to be spaded and relocated as per City of North Vancouver's request.
- Tree spading and relocation to be performed with the project Arborist present to supervise. Arborist contact: Cody Laschowski, Diamond Head, Phone: (604) 733-4886

C/L TRAVELLED PORTION

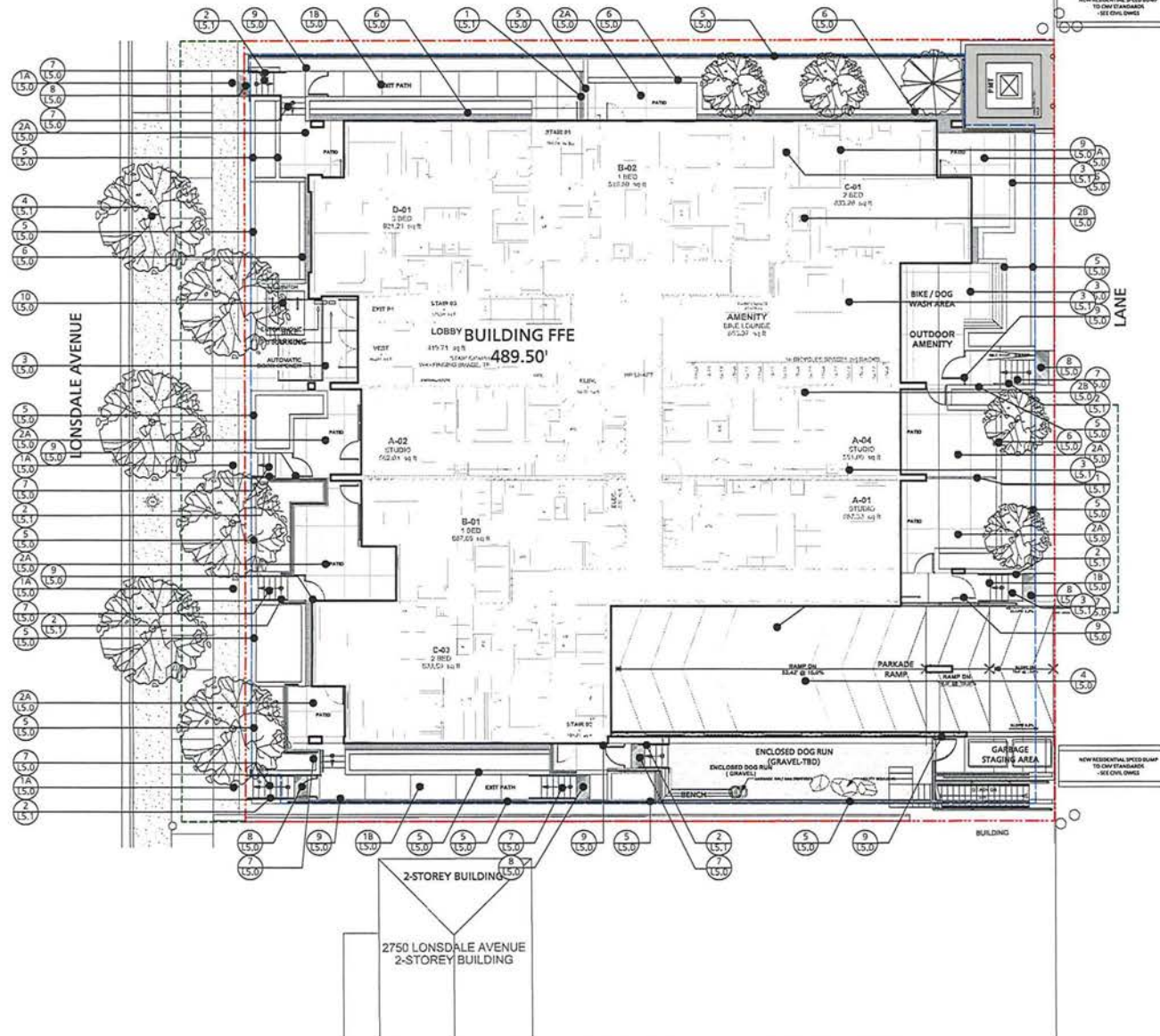
PT REM 6

PROPOSED BUILDING SLAB EXTENT (BLUE DASHED LINE)





3-STORY BUILDING



KEY LEGEND:

- ⊕ Pedestrian Concrete Paving, On Grade
- ⊕ Pedestrian Concrete Paving, On Slab
- ⊕ Pedestrian Precast Pavers, On Slab
- ⊕ Pedestrian Precast Pavers, On Roof
- ⊕ Granite Paving
- ⊕ SYN Lawn on Roof
- ⊕ CP Concrete Planter Wall On Slab
- ⊕ Allen Block Planter Wall On Slab
- ⊕ CP Concrete Stair
- ⊕ CP Concrete Tactile Strip
- ⊕ Custom Aluminum Gate
- ⊕ Bike Rack
- ⊕ Privacy Screen
- ⊕ Handrail
- ⊕ Aluminum Planter
- ⊕ Tree Planting Detail Urban Boulevard
- ⊕ Shrub and Groundcover Planting
- ⊕ Boulevard Lawn

**P+A**  
Landscape Architecture  
Site Planning  
E. Tim Perry & Associates Inc.  
112 East Broadway  
Vancouver, BC V6C 1Y4  
T 604 738 4118  
F 604 738 4115  
www.perryandassociates.ca

2 Re-issued for DP 2021/05/21  
1 Issued for Re-zoning and Development Permit 2020/11/05  
Revision No. Date

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Client: **Adera Projects Ltd.**



