



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,
HELD ELECTRONICALLY FROM CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, SEPTEMBER 27, 2021 AT 5:30 PM**

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

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, September 27, 2021

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, September 21, 2021

PROCLAMATIONS

International Day of Older Persons – October 1, 2021

Breastfeeding Week – October 1 to 7, 2021

Truth and Reconciliation Week and Truth and Reconciliation Day –
September 27, 2021 to October 1, 2021 and September 30, 2021

PUBLIC INPUT PERIOD

CONSENT AGENDA

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

BYLAWS – ADOPTION

- *3. "Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866"
(Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue)
- *4. "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876"
(2021 Capital Plan Funding)

PRESENTATION

North Shore Wastewater Treatment Plant Program – Cheryl Nelms, General
Manager, Project Delivery, Metro Vancouver

PUBLIC HEARING – 1220 St. Georges Avenue

BYLAWS – THIRD READING

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

PUBLIC HEARING – Open Appendage / Retractable Balcony Enclosure

BYLAWS – THIRD READING

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863”
(Open Appendage / Retractable Balcony Enclosure)
8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8849”
(Karl Wein / Bradbury Architecture, 261-263 West 6th Street, CD-736)

REPORT

9. Housing Agreement: 145-153 East 4th Street (Barry Savage / Integra Architecture Inc.)

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “Housing Agreement Bylaw, 2021, No. 8872” (Barry Savage / Integra Architecture
Inc., 145-153 East 4th Street, CD-732, Rental Housing Commitments)

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, September 27, 2021

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, September 21, 2021

PROCLAMATIONS

International Day of Older Persons – October 1, 2021

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Truth and Reconciliation Week and Truth and Reconciliation Day –
September 27, 2021 to October 1, 2021 and September 30, 2021

PUBLIC INPUT PERIOD

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

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

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

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

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

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

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

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

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

CONSENT AGENDA

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

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAWS – ADOPTION

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

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

END OF CONSENT AGENDA

PRESENTATION

North Shore Wastewater Treatment Plant Program – Cheryl Nelms, General
Manager, Project Delivery, Metro Vancouver

PUBLIC HEARING – 1220 St. Georges Avenue – 5:30 pm

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835” (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) and “Housing Agreement Bylaw, 2021, No. 8864” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential (RM-1) Zone to a Comprehensive Development 733 (CD-733) Zone to permit the development of a 6-storey, 58 market rental unit apartment building, over one level of underground parking for 32 vehicles. The proposed density is 2.59 times the lot area.

Bylaw Nos. 8835 and 8864 to be considered under Items 5 and 6.

AGENDA

Staff presentation
Applicant presentation
Representations from the public
Questions from Council
Motion to conclude the Public Hearing

BYLAWS – THIRD READING

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

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835” (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) be given third reading.

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

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2021, No. 8864” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments) be given third reading.

PUBLIC HEARING – Open Appendage / Retractable Balcony Enclosure (following Item 6)

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863” (Open Appendage / Retractable Balcony Enclosure) would remove limits on the maximum floor area for balconies on larger developments. The bylaw would also allow for certain enclosure systems (clear glazing) to be installed around balconies on all scales of development. The amendment has been prepared as the result of a review of current zoning regulations, with an aim of reducing barriers to enclosure systems that have proven to achieve more livable balcony area for residents, with minimal impacts on the overall building design and appearance.

Bylaw No. 8863 to be considered under Item 7.

AGENDA

Staff presentation
Representations from the public
Questions from Council
Motion to conclude the Public Hearing

BYLAWS – THIRD READING

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863”
(Open Appendage / Retractable Balcony Enclosure)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863”
(Open Appendage / Retractable Balcony Enclosure) be given third reading.

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

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8849”
(Karl Wein / Bradbury Architecture, 261-263 West 6th Street, CD-736) be given third reading.

Public Hearing waived.

REPORT

9. Housing Agreement: 145-153 East 4th Street (Barry Savage / Integra Architecture Inc.) – File: 08-3400-20-0013/1

Report: Development Planner, September 15, 2021

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated September 15, 2021, entitled “Housing Agreement: 145-153 East 4th Street (Barry Savage / Integra Architecture Inc.)”:

THAT “Housing Agreement Bylaw, 2021, No. 8872” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732, Rental Housing Commitments) be considered;

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. “Housing Agreement Bylaw, 2021, No. 8872” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2021, No. 8872” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732, Rental Housing Commitments) be given first, second and third readings.

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS

Public Hearings are included as part of a Regular Council agenda and governed by the provisions of the *Local Government Act*.

A Public Hearing is held to allow the public an opportunity to make representations to Council – in person at the Public Hearing or by written submission – on a proposed amendment to the City's Official Community Plan and/or Zoning Bylaw. All persons who believe their interest in property is affected by a proposed bylaw(s) are afforded a reasonable opportunity to be heard, voice concerns or present written submissions regarding matters contained within the bylaw(s).

All written submissions and representations made at the Public Hearing form part of the official public record. Minutes of the Public Hearing and a video recording of the proceedings will be posted on the City's website at cnv.org.

All written submissions must include the person's name and address. If this information is not provided, it cannot be included as part of the public record. Electronic submissions are preferred, and hand-delivered or mailed submissions will also be accepted. The deadline to submit email submissions is 12:00 noon on the day of the Public Hearing. Due to COVID-19, safety quarantine restrictions have been put in place and the deadline for submissions by mail or delivery to City Hall is 4:00 pm on the Friday prior to the Monday Public Hearing (a minimum of one clear day prior to the Public Hearing).

If persons wish to speak at the Public Hearing, we ask that everyone pre-register to be placed on the speaker's list. The pre-registration form is available at cnv.org/PublicHearings, or speakers can pre-register by contacting the Corporate Officer's office. All pre-registrations must be submitted no later than 12:00 noon on the day of the Public Hearing, to allow City staff time to contact all participants and provide them with call-in/online access instructions.

Comments from the public must specifically relate to the proposed bylaw(s). Speakers are asked to avoid repetitive comments and not to divert to other matters.

Speakers will be asked to confirm their name and address for the record and will be provided one, 5-minute opportunity to present their comments. There will be no opportunity to speak a second time. After all persons who have pre-registered have spoken, the Mayor (Chair) will ask if anyone else from the public has new information to provide. Speakers who have not pre-registered will also have an opportunity to provide input at cnv.org/PublicHearings. Call-in details will be displayed on-screen at the Public Hearing (watch web livestream). Once all registered speakers have provided input, the Mayor will call for a recess to allow additional speakers time to phone in.

Continued...



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS (continued)

Everyone will be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known. The City asks for everyone's patience during the electronic Public Hearing.

Procedural rules for the conduct of the Public Hearing are set at the call of the Chair and Council's main function is to listen to the views of the public regarding the change of land use in the proposed bylaw(s). It is not the function of Council to debate the merits of an application with speakers. Questions from members of the public and Council must be addressed through the Chair.

Once the Public Hearing concludes, no further information or submissions can be considered by Council.

Following adjournment of the Public Hearing, the Regular meeting reconvenes and the Zoning and/or Official Community Plan bylaw amendment(s) are discussed and debated by members of Council, followed by consideration of third reading of the bylaw(s).

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**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD
ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH
VANCOUVER, BC, ON **TUESDAY, SEPTEMBER 21, 2021****

PRESENT

COUNCIL MEMBERS

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

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
L. Sawrenko, Director, Finance
D. Van Heerden, Manager, Financial Planning
H. Reinhold, Deputy Director, Strategic and Corporate Services
B. Lightfoot, Manager, Real Estate
M. Epp, Director, Planning and Development
Y. Zeng, Manager, Development Planning
D. Johnson, Planner
E. Macdonald, Planner
K. Magnusson, Deputy Director, Engineering, Parks and Environment
R. Skene, Director, Community and Partner Engagement
L. Phillips, Public Art Officer, NVRCC

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

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Valente

1. Regular Council Meeting Agenda, September 21, 2021

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Girard, seconded by Councillor Bell

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

CARRIED UNANIMOUSLY

PROCLAMATIONS

Mayor Buchanan declared the following proclamations:

Rail Safety Week – September 20 to 26, 2021 – read by Councillor Back

North Shore Culture Days – September 24 to October 24, 2021 – read by Councillor Girard

PUBLIC INPUT PERIOD

- Robert Overgaard, 2767 Eastern Avenue, North Vancouver, spoke regarding Item 16 – Rezoning Application: 2762 Lonsdale Avenue.

CONSENT AGENDA

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT Items 3 and 4 be removed from the “Consent Agenda” and the remaining recommendation listed within the “Consent Agenda” be approved.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

CORRESPONDENCE

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

Re: Metro Vancouver – Board in Brief

Moved by Councillor Valente, seconded by Councillor McIlroy

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

(CARRIED UNANIMOUSLY)

END 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 13th Street, Permitted Height Change)

Moved by Councillor Girard, seconded by Councillor Back

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

CARRIED UNANIMOUSLY

BYLAWS – ADOPTION – Continued

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

Moved by Councillor Girard, seconded by Councillor Back

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

CARRIED UNANIMOUSLY

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

Moved by Councillor Girard, seconded by Councillor Valente

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.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

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

Moved by Councillor Girard, seconded by Councillor Valente

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

CARRIED UNANIMOUSLY

Moved by Councillor Girard, seconded by Councillor Valente

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

CARRIED UNANIMOUSLY

REPORTS

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

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

Moved by Councillor Valente, seconded by Councillor Bell

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 1st Street and St. Andrews Avenue at East 3rd 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.

CARRIED UNANIMOUSLY

REPORTS – Continued

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

Moved by Councillor Bell, seconded by Councillor McIlroy

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 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.

CARRIED UNANIMOUSLY

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)

Moved by Councillor Bell, seconded by Councillor McIlroy

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 and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Councillor McIlroy

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 third reading.

CARRIED UNANIMOUSLY

REPORT

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

Report: Development Planner, September 8, 2021

Moved by Councillor Back, seconded by Councillor Bell

PURSUANT to the report of the Development Planner, dated September 8, 2021, entitled “Rezoning Application: 705 West 3rd 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 3rd 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 3rd 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.

CARRIED

Mayor Buchanan is recorded as voting contrary to the motion.

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 3rd Street, CD-735)

Moved by Councillor Back, seconded by Councillor Bell

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

CARRIED

Mayor Buchanan is recorded as voting contrary to the motion.

BYLAWS – FIRST AND SECOND READINGS – Continued

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

Moved by Councillor Back, seconded by Councillor Bell

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

CARRIED

Mayor Buchanan is recorded as voting contrary to the motion.

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

Moved by Councillor McIlroy, seconded by Councillor Valente

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*.

CARRIED UNANIMOUSLY

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)

Moved by Councillor McIlroy, seconded by Councillor Valente

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.

CARRIED UNANIMOUSLY

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

Moved by Councillor McIlroy, seconded by Councillor Valente

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.

CARRIED UNANIMOUSLY

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)

Moved by Councillor McIlroy, seconded by Councillor Valente

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.

CARRIED UNANIMOUSLY

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

Moved by Councillor McIlroy, seconded by Councillor Valente

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.

CARRIED UNANIMOUSLY

NOTICE OF MOTION

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

Submitted by Mayor Buchanan and Councillor Girard

Moved by Mayor Buchanan, seconded by Councillor Girard

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;

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.

CARRIED UNANIMOUSLY

COUNCIL INQUIRIES / REPORTS

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Councillor Valente advised of his intent to bring forward a Notice of Motion on Construction Noise and Mitigation Measures at an upcoming Regular Council meeting.

RECESS TO CLOSED SESSION

Moved by Councillor Back, seconded by Councillor Valente

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].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 6:36 pm and reconvened at 8:47 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

20. Land/Legal Matter – File: 13-6520-20-0021/1

Report: Director, Planning and Development, September 9, 2021

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Director, Planning and Development, dated September 9, 2021, regarding a land/legal 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 Director, Planning and Development, dated September 9, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

21. Land Matter – File: 02-0890-20-0044/1

Report: Manager, Real Estate, September 7, 2021

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Manager, Real Estate, dated September 7, 2021, regarding a land matter:

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

AND THAT the wording of the recommendation and the report of the Manager, Real Estate, dated September 7, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

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

22. Proposed Service – File: 08-3400-20-0046/1

Report: Planner 2, September 8, 2021

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Planner 2, dated September 8, 2021, regarding a proposed service:

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 Planner 2, dated September 8, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

23. Land/Legal Mater – File: 01-0400-60-0006/2021

Report: Chief Financial Officer/Director, Finance, dated September 20, 2021

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Chief Financial Officer/Director, Finance, dated September 20, 2021, regarding a land/legal matter:

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

AND THAT the report of the Chief Financial Officer/Director, Finance, dated September 20, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Bell, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:48 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

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Office of the Mayor
CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

INTERNATIONAL DAY OF OLDER PERSONS

Whereas the 31st Anniversary of the United Nations International Day of Older Persons celebrates the importance of the Universal Declaration of Human Rights and reaffirms the commitment to promoting the full and equal enjoyment of all human rights and fundamental freedoms by older persons;

Whereas individuals are reaching an advanced age in greater numbers and are in better health than ever before, and scientific research is disproving many stereotypes about inevitable and irreversible declines with age;

Whereas the United Nations Principles for Older Persons, adopted in 1991, promotes independence, participation, care, self-fulfillment and dignity;

And Whereas The City of North Vancouver recognizes and appreciates the many contributions that older persons make to our community, and wishes to recognize this year's theme "Digital Equity for All Ages";

Now Therefore I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **October 1, 2021** as the **International Day of Older Persons** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, September 27, 2021

Linda C. Buchanan

Mayor Linda Buchanan



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

BREASTFEEDING WEEK

Whereas

we respect the importance of informed choices and optimal feeding practices by protecting, promoting and supporting breastfeeding as the ideal nutrition for healthy infants and promoting the health of women;

Whereas

Breastfeeding Week celebrates breastfeeding and milk-banking, and demonstrates promotion, protection and support for breastfeeding women and their families;

And Whereas

this week encourages community discussion about issues related to breastfeeding and donor milk banking, since its inception in 2001, and has provided a focus for health promotion around human milk and the key role that breastfeeding plays in the health of a community;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **October 1 to 7, 2021**, as **Breastfeeding Week** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, September 27, 2021

Mayor Linda Buchanan



Office of the Mayor
CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

TRUTH AND RECONCILIATION WEEK AND DAY

- Whereas* from September 27 to October 1, Canadians will be provided the opportunity to deepen their understanding of Indigenous history and advancing reconciliation;
- Whereas* the City of North Vancouver values Indigenous lives and is committed to strengthening its relationships with First Nations, Metis and Inuit peoples;
- Whereas* the City of North Vancouver recognizes that public commemoration of the history and legacy of residential schools remains a vital component of reconciliation;
- Whereas* the Truth and Reconciliation Commission's Call to Action #80 called on the Federal government to establish, as a statutory holiday, a National Day for Truth and Reconciliation to honour survivors of residential schools, their families and communities;
- Whereas* the government of Canada and the Province of British Columbia marked September 30 as a day of public commemoration and reflection;
- And Whereas* the City of North Vancouver Council identified Equity, Diversity, Inclusion and Reconciliation as essential components to the City's vision of being the Healthiest Small City in the World;
- Now Therefore* I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **September 27, 2021 to October 1, 2021 as Truth and Reconciliation Week** and **September 30, 2021 as Truth and Reconciliation Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, September 27, 2021

Linda C. Buchanan

Mayor Linda Buchanan

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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 21st day of September, 2021.

READ a second time on the 21st day of September, 2021.

READ a third time on the 21st day of September, 2021.

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

MAYOR

CORPORATE OFFICER

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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 21st day of September, 2021.

READ a second time on the 21st day of September, 2021.

READ a third time on the 21st day of September, 2021.

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

MAYOR

CORPORATE OFFICER

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Rendering of the North Shore Wastewater Treatment Plant

North Shore Wastewater Treatment Plant Program

PRESENTATION TO CITY OF NORTH VANCOUVER CITY COUNCIL

Cheryl Nelms, P.Eng., PhD.

General Manager, Project Delivery

City of North Vancouver City Council Meeting - Closed: September 27, 2021

47830868

metrovancouver

Metro Vancouver Liquid Waste System



metrovancouver

NORTH SHORE WASTEWATER TREATMENT PLANT PROGRAM

Three projects working together to treat wastewater for the growing population on the North Shore and meet regulatory requirements



NORTH SHORE WASTEWATER TREATMENT PLANT PROGRAM

Comprised of three projects:

Wastewater Treatment Plant	Conveyance Project	Design for Decommissioning
<ul style="list-style-type: none"> Wastewater treatment plant District energy Tertiary treatment ~36% complete Contractual completion date: Sept 2023 	<ul style="list-style-type: none"> Pump station and pipes Pump Station: ~98% complete Piping: ~60% complete Scheduled completion date: <ul style="list-style-type: none"> Pump Station: Nov. 2021 Conveyance Piping: 6 months post completion of treatment plant 	<ul style="list-style-type: none"> Existing treatment plant decommissioning Site rehabilitation



FEATURES OF THE NEW PLANT

- Improve the quality of wastewater released into the Burrard Inlet
- Feature a modern, enclosed design and robust odour control system
- Recover heat for use by the Lonsdale Energy Corporation as an alternative energy source
- Constructed to Leadership in Energy and Environmental Design (LEED) Gold and ENVISION Gold certification standards
- Include a public plaza, education and community meeting spaces



WHY TERTIARY

Better protecting the environment

- Reduces the release of potentially harmful chemicals into sensitive marine environment
- Mitigates and future proofs for regulatory changes
- Reduces future costs (incorporating it now is more affordable than adding it later)
- Reflects public, stakeholder, and First Nation feedback
- Reflects Metro Vancouver's commitment to protecting the environment and strengthening livability for residents

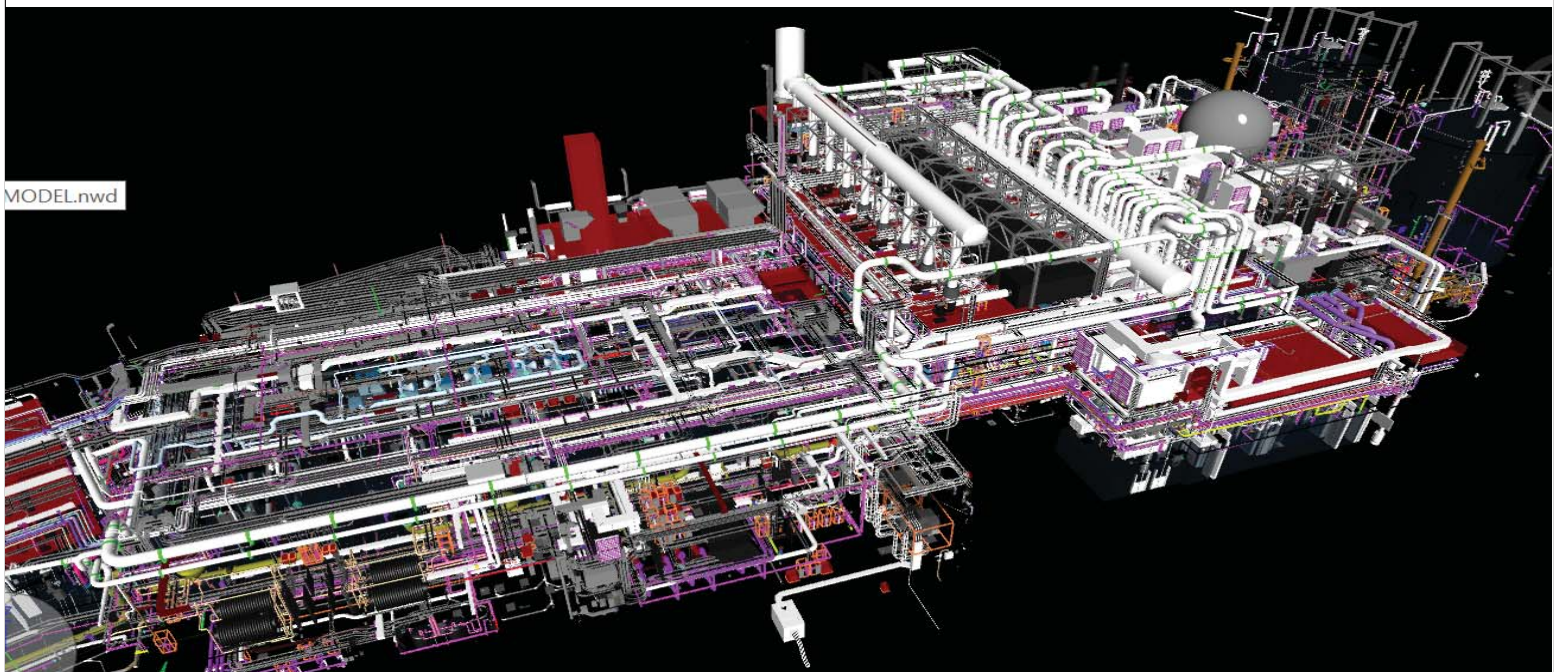


PROJECT COMPLEXITIES

- Unforeseen ground conditions
- Challenging geology
- Hydraulic complications
- Constrained site
- Aggressive schedule
- Urban location



PROJECT COMPLEXITIES



PROGRESS OF DESIGN AND CONSTRUCTION

<https://1drv.ms/u/s!AqEGEGkISxU5ghUR2RtSJLJdn7bO?e=o9MCvV>



metrovancover

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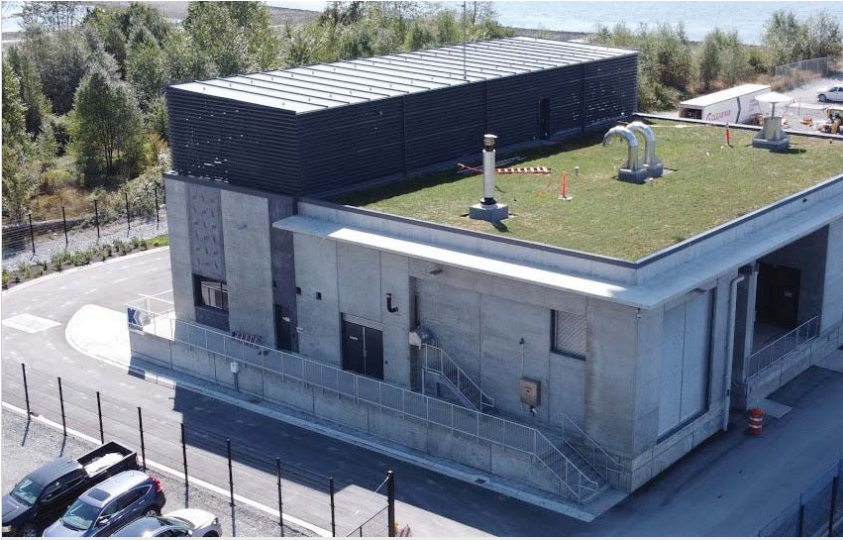


Conveyance Project

New pump station under Lions Gate Bridge

PUMP STATION

Featuring artwork by James Harry,
an artist from Squamish Nation



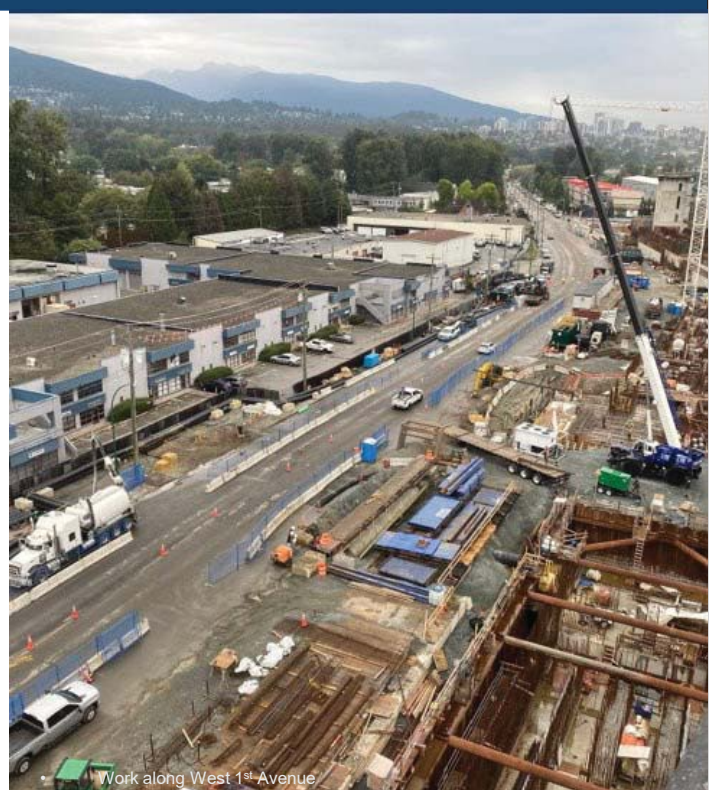
metrovanancouver

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WEST 1ST AVENUE

Nearing completion

- Current work to be completed this fall
- Includes improvements such as a greenway with bike paths and lighting enhancements



Work along West 1st Avenue

metrovanancouver

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North digesters

metrovancouver

UPCOMING WORK

- Prepare for paving on West 1st Street over next 3 months
- Commissioning of new pump station
- Outfall pipe construction continues
- Construction of plant continues

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Thanks

metrovancouver
Together we make our region strong

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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: 1220 ST GEORGES AVENUE (ST.
GEORGES PROJECTS LTD., INC.NO. BC1066028 / INTEGRA
ARCHITECTURE INC.)

Date: July 7, 2021 File No: 08-3400-20-0013/1

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

RECOMMENDATION

PURSUANT to the report of the Development Planner, dated July 7, 2021, entitled "Rezoning Application: 1220 St Georges Avenue (St. Georges Projects Ltd., Inc. / Integra Architecture Inc.):

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) and "Housing Agreement Bylaw, 2021, No. 8864 (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

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

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

ATTACHMENTS

1. Context Map (Doc# [2064193](#))
2. Project Summary Sheet (Doc# [2067208](#))
3. Architectural Plans, dated June 3, 2021 (Doc# [2061442](#))
4. Landscape Plans, dated June 2, 2021 (Doc# [2061444](#))
5. Public Consultation Summary (Doc# [2075962](#))
6. Residential Tenancy Relocation Plan (Doc# [1982961](#))
7. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835"
(Doc# [2051970](#))
8. "Housing Agreement Bylaw No. 8864" (Doc# [2071216](#))

SUMMARY

The purpose of this report is to present, for Council's consideration, a rezoning application for 1220 St Georges Avenue to amend the Zoning Bylaw to permit a six-storey market rental apartment building with 58 units over one level of underground parking.

The proposal would replace the existing 23-unit rental apartment building that was built in the late 1950s.

BACKGROUND

Table 1 – Project Information

Applicant:	Adera Development
Architect:	Integra Architecture Inc.
Official Community Plan Designation:	Residential Level 5 (R5)
Existing Zoning:	Medium Density Apartment Residential 1 (RM-1)
Applicable Guidelines:	None

Site Context and Surrounding Use

The subject property is centrally located in the Central Lonsdale area, at the northeast corner of St. Georges Avenue and East 12th Street (Attachment #1). The site is one block south of the Lions Gate Hospital and east of the Fire Hall. The neighbouring buildings consist mainly of two to three-storey residential apartment buildings. The subject site is within a transition area from the higher density buildings along the Lonsdale Avenue corridor to the lower density buildings toward the east.

The buildings and uses immediately surrounding the subject site are described in Table 2 below.

Table 2. Surrounding Uses

Direction	Address	Description	Zoning
North	1240 E 13 th Street	3 storey apartment building	RM-1
South	1144 St. Georges Avenue	3 storey apartment building	RM-1
East	216 East 12 th Street	3 storey apartment building	RM-1
West	1215 St. Georges Avenue	3 storey apartment building	RM-1

The subject site is one block away from both Lonsdale Avenue and East 13th Street. This is an area that contains many services and employment opportunities, in addition to the frequent transit network along Lonsdale Avenue.

PROJECT DESCRIPTION

The application proposes a 58-unit, six-storey rental apartment building, including a common outdoor rooftop amenity space, all over one level of underground parking for 32 vehicles and 87 secured bicycle stalls (Attachment #3). There is an indoor amenity/bike repair room on the first floor. Of the proposed 58 units, six are proposed as Mid-Market Rental (MMR) units that would be secured through a Housing Agreement for the life of the building. The proposed breakdown of units by type is shown in Table 3 below.

Table 3. Proposed Unit Breakdown

Unit Type	Number of Units	Average Size
Studio	17	43.44 sq. m (467.6 sq. ft.)
1-Bedroom	23	50.77 sq. m (546.5 sq. ft.)
2-Bedroom	12	68.15 sq. m (733.6 sq. ft.)
3-Bedroom	6	86.13 sq. m (927.1 sq. ft.)

All units meet the City's minimum size requirement.

The proposed main access to the building is on East 12th Street. Through the main doors and lobby is an indoor amenity lounge for the residents that features 14 secured bike racks, a bike workstation and lounge seating. This room connects a landscaped outdoor area that provides seating as well as a bike and dog washing station. Secondary access is provided from St. Georges Avenue and an access door along the eastern property line.

The ground floor units facing both streets have direct street access from their decks to activate the street frontage.

A rooftop deck is proposed with a variety of uses including a children's play area, lounge space, outdoor dining and BBQ area and community garden with storage room for tools. Access to the roof deck is via both stairways and an elevator.

Vehicle access to the underground parking is from the rear lane at the western half of the property. The proposed parking area is large enough to accommodate 26 resident stalls, six visitor stalls as well as secured bike parking rooms and rooms for mechanical, electrical and a dedicated room for LEC connection and distribution.

The applicant is proposing 17 units to meet Level 2 of the City's Adaptable Design Guidelines, exceeding the minimum requirement. The remaining will be achieving Level 1.

The building is contemporary and features a variety of façade materials to help break up the massing. The use of brick at the lower levels helps create a heavy base with the middle floors presenting a lighter Hardie-panel material. Through a strong roof line design, the top floor gives the appearance of stepping back from the floors below, thereby reducing the visual massing.

The proposed landscaping helps soften the building base at the lower levels using various plantings to provide a natural looking buffer between the public and private realm (Attachment #4).

PLANNING ANALYSIS

2014 Official Community Plan

The subject site is designated Residential Level 5 (R5) in the Official Community Plan (OCP). This designation is to provide quality multi-family housing with a mix of unit sizes and a focus on creating attractive and active streets. It supports a maximum density of 2.60 FSR (including 1.0 bonus FSR for purpose built rental housing) in accordance with OCP Schedule A - Land Use map.

The applicant is proposing a density of 2.59 FSR or 3,599.7 sq. m. (38,747 sq. ft.), which is within OCP maximum density.

The project is in keeping with the goals and objectives of the following City policies:

Official Community Plan	
Policy 1.1.1 <i>Plan for growth in the City's population, dwelling units and employment in keeping with the projections in Metro Vancouver's Regional Growth Strategy.</i>	Intensification of the site supports the use of existing amenities, including transit and services along Lonsdale Avenue and East 13 th Street.
Policy 1.1.7 <i>Allow for accessory uses, such as home-based businesses and childcare, in residential areas.</i>	The proposal would be zoned to allow desk and computer style home-based businesses in this residential area.

<p>Policy 1.2.1 <i>Ensure the location, density, design and durability of developments and their infrastructure are informed by the best available science on climate impacts.</i></p>	<p>The proposed development is utilizing an existing site and infrastructure to densify while proposing to achieve an energy level of Step 3 in the BC Building Code.</p>
<p>Policy 1.3.1 <i>Ensure that new development is compatible with the established urban form of the City, reflecting primacy of the Lonsdale Regional City Centre and the transition through mid and low-rise buildings to lower-density residential neighbourhoods.</i></p>	<p>The proposal includes high-quality materials and design in a location that is one block east of Lonsdale Avenue. The scale of the proposed building provides a good transition from the higher density buildings found along the Lonsdale corridor towards lower density neighbourhoods further east.</p>
<p>Policy 1.3.6 <i>Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.</i></p>	<p>Design and materials are consistent with those found in the local context. Landscaping utilizes native plant species.</p>
<p>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></p>	<p>A common bike repair area and lounge is proposed on the ground floor with a secured bike storage room in the basement. The subject site has easy access to local bike routes in the Central Lonsdale area that will help make cycling a more appealing mode of transportation for residents. The pedestrian environment will see improvements to encourage walking.</p>
<p>Policy 1.4.1 <i>Consider the needs of households with children in the design of multi-family developments.</i></p>	<p>The proposal would provide six 3-bedroom units and a rooftop outdoor amenity space on the roof allowing for multiple uses and activities, including a children's play area.</p>
<p>Policy 1.4.3 <i>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.</i></p>	<p>The proposed outdoor rooftop amenity space provides opportunities for social interaction.</p>
<p>Policy 1.5.1 <i>Provide opportunities for a range of housing densities, diversified in type, size and location.</i></p>	<p>The project will provide 58 new rental units with a range of unit types and average sizes, from 467 to 927 sq. ft. Six of these units will be 3-bedroom.</p>
<p>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></p>	<p>The proposed 58 rental units, including six mid-market units, will be secured by a Housing Agreement for the life of the building which provides a public benefit.</p>
<p>Policy 1.5.6 <i>Ensure a sufficient number of new apartment buildings provide accessible units and that these accessible units are represented across various unit sizes.</i></p>	<p>The proposal meets the minimum number of Adaptable Level 2 units, in accordance with the Zoning Bylaw, and the distribution of which will reflect the overall unit mix and the remaining units will be Adaptable Level 1.</p>

<p>Policy 2.1.1 <i>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.</i></p>	<p>The proposal includes a bike repair room on the main level and the subject site is close to many of the local bike networks such as along East 13th Street and St. Andrews Avenue.</p>
<p>Policy 2.2.2 <i>Strategically manage off-street transportation facilities to prioritize more sustainable forms of transportation through a variety of measures (e.g. providing bicycle end-of-trip facilities and pedestrian-level lighting, reducing parking requirements in developments in close proximity to transit, on-street pay parking, electric vehicle charging stations, and parking spaces for car-share, carpool and low-emission vehicles.</i></p>	<p>The subject site is located close to many of the City's main public transit routes, including Lonsdale Avenue routes and a few blocks from 15th Avenue.</p>
<p>Policy 2.2.3 <i>Encourage higher and medium density residential area uses near jobs and services.</i></p>	<p>The subject site is located one block east of Lonsdale Avenue, near many services and employment opportunities.</p>
<p>Strategic Plan</p>	
<p>City for People</p>	<p>The proposal supports the Strategic Plan vision and priority to be a City for People by using an existing site to increase the number of rental units in the Central Lonsdale area, providing employment opportunities and services within close walking distance.</p>
<p>Housing Action Plan</p>	
<p>Action #3: <i>Mid-Market Rental Units</i></p>	<p>The project will provide six mid-market units, to be secured by a Housing Agreement for the life of the building.</p>
<p>Action #4: <i>Family-Friendly Housing</i></p>	<p>The project includes six three-bedroom units to support families to be secured through a Development Covenant.</p>
<p>Sustainable Development Guidelines</p>	
<p>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></p>	<p>The proposal includes green space not only on the street front, but also along St. Georges Avenue. The planting plan includes a number of native species.</p>
<p>Physical Structures/Infrastructure <i>The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being</i></p>	<p>The project will use high-performance and environmentally friendly building materials and will achieve Step 3 of the Step Code.</p>

<p><i>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.</i></p>	<p>Energy Star and water-efficient appliances will be installed in the dwelling units The proposal will be connecting to the LEC network.</p> <p>An on-site stormwater management system will be provided.</p>
<p>Local Economy <i>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.</i></p>	<p>The proposal will provide a variety of jobs during the construction period and is close to employment opportunities along East 13th Street and Lonsdale Avenue.</p>
<p>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 transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.</i></p>	<p>The development provides Market Rental and Mid-Market Rental housing at a range of unit types and sizes.</p> <p>The subject site is close to several public transit routes and the services along East 13th Street and Lonsdale Avenue.</p>
<p>Social Connections <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></p>	<p>The project includes an outdoor rooftop amenity area that are well-programed with multiple opportunities for activities.</p>
<p>Cultural Diversity <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></p>	<p>The proposed design includes various informal gathering spaces for residents both within the building and in the public realm.</p>
<p>Active Design Guidelines</p>	
<p>Indoor Amenity</p>	<p>A bike repair room and lounge on the main floor provides secured bike storage, a workstation and has the opportunity for social interaction.</p>

Outdoor Recreation and Gardens	The outdoor amenity area is designed to allow various activities, with outdoor seating and landscaping.
Enhanced Bicycle Facilities	The bike repair room is located close to the main lobby and has a direct access to the rear lane. It has secured racks for residents in addition to the secured areas located in the parkade.