Project Title: **Rental Development**

2762 Lonsdale Avenue  
North Vancouver, BC

Drawing Title: **Landscape Ground Floor Key Plan**

Project Month: Drawn By: EML  
Checked By: MP  
Scale: 1/8" = 1'-0" Job No.: 20-076  
Sheet No.:

**L1.0A**

LONSDALE AVENUE

3-STORY BUILDING

6TH FLOOR  
FFE 540.00'

LANE

BIKE PARKING

DOG WASH AREA

ARTIFICIAL TURF

GARBAGE STAGING AREA

2-STORY BUILDING

2750 LONSDALE AVENUE  
2-STORY BUILDING

KEY LEGEND:

- Pedestrian Concrete Paving, On Grade
- Pedestrian Concrete Paving, On Slab
- Pedestrian Precast Pavers, On Slab
- Pedestrian Precast Pavers, On Roof
- Granite Paving
- DYNLeam on Roof
- CP Concrete Planter Wall On Slab
- Allen Block Planter Wall On Slab
- CP Concrete Stair
- CP Concrete Tactile Strip
- Custom Aluminum Gate
- Bike Rack
- Privacy Screen
- Handrail
- Aluminum Planter
- Tree Planting Detail Urban Boulevard
- Shrub and Groundcover Planting
- Boulevard Lawn

**P+A**  
Landscape Architecture  
Site Planning  
R. Kim Perry & Associates Inc.  
112 East Broadway  
Vancouver, BC V5Y 1Y4  
Tel: 604.736.4718  
Fax: 604.736.4719  
www.perryandassociates.ca

2 Rev - Issued for DP 2021/05/21  
1 Issued for Rezoning and Development Permit 2020/11/05  
Revision No. Date

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Client: **Adera Projects Ltd.**



Project Title: **Rental Development**

2762 Lonsdale Avenue  
North Vancouver, BC

Drawing Title: **Landscape Roof Key Plan**

Project No: \_\_\_\_\_  
Drawn By: **EM**  
Checked By: **MP**  
Scale: 1/8" = 1'-0" Job No: 20-076  
Sheet No: \_\_\_\_\_

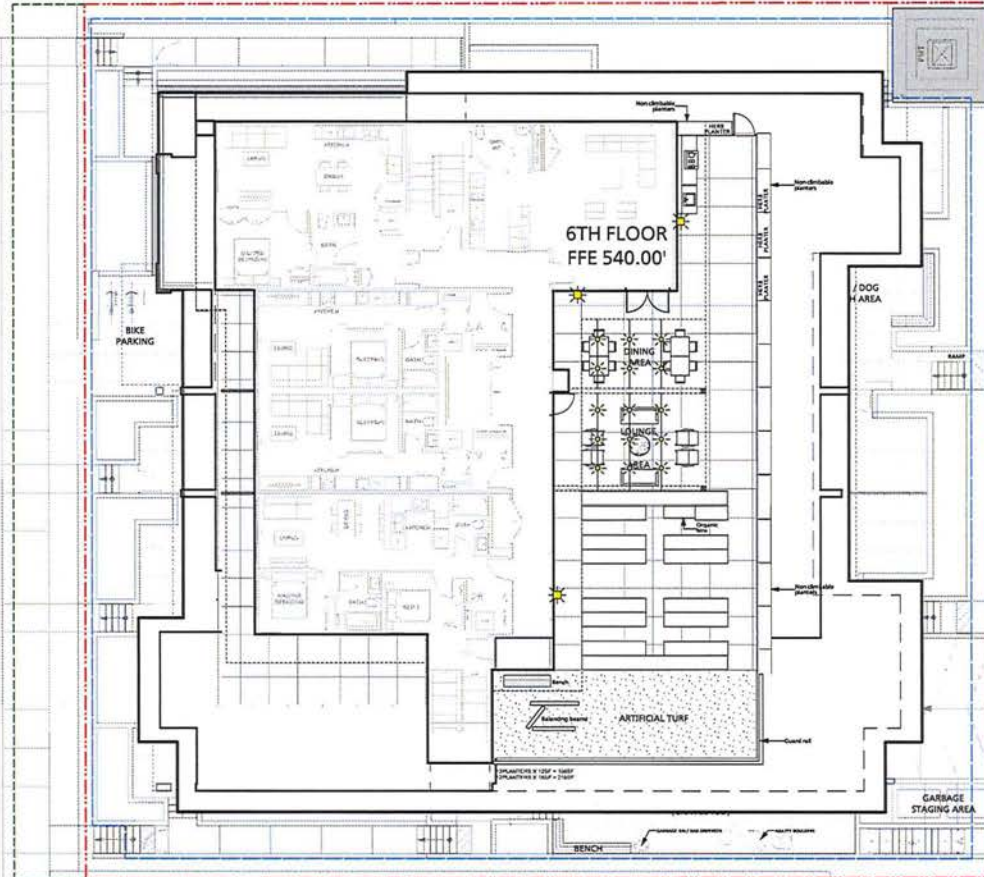
**L1.0B**





3-STORY BUILDING

LONSDALE AVENUE



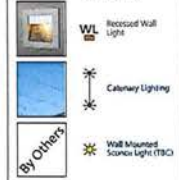
6TH FLOOR  
FFE 540.00'

LANE

2-STORY BUILDING

2750 LONSDALE AVENUE  
2-STORY BUILDING

**Legend:**



Note: final Landscape Lighting Plan in conjunction with Architectural and Electrical drawings.