Residential Tenant Displacement Policy

The applicant has obtained a private company to manage the relocation of existing tenants. A tenant meeting was held on November 24, 2020 to review the relocation plan and assistance has been made available for those who wish for help in finding a new residence.

The applicant has offered all tenants financial assistance as well as relocation services (Attachment #6) in accordance with the requirements of the Policy. In terms of financial assistance, in addition to all tenants being offered \$750 relocation expenses, compensation was also offered based on length of tenancy:

- three months' rent to tenants whose tenancy is up to 10 years;
- four months' rent to tenants whose tenancy is between 10 and 20 years; and
- five months' rent to tenants whose tenancy is 20 years and more.

These provisions exceed the expectations of the City's Residential Tenancy Displacement Policy.

As of the time of this report, the applicant informed staff that, of the existing 23 units, nine remain occupied. Of those who have already moved out, all but one have found accommodations in North Vancouver. The one other has left the country. Of the nine remaining, one has been a resident for more than 24 years, two have resided for more than eight years, two have resided for more than six years, two have resided for more than three years, one for more than one year and one for less than one year. The applicant's relocation coordinator is working with the remaining tenants on relocations. One remaining tenant has expressed interest in renting a Mid-Market (MMR) unit in the new building. An update on the status of tenant relocation can be provided should Council refer this to a Public Hearing.

Under the provincial *Residential Tenancy Act*, the earliest the applicant may issue notice to end tenancy is when all permits have been issued for the development. The notice shall be minimum of four months' notice.

Zoning Bylaw 1995, No. 6700

The subject site is zoned "Medium Density Apartment Residential 1 (RM-1)" that would allow a three-storey building on the property at a maximum density of 1.60 FSR. An amendment to the Zoning Bylaw is required to permit the proposal and is reflected in Zoning Amendment Bylaw 8835 (Attachment #7).

Using the RM-1 Zone as a base, the proposal requires the following special provisions be incorporated into the new Comprehensive Development Zone:

- Increase the allowable density from 1.60 to 2.60 FSR by entering into a Housing Agreement with the City to secure rental housing in perpetuity as well as the provision of six MMR units, also in perpetuity;
- Allow a maximum Building Height of six storeys and 17.94 metres (58.9 feet) to the top of the main roof line;
- Vary the required minimum number of resident and visitor parking stalls from 35 to 32;
- Vary the minimum room size for the common recycling and garbage room; and
- Allow the proposed building setback from the property lines.

A summary comparing the Zoning requirements to the proposal is shown in Attachment #2.

While the proposed density is in keeping with the OCP, the rationale for considering other key relaxations from zoning are discussed below.

Height

A variance is required to the current Zone which limits the building Height to three storeys and 13 meters (42.6 feet). The proposed height of six storeys and 17.94 meters (58.9 feet) is to the top of the main roof line and is consistent with recent development approvals. A further variance to permit an elevator lobby and stairways to the rooftop deck would extend the height to no more than 21.25 meters (69.75 feet). This additional height is located away from the building edge.

Transportation and Active Mode of Travel Analysis

The site is in close proximity to public transit and bike lanes - there are two stops nearby at the corner of Lonsdale Avenue and 13th Street that serve five routes; two of these serve the Lonsdale Quay bus loop with easy access to the SeaBus and downtown Vancouver. The area is also well served for people to bike and walk to many nearby services and employment areas of the City, including Lions Gate Hospital.

Bicycle use is a focal point with this application with a featured bike repair workroom/lounge on the main floor, secured bike storage in the basement, as well as additional workshop area and wash station off the lane. For this rental building, the applicant is also offering each unit one two-zone TransLink pass for three months to encourage transit use.

The underground parking is proposed to accommodate 32 vehicle parking spaces, including six visitor stalls and two stalls for those with disabilities. This is the maximum number of vehicle parking stalls the parkade can accommodate, given the site size, need for landscape and rainwater management, space need for critical infrastructure to service the building such as mechanical, electrical, dedicated LEC room, elevator as well as secured bicycle storage rooms.

Given the transit oriented location of the site, high-quality active transportation amenity provided on site, as well as consideration for onsite storm water management, staff support the minor vehicle parking variance from 35 stalls (minimum required under Bylaw) to 32.

Recycling and Garbage Room Size

A variance to the minimum room size for the recycling and garbage room is supported as the applicant is proposing a private, twice-a-week pickup to allow fewer bins in the room. This arrangement will be secured through the Development Covenant.

Building Setbacks

The proposed setbacks from the property lines are in keeping with recent setbacks from recent development approvals. The proposed 3.05 metre (10 feet) setback from the front yard, as opposed to 6.1 metres (20 feet), enhances the street presence along East 12th Street.

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy*, in conjunction with the Official Community Plan, allows for density bonuses beyond 1.60 FSR in the Residential Level 5 land use designation, up to a maximum of 2.60 FSR.

The policy provides a number of community benefit options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The value could be in the form of a cash contribution or some form of amenity, such as an all-rental apartment building to be secured in perpetuity plus a form of housing affordability in accordance with the City's Housing Action Plan. In this case, to achieve the desired 1.0 FSR bonus density, the applicant has agreed to secure through the registration of a Housing Agreement, that all proposed 58 units will be secured as rental units in perpetuity, as well as to provide six of these units at Mid-Market rates (rates below market levels) in perpetuity.

As the Density Bonus and Community Benefits Policy recognizes rental and affordable rental dwelling units as an acceptable public amenity, any cash contribution for the density bonus that is generally required for a non-rental project is waived.

For example, if the applicant was proposing these units for sale as a strata development project, the Density Bonus and Community Benefits Policy would value this density bonus at approximately \$2.84 million dollars, as outlined in Table 4 below.

Table 4. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus to 1.60 FSR / OCP Density (@ \$25 / sq. ft.)	N/A
Density Bonus of 1.0 FSR Max Bonus to 2.6 FSR (@ \$190 / sq. ft.)	\$2,837,080
Total Value of Community Benefits	\$2,837,080

Instead of this amount and consistent with the Density Bonusing and Community Benefits Policy, the City's total rental housing stock would be receiving 58 rental apartment units, with six of these being MMR units. These will be secured in the Housing Agreement. This building will be privately owned and the tenant selection for the six mid-market units will be at the discretion of the building owner.

In addition to the Market and MMR units proposed, the following items are to be secured through the Servicing Agreement:

- Curb bulges and lane crossing at the intersection of the lane and St. Georges;
- Residential speed bumps in the lane adjacent to the site;
- Reconstruct and pave the lane north of East 12th adjacent to the site;
- Rain gardens within bulges at the intersection of St. Georges and East 12th;
- New street trees in continuous 900mm soil trench and 650 mm deep structural soil under the sidewalk;
- Remove and replace sanitary sewer from east property line to existing sewer fronting 155 East 12th Street; and
- All other servicing requirements as required by City Bylaws.

In accordance with City Bylaw, stormwater is required to be generally managed on the private property. A review of the applicant's proposed preliminary strategy shows that it relies heavily on City property (i.e. the roadway). If this project moves forward, in order to meet the stormwater management requirements for the site, the applicant will be required to perform further design and significantly increase the amount of on-site stormwater management (this condition will be included in the Site Servicing Agreement). Should the City's roadway space is required to accommodate private stormwater management capacity, significant additional public benefit must be demonstrated, such as soil bio cells to benefit boulevard tree canopy, and additional legal agreements may be required.

ADVISORY BODY INPUT

Advisory Design Panel

The application was received by the Advisory Design Panel on December 9, 2020, where the Panel reviewed and unanimously supported the project without any recommendations.

COMMUNITY CONSULTATION

The applicant held their Developer Information Session on January 13, 2021 and this was attended by three people (Attachment #5). One comment form was received in support of the application as they liked the design of the building.

Members of the public will have an additional opportunity to provide input at the Public Hearing, should Council allow it to proceed to that stage.

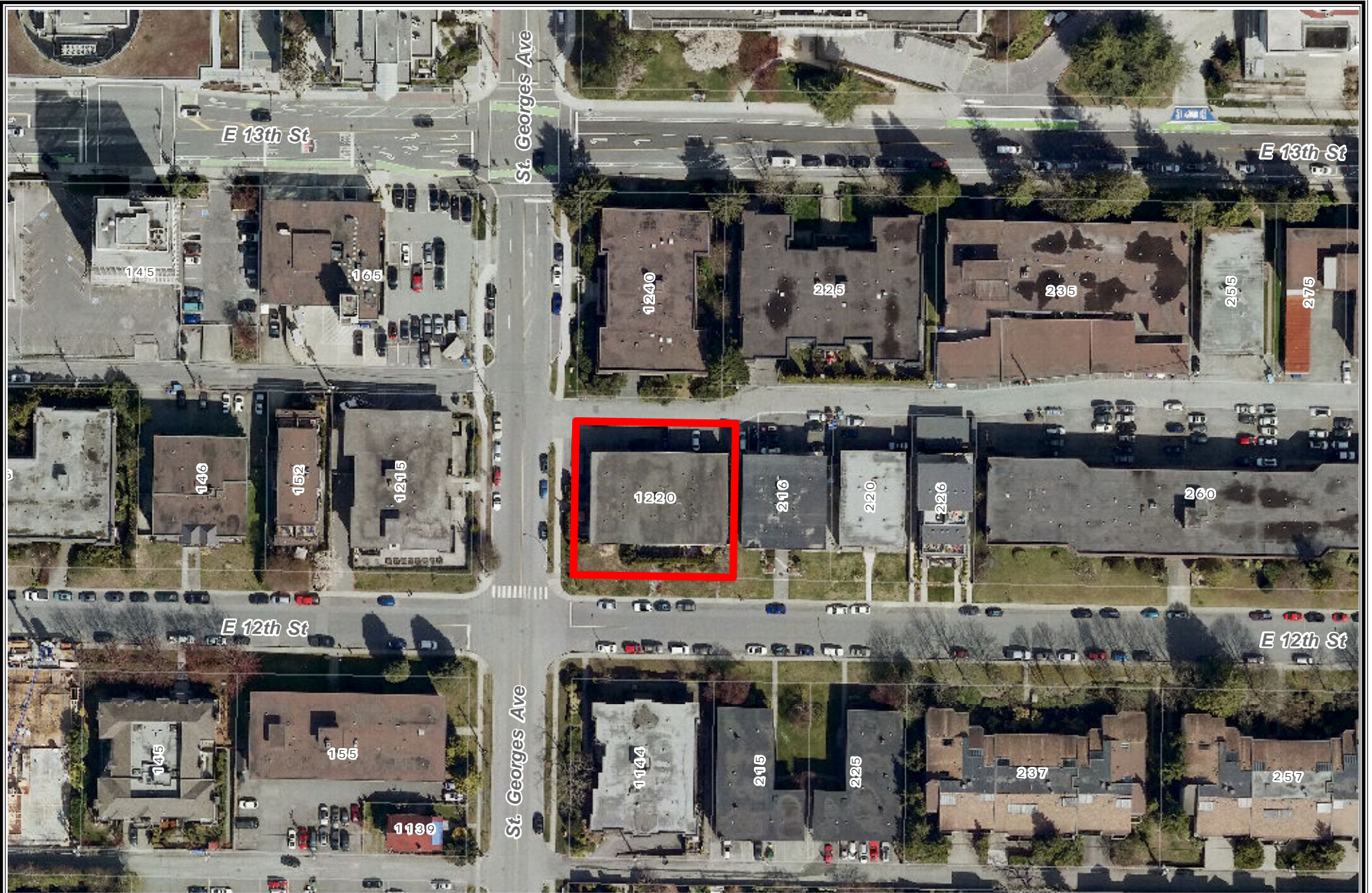
CONCLUSION

This proposal is consistent with the Official Community Plan. The subject site's proximity to existing amenities, commercial areas and public transit and active transportation facilities makes it an appropriate site for the proposed new 58-unit rental apartment building. The application meets the Strategic Plan as a City for People in using an existing site to increase the number of rental and mid-market units to the City.

RESPECTFULLY SUBMITTED:



David Johnson
Development Planner





PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION

1220 St. Georges Avenue



SITE CHARACTERISTICS

OCP Designation	Residential Level 5 (R5)
Existing Zoning	Medium Density Apartment Residential 1 (RM-1)
Site Area	1387.2 sq. m (14,932 sq. ft.)

FLOOR AREA AND HEIGHT	Existing Zoning (RM-1)	Official Community Plan	Proposed (CD-733)
Floor Space Ratio	Maximum 1.60 FSR 2,219.5 sq. m (23,891 sq. ft.)	Maximum - 2.60 FSR 3,606.7 sq. m (38,822 sq. ft.)	2.59 FSR 3,599.7 sq. m (38,747 sq. ft.)
Total Lot Coverage	50%	N/A	47%
Principal Building Height (maximum)	Three Storeys and 13.0 m (62.3 ft.)	Six Storeys	17.94 m (58.9 ft.)

SETBACKS

	Existing Zoning (RM-1)	Proposed
Front (East 4th Street)	6.1 m (20.0 ft.)	3.05 m (10.0 ft.)
Interior Side Yard (West)	4.57 m (15.0 ft.)	3.66 m (12.0 ft.)
Interior Side Yard (East)	4.57 m (15.0 ft.)	3.66 m (12.0 ft.)
Rear (South)	6.1 m (20.0 ft.)	3.66 m (12.0 ft.)

BICYCLE PARKING

	Required	Proposed
Short Term	6	6
Secured	87	87
Total Bicycle Parking (stalls)	93	93

VEHICLE PARKING

	Required	Proposed
Resident Parking	35	29
Visitor Parking	6	6
Total Vehicle Parking (stalls)	35	32

Numbers based on plans dated June 6, 2021

#2067208



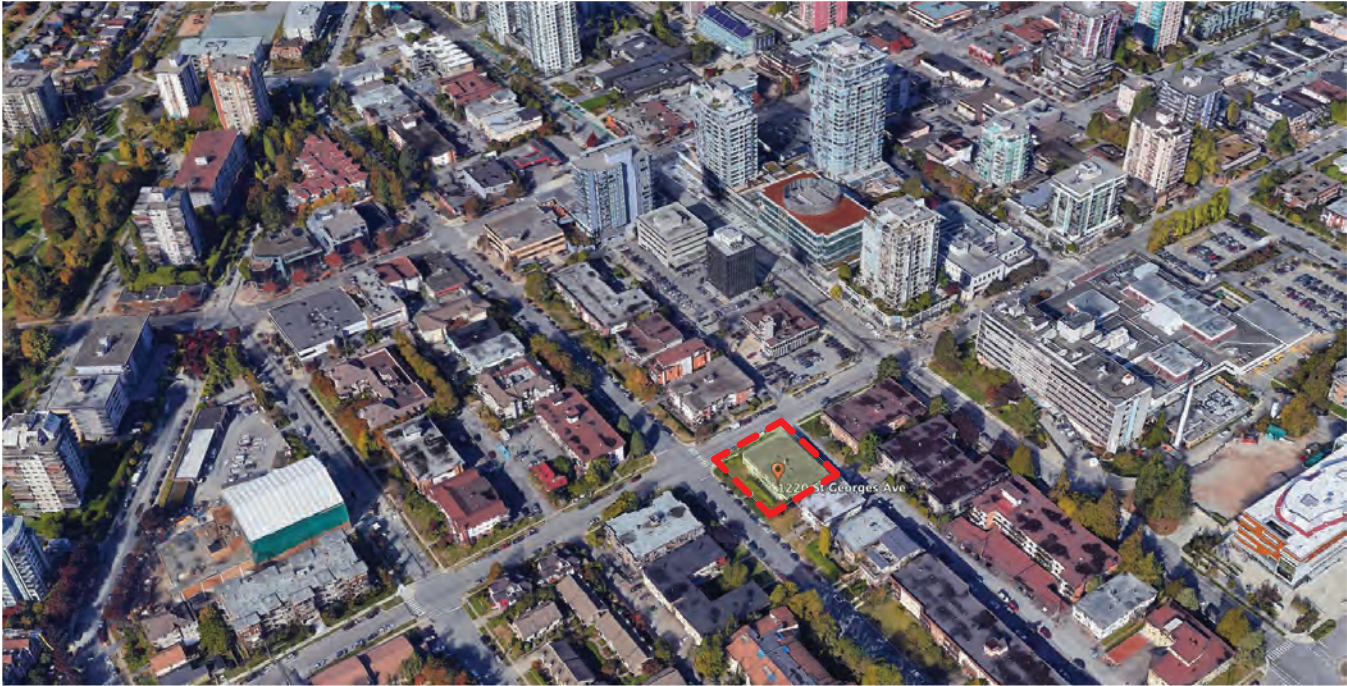
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(PROJECT TEAM)



SUBJECT SITE - ZONE: RM-1



DRAWING LIST:			
Cover			
A-0.000	COVER PAGE	1/8" = 1/8"	
A-0.010	PROJECT STATUS	1/8" = 1/8"	
A-0.020	ZONING OCS	1/8" = 1/8"	
A-0.040	CONTEXT PHOTOS	1/8" = 1/8"	
A-0.060	CONTEXT IMAGES	1/8" = 1/8"	
A-0.070	PERSPECTIVE	1/8" = 1/8"	
A-0.071	PERSPECTIVE	1/8" = 1/8"	
A-0.072	PERSPECTIVE	1/8" = 1/8"	
Site			
A-1.100	SURVEY (REFERENCE)	1/8" = 1/8"	
A-1.000	SITE PLAN	1/8" = 1/8"	
Plans			
A-2.001	PARKING P1	1/8" = 1/8"	
A-2.010	1ST FLOOR	1/8" = 1/8"	
A-2.020	2ND FLOOR	1/8" = 1/8"	
A-2.030	3RD FLOOR	1/8" = 1/8"	
A-2.040	4TH FLOOR	1/8" = 1/8"	
A-2.050	5TH FLOOR	1/8" = 1/8"	
A-2.060	6TH FLOOR	1/8" = 1/8"	
A-2.070	ROOF PLAN	1/8" = 1/8"	
Enlarged Plans			
A-3.010	ADAPTABLE OVERLAYS	1/8" = 1/8"	
A-3.020	UNIT PLANS - 8 UNIT PLANS	1/8" = 1/8"	
Elevations			
A-4.100	STREET ELEVATIONS	1/8" = 1/8"	
A-4.200	WEST ELEVATION	1/8" = 1/8"	
A-4.201	SOUTH ELEVATION	1/8" = 1/8"	
A-4.202	EAST ELEVATION	1/8" = 1/8"	
A-4.204	NORTH ELEVATION	1/8" = 1/8"	
Sections			
A-5.000	BUILDING SECTION	1/8" = 1/8"	
A-5.001	BUILDING SECTION	1/8" = 1/8"	
Supplemental			
A-8.100	MATERIALS FINISHES	1/8" = 1/8"	
A-8.500	SHADOW STUDY	1/8" = 1/8"	
Area Overlays			
A-9.001	AREA OVERLAYS PARKING P1	1/8" = 1/8"	
A-9.010	AREA OVERLAYS 1ST FLOOR	1/8" = 1/8"	
A-9.020	AREA OVERLAYS 2ND FLOOR	1/8" = 1/8"	
A-9.030	AREA OVERLAYS 3RD FLOOR	1/8" = 1/8"	
A-9.040	AREA OVERLAYS 4TH FLOOR	1/8" = 1/8"	
A-9.050	AREA OVERLAYS 5TH FLOOR	1/8" = 1/8"	
A-9.060	AREA OVERLAYS 6TH FLOOR	1/8" = 1/8"	
A-9.070	AREA OVERLAYS ROOF DECK	1/8" = 1/8"	



ADERA
(PROJECT)

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC
(TITLE)

COVER PAGE

19495 (PROJECT)

(SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-0.000

Drawings Not to Scale Unless Printed on 24" x 36" Paper

1220 ST. GEORGES AVENUE | NORTH VANCOUVER | BC | DEVELOPMENT PERMIT RESUBMISSION

RENTAL HOUSING DEVELOPMENT

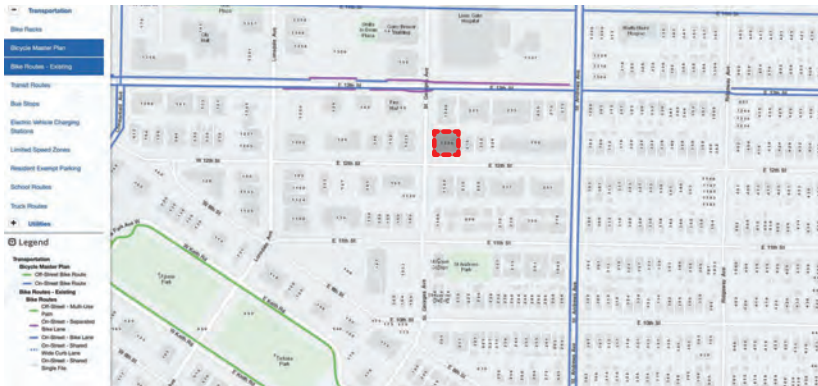
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@X&V&K&Z&M&O&I&S&O&N	(.0.) W*	(.8.) W*	P*P*8
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Lot Coverage	
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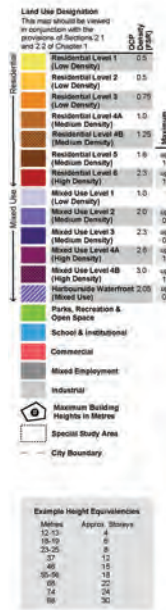
EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1



TRANSPORTATION - TRANSIT ROUTES / BICYCLE ROUTES



OCP GUIDELINES - RESIDENTIAL APARTMENT DEVELOPMENT PERMIT (PENDING)



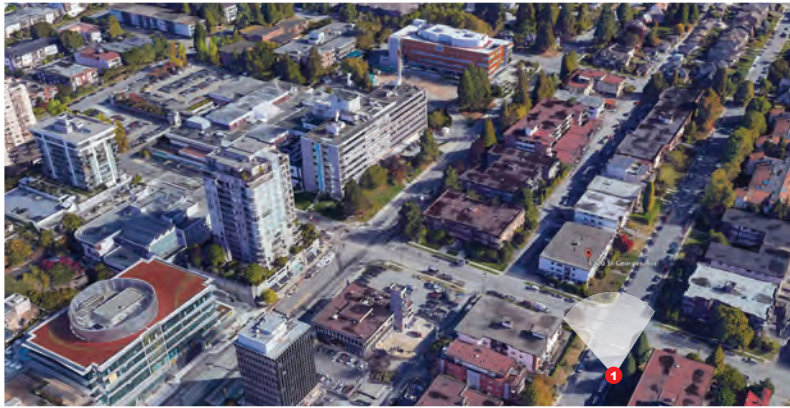
OCP DESIGNATION - R5 MID-RISE APARTMENT MEDIUM DENSITY 1.6 FSR (MAX BONUS FSR 1.0 W/ PUBLIC BENEFITS)

OCP - MID-RISE APARTMENT MEDIUM DENSITY R5

- 1.6 FSR (MAX BONUS FSR 1.0)
- 1.0 FSR BONUS WITH PUBLIC BENEFITS:
 - 1) SECURE MARKET RENTAL HOUSING OR NON-MRKT 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
- CPTD PRINCIPLES
- RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREA (PENDING)



ARIAL VIEW - WEST



EXISTING SITE - CORNER ST GEORGES AVE AND E12TH ST

iA

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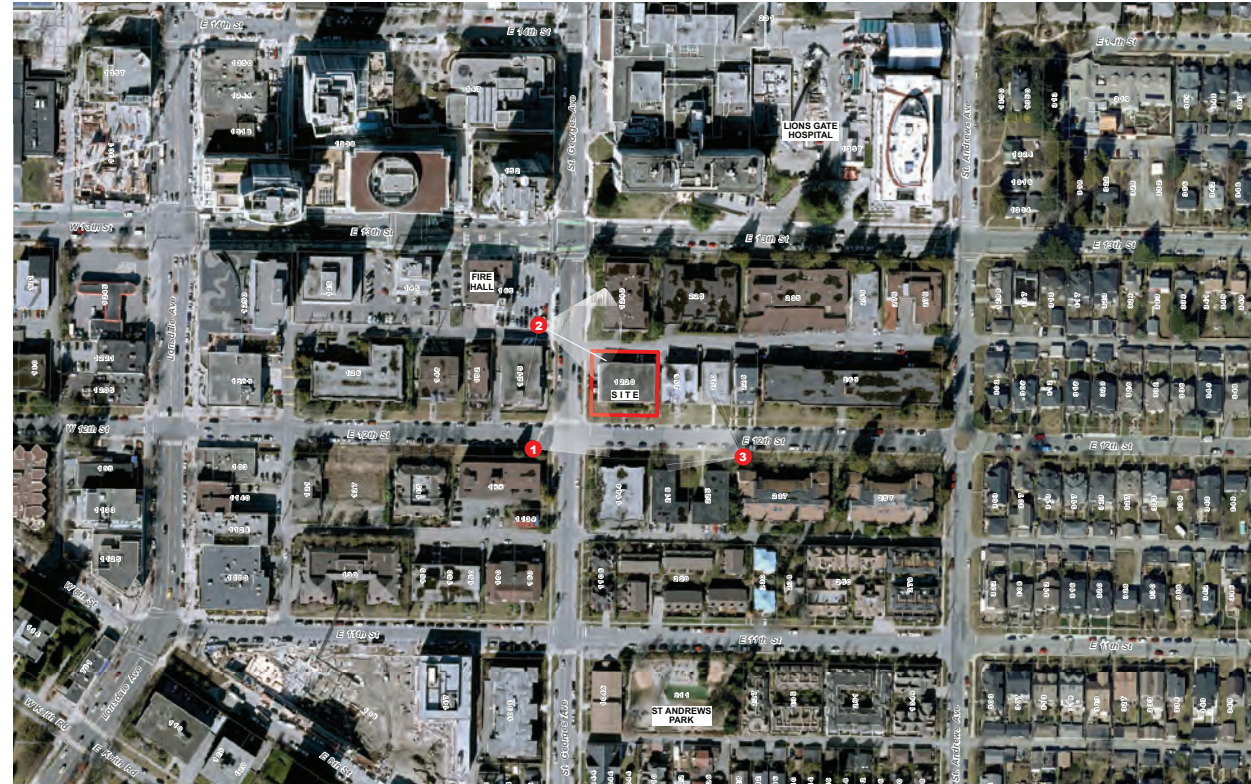
EXISTING SITE - VIEW ALONG THE LANE



EXISTING LANE - ADJACENT CONTEXT



E 12 STREET - EXISTING MULTI-FAMILY



ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

CONTEXT PHOTOS

19495 [PROJECT]
[SCALE]
2021-06-03 [DATE]
DP RESUBMISSION [ISSUE]
[DRAWING]

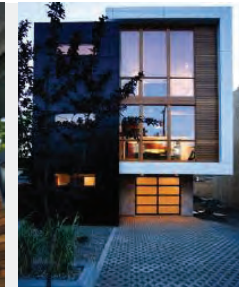
A-0.040

BUILDING CONCEPT

WEST COAST VERNACULAR

- ENTRY LOBBY WITH INTERCONNECTED AMENITY FLEX SPACE
- INDOOR AMENITY - BIKE LOUNGE WITH MAINTENANCE STATIONS
- OUTDOOR AMENITY - GATHERING AREA / BBQ / GARDENING PLOTS
- LANE TREATMENT - GREEN EDGE, SCREENING ABOVE RAMP WITH TRELLIS
- TRANSITION TO EXISTING MULTI-FAMILY ARCHITECTURAL ELEMENTS TO REDUCE SCALE - 2 STOREY DATUM ALONG STREET
- HORIZONTAL EXPRESSION - LARGE BALCONIES / OVERHANGS - SUNSHADING
- MATERIALITY - WOODGRAIN SIDING / STONE TEXTURE AS ACCENT

LARGE BALCONIES - VIEWS



LAP SIDING WITH WOODGRAIN FINISH

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AMENITY BIKE LOUNGE - RACKS / MAINTENANCE STATIONS



AMENITY BIKE LOUNGE - FLEX AREA

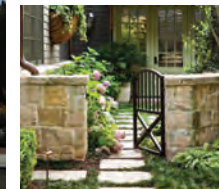
URBAN AGRICULTURE



WEST COAST VERNACULAR



PARKING RAMP SCREENING - TRELLIS



PATIOS - STREET ENTRIES

(PROJECT TEAM)



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(PROJECT)

RENTAL DEVELOPMENT
1221 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

CONCEPT IMAGES

(PROJECT)

19495

(SCALE)

2021-06-03

(DATE)

DP RESUBMISSION

(ISSUE)

(DRAWING)

A-0.060



BIKE LOUNGE EXAMPLES



BI-FOLDING DOOR OR MULTI-SLIDE DOOR SYSTEM



LOBBY / INDOOR AMENITY



OUTDOOR AMENITY



VIEW S-W - INTERSECTION OF ST GEORGES AVE AND E12TH ST



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**RENTAL
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1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE

[PROJECT]

19495

[SCALE]

2021-06-03

[DATE]

DP RESUBMISSION

[ISSUE]

[DRAWING]

A-0.070



VIEW OF ENTRANCE



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**RENTAL
DEVELOPMENT**
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE

19495

[SCALE]

2021-06-03

[DATE]

DP RESUBMISSION

[ISSUE]

[DRAWING]

A-0.071



VIEW S-W - INTERSECTION OF ST GEORGES AVE AND LANE



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**RENTAL
DEVELOPMENT**
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE

[PROJECT]

19495

[SCALE]

2021-06-03

[DATE]

DP RESUBMISSION

[ISSUE]

[DRAWING]

A-0.072

The intended plot size of this plan is 560mm in width
432mm in height (C Size)
when plotted at a scale of 1:200



NOTE - GROUND ELEVATIONS ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION BENCHMARK PURPOSES. A BENCHMARK MAY BE OBTAINED FROM THIS OFFICE.

	W	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
	RMS		ROADSIDE LAMP STANDARD
	UMH		UNKNOWN MANHOLE
	SUMP		SUMP
	GAMH		GRADED MANHOLE
	SV		SEWER VALVE
	MW		MONITORING WELL
	LS		LAMP STANDARD
	LD		LAWN DRAIN
	SN		SIGN
	GW		GWYRIE
	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

[illegible]

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE NOT TO SCALE AND DO NOT REPRESENT CANOPY DIAMETER. THEY INDICATE LOCATION ONLY.



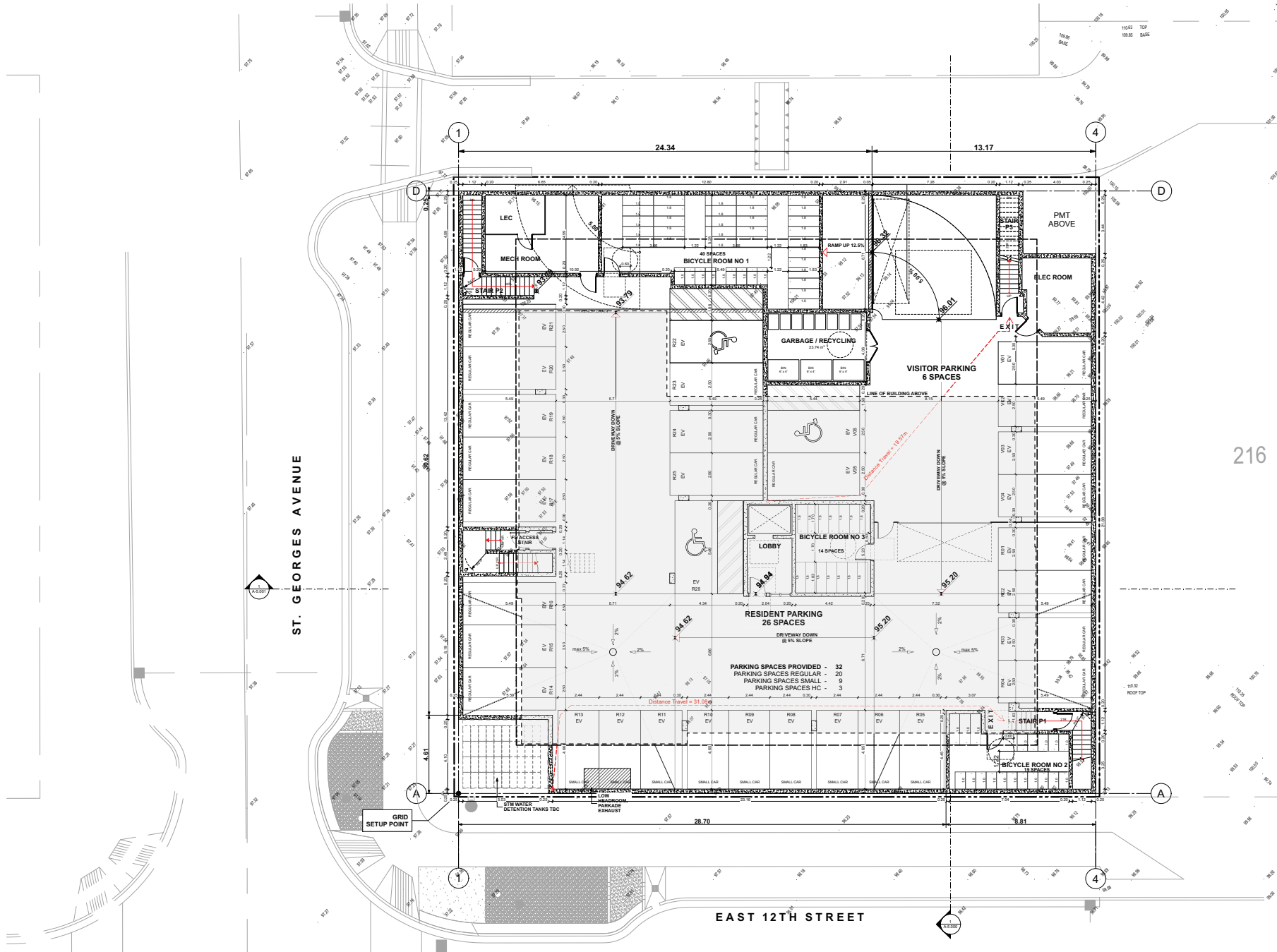
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A circular professional seal for a Registered Architect in British Columbia. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "BRITISH COLUMBIA" at the bottom. Inside the ring, there is a signature in blue ink over a grid background. The text "ARCHITECT" is visible below the signature. At the very bottom of the seal, it says "1-800-667-9222".

**RENTAL
DEVELOPMENT**
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

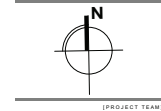
A-0.100

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(PROJECT TEAM)

216



ADERA
(CLIENT)

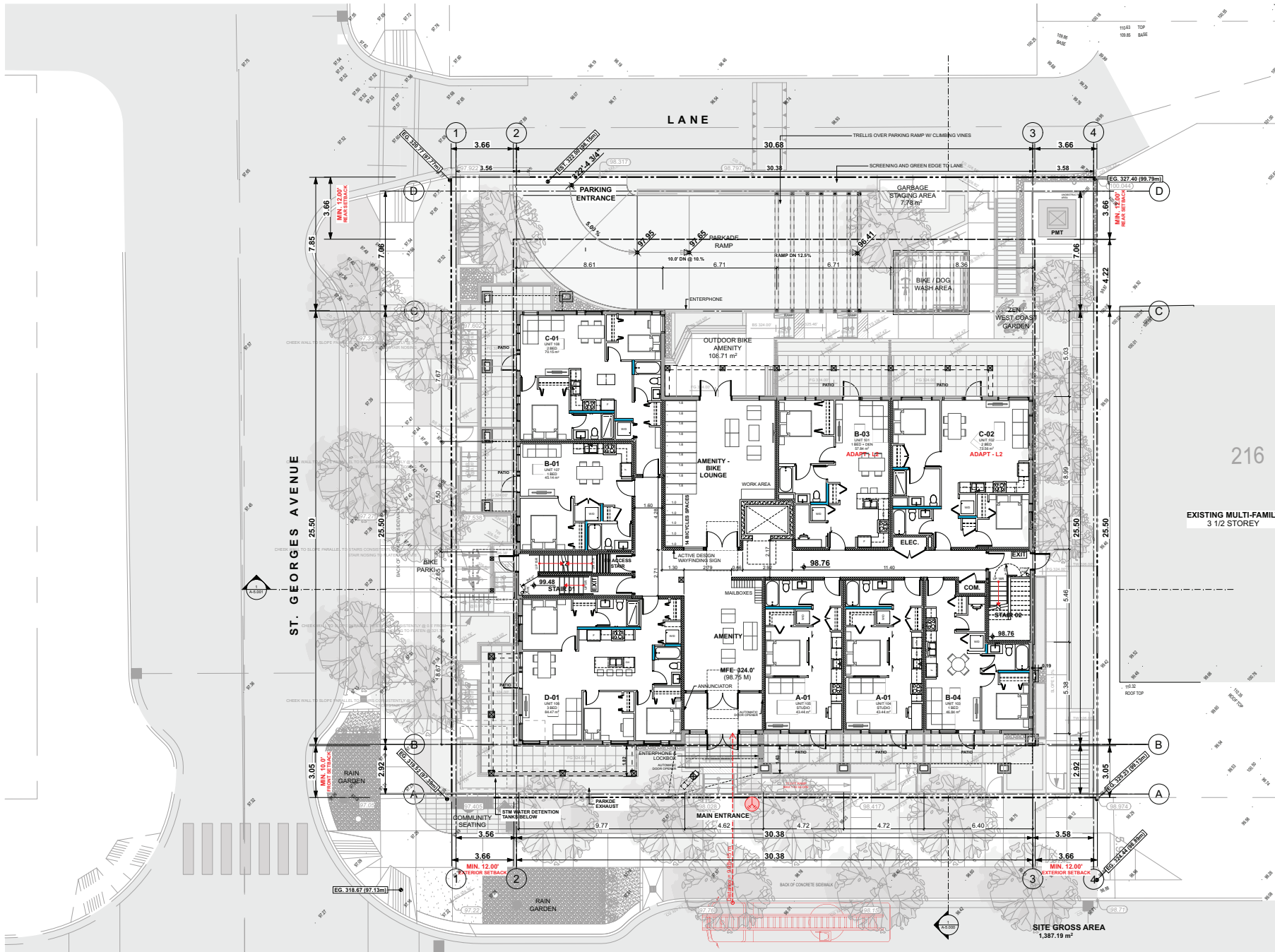
RENTAL
DEVELOPMENT
1221 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

PARKING P1

19495 (PROJECT)
1/8" = 1'-0" (SCALE)
2021-06-03 (DATE)
DP RESUBMISSION (ISSUE)
(DRAWING)

A-2.001





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ADERA
(PROJECT)

RENTAL DEVELOPMENT
1221 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

2ND FLOOR

19495 (PROJECT)

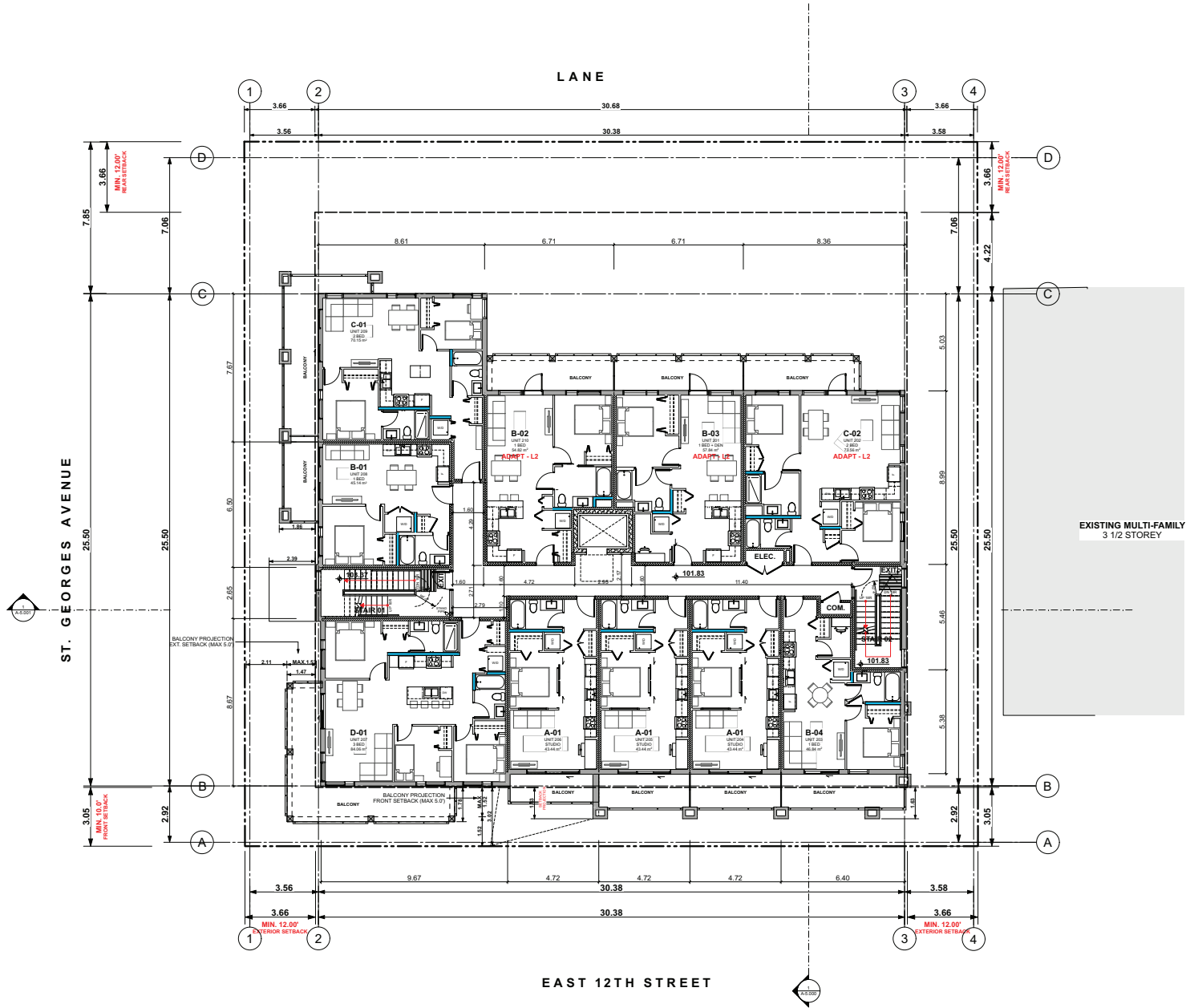
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2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

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ADERA

(PROJECT)

RENTAL DEVELOPMENT
1222 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

3RD FLOOR

19495 (PROJECT)

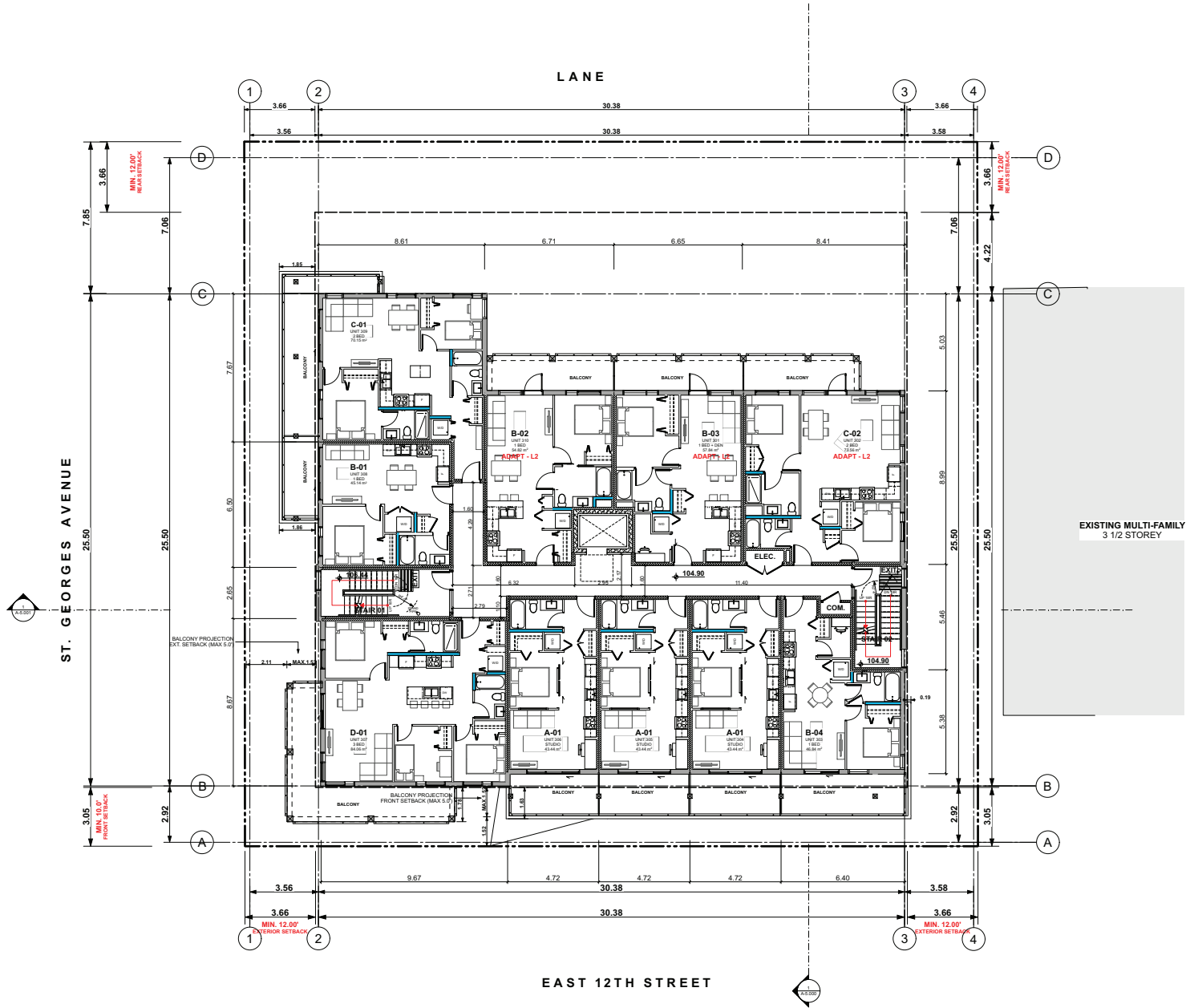
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2021-06-03 (DATE)

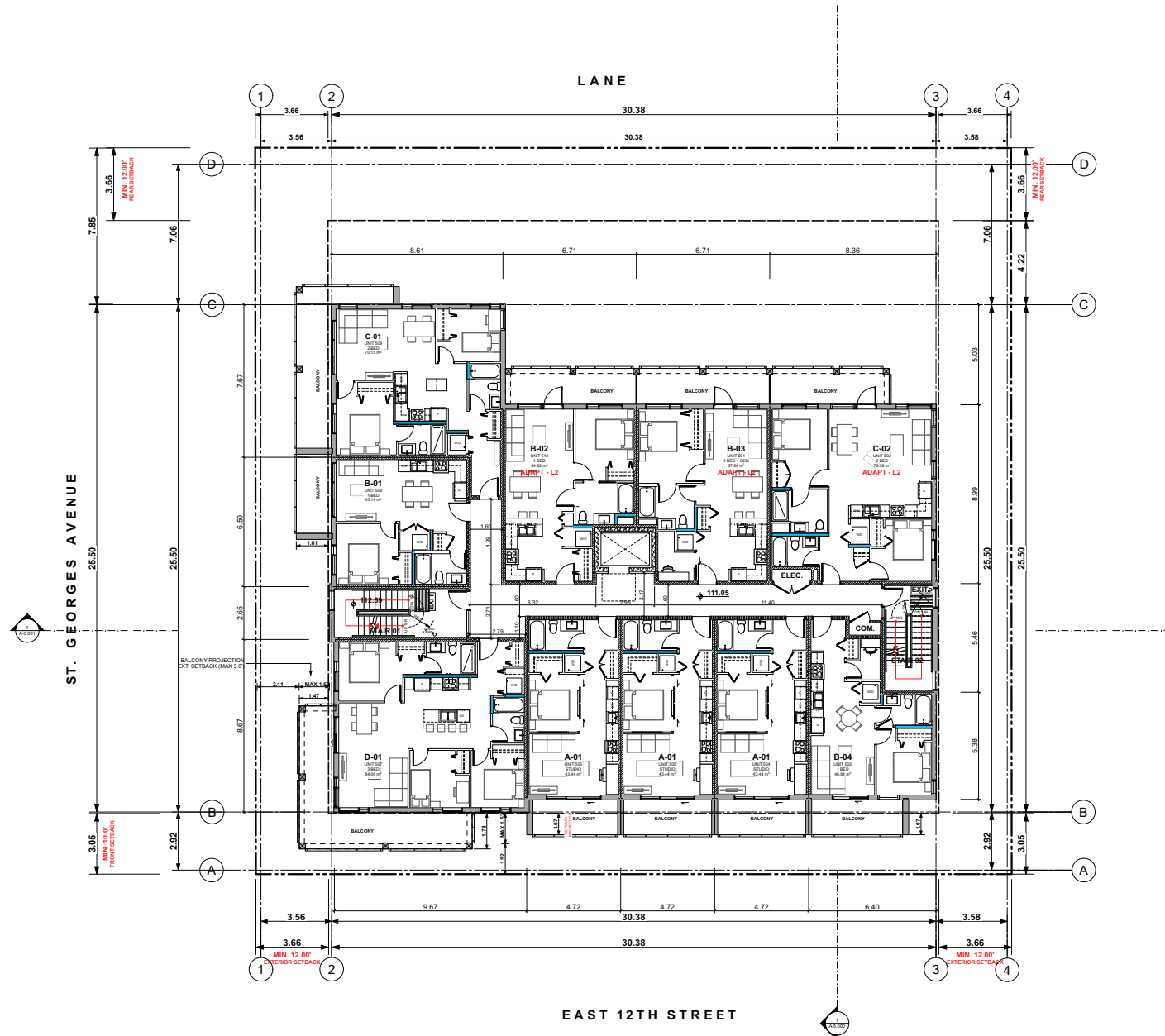
DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.030



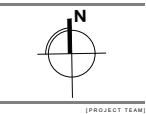




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RENTAL DEVELOPMENT
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NORTH VANCOUVER, BC

(TITLE)

5TH FLOOR

19495 (PROJECT)

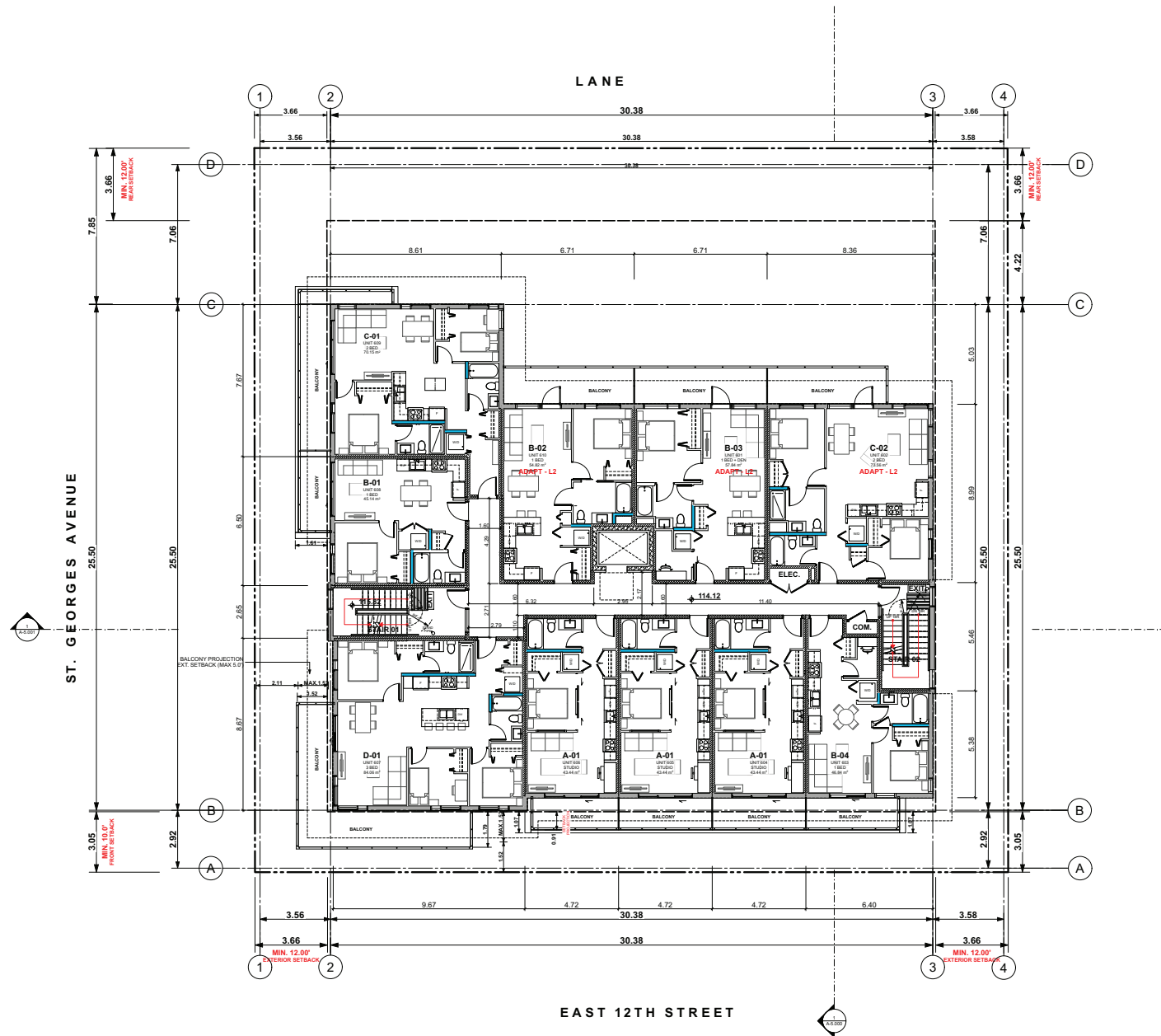
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2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

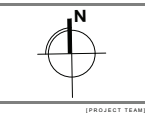
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(CLIENT)

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(PROJECT)

RENTAL DEVELOPMENT

1220 ST. GEORGES AVENUE

NORTH VANCOUVER, BC

(TITLE)

6TH FLOOR

(PROJECT)

19495

(SCALE)

1/8" = 1'-0"

(DATE)

2021-06-03

(ISSUE)

DP RESUBMISSION

(DRAWING)

A-2.060



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RENTAL DEVELOPMENT
1221 GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

ADAPTABLE GUIDELINES

(PROJECT)

19495

(SCALE)

2021-06-03

(DATE)

DP RESUBMISSION

(SHEET)

(DRAWING)

A-3.010

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">- from parking levels containing accessible parking (2' or 1500mm corridors, 2' or 610mm clear wall space adjacent to door latch)*- garbage and recycling receptacles and storage lockers- no stairs within building circulation including corridors on residential levels- accessible storage lockers for each unit	Unobstructed internal access: <ul style="list-style-type: none">- from parking levels containing accessible parking (2' or 1500mm corridors, 2' or 610mm clear wall space adjacent to door latch)*- garbage and recycling receptacles and storage lockers- no stairs within building circulation including corridors on residential levels- accessible storage lockers for each unit	Unobstructed internal access: <ul style="list-style-type: none">- from parking levels containing accessible parking (2' or 1500mm corridors, 2' or 610mm clear wall space adjacent to door latch)*- garbage and recycling receptacles and storage lockers- no stairs within building circulation including corridors on residential levels- accessible storage lockers for each unit
BUILDING ACCESS	Canopy over main building entrances (2' or 915mm) and entrances	Canopy over main building entrances (2' or 915mm) and entrances	Canopy over main building entrances (2' or 915mm) and entrances
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 access 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 access 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 access is provided
BUILDING ACCESS	Disability Parking provided in accordance with Zoning Bylaw Figure 5-1 as attached	Disability Parking provided in accordance with Zoning Bylaw Figure 5-1 as attached	Disability Parking provided in accordance with Zoning Bylaw Figure 5-1 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 2021

DESIGN ELEMENTS

	LEVEL ONE	LEVEL TWO	LEVEL THREE
COMMON AREAS	Accessible mailboxes for all AD Level 2 units, and 2' or 1500mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 2' or 1500mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 2' or 1500mm turning radius in front *
CIRCULATION	Corridors minimum 4' or 1200mm wide (except for service access areas) *	Corridors minimum 4' or 1200mm wide (except for service access areas) *	Corridors minimum 4' or 1200mm wide (except for service access areas) *
CIRCULATION	Provide 5' or 1500mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1500mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1500mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION	Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door
SUITE CIRCULATION	Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*
DOORS	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening
PATIOS & BALCONIES	Minimum one patio or balcony door with maximum 1/2" or 13mm threshold*	Minimum one patio or balcony door with maximum 1/2" or 13mm threshold*	Minimum one patio or balcony door with maximum 1/2" or 13mm threshold*
PATIOS & BALCONIES	Minimum 5' or 1500mm turning radius on patio/balcony	Minimum 5' or 1500mm turning radius on patio/balcony	Minimum 5' or 1500mm turning radius on patio/balcony
PATIOS & BALCONIES	Opening mechanism maximum 48" or 1168mm above floor (provide rotation on window schedule)	Opening mechanism maximum 48" or 1168mm above floor (provide rotation on window schedule)	Opening mechanism maximum 48" or 1168mm above floor (provide rotation on window schedule)
WINDOWS	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750mm above the floor
KITCHEN	Continuous counter between sink and stove*	Continuous counter between sink and stove*	Continuous counter between sink and stove*
KITCHEN	Link cabinet minimum 24" or 610mm wide	Link cabinet minimum 24" or 610mm wide	Link cabinet minimum 24" or 610mm wide
KITCHEN	Provide sufficient space for future installation of cooking and wall oven	Provide sufficient space for future installation of cooking and wall oven	Provide sufficient space for future installation of cooking and wall oven
KITCHEN	Lower edge of upper cabinets 48" or 1300mm above floor	Lower edge of upper cabinets 48" or 1300mm above floor	Lower edge of upper cabinets 48" or 1300mm above floor

* Illustrations available
Options considered

- 2 of 3 -

Design Elements
July 2021

DESIGN ELEMENTS

	LEVEL ONE	LEVEL TWO	LEVEL THREE
KITCHEN			
MIN. ONE BATHROOM	Total located adjacent to wall (min 3' or 915mm length)	Total located adjacent to wall (min 3' or 915mm length)	Total located adjacent to wall (min 3' or 915mm length)
MIN. ONE BATHROOM	Provide turning radius within bathroom (may result from removal of vanity cabinet)*	Provide turning radius within bathroom (may result from removal of vanity cabinet)*	Provide turning radius within bathroom (may result from removal of vanity cabinet)*
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 *
MIN. ONE BATHROOM	Accessible storage *	Accessible storage *	Accessible storage *
MIN. ONE BATHROOM	Provides pocket door or door swing out *	Provides pocket door or door swing out *	Provides pocket door or door swing out *
MIN. ONE BATHROOM	Space under sink minimum 24" or 610mm wide *	Space under sink minimum 24" or 610mm wide *	Space under sink minimum 24" 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 1500mm - refer to the 1995 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 1500mm - refer to the 1995 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 1500mm - refer to the 1995 BC Building Access Handbook for details
MIN. ONE BEDROOM	Sufficient maneuvering room between closet and double bed *	Sufficient maneuvering room between closet and double bed *	Sufficient maneuvering 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 *
LAUNDRY FACILITIES	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 1200mm maneuvering space in front of washer / dryer	4' or 1200mm maneuvering space in front of washer / dryer	4' or 1200mm maneuvering space in front of washer / dryer

* Illustrations available
Options considered

- 3 of 3 -

Design Elements
July 2021

DESIGN ELEMENTS

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 rotation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with operators, lever door handles are required on all doors (provide rotation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with operators, lever door handles are required on all doors (provide rotation 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	Stairways have well contrasted control buttons	Stairways have well contrasted control buttons	Stairways have well contrasted control buttons
BASIC	Colour contrasting wall doors	Colour contrasting wall doors	Colour contrasting wall doors
BASIC	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
BASIC	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
BASIC	Door handles at 42" or 1050mm above the floor, with deadbolts placed immediately above or below	Door handles at 42" or 1050mm above the floor, with deadbolts placed immediately above or below	Door handles at 42" or 1050mm above the floor, with deadbolts placed immediately above or below
BASIC	Two door viewers: 3/8" or 1050mm and 0" or 1500mm	Two door viewers: 3/8" or 1050mm and 0" or 1500mm	Two door viewers: 3/8" or 1050mm and 0" or 1500mm
BASIC	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)
BASIC	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)
BASIC	Outdoor light fixture provided	Outdoor light fixture provided	Outdoor light fixture provided
BASIC	Electrical outlet provided	Electrical outlet provided	Electrical outlet provided

* Illustrations available

- 1 of 3 -

Fixtures & Finishes
July 2021

FIXTURES & FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
ELECTRICAL	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 48" or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 48" or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 48" 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 2' or 200mm of a bathroom jack	Within suites a duplex outlet is required within 2' or 200mm of a bathroom jack	Within suites a duplex outlet is required within 2' or 200mm of a bathroom 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 bulb ceiling fixtures	Double bulb ceiling fixtures	Double bulb 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 at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting at least 100 lux level at sink, stove and work areas in addition to general overhead lighting
KITCHEN	Full cook work units at 24" or 610mm height *	Full cook work units at 24" or 610mm height *	Full cook work units at 24" or 610mm height *
KITCHEN	Level handle basins and cabinet handles which can be easily used with an open hand up 12" or 3" cabinet handles	Level handle basins and cabinet handles which can be easily used with an open hand up 12" or 3" cabinet handles	Level handle basins and cabinet handles which can be easily used with an open hand up 12" or 3" cabinet handles
KITCHEN	Adjustable shelves in all cabinets	Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN	Drawer slides in key areas*	Drawer slides in key areas*	Drawer slides in key areas*
KITCHEN	Provision for removal of sink cabinet and lowering of counter height	Provision for removal of sink cabinet and lowering of counter height	Provision for removal of sink cabinet and lowering of counter height
KITCHEN	Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)	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	Controlling knobs on stove / cook top	Controlling knobs on stove / cook top	Controlling knobs on stove / cook top

* Illustrations available

- 2 of 3 -

Fixtures & Finishes
July 2021

FIXTURES & FINISHES

	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 regulation on tub / shower faucet	Water temperature regulation on tub / shower faucet	Water temperature regulation 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 doorway	Three-way switched outlet at bed area and doorway	Three-way switched outlet at bed area and doorway
BEDROOMS	Provide light fixture in or adjacent to closet	Provide light fixture in or adjacent to closet	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

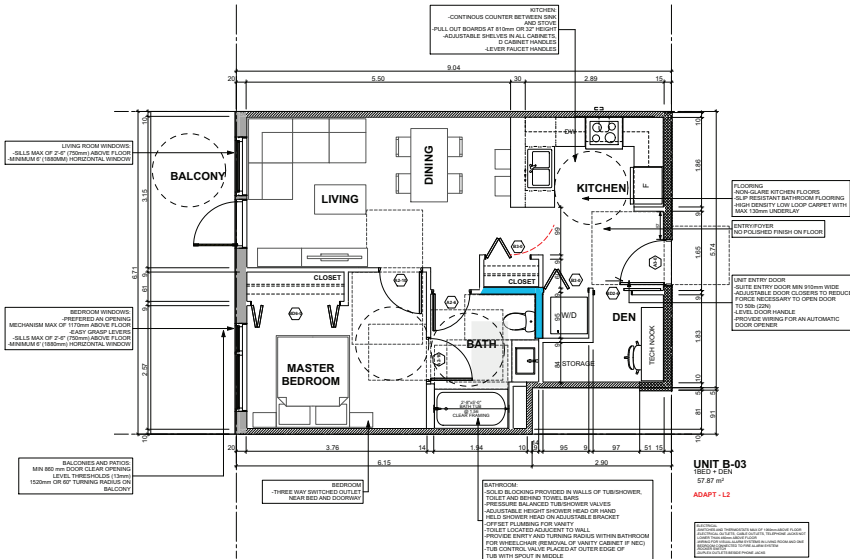
LEVEL 1 ALL UNITS
LEVEL 2 ADAPTABLE UNIT: B02, B03, (1BEDROOM), C02 (2 BEDROOM)



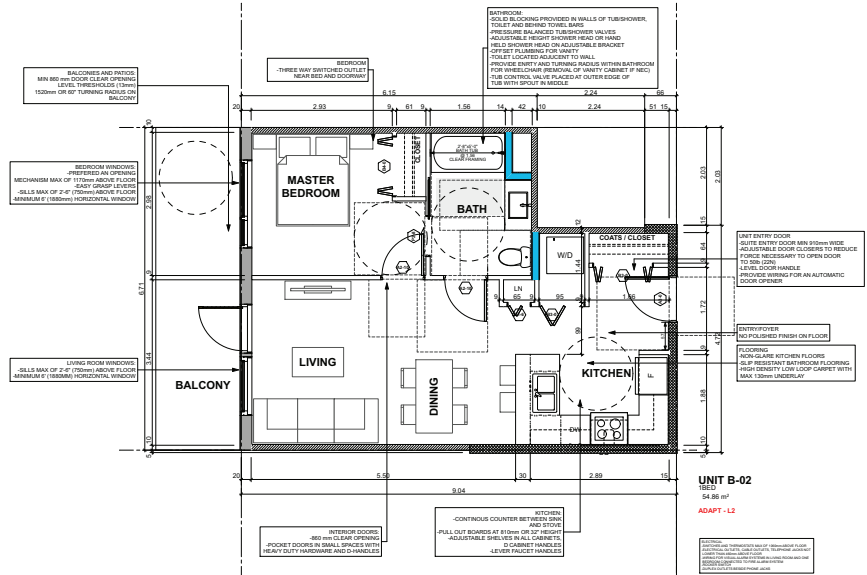
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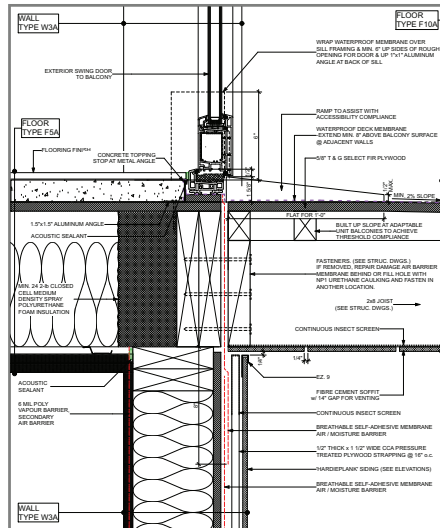
(PROJECT TEAM)



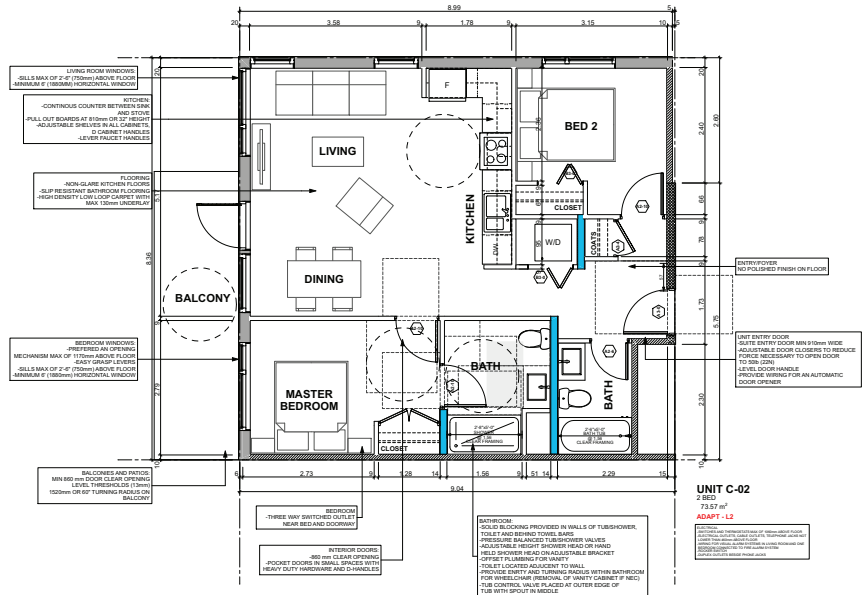
UNIT B03 - 1 BED ADAPTABLE L2



UNIT B02 - 1 BED ADAPTABLE L2



TYPICAL ADAPTABLE THRESHOLD DETAIL



UNIT C02 - 2 BED ADAPTABLE L2



ADERA
(CLIENT)

RENTAL DEVELOPMENT
1221 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(PROJECT)

UNIT PLANS - B
UNIT PLANS

19495 (PROJECT)

2021-06-03 (SCALE)

DP RESUBMISSION (DATE)

(DRAWING)

A-3.020

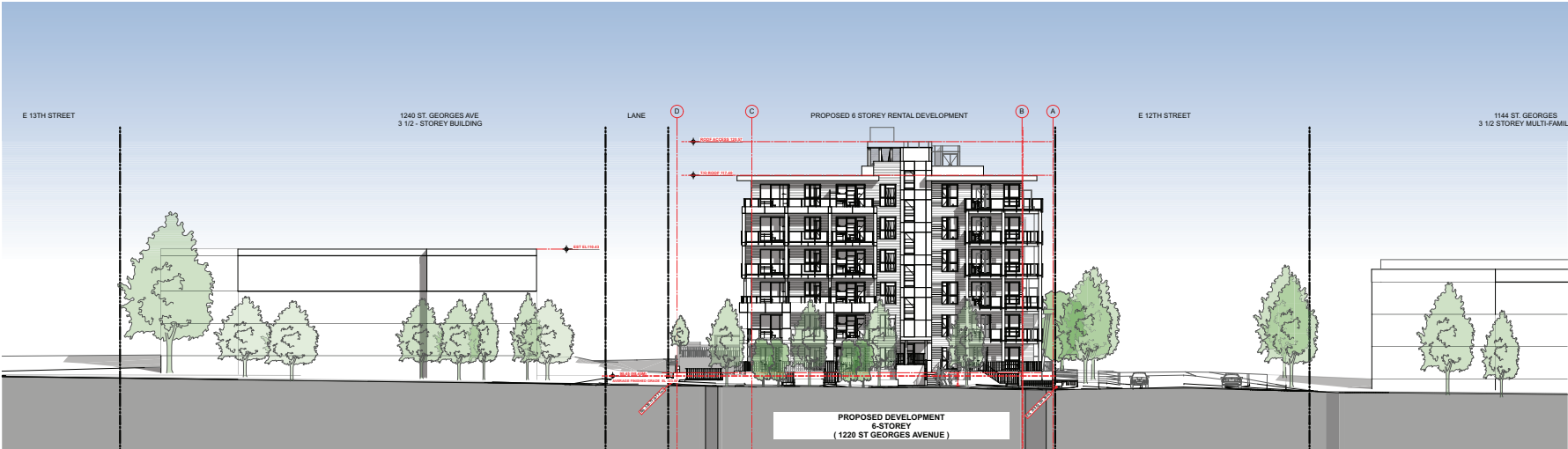


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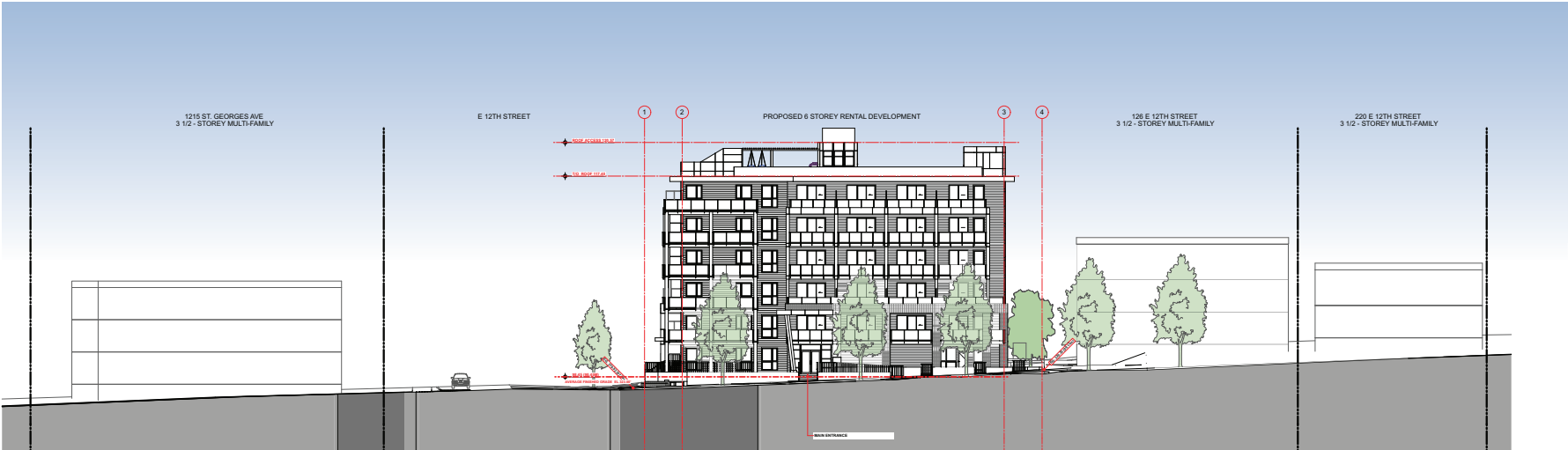
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(PROJECT TEAM)