**P+A**  
Landscape Architecture  
Site Planning  
R. Kim Perry & Associates Inc.  
112 East Broadway  
Vancouver, BC V6T 1Y4  
T 604 738 4118  
F 604 738 4110  
www.perryandassociates.ca

3 Re - Issued for DP 2021/05/21  
2 Issued for ADP 2021/03/31  
Presentation  
1 Issued for Re-zoning and Development Permit 2020/11/05  
Revision No. Date

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**Adera Projects Ltd.**



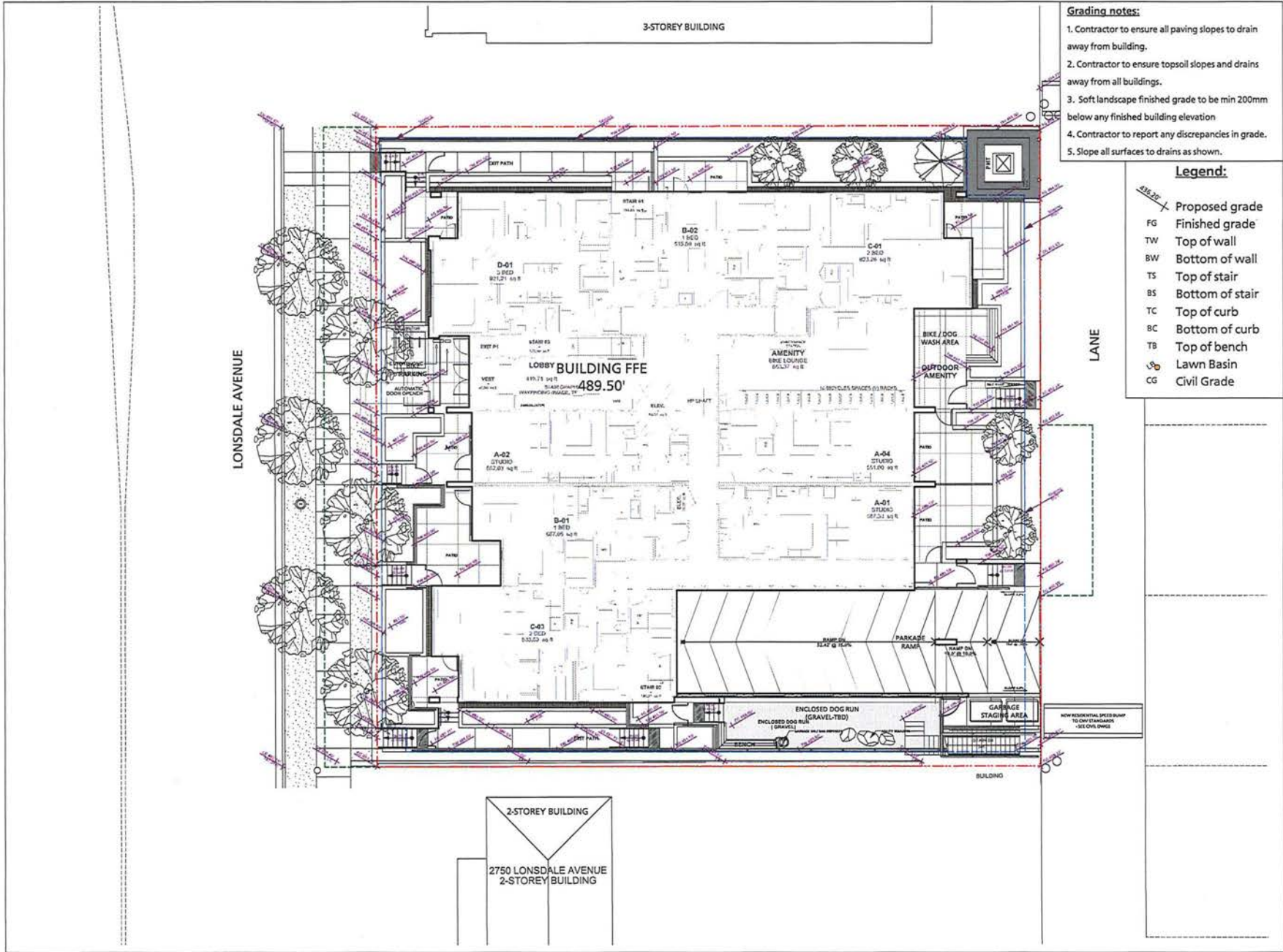
Project Title:  
**Rental Development**  
2762 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:  
**Landscape Roof Lighting Plan**

Project No: 101  
Drawn By: EML  
Checked By: MP  
Scale: 1/8" = 1'-0"  
Job No: 20-076  
Sheet No:

**L1.1B**





- Grading notes:**
1. Contractor to ensure all paving slopes to drain away from building.
  2. Contractor to ensure topsoil slopes and drains away from all buildings.
  3. Soft landscape finished grade to be min 200mm below any finished building elevation
  4. Contractor to report any discrepancies in grade.
  5. Slope all surfaces to drains as shown.

**Legend:**

	Proposed grade
	Finished grade
	Top of wall
	Bottom of wall
	Top of stair
	Bottom of stair
	Top of curb
	Bottom of curb
	Top of bench
	Lawn Basin
	Civil Grade

**P+A**  
 Landscape Architecture  
 Site Planning  
 112 East Broadway  
 Vancouver, BC V5Y 1A4  
 T 604 728 4718  
 F 604 728 4715  
 www.perryandassociates.ca

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Client: **Adera Projects Ltd.**



Project Title: **Rental Development**  
 2762 Lonsdale Avenue  
 North Vancouver, BC

Drawing Title: **Landscape Ground Floor Grading Plan**

Project North	Drawn By: EML
	Checked By: MP
Scale: 1/8" = 1'-0"	Job No: 20-076
Sheet No:	