ST GEORGES AVE - STREETSCAPE



VIEW N-E - INTERSECTION OF ST GEORGES AND E12TH ST



ADERA

(PROJECT)

**RENTAL
DEVELOPMENT**
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

**STREET
ELEVATIONS**

19495 (PROJECT)

1/16" = 1'-0" (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-4.100



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(PROJECT TEAM)



ADERA

(PROJECT)

**RENTAL
DEVELOPMENT**
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

WEST ELEVATION

19495 (PROJECT)

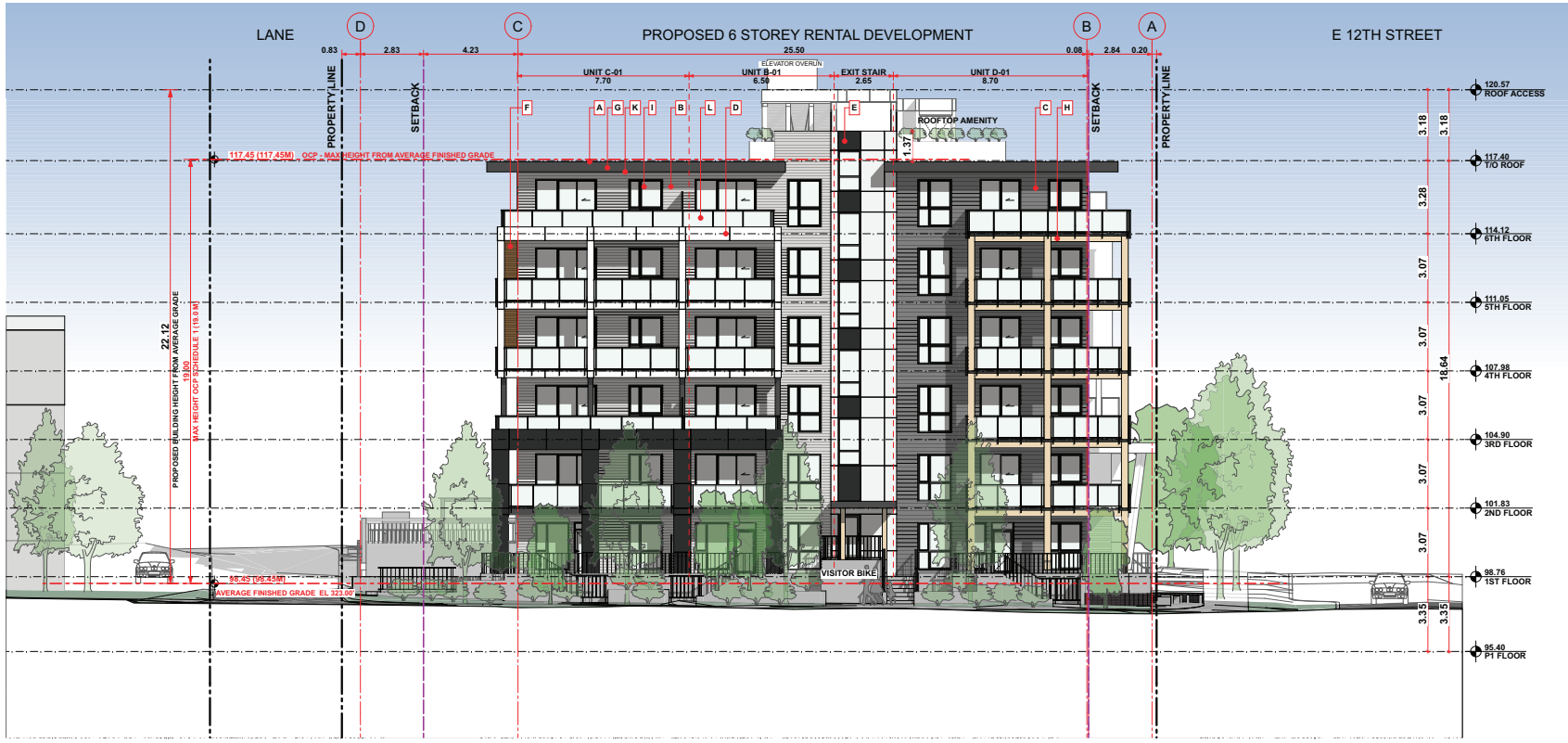
1/8" = 1'-0" (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-4.200



MATERIALS LEGEND

● A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
● B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 280102
● E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 280102
● F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
● G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
● H	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
● I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

● J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
● K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
● L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2116-10	Pre-finished aluminum c/w safety glass railing @ balconies
● M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
● N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● O	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies



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(PROJECT TEAM)



ADERA

(PROJECT)

RENTAL DEVELOPMENT
1221 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

SOUTH ELEVATION

19495 (PROJECT)

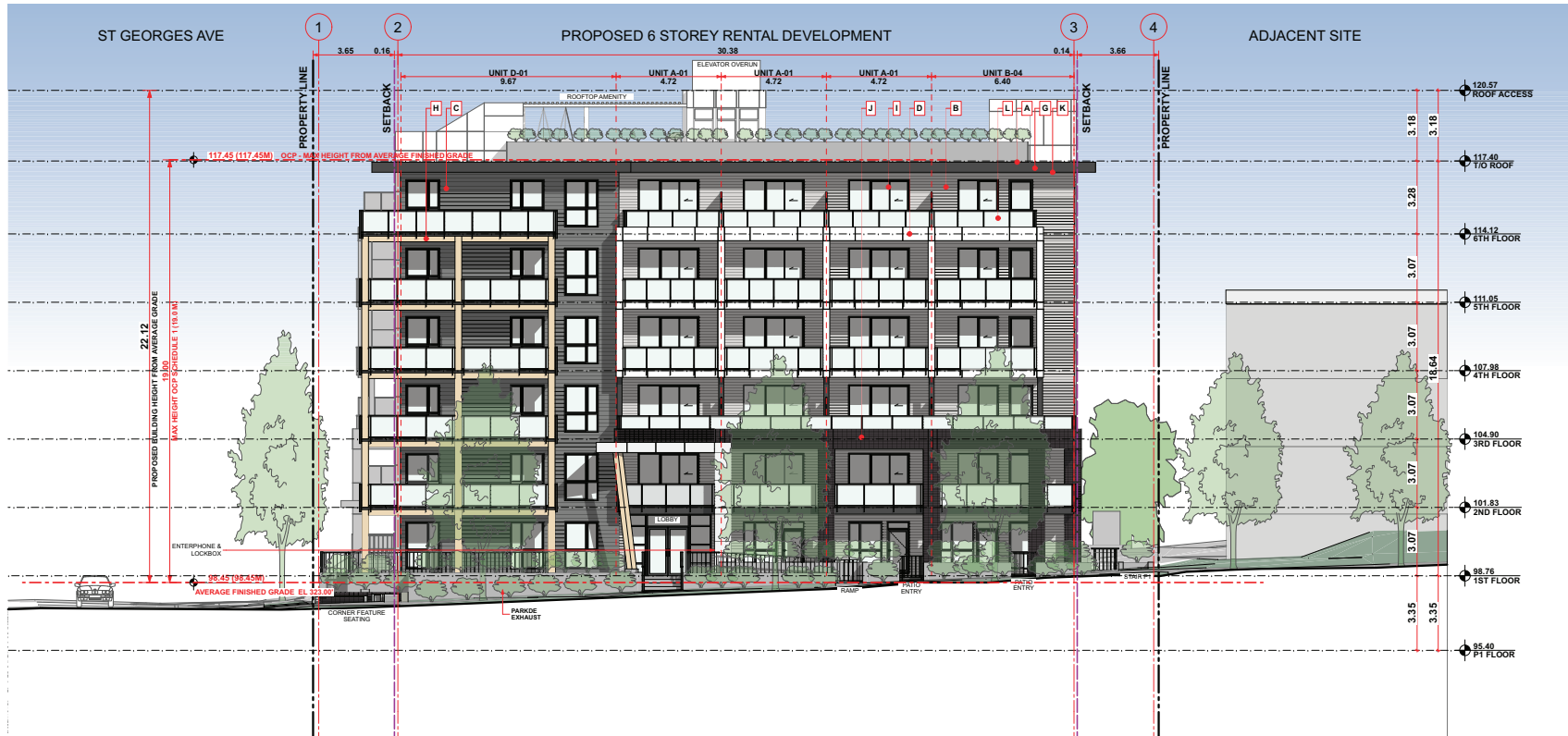
1/8" = 1'-0" (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-4.201



MATERIALS LEGEND

● A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
● B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 280102
● E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 280102
● F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
● G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
● H	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
● I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

● J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
● K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
● L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2116-10	Pre-finished aluminum c/w safety glass railing @ balconies
● M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
● N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● O	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies



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(PROJECT TEAM)



ADERA

(PROJECT)

**RENTAL
DEVELOPMENT**
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

EAST ELEVATION

19495 (PROJECT)

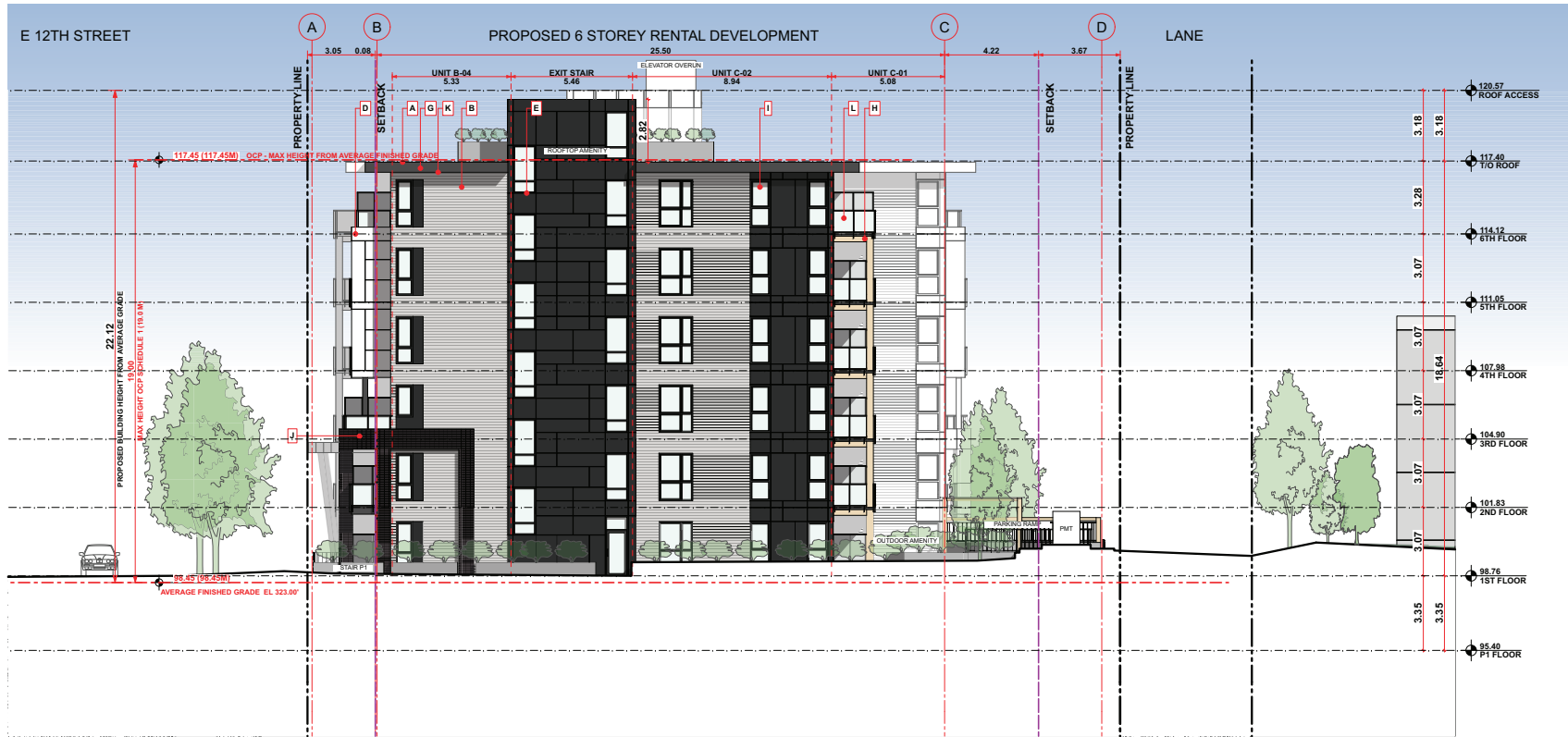
1/8" = 1'-0" (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-4.203



MATERIALS LEGEND

● A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
● B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 280102
● E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 280102
● F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
● G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
● H	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
● I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

● J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
● K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
● L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2116-10	Pre-finished aluminum c/w safety glass railing @ balconies
● M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
● N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● O	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies



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(PROJECT TEAM)



ADERA

(PROJECT)

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

NORTH ELEVATION

19495 (PROJECT)

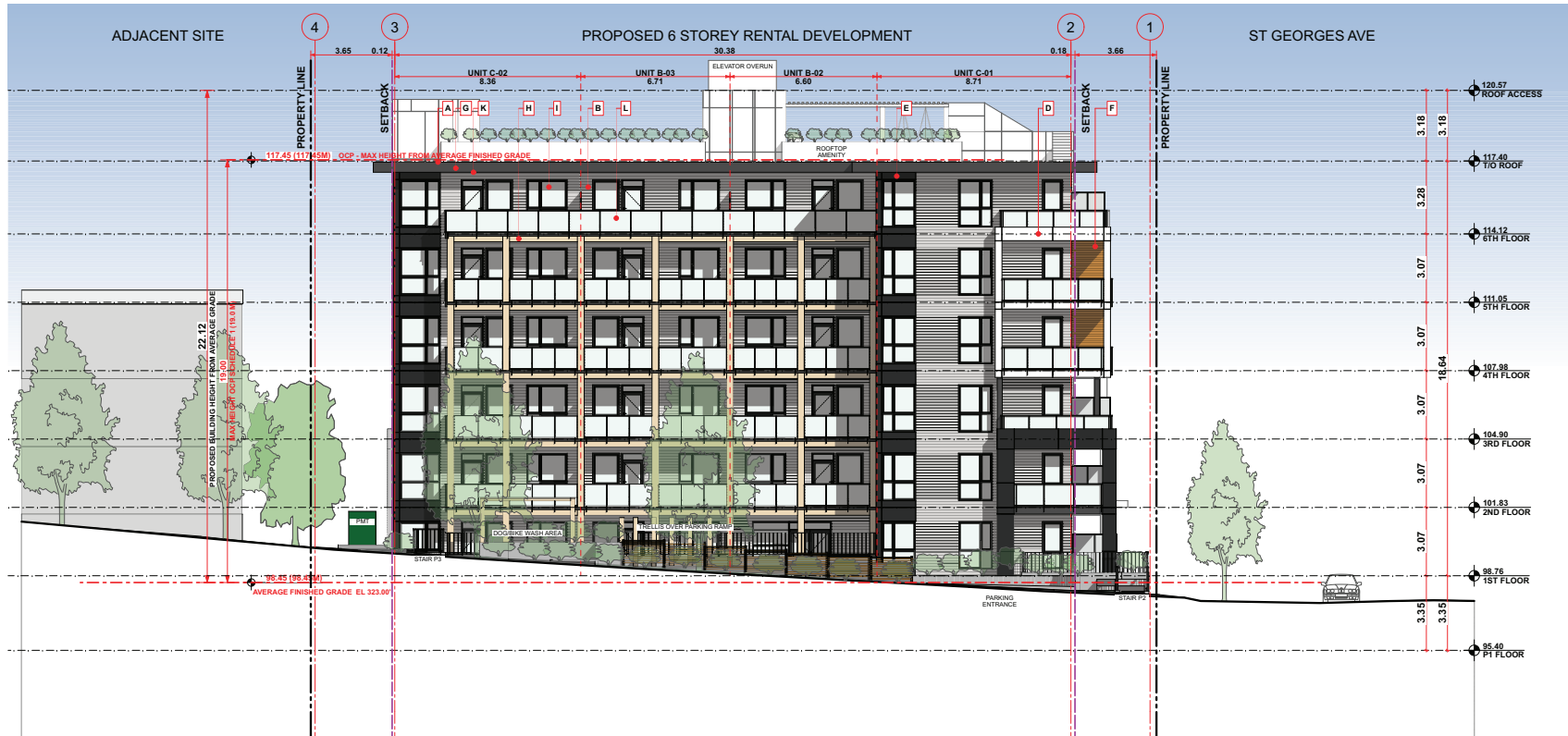
1/8" = 1'-0" (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-4.204



MATERIALS LEGEND

● A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
● B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 280102
● E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 280102
● F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
● G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
● H	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
● I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

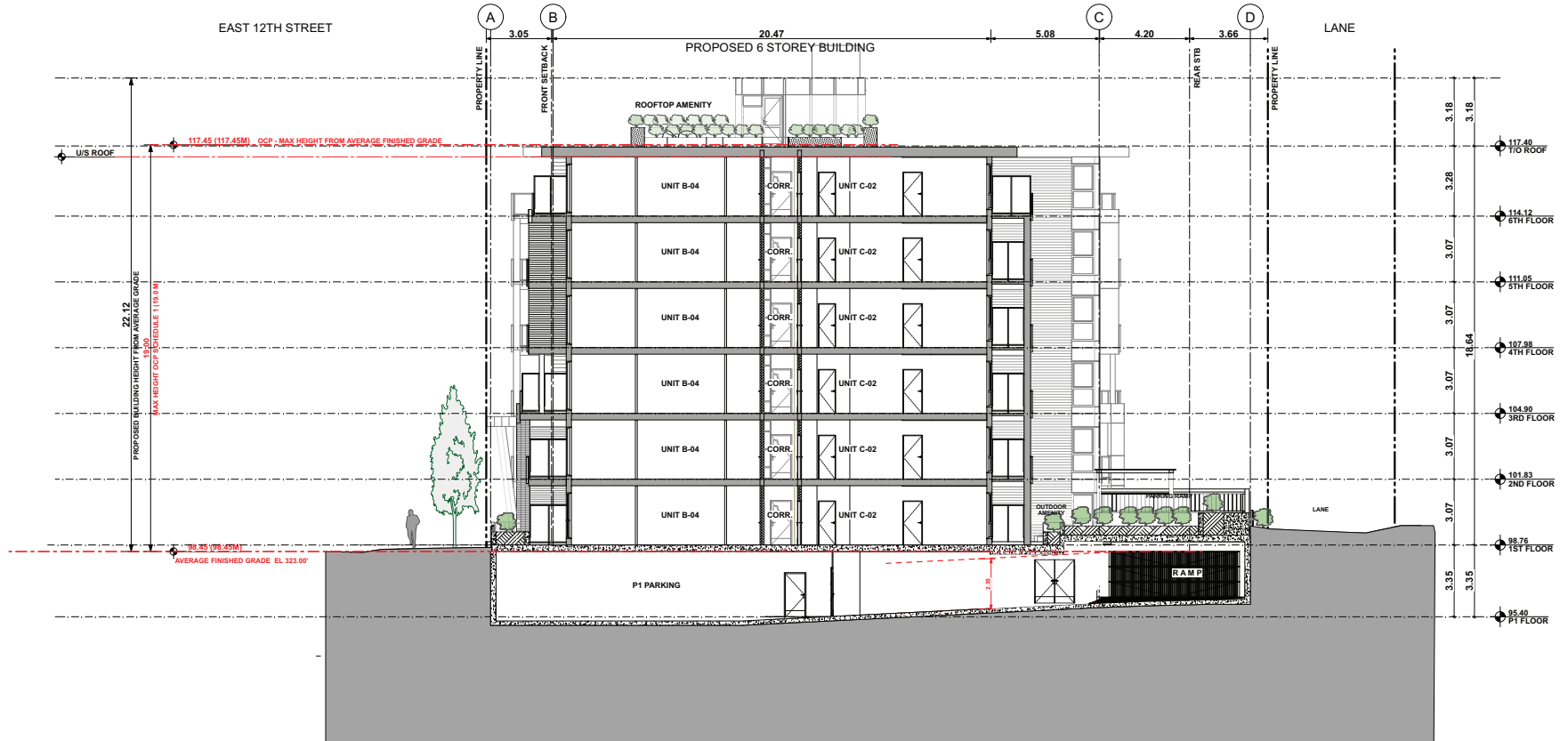
● J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
● K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
● L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2116-10	Pre-finished aluminum c/w safety glass railing @ balconies
● M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
● N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● O	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies



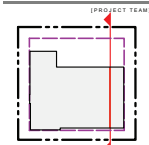
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1 BUILDING SECTION NORTH-SOUTH



ADERA
(PROJECT)

RENTAL
DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

BUILDING
SECTION

19495 (PROJECT)
1/8" = 1'-0" (SCALE)
2021-06-03 (DATE)
DP RESUBMISSION (ISSUE)
(DRAWING)

A-5.000

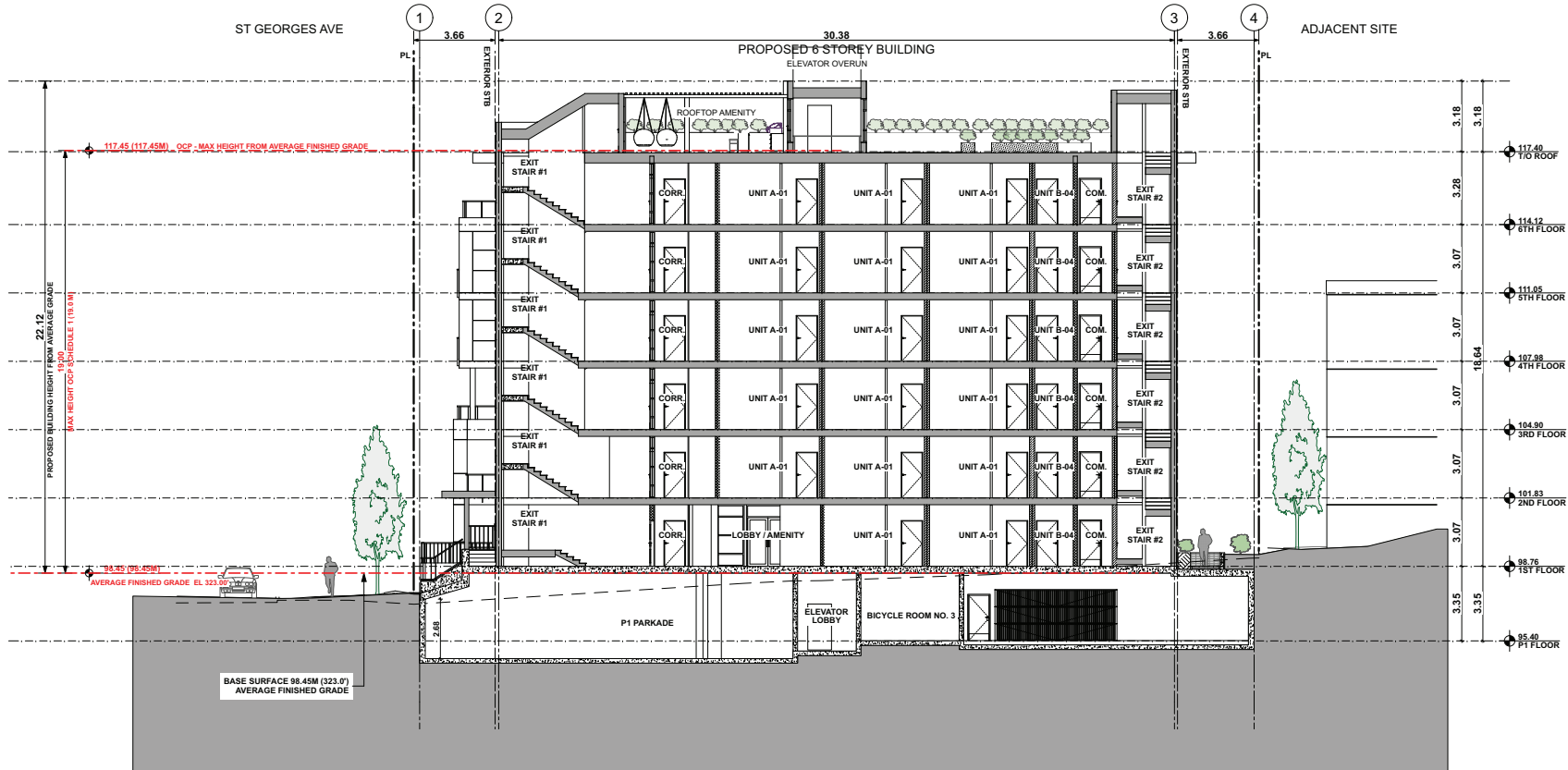


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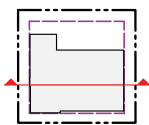
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1 BUILDING SECTION EAST-WEST

(PROJECT TEAM)



ADERA

(PROJECT)

RENTAL DEVELOPMENT
1225 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

BUILDING SECTION

19495 (PROJECT)

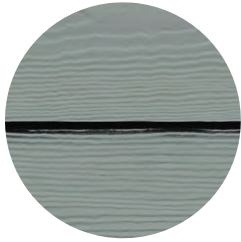
1/8" = 1'-0" (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-5.001



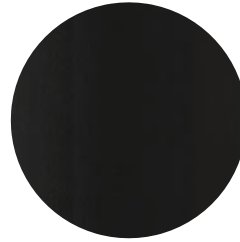
B HARDIEPLANK LAP SIDING - PEARL GRAY



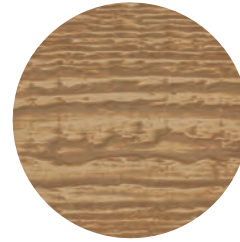
C HARDIEPLANK LAP SIDING - NIGHT GRAY



D HARDIE-REVEAL PANEL - ARCTIC WHITE



E HARDIE-REVEAL PANEL - IRON GRAY



F WOODTONE RUSTIC SERIES - SANDCASTLE



J BRICK - MANGANESE IRONSPOT



MATERIAL AND COLOUR LEGEND

• A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
• B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedar mill texture, 7" exposure - exterior walls
• C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedar mill texture, 7" exposure - exterior walls
• D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 280102
• E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 280102
• F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedar mill texture, pre-finished 5 1/4" exposure at selected locations
• G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
• H	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
• I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing
• J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
• K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
• L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies
• M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
• N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
• O	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
• P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies



ADERA

[PROJECT]

RENTAL DEVELOPMENT
1221 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

MATERIALS FINISHES

[PROJECT]

19495

[SCALE]

2021-06-03

[DATE]

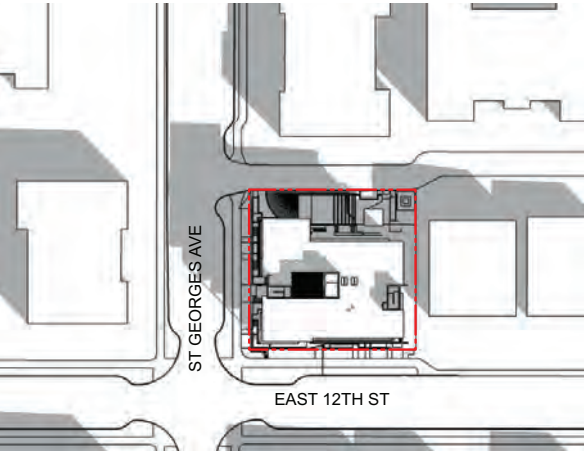
DP RESUBMISSION

[ISSUE]

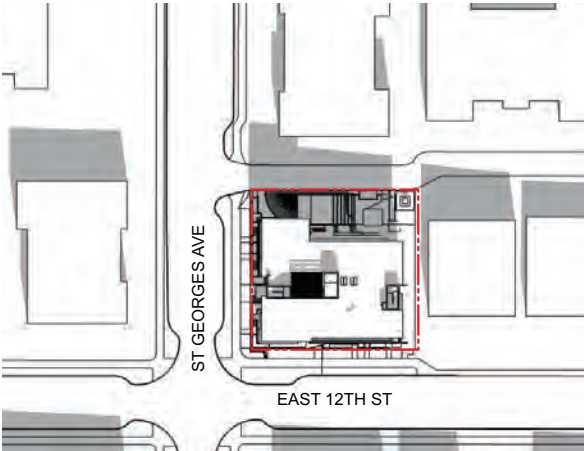
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A-8.100

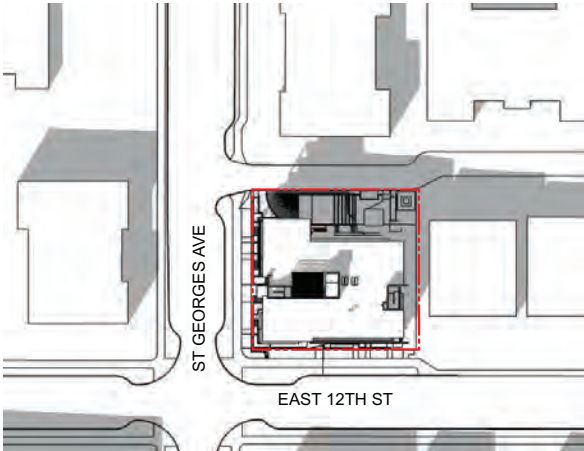
SPRING EQUINOX
MARCH 21



10 AM

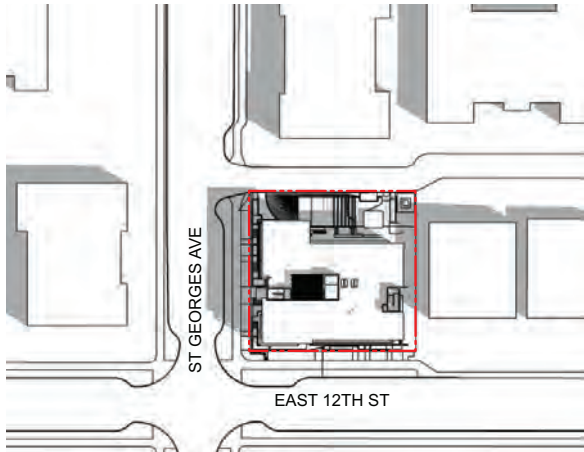


12 PM

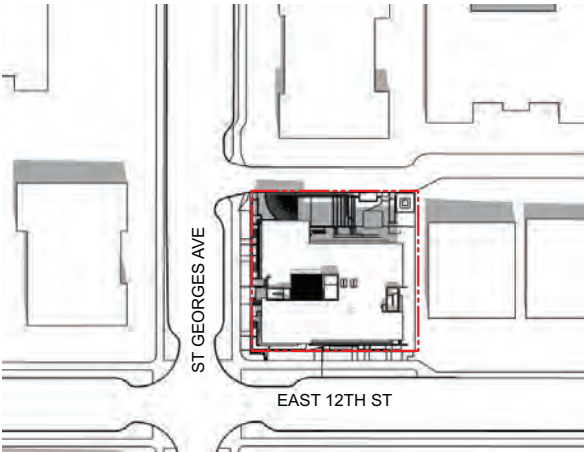


2 PM

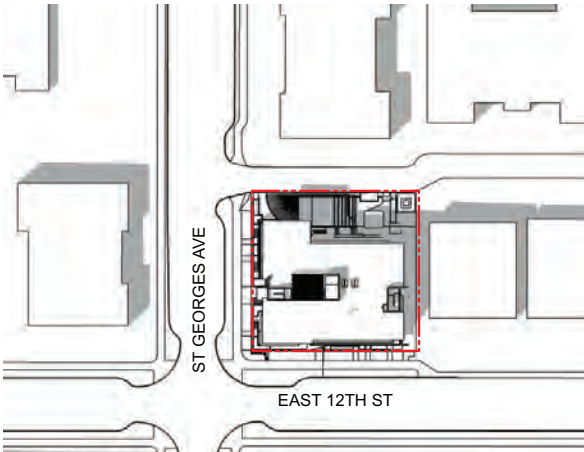
SUMMER SOLSTICE
JUNE 21



10 AM



12 PM

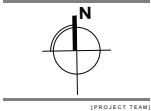


2 PM



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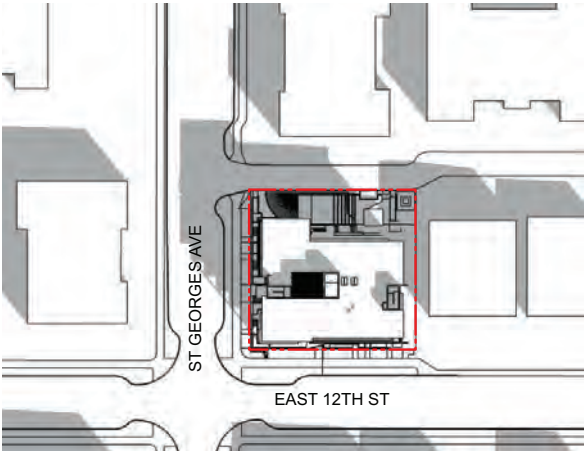


ADERA
(CLIENT)
RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC
(PROJECT)
(TITLE)

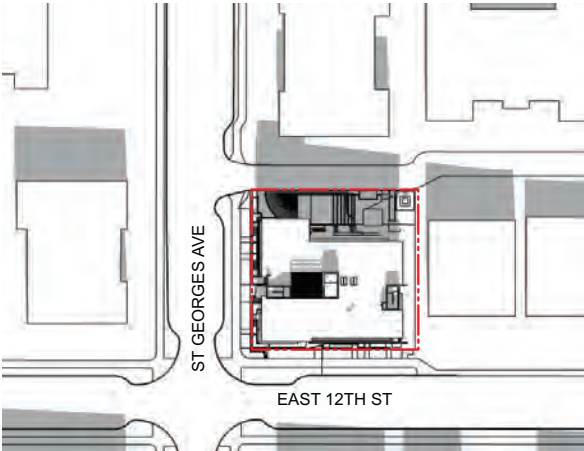
SHADOW STUDY
(PROJECT)
19495
(SCALE)
2021-06-03
(DATE)
DP RESUBMISSION
(ISSUE)
(DRAWING)

A-8.500

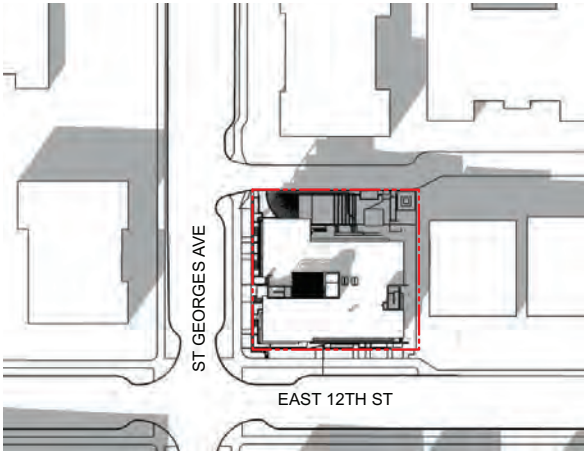
FALL EQUINOX
SEPTEMBER 23



10 AM

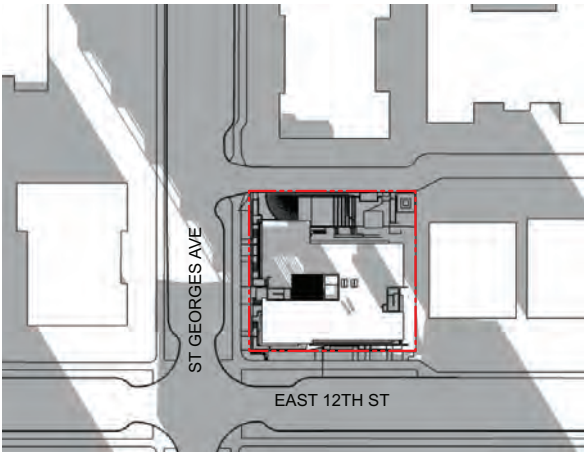


12 PM

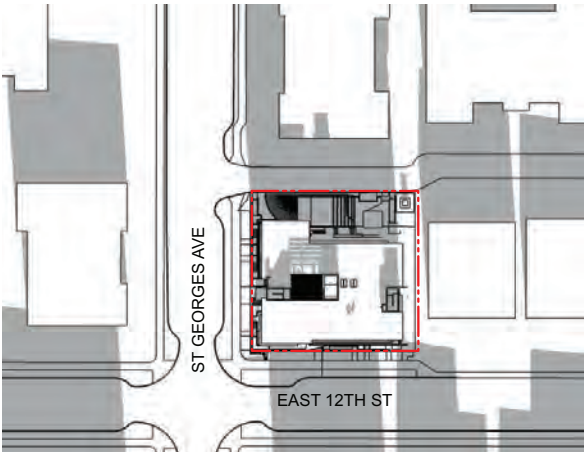


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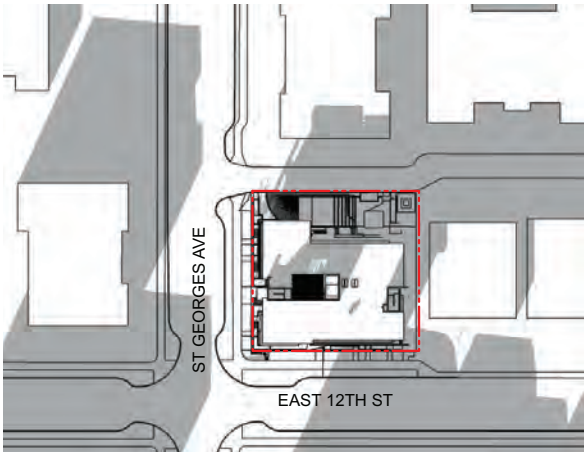
WINTER SOLSTICE
DECEMBER 21



10 AM



12 PM

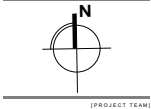


2 PM



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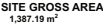
ADERA
(CLIENT)
(PROJECT)
**RENTAL
DEVELOPMENT**
1225 ST. GEORGES AVENUE
NORTH VANCOUVER, BC
(TITLE)

SHADOW STUDY
(PROJECT)
19495
(SCALE)
2021-06-03
(DATE)
DP RESUBMISSION
(ISSUE)
(DRAWING)

A-8.501



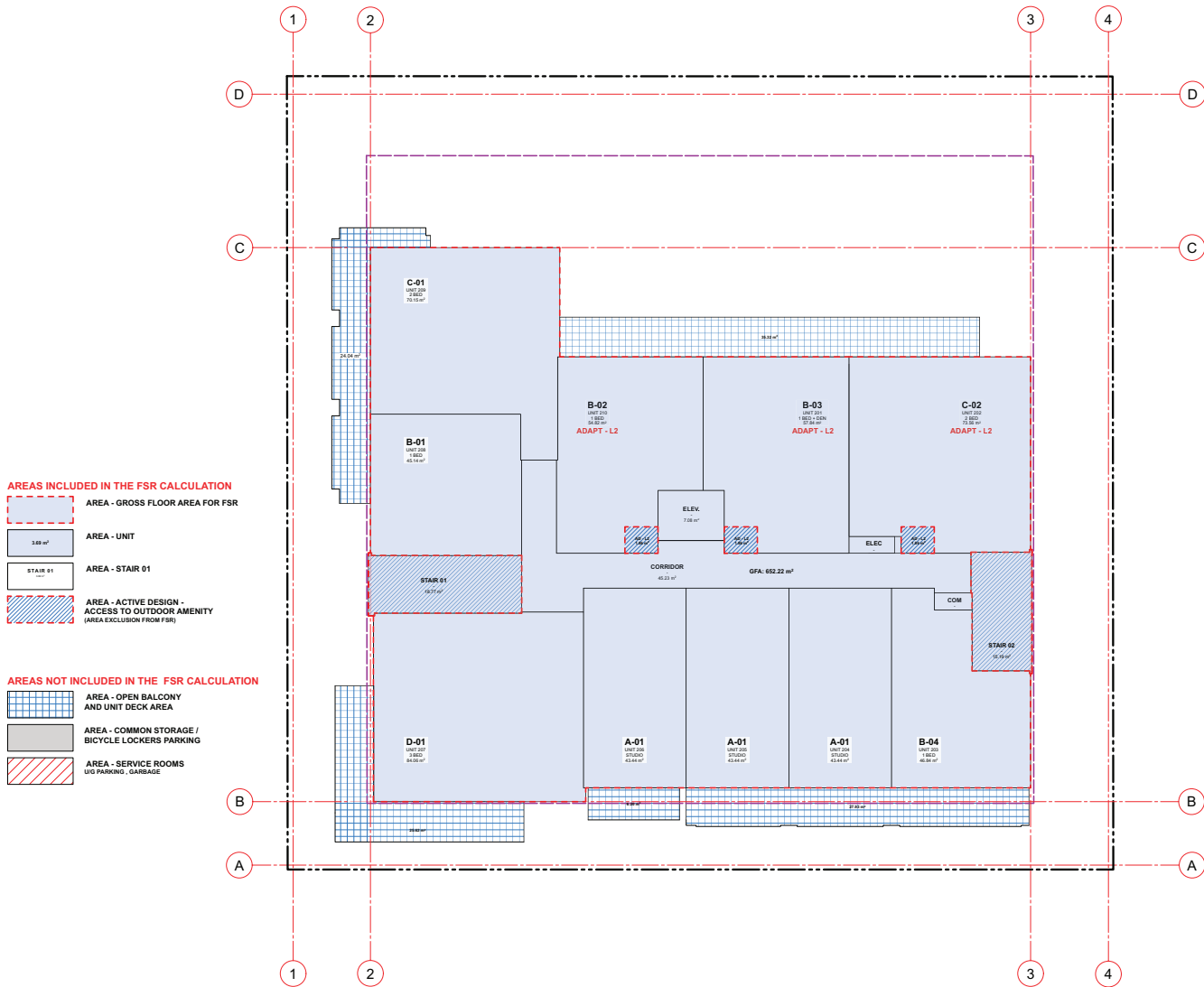
A-9.001



1ST FLOOR AREA OVERLAY

A-9.010

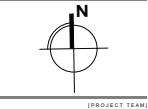
2ND FLOOR AREA OVERLAY



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[PROJECT TEAM]



ADERA

[PROJECT]

RENTAL DEVELOPMENT
1221 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS
2ND FLOOR

[PROJECT]

1/8" = 1'-0" [SCALE]

2021-06-03 [DATE]

DP RESUBMISSION [ISSUE]

[DRAWING]

A-9.020





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[PROJECT TEAM]



ADERA

[PROJECT]

RENTAL DEVELOPMENT
1221 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS
4TH FLOOR

[PROJECT]

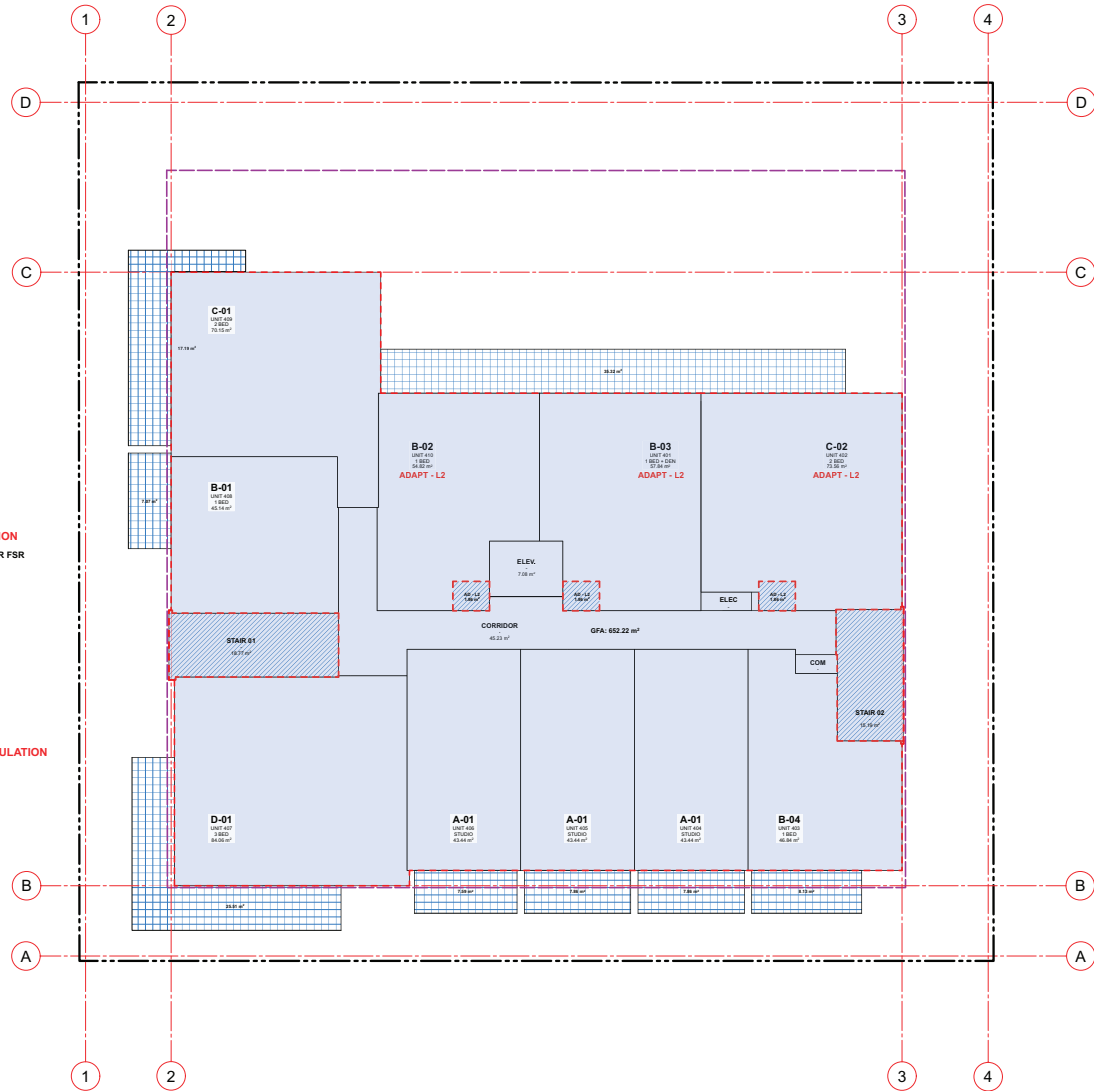
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2021-06-03 [DATE]

DP RESUBMISSION [ISSUE]

[DRAWING]

A-9.040



AREAS INCLUDED IN THE FSR CALCULATION

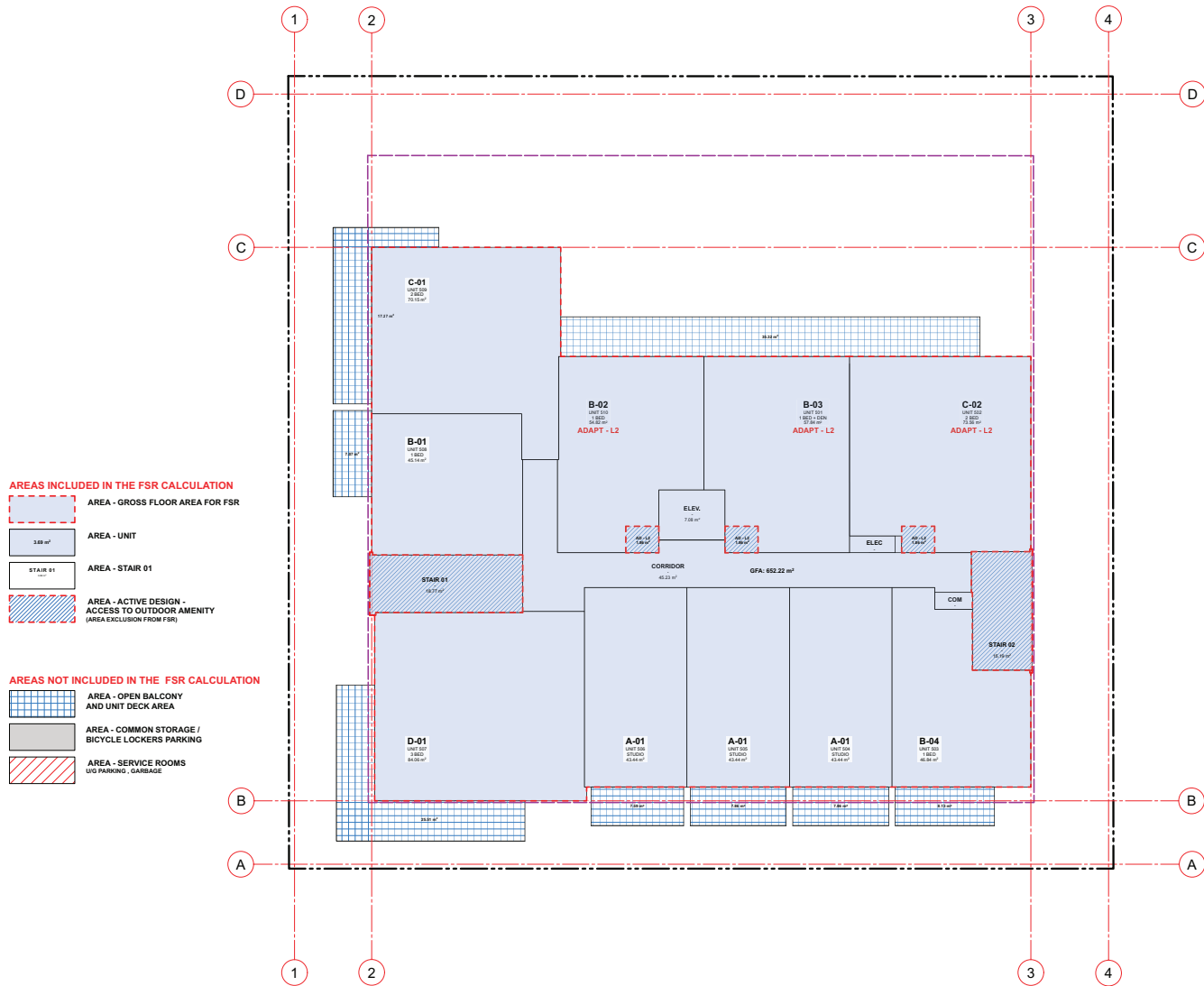
- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
- AREA - STAIR 01
- AREA - ACTIVE DESIGN - ACCESS TO OUTDOOR AMENITY (AREA EXCLUSION FROM FSR)

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, GARBAGE

4TH FLOOR AREA OVERLAY

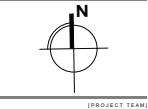
5TH FLOOR AREA OVERLAY



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[PROJECT TEAM]



ADERA

[PROJECT]

RENTAL DEVELOPMENT
1221 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS
5TH FLOOR

[PROJECT]

1/8" = 1'-0"

[SCALE]

2021-06-03

[DATE]

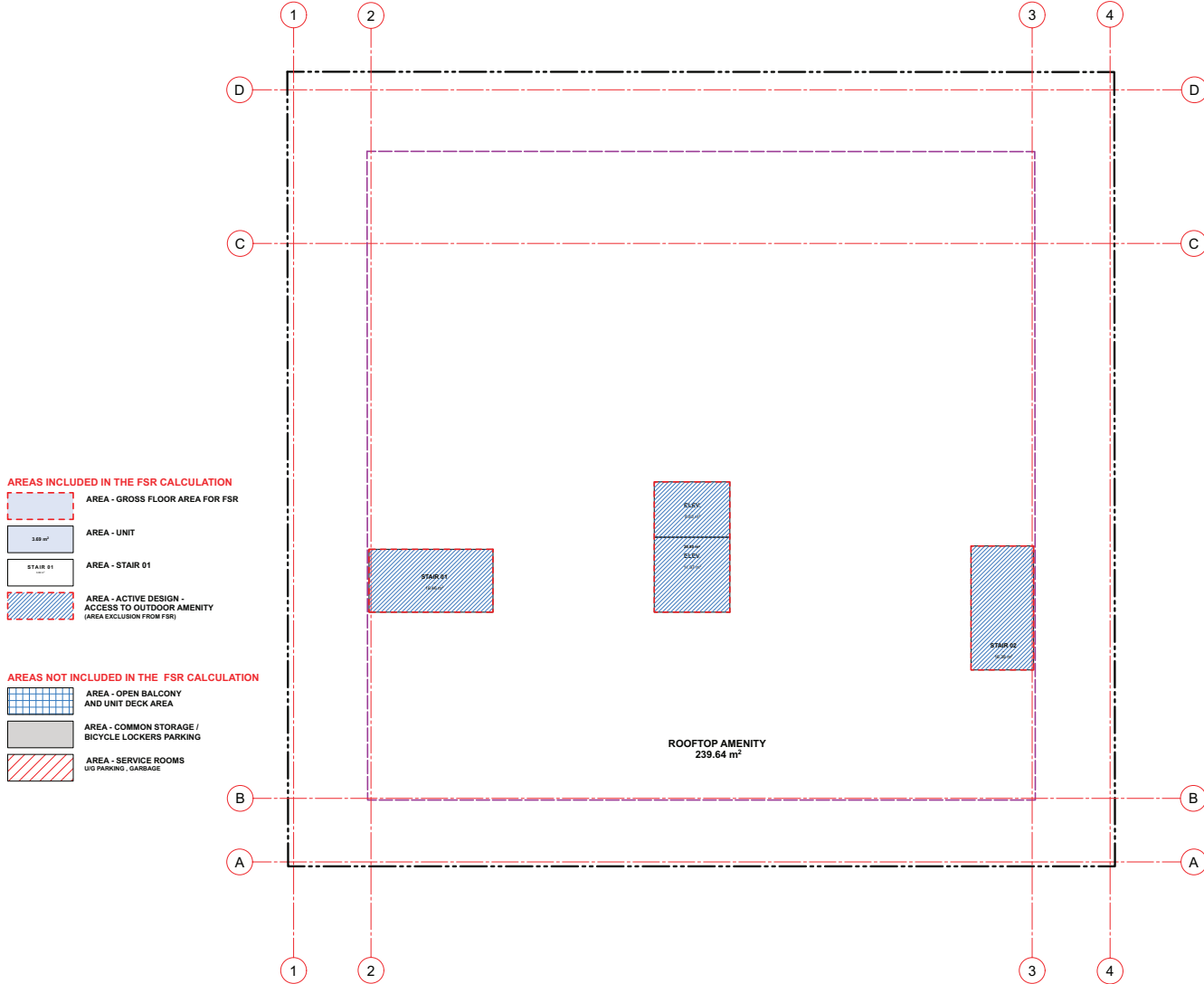
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[ISSUE]

[DRAWING]

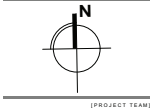
A-9.050





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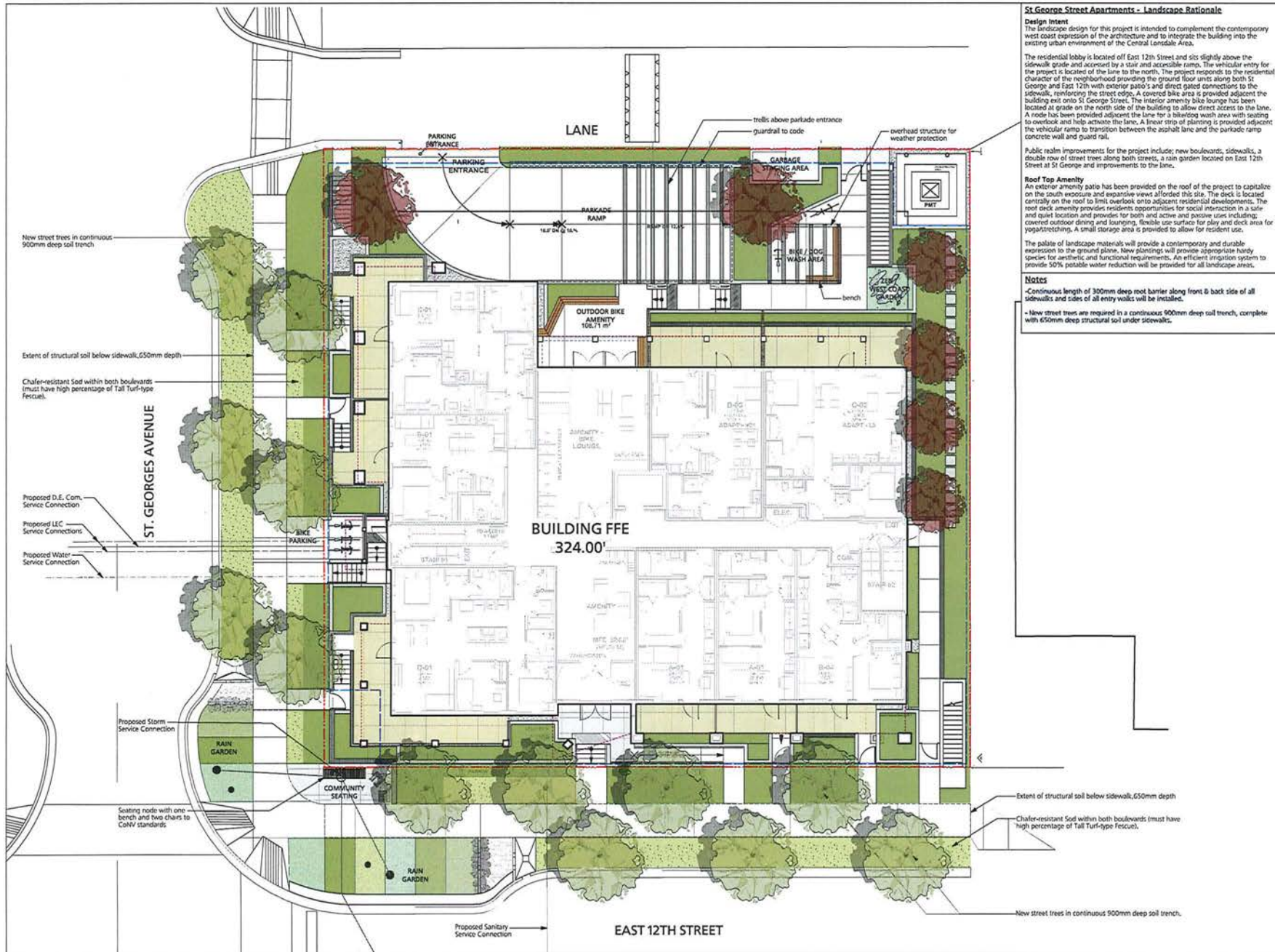
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[PROJECT]

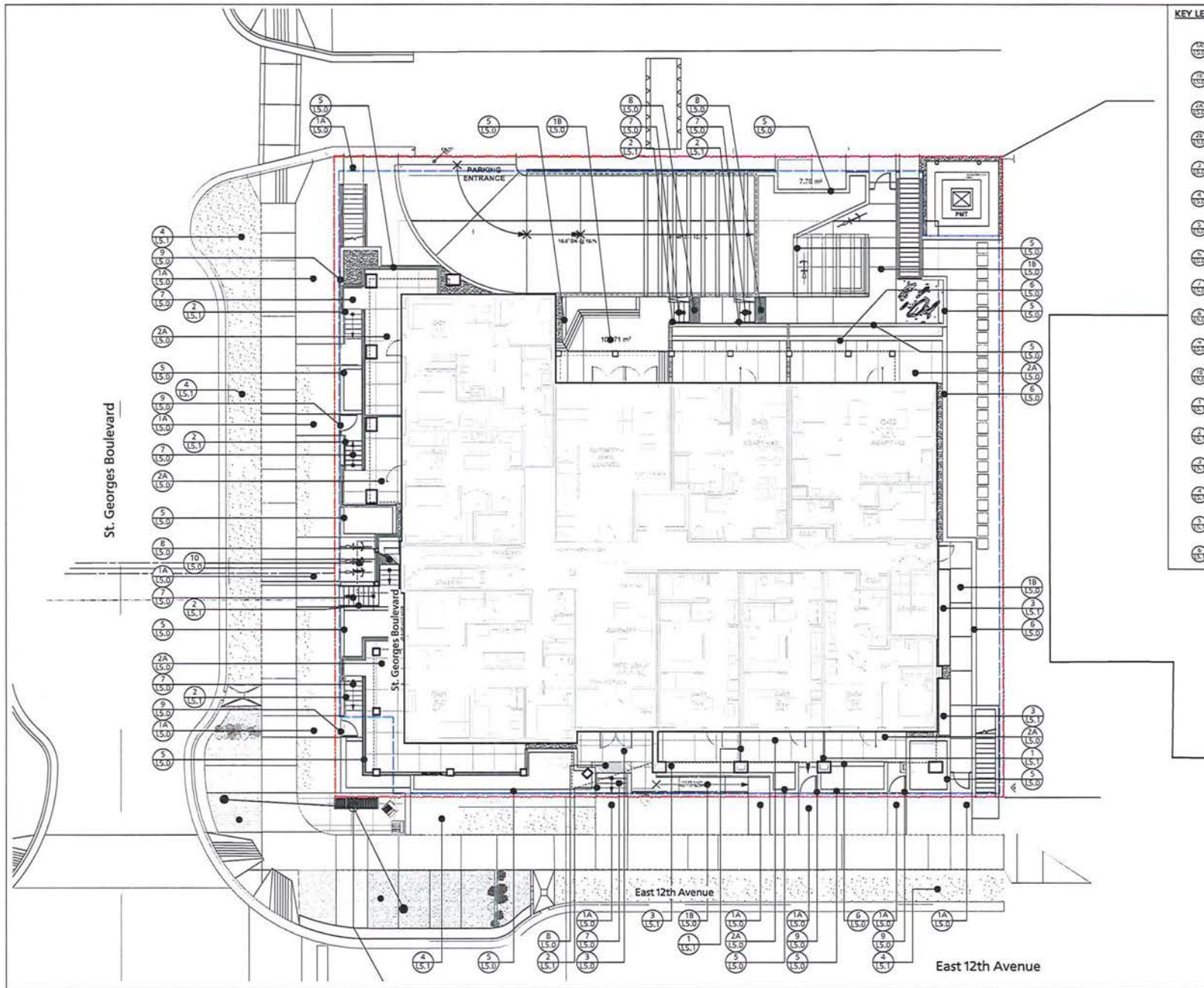
RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC
[TITLE]

**AREA OVERLAYS
ROOF DECK**

19495 [PROJECT]
1/8" = 1'-0" [SCALE]
2021-06-03 [DATE]
DP RESUBMISSION [ISSUE]
[DRAWING]

A-9.070





KEY LEGEND:

- 1A 15.0 Pedestrian Concrete Paving, On Grade
- 1B 15.0 Pedestrian Concrete Paving, On Slab
- 2A 15.0 Pedestrian Precast Pavers, On Slab
- 2B 15.0 Pedestrian Precast Pavers, On Roof
- 3 15.0 Granite Paving
- 4 15.0 SYN Lawn on Roof
- 5 15.0 CIP Concrete Planter Wall On Slab
- 6 15.0 Allan Block Planter Wall On Slab
- 7 15.0 CIP Concrete Stair
- 8 15.0 CIP Concrete Tactile Strip
- 9 15.0 Custom Aluminum Gate
- 10 15.0 Bike Rack
- 11 15.0 Privacy Screen
- 12 15.0 Handrail
- 13 15.0 Aluminum Planter
- 14 15.0 Tree Planting Detail Urban Boulevard
- 15 15.0 Shrub and Groundcover Planting
- 16 15.0 Boulevard Lawn

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3	Re-issued for DP	2021/06/02
2	Issued for ADP	2020/12/02
1	Issued for Re-zoning and Development Permit	2020/10/14
Revision No.		Date

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Client:

**St. Georges Adera
Projects Ltd.**



Project Title:

**Rental
Development**

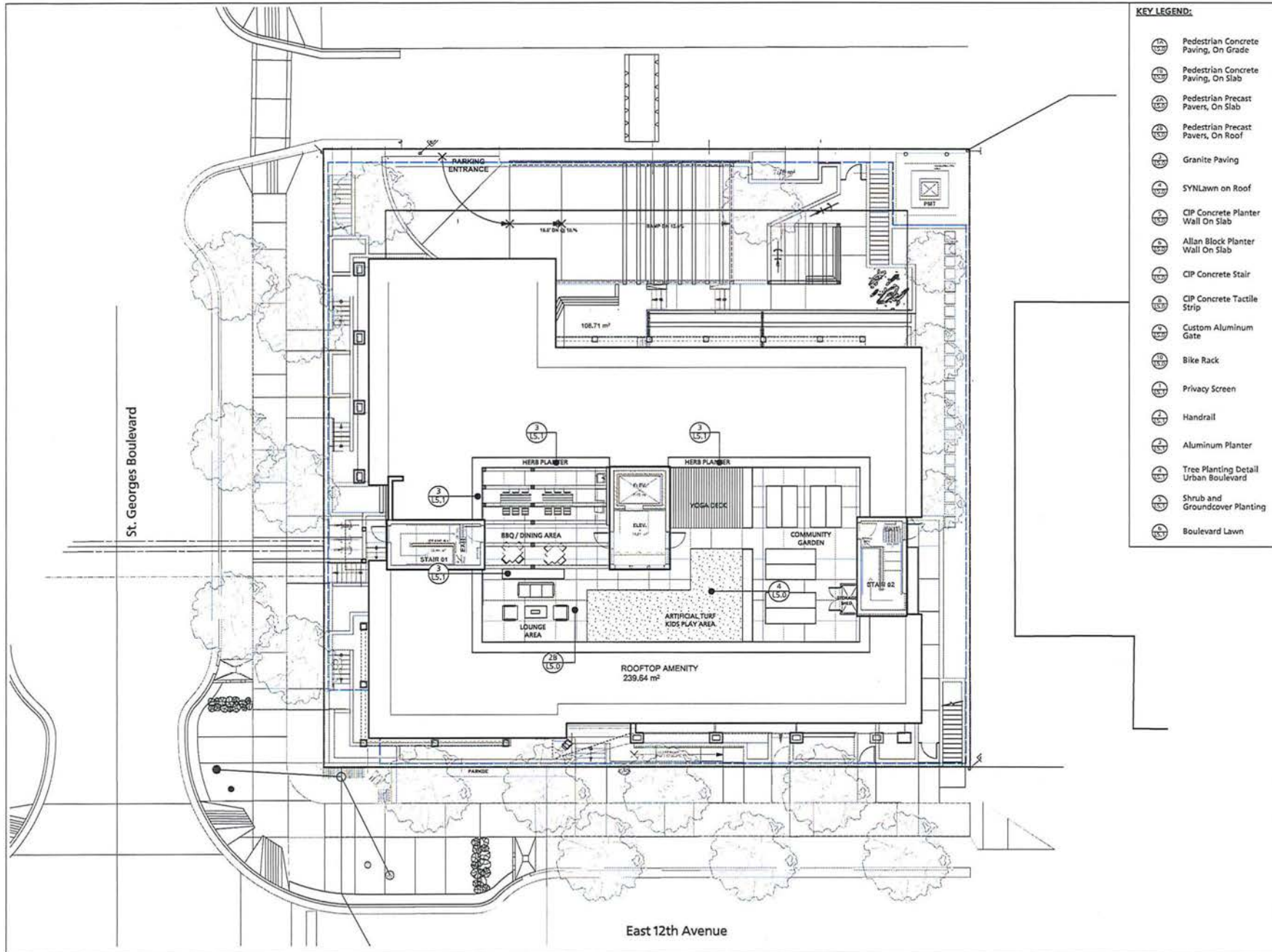
1220 St. Georges Avenue
North Vancouver, BC

Drawing Title:

Landscape Key Plan

Project No.:	Drawn By:
Checked By:	EML
Scale:	Job No.:
1/8" = 1'-0"	20-075
Sheet No.:	

L1.0A



KEY LEGEND:

- 1 Pedestrian Concrete Paving, On Grade
- 2 Pedestrian Concrete Paving, On Slab
- 3 Pedestrian Precast Pavers, On Slab
- 4 Pedestrian Precast Pavers, On Roof
- 5 Granite Paving
- 6 SYN Lawn on Roof
- 7 CIP Concrete Planter Wall On Slab
- 8 Allan Block Planter Wall On Slab
- 9 CIP Concrete Stair
- 10 CIP Concrete Tactile Strip
- 11 Custom Aluminum Gate
- 12 Bike Rack
- 13 Privacy Screen
- 14 Handrail
- 15 Aluminum Planter
- 16 Tree Planting Detail Urban Boulevard
- 17 Shrub and Groundcover Planting
- 18 Boulevard Lawn

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3 Re-issued for DP 2021/06/02
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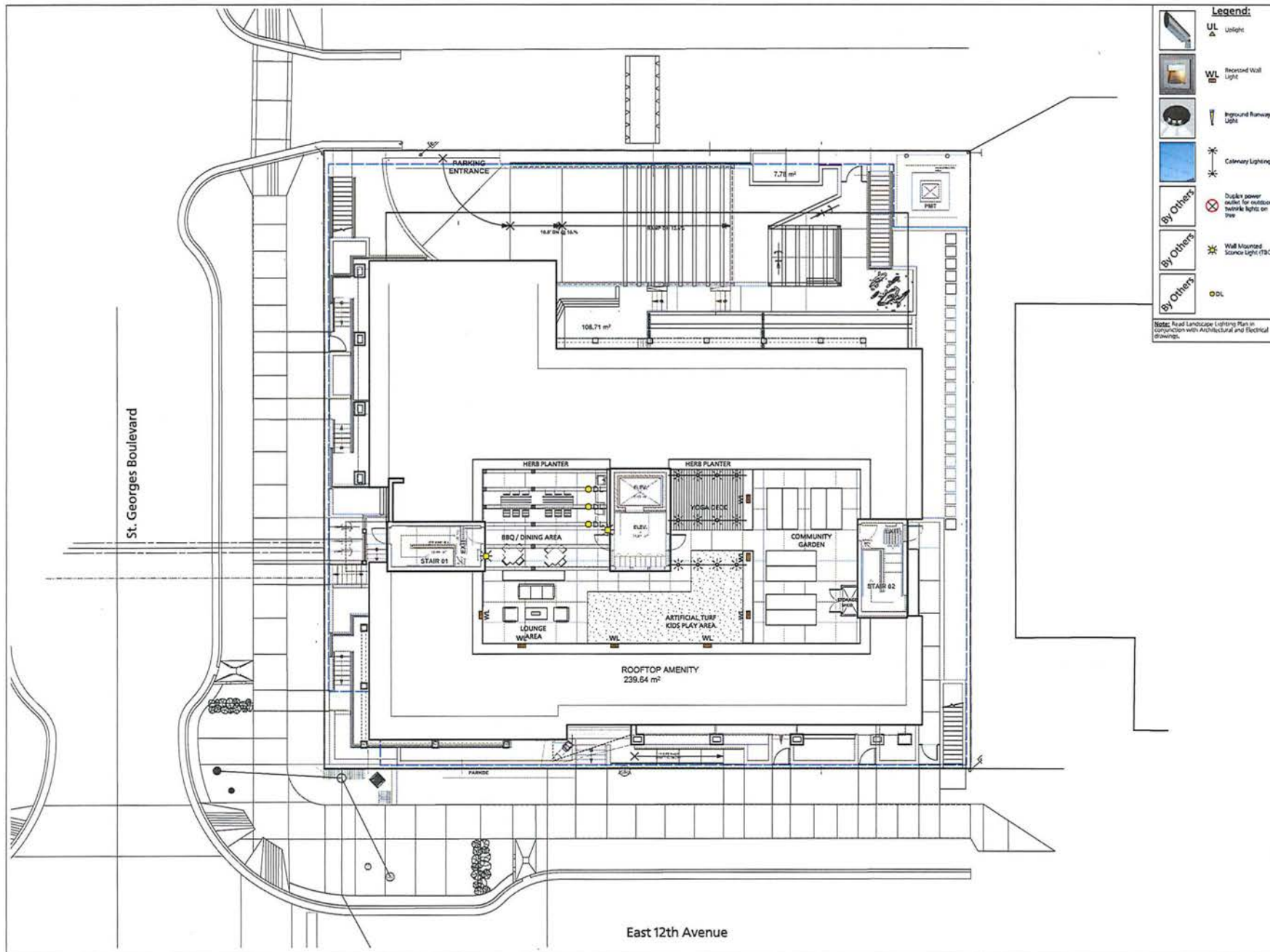
Client: **St. Georges Adera Projects Ltd.**