**L2.0**



2762 Lonsdale Avenue  
North Vancouver, BC

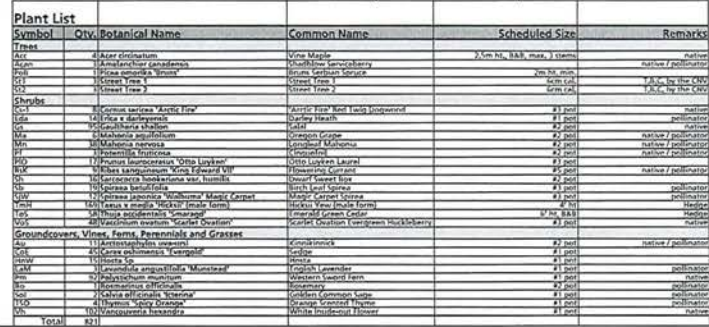
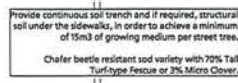
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Project No: \_\_\_\_\_ Drawn By: \_\_\_\_\_

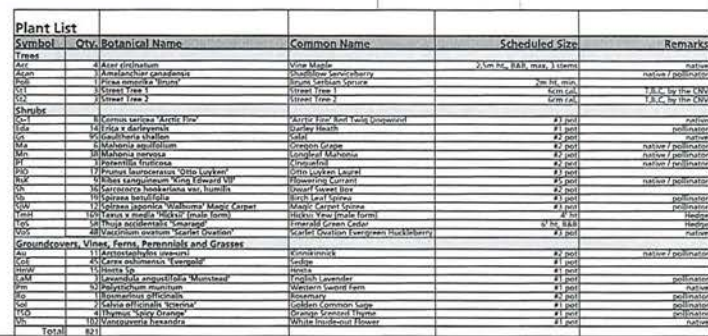
Scale:  $1/8" = 1'-0"$  Job No.: 20-076

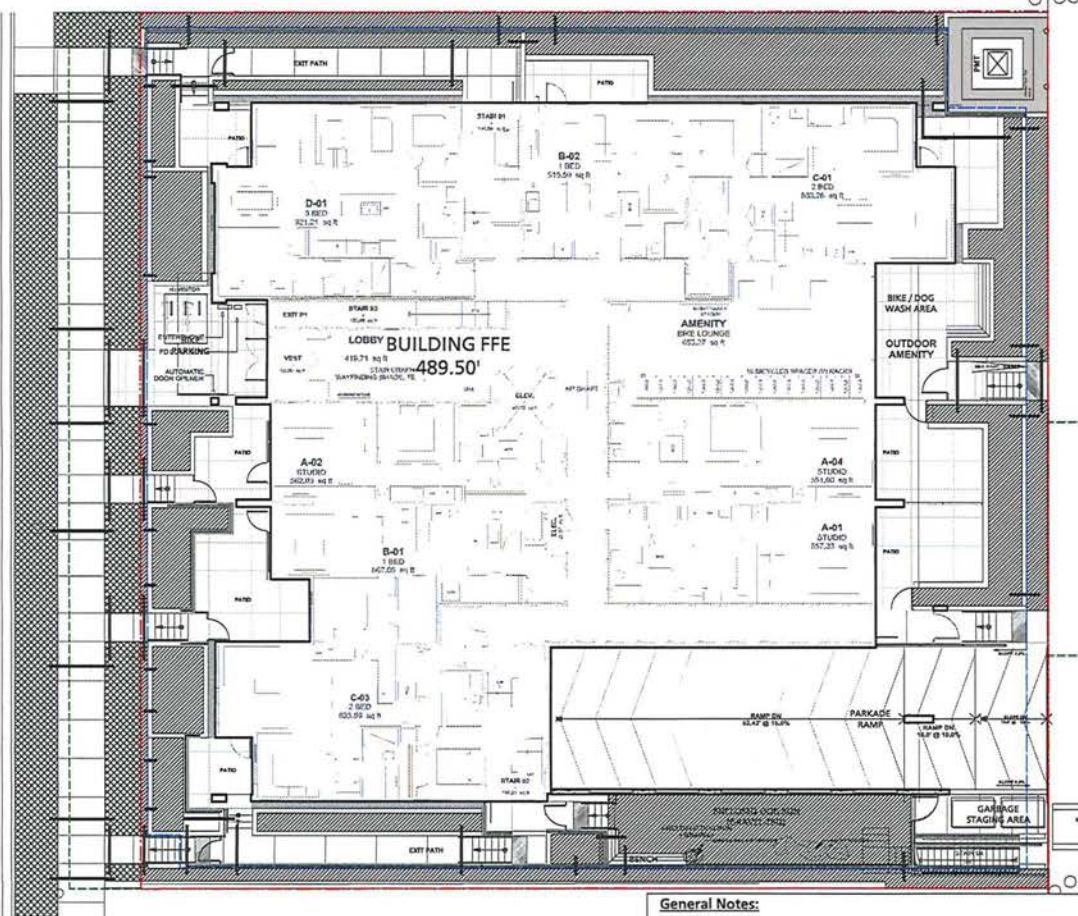
Sheet No.: \_\_\_\_\_

L3.0A







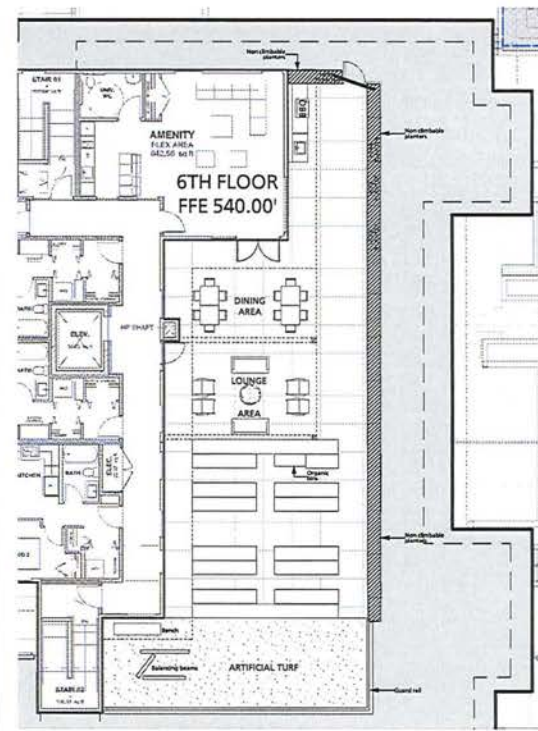


1 GROUND FLOOR - SCHEMATIC IRRIGATION PLAN  
1/8" = 1'-0"

2-STOREY BUILDING

#### General Notes:

1. The irrigation contractor to provide a complete and functioning design-build sprinklers irrigation system designed to meet 50% potable water use reduction.
2. The irrigation contractor shall confirm on site the locations of the stub-outs provided by the Mechanical contractor.
3. The Electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
4. The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
5. Provide rain sensor on system, location to be determined.
6. Flow thru all piping not to exceed 5ft/sec.
7. Irrigation contractor to ensure all sleeves, conduits and location of the rain sensor are coordinated with general contractor.
8. The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
9. The irrigation system shall be installed as per the landscape architect's specifications and IABC standards or better.
10. The mechanical contractor shall install the double check valve and a blow out connection in the water entry room and run supply lines to all stub out locations. See plans.
11. The irrigation contractor shall provide irrigation system for all street trees and boulevard to City of North Vancouver standards.
12. The irrigation contractor to submit shop drawings including proof of 50% potable water use reduction for approval prior to installation.