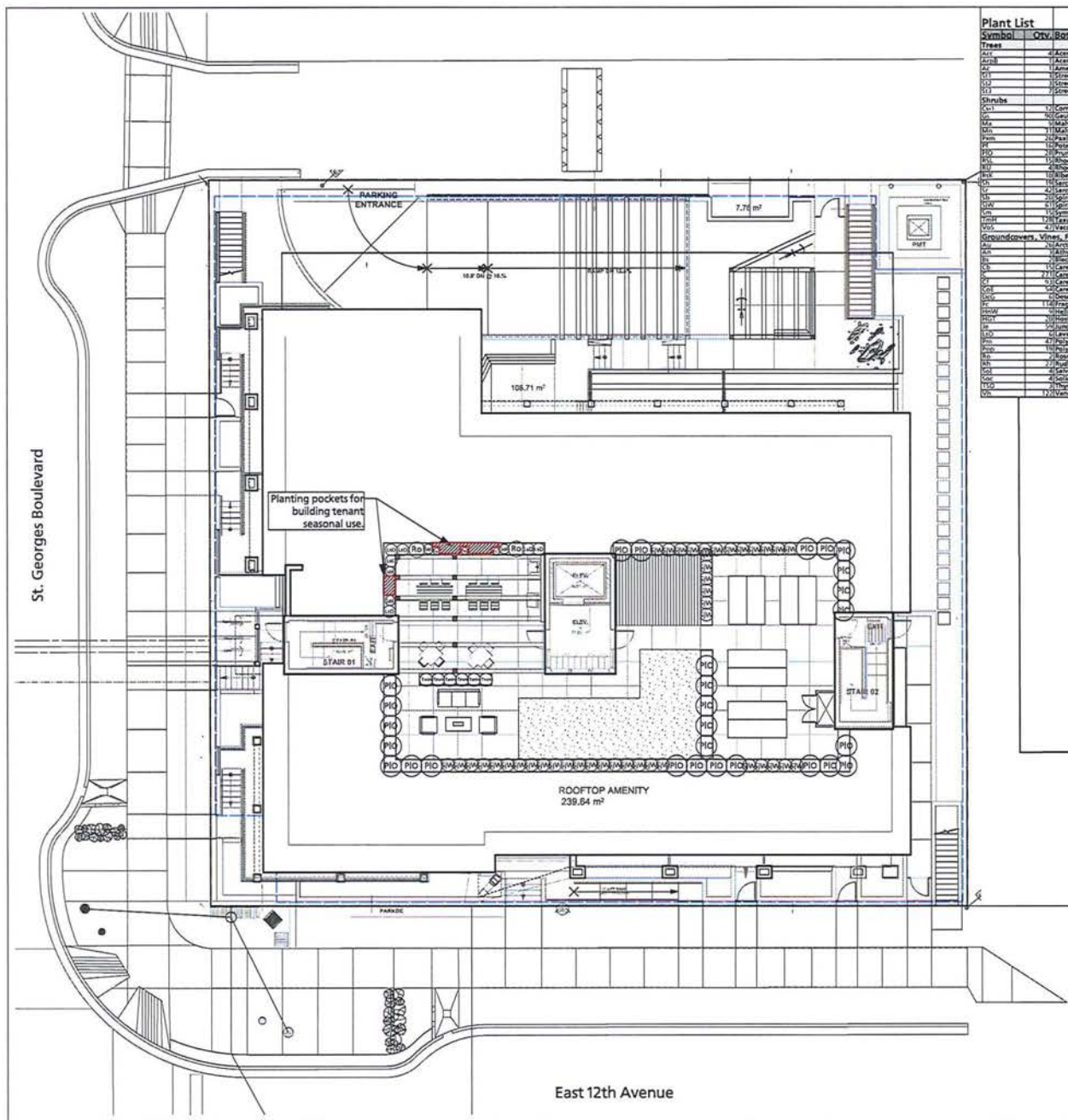


Project Title: **Rental Development**
1220 St. Georges Avenue
North Vancouver, BC

Drawing Title: **Landscape Roof Key Plan**

Project Month: Drawn By: **EM**
Checked By: **MP**
Scale: **1/8" = 1'-0"** Job No.: **20-075**
Sheet No.: **L1.0B**





Plant List				
Symbol	Qty	Botanical Name	Common Name	Remarks
Trees				
A1	4	Acer glabrum	vine Maple	2.5m Ht. 8-10m
A2	1	Fraxinus pennsylvanica	White-barked Elm	4.0m Ht. 10-12m
A3	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
A4	1	Quercus rubra	Red Oak	4.0m Ht. 10-12m
A5	1	Street Tree 1	Street Tree 1	2.5m Ht. 8-10m
A6	1	Street Tree 2	Street Tree 2	2.5m Ht. 8-10m
A7	1	Street Tree 3	Street Tree 3	2.5m Ht. 8-10m
Shrubs				
S1	1	Cornus sericea	Amur Dogwood	2.5m Ht. 8-10m
S2	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S3	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S4	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S5	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S6	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S7	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S8	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S9	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S10	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S11	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S12	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S13	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S14	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S15	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S16	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S17	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S18	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S19	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S20	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
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S22	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S23	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
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S25	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S26	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
S27	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
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S29	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
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S35	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m
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S100	1	Hamamelis canadensis	Shagbark Hickory	2.5m Ht. 8-10m

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Client:

St. Georges Adera Projects Ltd.

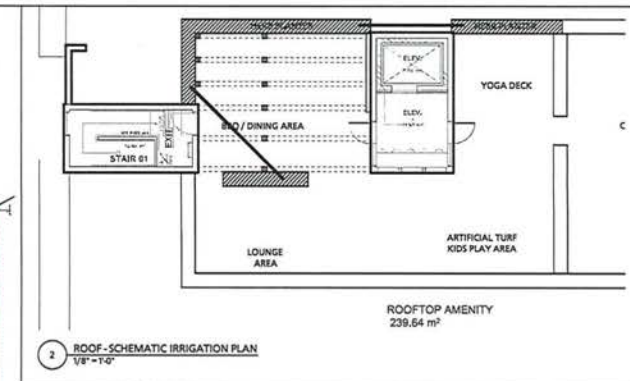
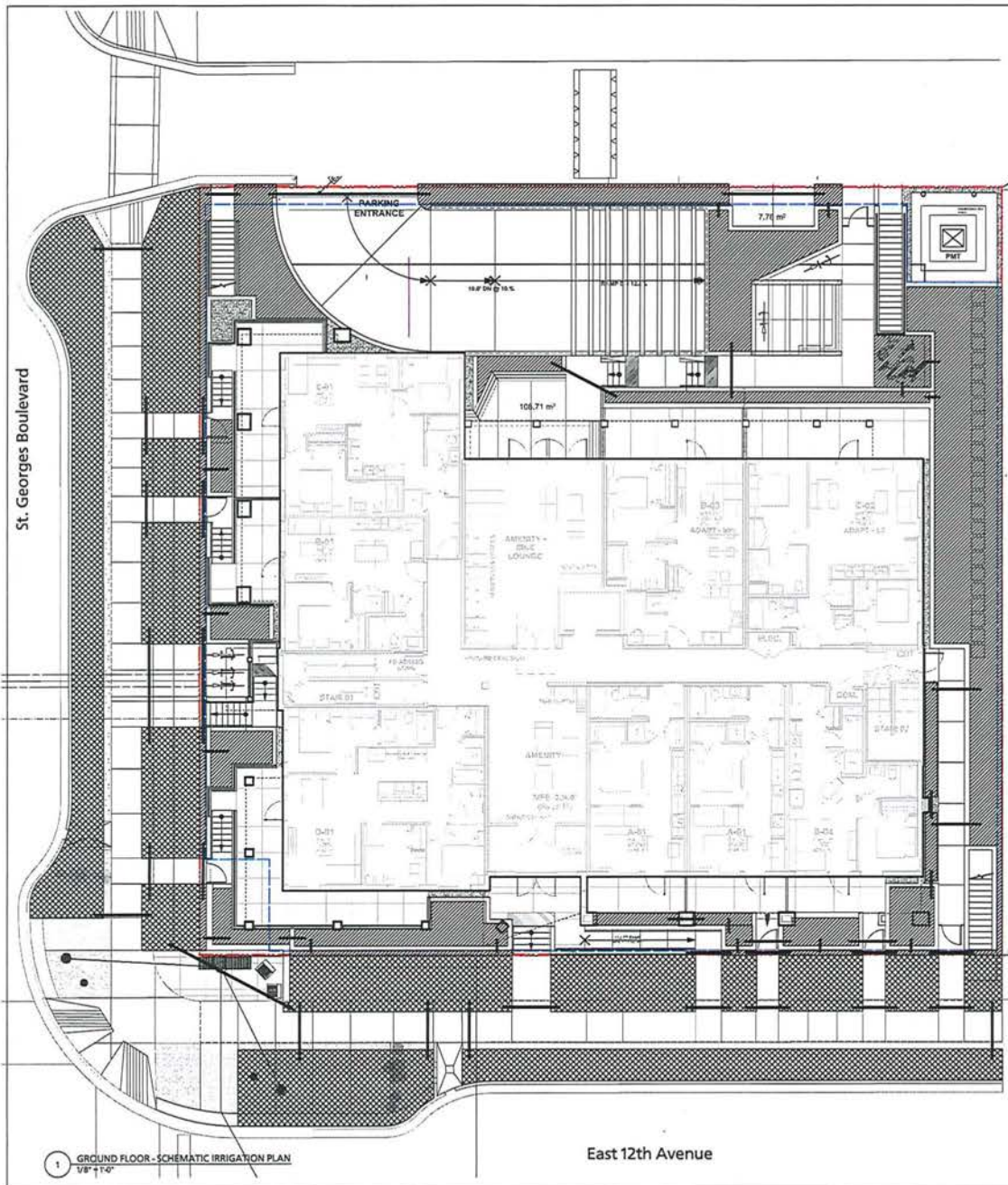


Project Title:
Rental Development
1220 St. Georges Avenue
North Vancouver, BC

Drawing Title:
Roof Planting Plan

Project No.:
Drawn By: CMF
Checked By: MP
Scale: 1/8" = 1'-0"
Job No.: 20-075
Sheet No.:

L3.0B



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 IASBC 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.

Off-site irrigation:

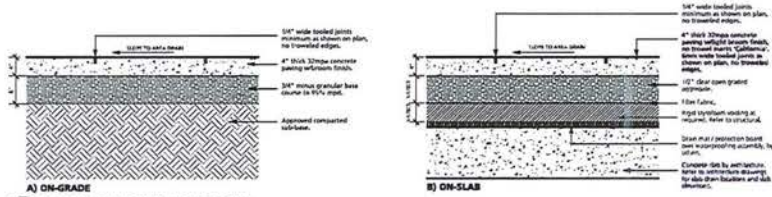
-All off-site irrigation system to be on a separate controller than the on-site irrigation system. Off-site irrigation system controller to be accessible and not within the building/strata. All-offsite system to include inground shut off valve.

-Civil to provide irrigation chamber with backflow preventer and area drain connected to storm at bottom of chamber.

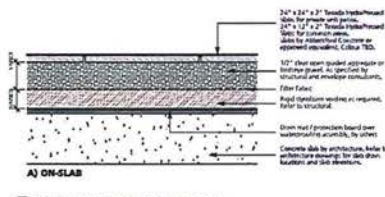
-An off-site irrigation system is to be installed at the developer's cost. City of North Vancouver forces will install an irrigation lead and box from a line brought out to the boulevard from the proposed building. The location of the irrigation box and connection is to be determined at the building permit design stage. All beds and trees (including street trees) are to have in-ground irrigation.

Legend:

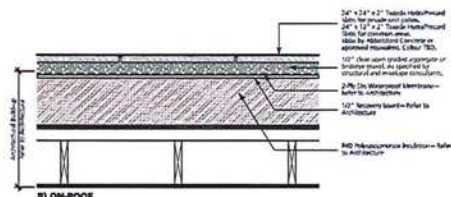
- 2403 sqft On site area to be covered by automated irrigation.
- 3042 sqft Off site area to be covered by automated irrigation.
- Irrigation Sleeve.
- Stub Out: 1.5" Threaded copper pipe, 35 GMP.



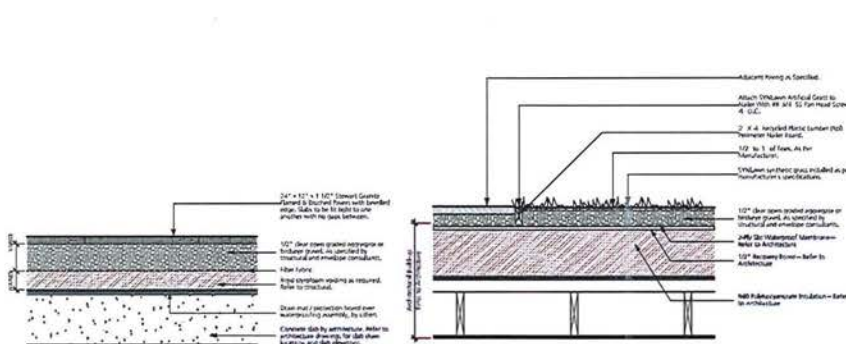
1
1.5.0
CIP CONCRETE PAVING (PEDESTRIAN)
1" = 10"



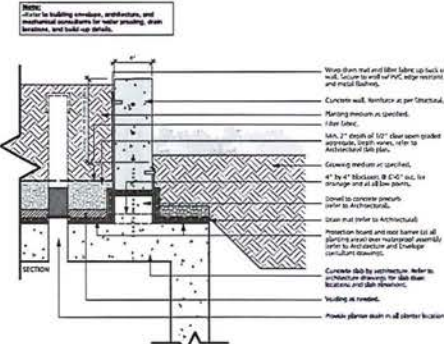
2
1.5.0
PRECAST PAVERS (PEDESTRIAN)
1" = 10"



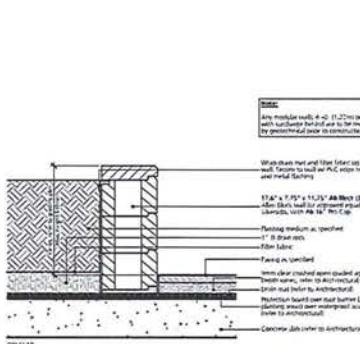
3
1.5.0
GRANITE PAVERS (PEDESTRIAN)
1" = 10"



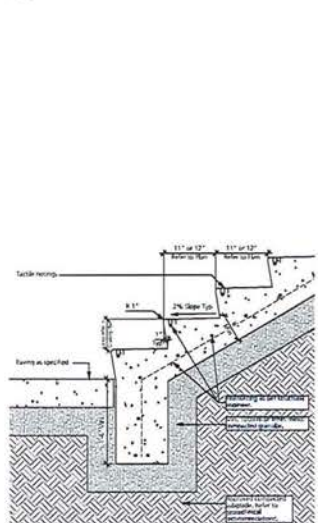
4
1.5.0
SYNLAWN ON ROOF
1" = 10"



5
1.5.0
CIP CONCRETE PLANTER WALL ON SLAB
1" = 10"



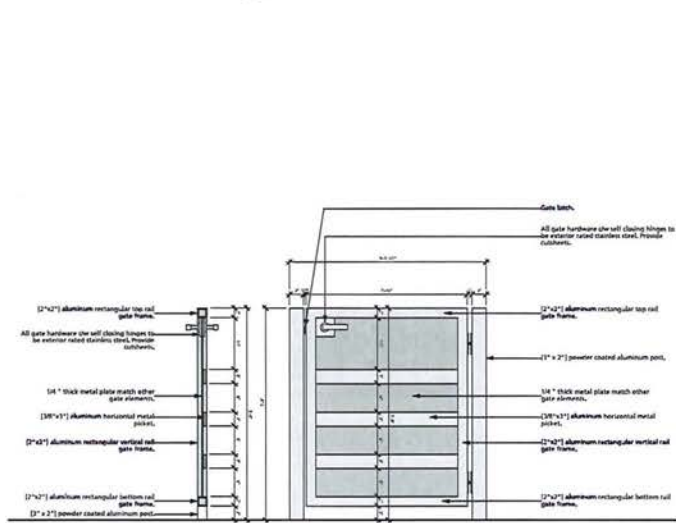
6
1.5.0
ALLAN BLOCK PLANTER WALL ON SLAB
1" = 10"



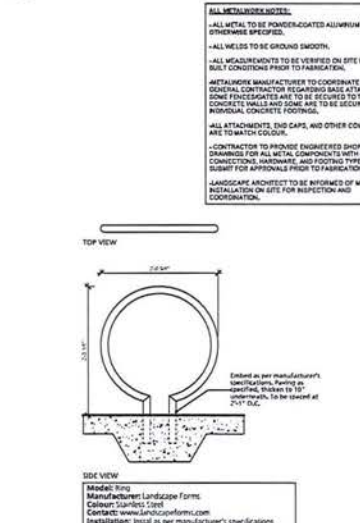
7
1.5.0
CIP CONCRETE STAIR
1" = 10"



8
1.5.0
CIP CONCRETE TACTILE STRIP DETAIL
1" = 10"



9
1.5.0
CUSTOM ALUMINUM GATE
1" = 10"



10
1.5.0
BIKE RACK
1" = 10"

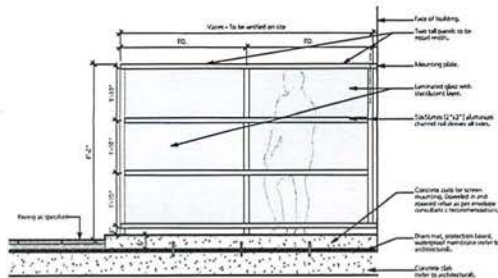
NOTES:
1. All walls to be poured against aluminum unless otherwise specified.
2. All walls to be ground smooth.
3. All measurements to be verified on site with as built conditions prior to placement.
4. All attachments, end caps, and other components are to match color.
5. Contractor to provide engineered shop drawings for all metal components with finishes, connections, hardware, and footing type, and submit for approval prior to fabrication.
6. Landscape architect to be informed of metalwork installation on site for inspection and coordination.

3 Re-issued for DP 2021/05/02
2 Issued for ADP 2020/12/02
1 Issued for Re-zoning and Development Permit 2020/10/14
Revision No. Date

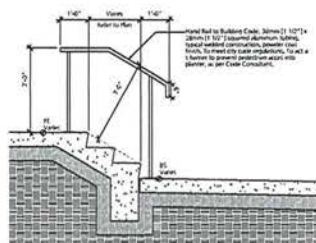
St. Georges Adera Projects Ltd.
1220 St. Georges Avenue
North Vancouver, BC

Rental Development
Drawing Title: Landscape Details
Project North: DML
Drawn By: DML
Checked By: MP
Scale: As Shown 20-075
Sheet No. 20-075

L5.0

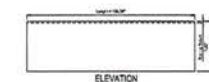


1 PRIVACY SCREEN
1/2" = 1'

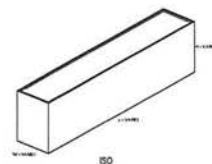


2 HANDRAIL DETAIL
1/2" = 1'

GREEN THEORY DESIGN



3 ALUMINUM PLANTERS
1/2" = 1'

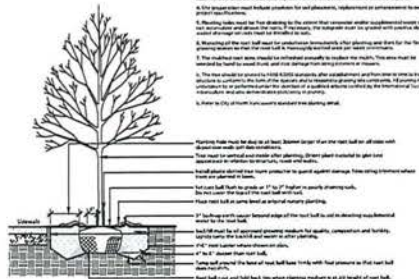


4 BOULEVARD LAWN
1/2" = 1'

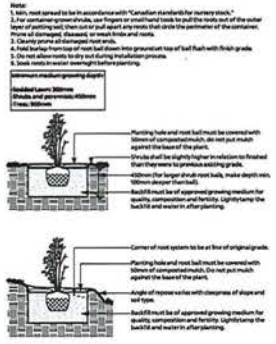
ALL METALWORK NOTES:

- ALL METAL TO BE POWDER-COATED ALUMINUM UNLESS OTHERWISE SPECIFIED.
- ALL WELDS TO BE GROUND 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, SOME FOUNDATIONS ARE TO BE SECURED TO TOP OF CONCRETE WALLS AND SOME ARE TO BE SECURED TO INDIVIDUAL CONCRETE FOOTINGS.
- ALL ATTACHMENT, END CAPS, AND OTHER COMPONENTS ARE TO MATCH COLOR.
- CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL METAL COMPONENTS WITH FINISHES, CONNECTIONS, HARDWARE, AND FOOTING TYPE AND SIZING FOR APPROVAL PRIOR TO FABRICATION.
- LANDSCAPE ARCHITECT TO BE INFORMED OF METALWORK INSTALLATION ON SITE FOR INSPECTION AND COORDINATION.

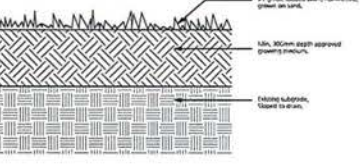
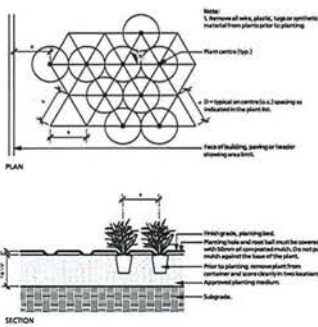
Model: Modular Planters
Supplier: Planters Perfect or Approved Alternate
Contact: info@plantersperfect.com
Colors: Matte Black
Installation: Install as per manufacturer's specifications



5 TREE PLANTING DETAIL - URBAN BOULEVARD
1/2" = 1'



6 SHRUB AND GROUNDCOVER PLANTING
1/2" = 1'



7 BOULEVARD LAWN
1/2" = 1'



8 PRECEDENT IMAGES
1/2" = 1'



9 ARTIFICIAL TURF IN KIDS PLAY AREA
1/2" = 1'



10 ALUMINUM PLANTERS
1/2" = 1'



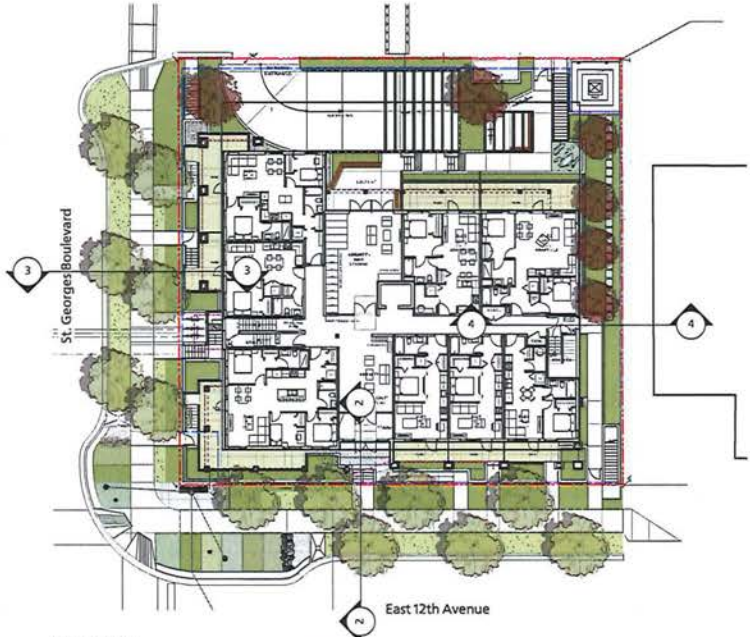
11 CATENARY LIGHTING
1/2" = 1'



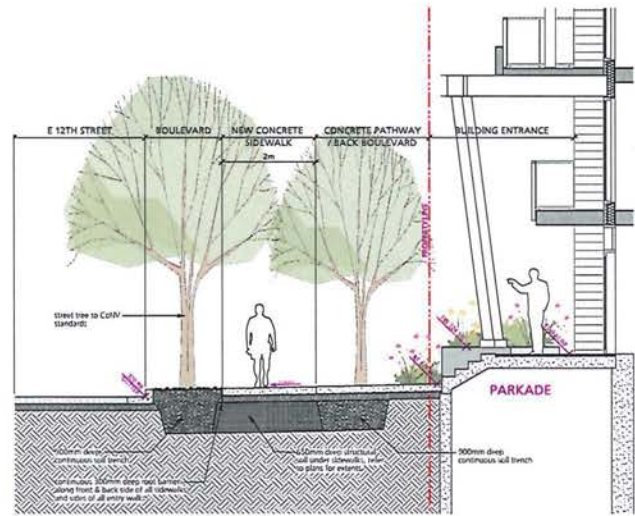
12 CIP CONCRETE PAVING
1/2" = 1'



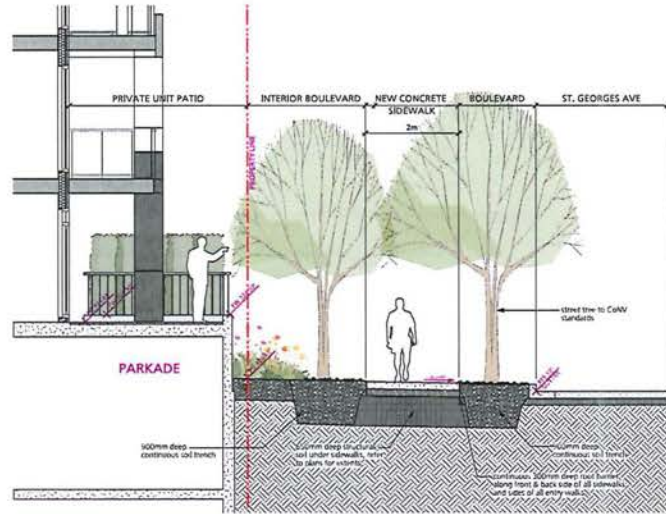
13 BIKE RACK
1/2" = 1'



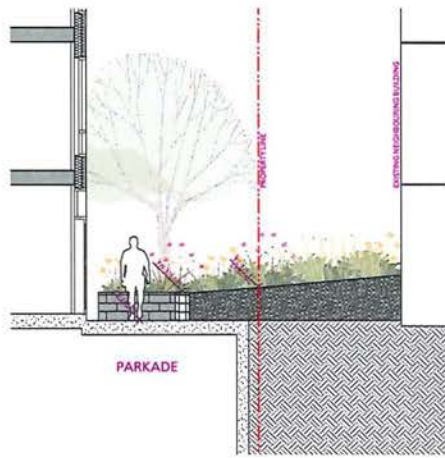
1 KEY PLAN
1/16" = 1'0"



2 SECTION THROUGH BUILDING ENTRANCE
1/4" = 1'0"



3 SECTION THROUGH PRIVATE PATIO ON ST. GEORGES AVE
1/4" = 1'0"



4 SECTION THROUGH BUILDING SECONDARY ENTRANCE / RELATIONSHIP TO ADJACENT LOT
1/4" = 1'0"

2 Re-issued for DP 2021/06/02
1 Issued for ADP 2020/10/02
Revision No. Date

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Client:

St. Georges Adera Projects Ltd.



Project Title:
Rental Development
1220 St. Georges Avenue
North Vancouver, BC

Drawing Title:
Landscape Sections

Project No.:	Drawn By:	CML
	Checked By:	MP
Scale:	Job No.:	20-075
Sheet No.:	As Shown:	

L6.0

1220 St. Georges Avenue Rezoning Application – St. Georges Adera Projects Ltd.

Virtual Developer Information Session (DIS) Summary Report

Event Date: Wednesday, January 13, 2021
Time: 6:00pm – 7:30pm
Location: Online Zoom Webinar
Attendance: 3 members of the public attended virtually.
The Adera project team was in attendance, as was a representative of the City of North Vancouver Planning Department
Comments: 3 e-mails were submitted prior to the DIS
1 comment sheet and email was submitted following the DIS.

Meeting Purpose:

- 1) To present development application materials to the community
- 2) To provide an opportunity for the community to ask questions about the development
- 3) To provide an opportunity for the community to comment on the proposal

Notification:

In accordance with City of North Vancouver policies:

Invitation Flyers

DIS Invitation flyers were delivered to 243 addresses within a 40m radius of the site, as per City of North Vancouver notification requirements. Of these, four flyers came back with undeliverable addresses. Appendix A: Notification includes a copy of this material.

Newspaper Ad

A DIS newspaper ad was placed in the North Shore News on Wednesday, December 30th 2020 and Wednesday, January 6th, 2021. A copy of the ad is included in Appendix A: Notification.

Notification Sign

Two DIS notification signs were erected on the site on December 22, 2020. Photos of the installed site signs are included in Appendix A: Notification.

Attendance:

3 members of the public signed in for the virtual meeting. A copy of the attendee list is included in Appendix B: Attendee List.

The following City staff and project team members were in attendance:

City of North Vancouver:

- Ã David Johnson, Development Planner

Project Team:

- Ã Rocky Sethi, COO, Adera
- Ã Sarah Bingham, Adera
- Ã Tim Pershick, Adera
- Ã Rhys Leitch, Integra Architecture
- Ã Michael Patterson, P+A Landscape Architecture
- Ã Brendan Stevenson, Binnie Engineering
- Ã Donal Casey, Binnie Engineering

Facilitators:

- Ã Lance Berelowitz, Urban Forum Associates
- Ã Katrina May

Overview:

In accordance with the City of North Vancouver’s COVID-19 state of emergency community consultation guidelines, the DIS meeting was held in an online Virtual Developer Information Session format. Meeting participants watched a PowerPoint presentation by members of the Adera project team, as well as a 3D fly-through video of the project.

Participants were invited to use the Zoom Webinar Q&A function to ask questions or submit comments during the DIS, which were addressed at the end of the presentation during the Question & Answer period. The facilitator read all questions received aloud and directed questions to the appropriate project team member to respond verbally for all participants to hear.

The project presentation and facilitated Question & Answer period took approximately 60 minutes. The facilitators received several questions and comments about the project and recorded them for inclusion in this summary report.

Participants were invited to submit written comments (using the City’s standard comment form) to the applicant and/or the municipal development planner, following the DIS. One (1) comment form and email was submitted after the DIS, as well as three (3) e-mails to Adera’s development manager prior to the DIS.

The key themes of the questions related to the construction materials and heating systems, in particular the use of mass timber, heat pumps, and the potential for solar panels. Other questions included the impact of construction on neighbours, such as the length of time for project completion and the days and hours of construction, whether or not the rental units would be considered affordable, and the meaning of adaptable units. Comments included support for the use of wood frame and mass timber construction, and support for the bicycle work room and other amenities. Suggestions were made regarding the format of the Q & A period for future DIS events.

Comment Sheet and Email Summary:

Participants were invited to submit comments during a five-day response period after the DIS meeting. Three emails were received prior to the DIS and one comment form with an email was submitted following the DIS. These are included as appendices.

Conclusion:

The purpose of this online Virtual Developer Information Session was to present to the community the proposed rezoning application and the development concept, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 243 DIS notification flyers were distributed by mail to the surrounding community, and three (3) community members signed in to the DIS. Two newspaper ads notified the community of the DIS, and two DIS notification signs were posted on the property. One comment form was submitted as well as three (3) e-mails to the project Development Manager.

Members of the public could participate in this consultation process in three ways:

- Ã Watching a virtual project presentation and fly-through during the DIS
- Ã Asking questions of the project team and/or City Planner during the DIS
- Ã Submitting written comments after the DIS

The DIS meeting length and format was sufficient to provide all participants an opportunity to learn more about the proposed project, ask questions, and make any comments they wished to provide that evening. Participants asked the development team and City Planner a variety of specific questions, mostly related to construction materials, impact of construction, and suggestions for the format of future DIS sessions. The community was given ample opportunity to express their views of the proposal.



Sarah Bingham

Direct Line: 604-637-4326

Email: sarahb@adera.com

October 14, 2020

City of North Vancouver
141 West 14th Street
North Vancouver, BC

Attention: David Johnson, Development Planner

Dear David:

**Re: 1220 St. Georges Avenue, North Vancouver
Tenant Relocation Plan**

Outlined below is the Tenant Relocation Plan (TRP) per the City of North Vancouver's Residential Tenant Displacement Policy (H18) for our proposed development at 1220 St. Georges Avenue, North Vancouver.

Current Occupancy Summary

The following table outlines the current tenancy of the building:

Unit Number	Tenancy Type	Tenancy Start	Tenancy End	Rent	Unit Size (SF)	Number Bedrooms
1	Month-to-Month	5/1/2016	N/A	\$ 1,466.00	828	2
2	Fixed Term	05/01/2016	04/30/2021	\$ 1,745.00	852	2
3	Month-to-Month	02/01/1997	N/A	\$ 1,066.00	600	1
4	Month-to-Month	02/01/2018	N/A	\$ 1,424.00	843	2
5	Month-to-Month	05/01/2012	N/A	\$ 1,052.00	700	1
6	Month-to-Month	06/15/2015	N/A	\$ 923.00	490	0
7	Month-to-Month	10/01/2009	N/A	\$ 1,377.00	843	2
8	Month-to-Month	02/01/2001	N/A	\$ 1,003.00	625	1
9	Month-to-Month	10/01/2014	N/A	\$ 1,416.00	852	2
10	Month-to-Month	08/01/2019	N/A	\$ 1,502.00	828	2
11	Fixed Term	09/01/2020	08/31/2021	\$ 1,825.00	852	2
12	Month-to-Month	02/01/2018	N/A	\$ 1,156.00	600	1
14	Month-to-Month	12/01/2014	N/A	\$ 1,477.00	843	2
15	Fixed Term	10/01/2010	02/28/2021	\$ 1,485.00	700	1
16	Month-to-Month	10/01/2012	N/A	\$ 943.00	490	0
17	Month-to-Month	10/01/2017	N/A	\$ 1,439.00	843	2
18	Month-to-Month	10/01/2017	N/A	\$ 1,029.00	625	1

LIVE WEST COAST

19	Month-to-Month	06/01/2015	N/A	\$ 1,452.00	852	2
A1	Month-to-Month	11/01/2012	N/A	\$ 1,449.00	852	2
A2	VACANT	-	-	-	-	-
A3	Month-to-Month	10/01/2000	N/A	\$ 1,437.00	828	2
A4	Month-to-Month	02/01/2018	N/A	\$ 1,393.00	852	2

Tenant Communication Plan

The tenants will be proactively engaged and notified of input opportunities throughout the development application process. Tenant resources, such as those offered through the Tenant Resource & Advisory Centre, will be widely advertised to tenants.

Correspondence to the tenants will follow the sequence below. A copy of all written correspondence and notification to tenants will be provided to City staff.

1. Introduction Meeting
An introduction meeting will be held by video conferencing to all tenants shortly after the Development Permit / Rezoning application. The meeting will outline the Development Permit and Rezoning process, the Tenant Displacement Policy, and the compensation. It will introduce tenants to the tenant resources available, including the Tenant Relocation Coordinator and the Tenant Resource and Advisory Centre.
2. Development Information Session / Town Hall Meeting
Tenants will be invited to the Development Information Session / Town Hall Meeting to provide their comments and ask questions of the team.
3. Public Hearing
Tenants will be provided with information to attend the Public Hearing for this development if it received First Reading. This letter will include an update of the municipal process and a reminder about the resources available to them.
4. Adoption of Bylaw letter
Tenants will be provided with confirmation of approval. This letter will include information about S.49 of the Residential Tenancy Act (requiring 4 months' eviction notice once the Demolition Permit has been issued) and a reminder about the resources available to them.
5. Eviction Notice
After the Demolition Permit has been issued, tenants will receive an eviction notice. The letter will include a reminder about the resources available to them.