13. The irrigation contractor to provide as-built drawings following construction.
14. All Irrigation heads to be "Rainbird" brand.



2 ROOF - SCHEMATIC IRRIGATION PLAN  
1/8" = 1'-0"

#### Off-site irrigation:

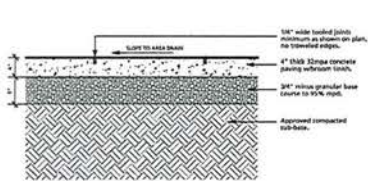
-All off-site irrigation system to be on a separate controller than the on-site irrigation system. Off-site irrigation system controller to be accessible and not within the building/strata. All-offsite system to include inground shut off valve.

-Civil to provide irrigation chamber with backflow preventer and area drain connected to storm at bottom of chamber.

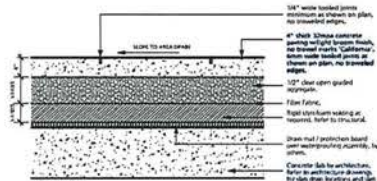
#### Legend:

- |  |  |  |
|--|--|--|
|  | 2828 sqft                                    | On site area to be covered by automated irrigation.  |
|  | 1274 sqft                                    | Off site area to be covered by automated irrigation. |
|  | Irrigation Sleeve.                           |  |
|  | Stub Out: 1.5" Threaded copper pipe. 35 GMP. |  |

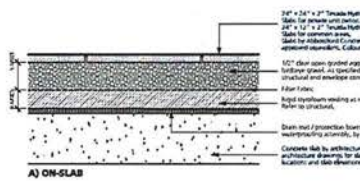




1  
1/5.0  
1\"/>



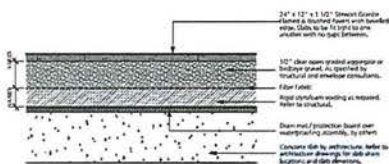
B) ON-SLAB



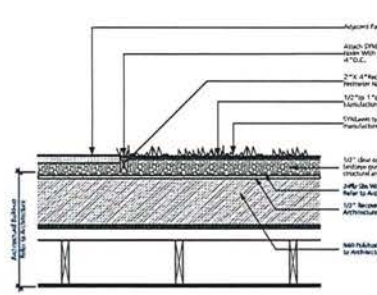
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1/5.0  
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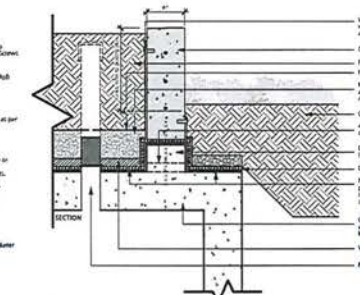
B) ON-ROOF



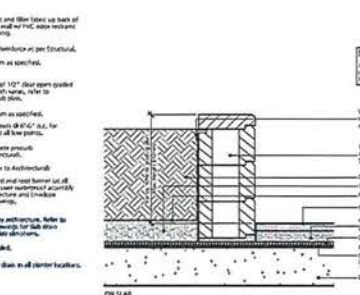
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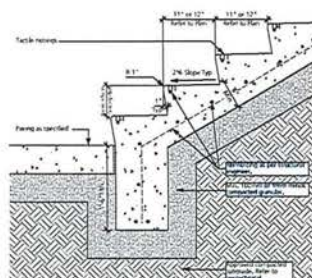
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1/5.0  
1\"/>



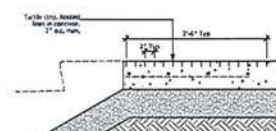
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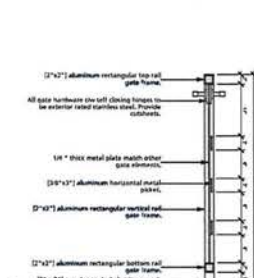
6  
1/5.0  
1\"/>