Tenant Relocation Coordinator

Prospero International Realty Inc. (Prospero) has been retained to provide Tenant Relocation Coordination services. Prospero specializes in the management of residential and commercial rental properties located in the lower mainland. They currently manage over 100 such properties; 5 of which are residential buildings located in the Lonsdale area.

Prospero has experience with tenant relocation in eight other residential buildings in various municipalities, including the City of North Vancouver. Jeff Nightingale, VP Residential Properties at Prospero, will act as the Tenant Relocation Coordinator.

Tenant Relocation

Per the Residential Tenant Displacement Policy, the maximum rent for new units found by the Tenant Relocation Coordinator will not exceed 10 percent above the average rent, by the number of bedrooms, in the City of North Vancouver as established in the Rental Market Report released by Canada Mortgage and Housing Corporation (CMHC).

If the existing rent amount of a tenant exceeds the average rent levels in the City as recorded by CMHC, the Tenant Relocation Coordinator will find alternate units with rents no more than 10 percent above the tenant's current rent amount.

The current average rent as established by the CMHC is as follows:

Number of Bedrooms	Average Rent (2019 CMHC Rental Market Report¹)	Target Maximum Rent (Average Rent + 10%)
Bachelor	\$1,195	\$1,314.50
One Bedroom	\$1,381	\$1,519.10
Two Bedroom	\$1,693	\$1,862.30
Three Bedroom	\$2,626	\$2,888.60

A status report that tracks the units found for each tenant will be provided to the City prior to the issuance of a Demolition Permit. Tenants that opt out of this service will be required to provide written notice to the Tenant Relocation Coordinator for submission to the City. Tenants may also change the criteria of the alternative units with written notice.

Compensation

All tenants on a month-to-month and fixed-term tenancies will be compensated with three months' rent to assist with securing alternate accommodations and to compensate for moving expenses.

Tenants will also be provided with \$750 per unit to compensate with moving expenses.

Tenants who have been renting in the building for over 10 years will receive an additional months' rent (four months total) and tenants renting for over 20 years will receive 2 additional months' rent (5 months total).

¹ Average Rents(\$) of Vacant and Occupied Units by Zone and Bedroom Type Privately Initiated Apartments, 3 Units and Over, Census Metropolitan Areas, October 2019. CMHC. <https://www.cmhc-schl.gc.ca/en/data-and-research/data-tables/average-apartment-rents-vacant-occupied>.

Development Application Approval

Tenants will be provided with at least four months' notice per the RTA, after the Demolition Permit has been issued.

Displaced tenants will be provided first right of refusal to live in the new building. The Tenant Relocation Coordinator will document all tenants who want to return to the new building and the status of their tenancy prior to the issuance of an Occupancy Permit.

Under the City's Density Bonus and Community Benefits Policy, 10 percent of units will provide rents 10% below market average, as determined by CMHC. Displaced tenants will be provided with the opportunity to rent these units first.

Please do not hesitate to contact us if you require any additional information.

Yours truly,

ST. GEORGES PROJECTS LTD.

A handwritten signature in blue ink, appearing to read 'S. Bingham', with a long horizontal flourish extending to the right.

Sarah Bingham
Development Manager

Public Hearing presentation for 1220 St. Georges Avenue

Bylaw No. 8835

Presented September 27, 2021
Development Planning

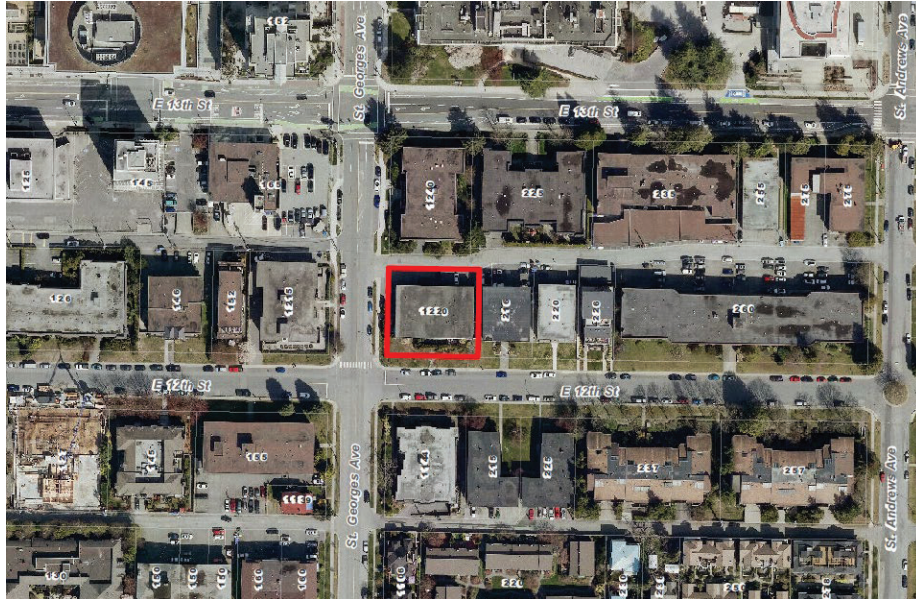


Introduction

- For Council's consideration, a rezoning application for a proposed six-storey residential apartment building containing:
 - 58 rental units;
 - Roof-top outdoor amenity space; and
 - One level of underground parking for 32 vehicles and 87 secured bike stalls.
- Replacing one three-storey residential apartment building containing 23 units.



Location



Land Use and Zoning

- OCP
 - Residential Level 5
 - 1.6 FSR Base
 - 1.0 FSR density bonus
- Existing Zoning
 - Medium Density Apartment Residential 1 (RM-1)
 - 1.6 FSR maximum



Neighbourhood Context



Proposal

- Proposed 58 residential units.
 - 17 Studio
 - 23 one-bedroom
 - 12 two-bedroom
 - 6 three-bedroom
- 6 units to be secured as mid-market rental in perpetuity.
- 17 adaptable units.
- Rooftop outdoor amenity space.



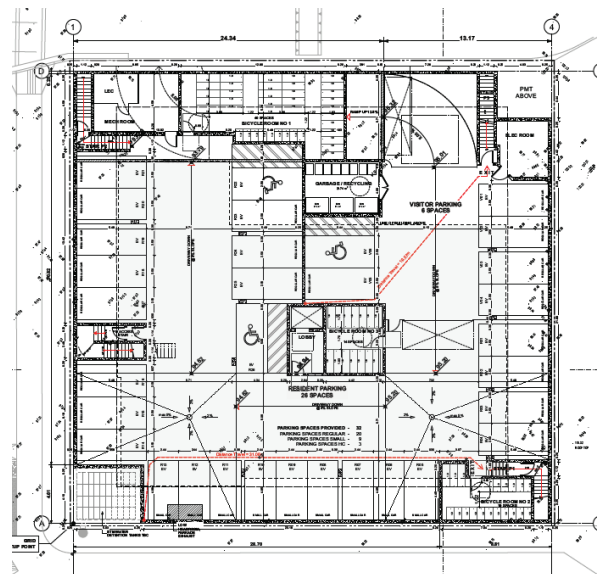
Site Design

- Main access is off of East 12th Street.
 - Interior lounge and bike repair area – 14 secured bike stalls.
 - Outdoor seating areas and bike wash.
 - 6 short-term bike stalls.
- Vehicle access is off the rear lane at the western half to the underground parkade.



Parking

- Parkade is proposed to accommodate:
 - 26 resident stalls;
 - 6 visitor stalls;
 - 73 secured bike parking;
 - Mechanical / Electrical;
 - Dedicated LEC room.



Policy Analysis

- The proposal complies with the OCP.
- Meets the strategic plan as a City for People in being close to public transit, local services and amenities, and increasing the rental and mid-market rental stock in the City.
- Meets the Housing Action Plan in proposing six 3-bedroom units (10.3%).

Policy Analysis

- Required Zoning Bylaw amendments include:
 - Increasing the allowable density to 2.60 FSR;
 - Maximum Building height of 17.94 metres (58.9 feet);
 - Vary the number of resident stalls from 35 to 32;
 - Vary the room size for recycling and garbage room (2x weekly pick-up); and
 - Building setbacks.

Density Bonus

- 1.0 FSR density bonus supported through:
 - Supply of 100% rental building: and
 - Minimum of 10% (6 units) of the units be secured at Mid-Market rents in perpetuity.
- The City's Density Bonus and Community Benefits Policy recognizes that an all rental building with an affordable component is a public amenity and mentions waiving the financial amenity contribution.

City Contributions

- Standard off-site works are to be secured through the Servicing Agreement.
- The applicant has since provided an updated Stormwater management report that demonstrates a technical solution where the required Stormwater detention may be contained to the site.

Advisory Panels

- The application appeared before the Advisory Design Panel at their December 9, 2020 meeting, where the Panel supported the application proceeding without any recommendations.

Community Consultation

- The applicant held their Virtual Developer Information Session on January 13, 2021 and was attended by 3 people.
- One comment was forwarded to the City in favor of the proposal.

Conclusion

- The proposal complies with the OCP.
- The application meets the City's Strategic Plan as a City for People as it is using an existing site to increase the number of apartment buildings.
- The site proximity to existing amenities, commercial areas, public transit and active mobility facilities makes it an appropriate location for the proposal.



Thank you.



RED ST. GEORGES
1220 St. Georges Avenue
Public Hearing Presentation
City of North Vancouver | September 27, 2021



50+ Years of Building Trust
Vertically Integrated Developer, Builder, Owner



BUILDINGS
FOR BETTER
LIVES



Sustainability



ENERGY
STEPCODE
BUILDING BEYOND THE STANDARD

BUILDINGS
FOR BETTER
LIVES



Bike Amenities



BUILDINGS
FOR BETTER
LIVES



Tenant Relocation Process



BUILDINGS
FOR BETTER
LIVES



PROJECT TEAM



Green, Burnaby BC



Integra ARCHITECTURE INC.



Pathways UBC, Vancouver BC

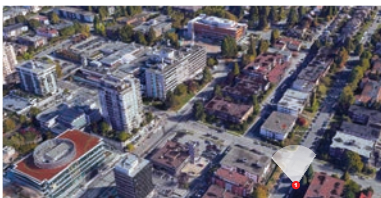
Crest, North Vancouver BC



The Shore, North Vancouver BC

1220 St. Georges Avenue, North Vancouver, BC

SITE CONTEXT



ARIAL VIEW - WEST



EXISTING SITE - CORNER ST GEORGES AVE AND E 12TH ST



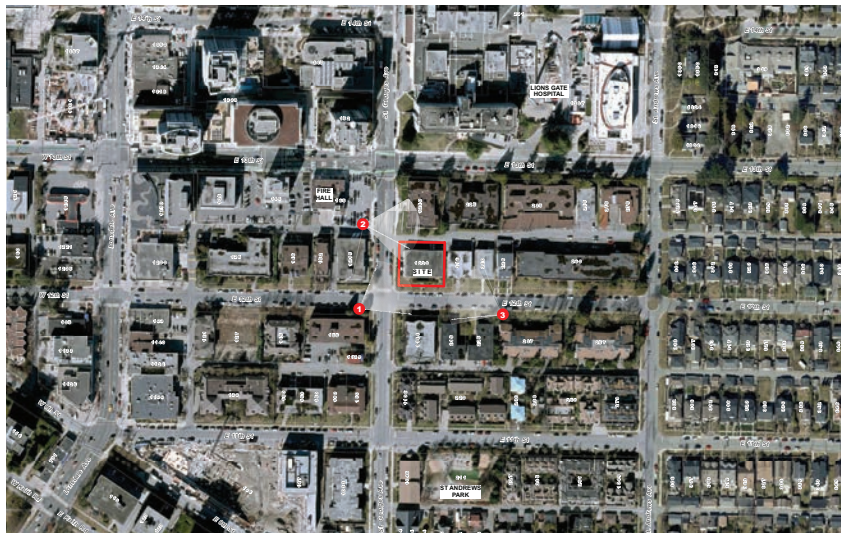
EXISTING SITE - VIEW ALONG THE LANE



EXISTING LANE - ADJACENT CONTEXT



E 12 STREET - EXISTING MULTI-FAMILY

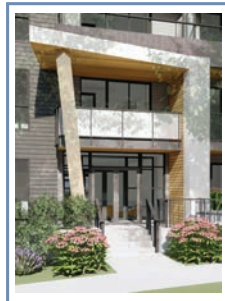
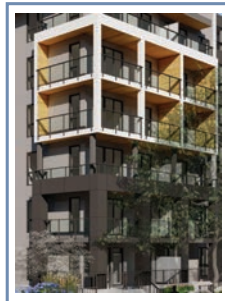


Integra ARCHITECTURE INC.



1220 St. Georges Avenue, North Vancouver, BC

DESIGN RATIONALE – FORM & MASSING



The design vision reflects the **West Coast Contemporary Architecture** synonymous with Integra Architecture.

The use of planar framed elements, accented by natural materials, showcase the building's CLT construction and help ground this building in the West Coast style.

The entrance comes off the building at an angle, differentiating itself from the brick colonnade, inviting residents in from the corner of St. Georges Street and East 12th Street.



Integra ARCHITECTURE INC.



P+A
Landscape Architecture
Site Planning

1220 St. Georges Avenue, North Vancouver, BC

DATA

SITE

GROSS SITE AREA
DEDICATIONS
NET SITE AREA
FSR (FLOOR AREA RATIO)
RESIDENTIAL FLOOR SPACE
TOTAL FLOOR SPACE (W/ EXCLUSIONS)
LOT COVERAGE (MAX)
ZONING

PERMITTED / REQUIRED	PROPOSED
14,932 sq.ft.	14,932 sq.ft.
-	- sq.ft.
	14,932 sq.ft.
2.6 FSR	2.59 FSR
	42,701 sq.ft.
38,882 sq.ft.	38,747 sq.ft.
50%	47%
RM-1	CD

OUTDOOR AMENITY
INDOOR AMENITY
TOTAL AMENITY

	2,659 sq.ft.
	843 sq.ft.
854 sq.ft.	3,502 sq.ft.

UNIT MIX SUMMARY

STUDIO
1 BED
2 BED
3 BED
TOTAL

NUMBER	AVERAGE UNIT SIZE	TOTAL UNIT AREA
17	468 sq.ft.	7,949 sq.ft.
23	549 sq.ft.	12,636 sq.ft.
12	774 sq.ft.	9,283 sq.ft.
6	906 sq.ft.	5,434 sq.ft.
58		35,302 sq.ft.

PARKING

RESIDENTIAL
VISITOR
TDM PARKING REDUCTION [10%]
TOTAL

REQUIRED	PROVIDED
29 spaces	26 spaces
6 spaces	6 spaces
-3.5 spaces	
32 spaces	32 spaces

SECURE BICYCLE PARKING
SHORT-TERM BICYCLE PARKING

87 spaces	87 spaces
6 spaces	6 spaces

Disclaimer: All numbers are not final and still subject to change.

Proposed TDM Measures:

- Each unit to be provided with one TransLink two-zone transit pass at the initial opening of the development for three months to encourage transit usage by residents of the development.



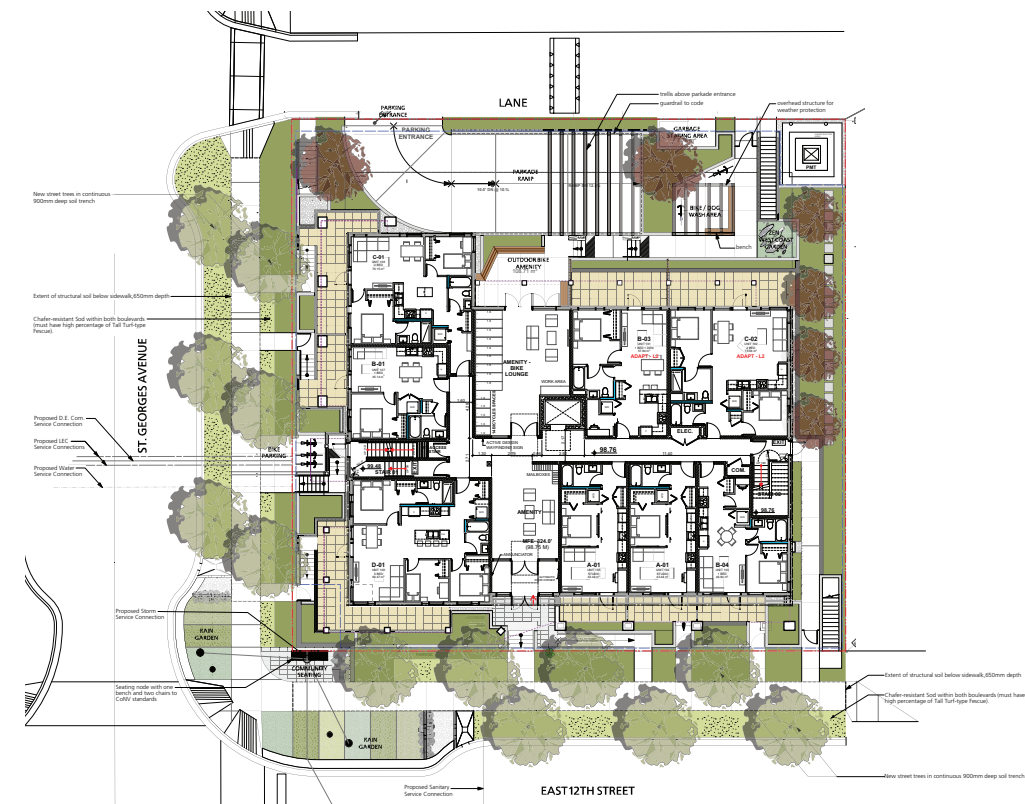
Integra ARCHITECTURE INC.



P+A
Landscape Architecture
Site Planning

1220 St. Georges Avenue, North Vancouver, BC

FIRST FLOOR PLAN



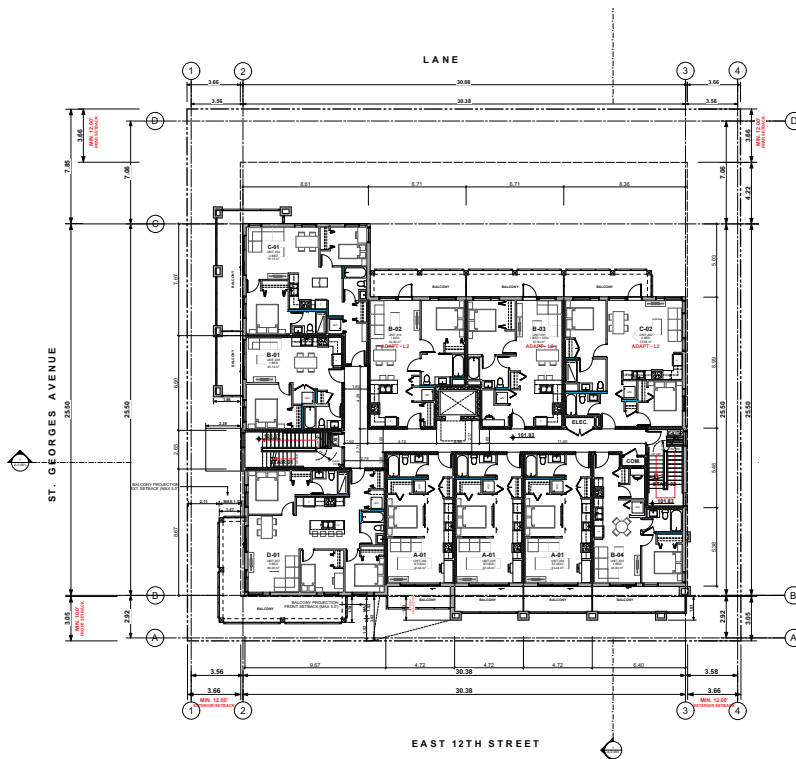
Integra ARCHITECTURE INC.



Landmark Architecture
Site Planning

1220 St. Georges Avenue, North Vancouver, BC

SECOND FLOOR PLAN - TYPICAL



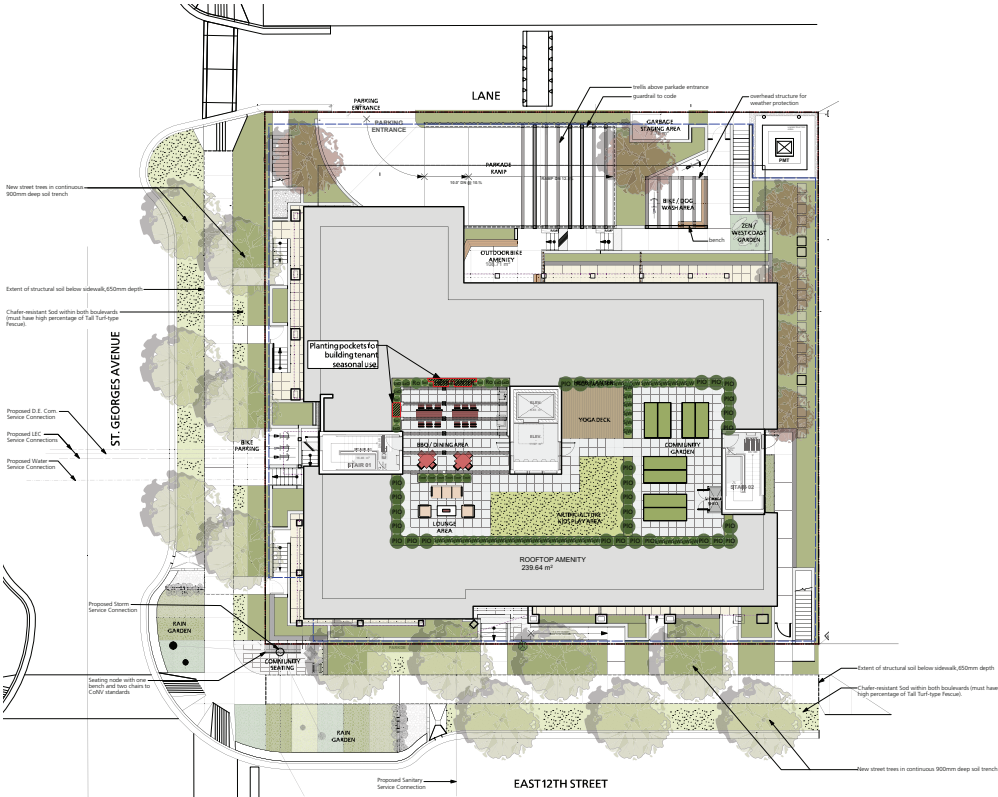
Integra ARCHITECTURE INC.



Landmark Architecture
Site Planning

1220 St. Georges Avenue, North Vancouver, BC

ROOF AMENITY PLAN



Integra ARCHITECTURE INC.

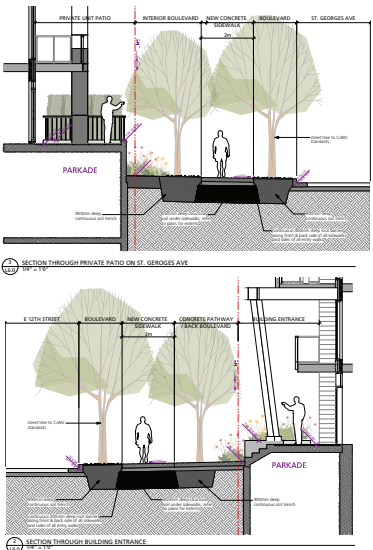
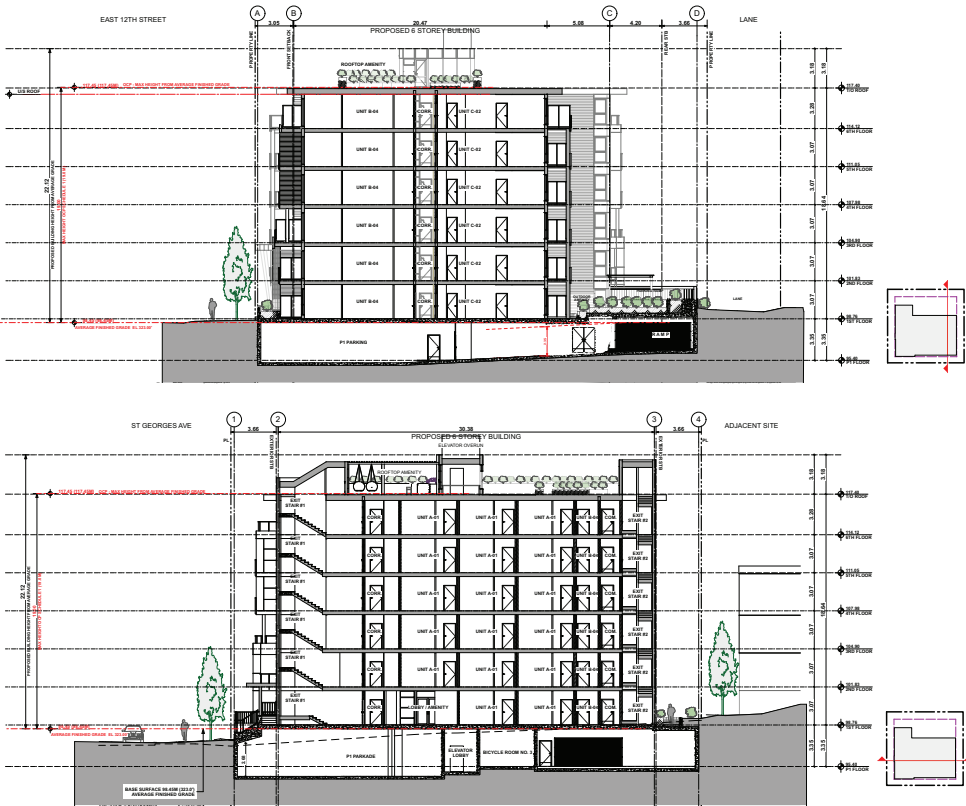


P+A

Landscape Architecture
Site Planning

1220 St. Georges Avenue, North Vancouver, BC

SECTIONS



Integra ARCHITECTURE INC.



P+A

Landscape Architecture
Site Planning

1220 St. Georges Avenue, North Vancouver, BC

ST. GEORGES & E 12TH PERSPECTIVE



Integra ARCHITECTURE INC.



Landscape Architecture
Site Planning

1220 St. Georges Avenue, North Vancouver, BC

EAST 12TH PERSPECTIVE



Integra ARCHITECTURE INC.



Landscape Architecture
Site Planning

1220 St. Georges Avenue, North Vancouver, BC

ENTRANCE PERSPECTIVE



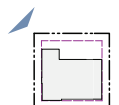
Integra ARCHITECTURE INC.



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Landscape Architecture
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1220 St. Georges Avenue, North Vancouver, BC

ST. GEORGES & LANE PERSPECTIVE



Integra ARCHITECTURE INC.



P+A
Landscape Architecture
Site Planning

1220 St. Georges Avenue, North Vancouver, BC

From: Karen Mooney
Sent: July-19-21 9:07 AM
To: Submissions
Subject: 1220 St. Georges rezoning

To City Council,

I do not agree with the proposed 6 storey rezoning application for 1220 St. Georges Avenue. The height is not in line with other buildings in the area. We have endured years of constant construction in this area – noise, traffic, dirt and dust.

Karen Mooney
1144 St. Georges Avenue
North Vancouver



Received Sept. 16, 2021
PH 1220 St. Georges Ave

Naikoon Contracting Ltd.
302 - 350 East Esplanade
North Vancouver, BC, V7L 1A4

www.naikoon.ca
E info@naikoon.ca
O 778 - 340 - 1566

September 16, 2021

City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9
input@cnv.org

To Mayor and Council,

Re: 1220 St. Georges Avenue, North Vancouver
File: 08-3400-20-0013/1

I am writing in **support** of the proposed development at 1220 St. Georges Avenue.

The proposed development provides a diverse mix of rental units, which are in short supply on the North Shore, including studio, one-, one + den, two-, and three- bedroom homes. Adera and Integra Architecture have created a thoughtful design that incorporates West Coast Architecture that includes large overhangs, cedar soffits and oversized windows.

The proposed building looks to conform with the City of North Vancouver Official Community Plan that already took years of public input to develop. Its location near a rapid bus network and Lonsdale Avenue encourages the use of alternative modes of transportation, promotes walkability, and supports the viability of nearby businesses. In addition, the proposed 87 secured bike spaces for residents will promote bike ridership on North Vans growing network of safe bike routes.

I hope Council supports this proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read "Josef Geluch". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Josef Geluch, President
Naikoon
#302-350 East Esplanade
North Vancouver

From: Alex Jamieson
Sent: September-19-21 11:38 AM
To: Submissions
Cc: Linda Buchanan (Mayor); Angela Girard (Councillor); Tony Valente (Councillor); Jessica McIlroy; Tina Hu (Councillor); Don Bell (Councillor); Holly Back (Councillor); David Johnson; Michael Epp; sarahb@adera.com
Subject: Feedback for Public Hearing - 1220 St. Georges Ave

Dear Mayor and Council:

Please consider the following improvements to this proposal. Perhaps your approval could be subject to my suggestions, which should result in a better project.

Comments on 1220 St. Georges Street, N. Vancouver:

The proposal is to demolish an existing 3-storey rental apartment building and construct a 6 storey 58-unit rental building. The proposed setback is 10' whereas the existing setback is 20'. A rezoning will be required. The maximum FSR in the OCP is 1.6 plus a bonus of 1.0. The height limit is 6 storeys. There is a rooftop amenity area but no landscaping there, only artificial turf and paving.

The following questions pertain mainly to the buildings energy use, with a goal of keeping greenhouse gas (GHG) to a minimum:

1. The property is within the Lonsdale Energy Corp (LEC) service zone, but has a heat pump been considered for cooling?
2. has a solar PV array been considered ? If not, why not? If not currently installing, then we recommend conduits be installed. There is space on the flat roof.
3. EV charging is being provided; does it service ALL stalls, not just some? If not ALL stalls, then recommend conduits for future charging be setup.
4. embodied carbon - Will any concrete used be low-carbon? (Alcuin College is proposing to use; see La Farge Cement; Chris Magwood and his knowledge and expertise); climate-friendly choices are available on overall insulation.
5. Has passive design been considered? The plans seem to show a lot of glass and very little sun-shading or consideration of orientation/ window sizing for solar gain in winter.
6. Will street trees be provided? The plans indicate a double row, but details are lacking.

General comments on the design:

This seems like a worthwhile project providing rental units including some slightly larger 2 and 3 bedroom units. The applicants appear to be asking for a FSR bonus to the OCP maximum. This should be conditional on providing some below-market units.

The proposed setback of 10' is inconsistent with the neighbouring buildings. 20' would allow for more landscaping, in particular a double row of trees. The underground parking should be setback at least 10' to allow for trees (and stairs) along the frontages of St. Georges and 12th Street.

Parking has been reduced, considering that the site is close to public transit. We generally agree with this approach, to discourage driving. We note bicycle parking is provided. Perhaps there should be pre-wiring for e-bike charging.

There should be a green roof on all flat areas. This will facilitate rainwater retention and habitat for birds and insects, etc. The outdoor amenity area is nice, but should have more greenery and less paving. A community garden would be good.

Conclusions:

The proposal has merit, but needs to take more measures to improve energy efficiency and to lessen GHG emissions. If passive design is not incorporated, there will definitely need to be air-conditioning. We are in a climate emergency!

There should be a green roof. The parking garage should be setback at least 10' from the streets, to allow for trees and landscaping. If all of these requests can be accomplished, I would support an increased FSR.

I recommend that, if this project goes ahead, the existing buildings be dis-assembled by "The Un-builders" or a similar firm, and the materials should be recycled as much as possible.

-Alex Jamieson, B. Arch, MPIBC, retired,
Member of Force of Nature - North Shore, BC.
419 East 11th Street
North Vancouver



NOTICE OF PUBLIC HEARING

WHO: St. Georges Projects Ltd.
WHAT: Zoning Amendment Bylaw No. 8835 and Housing Agreement Bylaw No. 8864
WHERE: 1220 St. Georges Avenue
WHEN: Monday, September 27, 2021 at 5:30 pm
HOW: View the meeting online at cnv.org/LiveStreaming

Notice is hereby given that Council will consider:

Zoning Amendment Bylaw No. 8835 and Housing Agreement Bylaw No. 8864

to rezone the subject property from a Medium Density Apartment Residential (RM-1) Zone to a Comprehensive Development 733 (CD-733) Zone to permit the development of a 6-storey, 58 market rental unit apartment building, over one level of underground parking for 32 vehicles. The proposed density is 2.59 times the lot area.

The Public Hearing will be held electronically via "WebEx". All persons who believe their interest in property may be affected by the proposed bylaws will be afforded an opportunity to speak at the Public Hearing and/or by email or written submission. All submissions must include your name and address and should be sent to the Corporate Officer at input@cnv.org, or by mail or delivered to City Hall, **no later than 12:00 noon on Monday, September 27, 2021** to ensure their availability to Council at the Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

To speak at the Public Hearing by phone: Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4230 and providing contact information, so call-in instructions can be forwarded to you. **All pre-registration must be submitted no later than 12:00 noon on Monday, September 27, 2021.**

Speakers who have not pre-registered will also have an opportunity to speak at the Public Hearing. Once all registered speakers have provided input, the Mayor will call for a recess to allow time for additional speakers to phone in. Call-in details will be displayed on-screen at the Public Hearing (watch web livestream).

The proposed Zoning Amendment and Housing Agreement Bylaws, background material and staff and applicant presentations will be available for viewing online at cnv.org/PublicHearings on Friday, September 17, 2021.

Please direct inquiries to David Johnson at djohnson@cnv.org or 604-990-4219.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8835

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

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

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835**” (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-733 (Comprehensive Development 733 Zone):

Lots	Block	D.L.	Plan	
14	75	549	9315	from RM-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Adding the following section to Section 1100, thereof, after the designation “CD-732 Comprehensive Development 732 Zone”:

“CD-733 Comprehensive Development 733 Zone”

- B. Adding the following to Section 1101, thereof, after the “CD-732 Comprehensive Development 732 Zone”:

“CD-733 Comprehensive Development 733 Zone”

In the CD-733 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) The permitted Principal Use on the Lot shall be limited to:

- (a) Rental Apartment Residential Use;

- i. Accessory Home Office Use;
- ii. Accessory Off-Street Parking Use;

(2) Gross Floor Area:

- (a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.60 times the Lot Area through the provision of Adaptable Design subject to Section 423;
- (b) Notwithstanding 3(a), the maximum Gross Floor Area may be further increased upon entering into a Housing Agreement with the City, from the "Base Density" to the "Total Density" as follows:

BASE DENSITY			
OCP Schedule 'A'		1.60 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
100% Rental Housing	Secured rental apartment building, of which 6 units are mid-market	1.0 FSR	OCP Section 2.2
TOTAL DENSITY		2.60 FSR	

(3) Height:

- (a) The Principal Building shall not exceed a Height of six storeys to the top of the main roof line and no more than 17.94 meters (58.9 feet) as measured from the average building grade along the East property line;
 - (b) Notwithstanding 4(a), the maximum building height may be further increased to permit a rooftop elevator lobby and stairways up to a maximum of 21.25 meters (69.75 feet) from the average building grade along the East property line;
- (4) The minimum required Principal Building setback, measured to each building face, shall be limited to:
- (a) 3.05 meters (10 feet) from the Front Property Line (East 12th Street);
 - (b) 3.66 meters (12 feet) from the Exterior Side (St. Georges Avenue) and Interior Side Lot Lines;
 - (c) 3.66 meters (12 feet) from the Rear Lot Line;
- (5) Section 417 Garbage and Recycling Facilities be varied to allow the storage room in the parkade to be no less than 24 square meters (256 square feet) in area;
- (6) Section 510(3) Building Width and Length shall not apply;

- (7) Section 908(8) shall be varied to support a minimum of 32 off-street parking stalls.

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

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

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

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

MAYOR

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8864

A Bylaw to enter into a Housing Agreement (1220 St. Georges Avenue)

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

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

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2021, No. 8864**” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments).
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 St. Georges Projects Ltd. with respect to the lands referenced as 1220 St. Georges Avenue, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733).
3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

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

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

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

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

MAYOR

CORPORATE OFFICER

RENTAL HOUSING AGREEMENT

THIS AGREEMENT dated for reference the _____ day of _____, 20____.