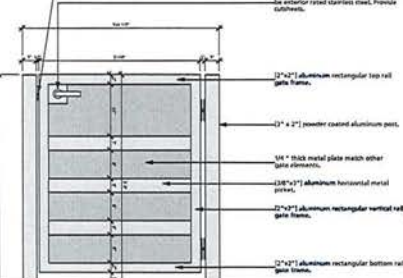
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1/5.0  
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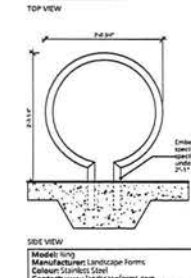
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1/5.0  
1\"/>



9  
1/5.0  
1\"/>



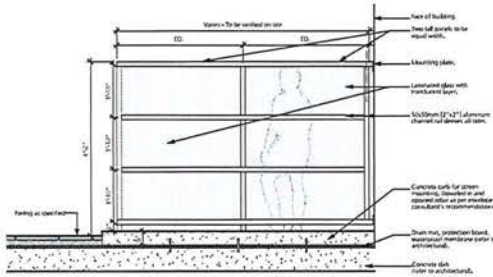
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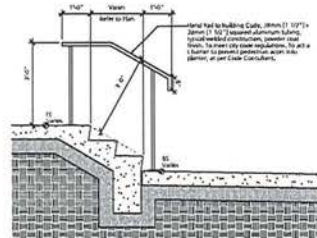
10  
1/5.0  
1\"/>

**ALL METALWORK NOTES:**  
- ALL METAL TO BE POWDER-COATED ALUMINUM UNLESS OTHERWISE SPECIFIED.  
- ALL WELDS TO BE GRIND SMOOTH.  
- ALL MEASUREMENTS TO BE VERIFIED ON SITE WITH AS BUILT CONDITIONS PRIOR TO FABRICATION.  
- METALWORK MANUFACTURER TO COORDINATE WITH GENERAL CONTRACTOR REGARDING GASKET ATTACHMENT, SOME FRAMES/GATES ARE TO BE SECURED TO TOP OF CONCRETE WALLS AND SOME ARE TO BE SECURED TO INDIVIDUAL CONCRETE FOOTINGS.  
- ALL ATTACHMENTS, END CAPS, AND OTHER COMPONENTS ARE TO MATCH COLOR.  
- CONTRACTOR TO PROVIDE FINISHED GASKET DRAWINGS FOR ALL METAL COMPONENTS WITH FINISHES, CONNECTIONS, HARDWARE, AND FOOTING TYPE, AND SUBMIT FOR APPROVALS PRIOR TO FABRICATION.  
- LANDSCAPE ARCHITECT TO BE INFORMED OF METALWORK AND ALL INFORMATION ON SITE FOR INSPECTION AND COORDINATION.

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Client:  
**Adera Projects Ltd.**  
**50**  
Project Title:  
**Rental Development**  
2762 Lonsdale Avenue  
North Vancouver, BC  
Drawing Title:  
**Landscape Details**  
Project North: Drawn By: EML  
Checked By: MP  
Scale: As Shown Job No.: 20-076  
Sheet No.:  
**L5.0**

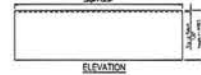


1 PRIVACY SCREEN  
1/2" x 10'

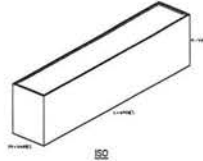


2 HANDRAIL DETAIL  
1/2" x 10'

GREEN  
THEORY  
DESIGN



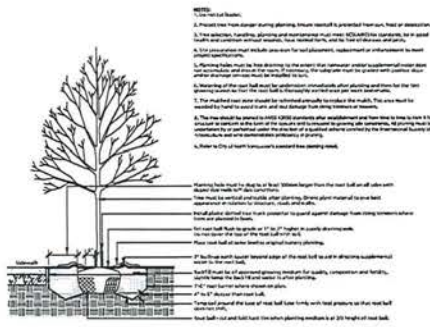
3 ALUMINUM PLANTERS  
1/2" x 10'



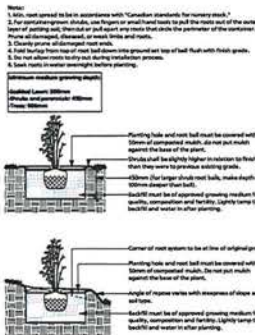
4 ALUMINUM PLANTERS  
1/2" x 10'

**ALL METALWORK NOTES:**  
-ALL METAL TO BE POWDER-COATED ALUMINUM UNLESS OTHERWISE SPECIFIED.  
-ALL WELDS TO BE SMOOTH.  
-ALL MEASUREMENTS TO BE VERIFIED ON SITE WITH AS-BUILT CONDITIONS PRIOR TO FABRICATION.  
-METALWORK MANUFACTURER TO COORDINATE WITH GENERAL CONTRACTOR REGARDING BASE ATTACHMENT, JOINT FINISHES, AND TO BE SECURED TO TOP OF CONCRETE WALLS AND DOWN ANY TO BE SECURED TO INDIVIDUAL CONCRETE FOOTINGS.  
-ALL ATTACHMENTS, END GAPS, AND OTHER COMPONENTS ARE TO MATCH COLOURS.  
-CONTRACTOR TO PROVIDE FINISHED SHOP DRAWINGS FOR ALL METAL COMPONENTS WITH FINISHES, CONNECTIONS, MATERIALS, AND COATING TYPE, AND SUBMIT FOR APPROVAL PRIOR TO FABRICATION.  
-LANDSCAPE ARCHITECT TO BE INFORMED OF METALWORK INSTALLATION ON SITE FOR INSPECTION AND COORDINATION.

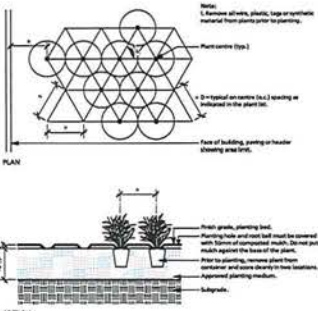
**Model: Modular Planters**  
Supplier: Planters Perfect or Approved Alternate  
Contact: <https://www.greentheorydesign.com/>  
Installation: Install as per manufacturer's specifications



5 TREE PLANTING DETAIL - URBAN BOULEVARD  
1/2" x 10'



6 SHRUB AND GROUNDCOVER PLANTING  
1/2" x 10'



7 BOULEVARD LAWN  
1/2" x 10'



ROOFTOP PATIO WITH OUTDOOR FURNITURE AND CONCRETE PAVERS



ARTIFICIAL TURF IN KIDS PLAY AREA



ALUMINUM PLANTERS



CATENARY LIGHTING



CIP CONCRETE PAVING



BIKE RACK

8 PRECEDENT IMAGES  
1/2" x 10'

**P+A**  
Landscape Architecture  
112 East Broadway  
Vancouver, BC V6T 1V6  
T 604 278 4118  
F 604 278 4119  
[www.pandaplanning.com](http://www.pandaplanning.com)

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2 Issued for ADP Presentation 2021/03/31  
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Revision No. Date

**ADORA Projects Ltd.**

**ADORA 50**

Project Title:  
**Rental Development**  
2762 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:  
**Landscape Details**

Project No.:  
Drawn By: EML  
Checked By: MP  
Scale: As Shown Job No.: 20-076  
Sheet No.:  
**L5.1**



## 2762 Lonsdale Ave Rezoning Application – Lonsdale Adera Projects Ltd.

### Virtual Developer Information Session (DIS) Summary Report

**Event Date:** Wednesday, January 27, 2021  
**Time:** 6:00pm – 7:45pm  
**Location:** Online Zoom Webinar  
**Attendance:** 15 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 emails were submitted prior to the DIS and 1 phone call was received.  
 6 comment forms and 1 email were 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:

Invitation Flyers

DIS Invitation flyers were delivered to 237 addresses within a 40m radius of the site, provided by the City of North Vancouver. Of these, six flyers were returned 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, January 13th, 2021 and Wednesday, January 20th, 2021. A copy of the ad is included in Appendix A: Notification.

Notification Sign

Two DIS notification signs were erected on the site on January 13, 2021. Photos of the installed site signs are included in Appendix A: Notification.

**Attendance:**

15 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:

- Emily Macdonald, Planner 1

**Project Team:**

- 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 90 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. Three (3) emails and one telephone call were received by Adera prior to the DIS. Six (6) comment forms and one (1) email were submitted after the DIS.

The key themes of the questions during the Developer Information Session related to the impact of construction and shadowing on the surrounding area, namely traffic and construction impacts, use of and/or changes to the public lane east of the site, and environmental concerns such as potential impacts on a nearby stream. Another key theme was tenant relocation and compensation plans. Other questions included the details of construction, such as the use of mass timber, inclusion of EV charging stations, and number of bicycle and parking stalls. Several questions were asked about the development and construction process and anticipated length of each phase. Support was expressed for new rental housing stock in the City of North Vancouver.

Email correspondence included questions from existing tenants asking about relocation plans, anticipated rental rates, right of first refusal for units in the new project, storage, as well as the possibility of obtaining subsidized or discounted rents. Other questions included whether the project will be connected to the Lonsdale Energy Corp, the number of parking stalls, and proposed traffic mitigation measures. Concerns were raised regarding the environmental plan with respect to the nearby



stream, as well as about the scale of the project in terms of number of units and height, and the potential for blocking sunlight or views for neighbouring properties.

Comment forms included questions about storage options, BC Hydro power poll location, changes to and use of the laneway, proximity to the stream, stormwater management and suggestions to increase the number of parking stalls. Concern was raised that the proposed height and density exceeds the intention of the Official Community Plan for mid- and low-rise buildings in this area. Support was expressed for the west coast design of the project, as well as the bike policy, amenity areas, and EV charging stations. A suggestion was made for more frequent transit service along Lonsdale to accommodate increasing density.

**Comment Sheet and Email Summary:**

Participants were invited to submit comments during a five-day response period after the DIS meeting. Four (4) emails were received prior to the DIS and six (6) comment forms and three (3) emails were submitted following the DIS. These are submitted as a separate Appendix (C).

**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. 237 DIS notification flyers were distributed by mail to the surrounding community, and fifteen (15) 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. A total of six (6) comment forms and seven (7) e-mails were submitted 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.

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# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8874

### 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. 8874**” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740).
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-740 (Comprehensive Development 740 Zone):

Lots	Block	D.L.	Plan	
P	238	545	13125	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-739 Comprehensive Development 739 Zone”:

“CD-740 Comprehensive Development 740 Zone”

- B. Adding the following to Section 1101, thereof, after the “CD-739 Comprehensive Development 739 Zone”:

“CD-740 Comprehensive Development 740 Zone”

In the CD-740 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:

Rental Apartment Residential Use;

- (2) Gross Floor Area:

- (a) The maximum Gross Floor Area is 1.6 Floor Space Ratio (FSR);

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

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
Rental Housing	100 percent secured rental apartment units	Maximum 1,292 square metres (13,905 square feet)	As per OCP Policy Section 2.2.1

Such that the total effective on-site Gross Floor Area is not to exceed 2.4 FSR;

- (3) Lot Coverage:

The Principal Building shall not exceed a Lot Coverage of 52 percent;

- (4) Section 510(3), Building Width and Length, shall be waived;

- (5) Siting:

The Principal Building shall be sited not less than:

- (a) 3.05 metres (10 feet) from a Front Lot Line;
- (b) 3.66 metres (12 feet) from a Rear or Interior Side Lot Line;

- (6) Building Height:

The Principal Building shall not exceed a Height of 17.1 metres (56 feet) as measured from the average Building Grades at the north property line;

- (7) Off-Street Parking and Short-Term and Secure Bicycle Parking shall be provided in conformity with the requirements of Division IV, Parts 9, and 10A, except that:

- (a) A total of 48 Vertical Bicycle Parking Spaces may be counted towards the required Secure Bicycle Parking;

- (8) A building constructed on the lot shall achieve an energy efficiency of Step 3 or better, subject to Section 419;



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

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

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

APPROVED pursuant to section 52(3)(a) of the *Transportation Act* on the <> day of <>, 2021.

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

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

---

MAYOR

---

CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8875

**A Bylaw to enter into a Housing Agreement (2762 Lonsdale 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. 8875**” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Red Upper Lonsdale Projects Ltd. with respect to the lands referenced as 2762 Lonsdale Avenue, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740).
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.

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MAYOR

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CORPORATE OFFICER

## PART 2 - TERMS OF INSTRUMENT

### RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

**THIS AGREEMENT** dated for reference the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BETWEEN:

**RED UPPER LONSDALE PROJECTS LTD., INC. NO. BC1269776**

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 *Local Government Act* and  
having its offices at 141 West 14th Street, North Vancouver,  
British Columbia, V7M 1H9

(the "City")

#### WHEREAS:

- A. The Owner is the registered owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the *Community Charter*, SBC 2003, c. 26.
- C. Section 219 of the *Land Title Act*, RSBC 1996, c. 250 permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant;
- D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.
- E. The City has enacted a bylaw authorizing this Agreement.
- F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

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



## 1. DEFINITIONS

- (a) **“Act”** means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) **“Affordable Rent”** means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the “Private Apartment Average Rents” for the corresponding bedroom type in the City of North Vancouver as established by CMHC’s Housing Market Information Portal for the year the tenancy is entered into;
- (c) **“Agreement”** means this agreement as amended from time to time;
- (d) **“Commencement Date”** has the meaning set out in section 2.1 herein;
- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“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: 008-729-115  
Lot P  
Block 238  
District Lot 545  
Plan 13125;
- (j) **“Mid-Market Rental Units”** means the 6 Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (k) **“Market Rental Units”** means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;
- (l) **“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 60 Dwelling Units, of which 54 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. 8874”;
- (q) “**Section 219 Covenant**” means a covenant pursuant to Section 219 of the *Land Title Act*;
- (r) “**Tenancy Agreement**” means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit; and
- (s) “**Term**” has the meaning set out in section 2.1 herein.

## 2. TERM

- 2.1 This Agreement will commence upon adoption by the City’s Council of “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, 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. SECTION 219 COVENANT

- 3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, RSBC 1996, c. 250 that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that 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 Rental Units in 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 pursuant to a Tenancy Agreement.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building shall be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.



- 3.3 Pursuant to section 219(6) of the *Land Title Act*, RSBC 1996, c. 250 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, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;
  - (b) the Owner's default under this Agreement; and
  - (c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.

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

- 4.1 The unit mix for Rental Units in the Residential Building shall be no fewer than 9 three-bedroom units, 11 two-bedroom units, 19 one-bedroom units and 21 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.

#### **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.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.



- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

## **7. LIABILITY**

- 7.1 Except for the negligence 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 14<sup>th</sup> Street  
North Vancouver, British Columbia  
V7M 1H9  
**Attention: Director, Planning**  
Facsimile: 604.985.0576

The Owner: Red Upper Lonsdale 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. 8875".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.
- 9.8 This Agreement can be signed in counterpart.

IN WITNESS OF THIS AGREEMENT the City and the Owner have executed this Agreement by signing the "Form C – General Instrument – Part 1" or "Form D – Executions Continued" attached hereto.



## **NOTICE OF MOTION**

20. Rent to Own Housing Model – File: 10-5040-08-0001/2021

Submitted by Mayor Buchanan and Councillor Girard

### **RECOMMENDATION:**

WHEREAS a key priority of the City of North Vancouver (City) Council is to provide a diverse housing supply that meets the needs of all residents;

WHEREAS the City is a partner with other levels of government, community agencies and the private sector to deliver housing;

WHEREAS regional and provincial housing trends have pushed market housing beyond the reach of many working households in Metro Vancouver;

WHEREAS despite the job opportunities within the City having grown, homeownership within the City is increasingly unattainable for moderate to middle-income households;

WHEREAS rental vacancy rates are at historic lows and the cost of renting is high, making it difficult for moderate to middle-income earners to save for a down payment;

WHEREAS the City has been exploring through the Balanced Housing Lab project innovative solutions to address the housing challenges facing middle-income earners;

WHEREAS new innovative housing models, such as rent to own, are being explored by the private sector and the public sector through BC Housing;

WHEREAS a private development within the City with 8 rent to own units has over 800 people expressing interest;

THEREFORE BE IT RESOLVED THAT staff be directed to explore the Rent To Own Model working with the private sector (development industry and financial institutions) and report back to Council with recommendations on how this model could apply to the City to increase home ownership for moderate to middle-income earners.