BETWEEN:

ST. GEORGES PROJECTS LTD., INC.NO. BC1066028
2200 1055 Dunsmuir Street
Vancouver, British Columbia,
V7X 1K8

(the "Owner")

AND:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER,
a municipal corporation pursuant to the *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: 009-701-109
Lot 14
Block 75
District Lot 549
Plan 9315;
- (j) **“Mid-Market Rental Units”** means Dwelling Units that are rented to tenants for Affordable Rent;
- (k) **“Market Rental Units”** means Dwelling Units that are rented to tenants for market rental rates as set by the Owner;
- (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 58 Dwelling Units, of which 52 Dwelling Units will be Market Rental Units and 6 Dwelling Units will be Mid-Market Rental Units;
- (o) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (p) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835”; and
- (q) **“Term”** has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by Council of “Housing Agreement Bylaw, 2021, No. 8864” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments), (the “**Commencement Date**”) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the “**Term**”).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. USE OF LANDS

- 3.1 The Owner covenants and agrees with the City that during the term of this Agreement, notwithstanding the Rezoning Bylaw, the Lands shall be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
- (a) the Lands shall not be subdivided or stratified;
 - (b) the Residential Building shall be used for Rental Purposes only; and
 - (c) no Rental Unit in the Residential Building shall be occupied for any purpose except for Rental Purposes.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building shall be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building shall be no fewer than 6 three-bedroom units, 12 two-bedroom units, 23 one-bedroom units and 17 studio units or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The six Mid-Market Rental Units shall be provided in the following unit mix: 2 studio units, 2 one-bedroom units, 1 two-bedroom unit, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director of Planning with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the six Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner shall enter into a minimum 1 year tenancy agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

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 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning
Facsimile: 604.985.0576

The Owner: St. Georges Projects Ltd.
2200 1055 Dunsmuir Street
Vancouver, British Columbia,
V7X 1K8

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

- 8.12 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

- 8.13 This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

9. INTERPRETATION

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2021, No. 8864".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.
- 9.8 This Agreement can be signed in counterpart.

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

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MAYOR
Linda C. Buchanan

CORPORATE OFFICER
Karla D. Graham

ST. GEORGES PROJECTS LTD.



Authorized Signatory



Stuart Mahon

Printed Name

Authorized Signatory

Printed Name



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 2

Subject: ZONING BYLAW TEXT AMENDMENT: OPEN APPENDAGE /
RETRACTABLE BALCONY ENCLOSURE

Date: July 7, 2021 File No: 09-3900-30-0003/1

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

RECOMMENDATION

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

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

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

ATTACHMENTS

1. Balcony Enclosure Guidelines, October 7, 1991 (Doc# [194979](#))
2. Revised Balcony Enclosure Guidelines, July 5, 2021 (Doc# [2066455](#))
3. Examples of Enclosed Balconies in the City of North Vancouver (Doc# [2070481](#))
4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863" (Open Appendage / Retractable Balcony Enclosure) (Doc# [2066463](#))

BACKGROUND

On November 2, 2020, City Council unanimously adopted the following resolution:

WHEREAS the COVID-19 pandemic continues to result in hardships for residents, especially those living in smaller homes, across the City of North Vancouver;

WHEREAS City staff are already undertaking a review to simplify the Zoning Bylaw;

WHEREAS many multi-family and other dwelling buildings have balconies that often cannot be used year-round due to inclement weather;

WHEREAS being able to better utilize balcony space may result in increased options for City residents to workout, play and benefit from a semi-outdoor, weather-protected space;

AND WHEREAS the City is committed to supporting the well-being of its residents;

THEREFORE BE IT RESOLVED THAT staff investigate removing barriers in the Zoning Bylaw to better utilize balconies and other outdoor spaces through retractable balcony glass systems.

This report responds to that resolution with Zoning Bylaw amendments that would:

1. Permit enclosed balconies with retractable glazing systems in the Zoning Bylaw;
2. Simplify the Zoning definition of "Open Appendage" that is used to determine if an external area on a building is considered to be "unenclosed";
3. Revise the Gross Floor Area (GFA) exclusions for balconies/decks/porches and unenclosed corridors/landings/stairs; and
4. Update the existing Balcony Enclosure Guidelines (1991).

DISCUSSION

Balconies and decks have always been an important feature on buildings, particularly residential buildings. These outdoor open spaces have the potential to make a significant contribution to the livability of a dwelling unit. From an architectural perspective, balconies become a significant feature on a building. They add articulation to the façade and create void spaces that reduce the apparent mass of the building.

To support and encourage the provision of such outdoor open spaces, the City's Zoning Bylaw excludes unenclosed spaces from GFA calculations and provides a siting relaxation. These are defined as "Open Appendages" in the Zoning Bylaw.

Enclosed Balconies

In the late 1980's and early 1990's, the enclosure of existing balconies and construction of new buildings with enclosed balconies became an increasingly popular trend. Efforts to enclose balconies occurred for a number of valid reasons including:

- Controlling wind which can be very strong and makes the use of balconies impractical or unenjoyable. This is particularly true on taller buildings;
- Controlling dust;
- Controlling noise both on the balcony and in the dwelling unit; and
- Making balconies more useful during inclement weather.

On new buildings, enclosed balconies were proposed by noise consultants as a way to reduce outdoor noise levels within units for buildings impacted by rail, industrial and traffic noise. These efforts resulted in buildings being allowed to have "enclosed balconies" on a site specific basis as approved through a CD Zone.

To address the desire for balcony enclosures on existing buildings, the City adopted Balcony Enclosure Guidelines in 1991 (Attachment #1). Those guidelines provided a process whereby balcony enclosures could be approved by City Council through either a rezoning or Development Variance Permit. The Guidelines aim to retain the architectural integrity of the building and control building massing by limiting the amount of enclosure to be considered. The amount permitted varies according to the maximum floor area density, as follows:

Existing Floor Space Ratio	Maximum Exclusion
Up to 1.1	10.0%
Over 1.1 to 1.5	7.5%
Over 1.5	5.0%

The Guidelines also address a variety of design considerations including:

- 4.2 Preservation of Design Integrity of Building Facade
- 4.3 Respect and Maintain View and Sunlight/Daylight Access to Adjacent Units
- 4.4 One Enclosed Balcony per Dwelling Unit
- 4.5 Consistency of Design and Appearance
- 4.4 Restrictions on Enclosures

There are now a number of buildings in the City that have enclosed balconies. Three examples are provided in Attachment #3.

While many of these enclosed balconies have functioned well for residents without detrimental effects on the appearance of the buildings, others have raised issues. Concerns include:

- Some enclosed balconies have resulted in full enclosures that function as a room not a balcony. These are sometimes finished to an interior wall standard meaning that the balcony glazing could not be left open in the rain since the space would be ruined. These are sometimes marketed as "sunrooms". There are examples in

other cities of this type of fully enclosed balcony subsequently being used as an additional bedroom. This takes away the benefits of an outdoor space, essentially removing the balcony area and replacing it with an inferior indoor living space. Such space does not meet the intent of enclosing a balcony and should not qualify for gross floor area, lot coverage or siting exclusions.

- The typical method to enclose a balcony has been to use conventional windows. From the exterior, this can have a rather solid and fixed appearance that reads as part of the exterior wall, not a balcony. This can be detrimental to the appearance of the building.

These experiences resulted in staff requiring an exterior finish and floor drainage in any new enclosed balconies.

Retractable Balcony Enclosure

A balcony enclosure method approved in 2007 at 123 East Keith Road used a new European retractable glazing system. This system was unique in that it did not fully enclose the balcony with an airtight enclosure. Instead, it used glass panels that stacked to the side, allowing the balcony to be fully open, partially open or fully enclosed (but with air gaps). This was the first use of this retractable method in Western Canada. Such retractable systems do an excellent job of enhancing the usability of the balcony, allowing light into the main unit, retaining the design integrity of the building and maintaining transparency through the balcony from afar.

The image below shows the building at 123 East Keith Road with a number of retractable enclosed balconies, which are almost undiscernible. In staff's opinion, this was the most successful example of a balcony enclosure in the city.



Since that time, retractable glazing balcony enclosures have become very popular across Canada. Many municipalities now allow for them as an outright permission either expressly in the Zoning Bylaw or as an interpretation of the Zoning Bylaw. That includes, but is not limited to Toronto, Victoria, West Vancouver, Langley City and District and Abbotsford. Vancouver is currently preparing policy revisions.

Retractable glazing achieves the benefits of an enclosed balcony, while retaining the balcony as an outdoor space with minimal impacts of the indoor and outdoor character of the building. Blinds can be installed but this does not look to be overly common and they would not be down all of the time. Overall, retractable glazing can add an interesting architectural character to the building.

PLANNING ANALYSIS

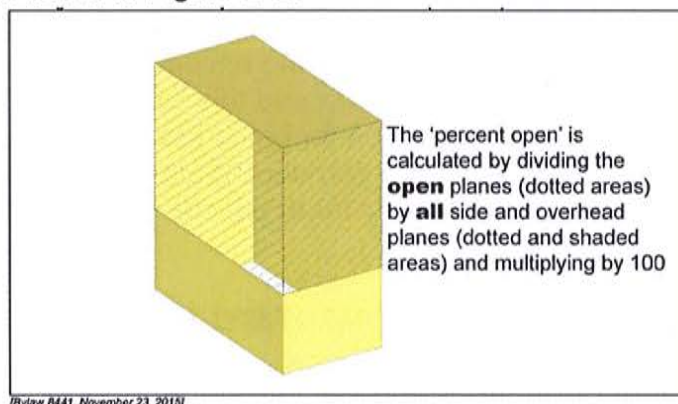
The City of North Vancouver was one of the first jurisdictions in Western Canada to permit a retractable balcony enclosure system. Our experience with this method has been positive. It satisfies the desires of residents for an enclosure without creating Zoning infractions or other public concerns. This perspective is reinforced by the action of other municipalities to allow them. As a result, it seems appropriate to permit this form of enclosure without the need for a Council approved DVP or rezoning process. Staff are therefore recommending that retractable glazing be permitted in the Zoning Bylaw.

More fully enclosed methods of balcony enclosures continue to have the potential to create concerns. As a result, staff are recommending that the existing approval process remain in place for methods that result in a full enclosure of the balcony with sealed windows. A minor update to the Balcony Enclosure Guidelines is being proposed to explain that retractable glazing systems are not required to follow that process. Other administrative updates are also being made at this time.

In the early 1990s when balcony enclosures first came to the attention of the City, it became necessary to distinguish between an enclosed and unenclosed balcony. This led to a new Zoning definition for "Open Appendage". Regulations related to this definition were revised in 2015 as part of the Active Design effort. This definition currently reads as follows:

"Open Appendage" means an exterior space that is left open to the environment. The percent open is calculated as illustrated in Figure 2-2:

Figure 2-2 – Open Appendage Calculation



This figure is a visual example of how to calculate the percent open.

The 2015 revisions also changed the amount that the Open Appendage had to be unenclosed. Open Appendages which are at least 25% unenclosed (reduced from 40%) are excluded from GFA calculations for most building types. The 2015 Bylaw changes maintained the Open Appendage requirement for one and two-unit building types at 40% (rather than the reduced 25%). This 40% requirement can be difficult to meet and therefore problematic.

In 2015, the definition of GFA was revised to exclude exterior corridors, stairways and landings (in addition to balconies, porches and decks). These additional exclusions were added to support the goals of the Active Design Guidelines, which aim to encourage active circulation through a building through greater use of common stairs and corridors as well as to facilitate opportunities for social interactions in common areas of the building. At that time, a new limit on the GFA exclusion was established at 10% of the maximum floor area. Following the 2015 amendments, the GFA exclusions for Open Appendages currently reads as follows:

(11) Open Appendages that are at least 25% unenclosed; up to a maximum of 10% of Gross Floor Area, including:

- (a) Balconies, Porches, Decks;
- (b) Corridors, stairways, and landings that provide required access to habitable rooms, and open onto an interior courtyard;

In working with these regulations, the 1990s definitional method of calculating an Open Appendage has proven to be overly complex. This has been time-consuming and constraining for applicants, designers and staff. Many recessed balcony types do not qualify as an Open Appendage under this definition and require a Council variance. Staff are proposing to replace this definition and method of calculation with a simpler version. This change will include establishing a single 50% unenclosed minimum for all building types based only on the perimeter of the balcony. This will result in a simplification of the regulations.

The 2015 Bylaw amendments expanded the types of Open Appendages allowed to be exempt from GFA calculations but established a new limit on the total amount of Open Appendage permitted at 10% of GFA. Experience since 2015 has shown that this 10% limit is not adequate due to the fact that on many buildings, private balconies alone are often at or close to the maximum 10%, leaving no additional exemption room for the new types of Open Appendages being encouraged by the Active Design Guidelines. Staff are therefore proposing to amend this limit in the proposed bylaw by removing a limit on the maximum exemption for balconies, porches and decks, while retaining the 10% exclusion for unenclosed corridors, stairways, and landings. The full 10% exclusion would thereby be available fully for those elements which are supported by the Active Design Guidelines.

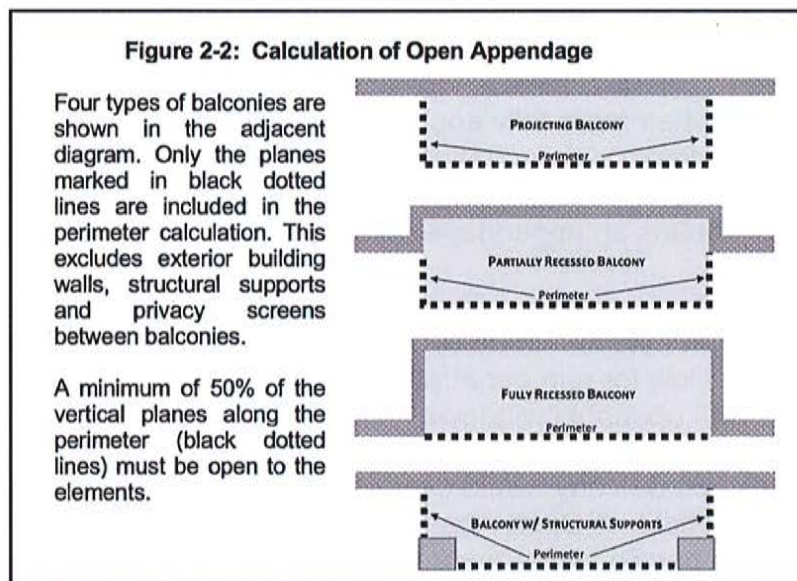
PROPOSED ZONING AMENDMENT BYLAW NO. 8863

Zoning Amendment Bylaw No. 8863 would, if adopted, make the following changes.

The existing definition of “Open Appendage” will be deleted and replaced with the following:

“Open Appendage” means an unenclosed part of a building that projects beyond the exterior walls and which:

1. May or may not be covered by a roof or floor above;
2. May or may not be recessed into the building;
3. Is finished as exterior space with drainage;
4. Has at least 50% of the vertical planes along the perimeter of the Open Appendage unenclosed. The perimeter calculation shall be calculated as per Figure 2-2;
5. For purposes of calculating the unenclosed portion of the Open Appendage, clear retractable glazing is deemed to be unenclosed provided that:
 - a. The glazing at no point provides a complete seal/separation from the exterior (i.e. an air gap must be provided);
 - b. When in its retracted state, the Open Appendage complies with the minimum 50% unenclosed requirement in subsection iv above; and
 - c. All retractable glazing on the building must have a uniform appearance;



This change will make it easier to design buildings and calculate an Open Appendage. In addition, it will now allow for retractable glazing as an outright Building Permit application. Strata Council approval would be required which will allow for building specific matters to be considered by the joint owners.

Concurrent with this new definition, the unenclosed percentage requirements for an Open Appendage to qualify for a GFA exemption are being removed from several GFA definitions, since these are now the same and are contained within the new definition of Open Appendage.

For clarity purposes, the following definitions are being added, which are based upon City of Vancouver definitions currently in use:

“Balcony” means a platform providing useable outdoor space that:

- (a) Projects from a building or is recessed into a building above the ground floor;
- (b) Is only accessed from within the building;
- (c) May be covered by a roof or floor above; and
- (d) Meets the definition of an Open Appendage.

“Porch” means a platform that is located at an entrance to a building that:

- (a) Projects from the building or is recessed into the building;
- (b) Is covered by a roof or floor above to provide weather protection;
- (c) May be supported on posts;
- (d) Is at grade or has stairs from grade; and
- (e) Meets the definition of an Open Appendage.

“Deck” means a platform providing useable outdoor space that:

- (a) Projects from a building and is generally supported on posts;
- (b) Is accessed from within the building, and may also be accessed from grade;
- (c) generally has a surface height, at any point, greater than 1 metre (3.28 ft.) above grade; and
- (d) Meets the definition of an Open Appendage.

To clarify standards for when more fully enclosed balconies are proposed, the current definition requires amendment. A new definition is proposed, as follows:

“Enclosed Balcony” means an appendage on the exterior of a building that is:

- 1) Not compliant with the unenclosed requirements of an Open Appendage;
- 2) Finished as an exterior space capable of being left open to the elements with drainage to allow for rain penetration; and
- 3) Enclosed with openable windows.

This definition of Enclosed Balcony would capture all other forms of balcony enclosure that do not meet the definition of Open Appendage. In cases where GFA is available to be used and where all other Zoning requirements can be met (i.e. Lot Coverage, Setbacks, etc.), Enclosed Balconies can be permitted outright. Where a Development Variance Permit or rezoning are required, however, proposals for Enclosed Balconies would be subject to the updated Balcony Enclosure Guidelines (Attachment #2). These Guidelines require that the applicant must demonstrate that their proposal for non-zoning-compliant balcony enclosures are more desirable than the available alternatives (retractable glazing systems). This is outlined in Section 1.3 of the Guidelines as follows:

Given that certain enclosure systems (clear retractable glazing) are permitted outright in the Zoning Bylaw, any application for rezoning or Development Variance Permit to allow for the enclosure of balconies on an existing or proposed building must be accompanied by materials demonstrating the need for an alternative enclosure system that shows that a zoning-compliant system

is neither feasible nor desirable in terms of CNV policies, quality design, and the function and safety aspects of the building.

Staff do not anticipate that there will be strong interest in design options requiring a rezoning or Development Variance Permit due to the costs and long timeframes that are inherent to these processes. To date, interest has been relatively low, and a further decrease in interest is anticipated due to the proposed zoning-compliant option of retractable glazing systems.

With the addition of the new definitions for Balcony, Porch and Deck, above, roof decks would be more explicitly excluded from consideration than they are currently. As an example, terraces have often been considered as open appendages but would not clearly fit the definitions above. Another example is podium- or rooftop-level outdoor amenity spaces, which have generally been excluded from any calculations or conditions. To address this new gap and also to resolve some of the ambiguity of the current zoning requirements, the Bylaw amendment proposes a new definition of roof deck as follows:

“Roof Deck” means an accessible, unenclosed space designated for the enjoyment of residents or other occupants of a building, located on a rooftop.

The following GFA exclusion is also proposed:

(23) Roof Decks.

Prior to 2015, there was not a GFA exemption limit on balconies, porches and decks. This allowed for ample balconies and decks, subject to other controls such as lot coverage and setbacks. Staff are therefore proposing to return to an unlimited GFA exclusion for balconies, porches and decks that meet the definitions above.

The GFA exemption for unenclosed corridors, stairways and landings will be capped at 10%. Currently, both balconies and open corridors have a combined total of 10% of GFA exemption. By removing balconies from the limit, this would provide adequate incentive to encourage active and socially engaged building designs, such as courtyard typology.

The proposed changes to the Open Appendage exemptions in the definition of Gross Floor Area are shown below. This new clause also removes the existing requirement for unenclosed corridors, stairways and landings to “open onto an interior courtyard”. This requirement seems an unnecessary design constraint.

(11) Open Appendages, as follows:

- (a) Balconies, Porches and Decks;
- (b) Corridors, stairways, and landings that provide required access to habitable rooms, up to a maximum of 10% of Gross Floor Area;

The resulting Zoning Amendment Bylaw is presented in Attachment #4 for Council's consideration.

REVISED BALCONY ENCLOSURE GUIDELINES

Coincidental with above Zoning changes, the existing Balcony Enclosure Guidelines (1991) are being revised as follows:

- Removing the limit on the amount of balcony enclosures permitted. This can be considered for each specific application.
- Simplification; and
- Administrative updates.

The revised Balcony Enclosure Guidelines are presented as Attachment #2.

ADVISORY BODY AND INDUSTRY INPUT

The Advisory Design Panel considered this matter on June 16, 2021 and resolved as follows:

Having considered the memo of the Planning Consultant, dated June 10, 2021 entitled "Open Appendage / Retractable Balcony Enclosure Zoning Bylaw Amendment":

THAT the Advisory Design Panel supports amending the Zoning Bylaw to:

- Simplify the Open Appendage definition; and
- Permit clear retractable glazing on balconies.

Urban Development Institute (UDI) and Homebuilders Association Vancouver (HAVAN) have been engaged in discussions leading up to staff recommending the changes contained in this report. Both groups provided feedback in support of the changes, citing their beneficial effect on unit livability. UDI has provided specific input, noting the benefits of retractable balcony systems, including:

- Improved energy savings;
- Protection from winds, especially for balconies on upper storeys of high-rise buildings;
- A reduction in noise levels for apartment units; and
- Reductions in maintenance costs because these types of balconies will be less exposed to weather elements such as rain and snow.

FINANCIAL IMPLICATIONS

There are no costs to the City associated with this Zoning change. There will be cost savings in staff time realized through the simplification of the definition of "Open Appendage" and staff expect fewer DVP and rezoning applications to process as a result of an outright option being available in the form of clear glazing enclosure systems to building owners.

INTER-DEPARTMENTAL IMPLICATIONS

Nil.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The City is striving to provide housing options that support an active and healthy lifestyle. Balconies and other open spaces on buildings contribute to this. The proposed changes would support these objectives.

CONCLUSION

The proposed Bylaw amendment would allow building owners to install a form of retractable balcony enclosure that has proven to work well within the City of North Vancouver and elsewhere, improving the usability of private outdoor space, all through a building permit-only process. Further, the new definitions will streamline the calculation of openness for various types of Open Appendages. Lastly, eliminating the 10% GFA cap on Open Appendages will help improve residential livability and may encourage diverse building typologies such as courtyard buildings. For these reasons, staff fully support the proposed Bylaw Amendment.

RESPECTFULLY SUBMITTED:



Emily Macdonald
Planner 2

Adopted by Council on October 7, 1991

CITY OF NORTH VANCOUVER - BALCONY ENCLOSURE GUIDELINES

1.0 APPLICATION AND INTENT

1.1 Application:

These guidelines are to be used in conjunction with the following zoning districts in the City of North Vancouver Zoning Bylaw in regards to the enclosure of existing or new balconies:

RG	Garden Apartment Residential Zone
RM-2	Medium-Density Apartment Residential Zone 2
RH-1	High-Density Apartment Residential 1 Zone
C-1A and C-1B	Central Commercial Zones
LL-1 to LL-5	Lower Lonsdale Zones

In addition, the guidelines apply to enclosure of existing balconies, or construction of new balconies in multi-family developments developed under C-D zones, or under land use contracts.

Reference to these guidelines is recommended for any balcony enclosure, whether or not an exclusion from floor space calculations is required.

1.2 Definition

For the purpose of these guidelines, an enclosed balcony is defined as:

a balcony on the exterior of a building, separated from the interior by walls, doors and/or windows, which has been enclosed in whole or in part above the level of the 3.5 foot protective railing or wall.

1.3 Discretion Required

There are so many different types of balconies and different conditions concerning enclosures that no set of guidelines can be completely definitive. These guidelines illustrate some of the many design considerations to assist applicants in the design of balcony enclosures, and to assist City staff in the review and evaluation of such proposals.

1.4 Intent

The intent of the guidelines is to encourage good design that will complement and maintain building character, while having regard to fire safety and the reasonable interests of occupants of both the subject and neighbouring buildings.

2.0 APPROVALS PROCESS (depends on creation of a Development Permit System)

2.1 General

Until a development permit system is developed, most balcony enclosure proposals will either require Board of Variance approval or approval by Council through a rezoning or a Development Variance Permit. Please contact the Development Services Department in this regard.

3.0 EXCLUSIONS

3.1 Sliding Scale of Exclusions

The floor area available for balcony enclosure that may be excluded from a building's gross floor area will be based on the following sliding scale:

<i>Existing Floor Space Ratio</i>	<i>Maximum Exclusion</i>
up to 1.1	10.0%
over 1.1 to 1.5	7.5%
over 1.5	5.0%

The purpose of this sliding scale is to restrict the potential of large buildings from becoming visually excessive in size, while at the same time permitting a reasonable degree of enclosure.

3.2 Building Features not Subject to these Guidelines

The following features, although in some cases similar to balconies which may in part be excludable from FSR, are not subject to these guidelines: canopies, porches or verandahs, galleries, exterior access corridors, sun decks and roof decks or gardens.

4.0 GENERAL DESIGN CONSIDERATIONS

4.1 Purpose

The purpose of an enclosed balcony is to afford an occupant the year-round enjoyment of those uses to which an open balcony would be put in fair and warm weather. The enclosed balcony is not, however, considered a full-time habitable space. For buildings located adjacent to busy arterial streets, enclosure also provides additional protection from traffic noise.

4.2 Preservation of Design Integrity of Building Facade

While a balcony enclosure may provide many attractive uses for the occupant, careful attention should be given to preserving the design integrity of the building facade. Balcony enclosures will usually reduce a building's articulation and increase reflective surface area. The apparent bulk and mass of a building may also be increased by insensitive enclosures. To prevent such abuse of the existing architectural character, applicants should either engage the original architect/designer to prepare plans or, alternatively, arrange for that architect to comment on the proposed design revisions.

4.3 Respect and Maintain View and Sunlight/Daylight Access to Adjacent Units

Enclosure of balconies should not reduce either the existing views nor access to sunlight and daylight from existing units, whether within the same development or in neighbouring developments. Such potential impacts should be documented by means of photographs from appropriate locations.

4.4 One Enclosed Balcony per Dwelling Unit

Some dwelling units in multiple unit buildings have more than one balcony. In order to prevent abuse of the relaxations inherent in these guidelines, as well as to provide the benefit of potential enclosure by most if not all residents within a building, only one balcony enclosure per dwelling unit will be permitted.

4.5 Consistency of Design and Appearance

In order to minimize a haphazard architectural character, the treatment of the enclosure should be consistent for all similar balconies. In order to avoid a random or checkerboard appearance, it is also recommended that the same balconies on each storey be enclosed.

4.4 Restrictions on Enclosures

Due to their impact on light, view and visually spacing between buildings, the following kinds of balcony enclosures will not be permitted:

4.4.1 Full enclosure of wraparound corner balconies.

Corner balconies have a significant impact on both the appearance of the subject building and on views past or through them from other off-site locations. Their full enclosure could create a serious blockage of view and light to other units and would also appear to fatten the building as well. A partial enclosure may be possible, however, on one facade or the other of the building.

4.4.2 Full enclosure of balconies projecting into interior side yards

In most instances full enclosure of balconies projecting into interior side yards would significantly reduce the apparent spacing between apartment buildings and also diminish the view and light available to adjacent units.

5.0 DESIGN GUIDELINES FOR ENCLOSED BALCONIES

5.1 Architectural Components of Balconies

The typical balcony is comprised of the following basic components: the slab or floor surface, the railing or upstand, the guardrail, the ceiling, windows, and door(s) providing access. There may be additional elements, including wing walls, or overhangs, and the like. Means of enclosure should take into consideration all of these components, and ensure that any alteration of them that may take place retains an overall design integrity throughout.

5.2 Balcony Character

Whether open or enclosed, it is important that a balcony continue to appear and function as a balcony, not as an extension or enlargement of the adjoining interior space. This means that the clear dimension within such a space can accommodate the residents comfortably. In some instances double or triple-glazing of windows or doors may be preferable to enclosure of the balcony.

5.3 Balcony Enclosure Materials and Functions

There should be consistency in use of materials and colours. Cladding and framing elements should be similar to those of the building itself, and to unenclosed balconies. Transparent glazing is recommended for the enclosure windows, rather than reflective, tinted or solar glazing, in order not to reduce the provision of daylight into the interior of the dwelling unit or to create opaque surfaces that block views.

5.4 Guidelines Pertaining to the British Columbia Building Code

The proposed enclosure shall comply with the British Columbia Building Code, to the satisfaction of the Assistant Director-Inspections, with particular attention to the following:

- 5.4.1 Balcony enclosure materials, including the ceiling and common dividing walls, must have the same construction and fire-resistance rating required for other components of the building. Non-combustible construction may be required;
- 5.4.2 Extension of fire separation demising wall(s) into the balcony area for prevention of fire spread from unit to unit;
- 5.4.3 Requirements of Subsection 3.2.6 of the British Columbia Building Code;
- 5.4.4 Design and installation certified by a Professional Engineer as per load requirements of Section 4 in particular (wind forces).

6.0 SUBMISSION REQUIREMENTS

The minimum requirements for a submission for review and approval of an application to enclose an existing balcony shall include the following:

6.1 Project Statistics:

Provide the existing and proposed floor areas, including the enclosures, and the expression of the total floor area of the proposed balcony enclosures as a percentage of the existing floor area for the building.

6.2 Plot Plan:

Provide a dimensioned plot or site plan, to a scale of 1/8" to 1 foot or 1:100 metric.

6.3 Floor Plans:

Provide floor plans for all floors of the subject building dimensioned at 1/4" to 1 foot or 1:50 metric. The proposed enclosed balconies should be labeled as such and shown shaded, coloured or hatched.

6.4 Elevations:

Provide full exterior elevations showing the existing and proposed treatment, at a scale of 1/4" to 1 foot or 1:25 metric.

6.5 Detailed Plans and Elevations:

The typical layout and appearance of a proposed balcony enclosure should be illustrated with plans and elevations at a scale of 1/2" to 1 foot, or 1:25 metric, or larger.

6.6 Photographs:

Provide photographs of the subject building and the adjacent buildings to adequately describe the project and its setting. Off-site photographs looking toward the building should approximate possible view impacts upon other neighbouring dwellings. The photographs should be mounted on cardstock or foamcore.

6.7 Colours, Materials and Specifications:

Samples of the proposed materials and colours for the enclosed balconies should be submitted for review, along with manufacturers specifications. The Department of Development Services has a standard form for such submissions.

6.8 Letter of Approval:

In a multiple unit building containing three or more units, a letter of approval is required from the Council of the Strata Corporation, the Board of Directors of a Cooperative, or the owner of a rental building, prior to the City's consideration of the proposed enclosure.

Prepared by Frank A. Ducote, Planner
Development Services - March 14, 1990

Updated - November 5, 1991

CITY OF NORTH VANCOUVER
BALCONY ENCLOSURE GUIDELINES

Adopted by Council on <>, 2021

1.0 APPLICATION AND INTENT

1.1 Application:

These Guidelines apply to applications for rezoning or Development Variance Permit to enclose balconies, decks or other Open Appendages that would not comply with the Zoning definition of an “Open Appendage”. Applicants should refer to the definition of an Open Appendage for clarification. Reference should also be made to the Zoning definition of an Enclosed Balcony.

1.2 Discretion Required

There exist many different types of balconies and different conditions concerning enclosures that no set of guidelines can be completely definitive. These guidelines illustrate some of the many design considerations to assist applicants in the design of balcony enclosures, and to assist the City in the review and evaluation of such proposals.

1.3 Intent

The intent of the guidelines is to encourage good design that will complement and maintain building character, while having regard to fire safety and the reasonable interests of occupants of both the subject and neighbouring units/buildings.

Given that certain enclosure systems (clear retractable glazing) are permitted outright in the Zoning Bylaw, any application for rezoning or Development Variance Permit to allow for the enclosure of balconies on an existing or proposed building must be accompanied by materials demonstrating the need for an alternative enclosure system that shows that a zoning-compliant system is neither feasible nor desirable in terms of CNV policies, quality design, and the function and safety aspects of the building.

2.0 APPLICATION PROCESS

2.1 Contacts

Balcony enclosure applications will be processed by the Planning Division of the Planning & Development Department. They may be contacted at:

Planning General Enquiries: <phone #> <email>

3.0 GENERAL DESIGN CONSIDERATIONS

3.1 Purpose

The purpose of an enclosed balcony is to afford an occupant the year-round enjoyment of an open balcony. For buildings located adjacent to busy arterial streets, enclosure also provides additional protection from traffic noise. It can also assist with heat gain and energy efficiency

within the main unit. The enclosed balcony is not to be a full-time habitable space/room. Rather, it is intended to provide a more functional exterior balcony.

3.2 Preservation of Design Integrity of Building Facade

While a balcony enclosure may provide many attractive uses for the occupant, careful attention should be given to preserving the design integrity of the building facade. Balcony enclosures will usually reduce a building's articulation and increase reflective surface area. The apparent bulk and mass of a building may also be increased by insensitive enclosures. To prevent such abuse of the existing architectural character, applicants should either engage the original architect/designer to prepare plans or, alternatively, arrange for that architect to comment on the proposed design revisions.

3.3 Respect and Maintain View and Sunlight/Daylight Access to Adjacent Units

Enclosure of balconies should reduce neither the existing views nor access to sunlight and daylight from existing units, whether within the same development or in neighbouring developments. Such potential impacts should be documented by means of photographs from appropriate locations.

3.4 One Enclosed Balcony per Dwelling Unit

Some dwelling units in multiple unit buildings have more than one balcony. In order to prevent abuse of the relaxations inherent in these guidelines, as well as to provide the benefit of potential enclosure by most if not all residents within a building, only one balcony enclosure per dwelling unit is encouraged.

3.5 Consistency of Design and Appearance

In order to minimize a haphazard architectural character, the treatment of the enclosure should be consistent for all similar balconies on the building. In order to avoid a random or checkerboard appearance, it is also recommended that the same balconies on each storey be enclosed.

3.6 Restrictions on Enclosures of Wraparound Corner Balconies.

Due to their impact on light, view and visually spacing between buildings, wraparound corner balcony enclosures are discouraged. Corner balconies have a significant impact on both the appearance of the subject building and on views past or through them from off-site locations. Their full enclosure could create a blockage of view and light to other units and would also appear to add bulk to the building as well. A partial enclosure may be considered, however, on one of the building facades.

3.7 Architectural Components of Balconies

The typical balcony is comprised of the following basic components: the slab or floor surface, the railing or upstand, the guardrail, the ceiling, windows, and door(s) providing access. There may be additional elements, including wing walls, or overhangs, and the like. Means of enclosure should take into consideration all of these components, and ensure that any alteration of them that may take place retains an overall design integrity throughout.

3.8 Balcony Character

Whether open or enclosed, it is important that a balcony continue to appear and function as a balcony, not as an extension or enlargement of the adjoining interior space. Exterior finish materials are to be used within the enclosed balcony and drainage is required.

3.9 Balcony Enclosure Materials and Functions

There should be consistency in use of materials and colours. Cladding and framing elements should match the building exterior and other balconies. Transparent glazing is recommended for the enclosure windows, rather than reflective, or tinted glazing in order not to reduce the provision of daylight into the interior of the dwelling unit or to create opaque surfaces that block views. Windows must remain openable in accordance with the Zoning Bylaw definition of Enclosed Balcony.

3.10 Guidelines Pertaining to the British Columbia Building Code

The proposed enclosure shall comply with the British Columbia Building Code, to the satisfaction of the Manager of Inspections, with particular attention to the following:

- 3.10.1 Balcony enclosure materials, including the ceiling and common dividing walls, must have the same construction and fire-resistance rating required for other components of the building. Non-combustible construction may be required;
- 3.10.2 Extension of fire separation demising wall(s) into the balcony area for prevention of fire spread from unit to unit;
- 3.10.3 Requirements of Subsection 3.2.6 of the British Columbia Building Code;
- 3.10.4 Design and installation certified by a Professional Engineer as per load requirements of Section 4 in particular (wind forces).

5.0 SUBMISSION REQUIREMENTS

The minimum requirements for a submission for review shall include the following:

5.1 Completed Application Form and Fee Payment:

Consult with Planning staff to determine whether a rezoning or Development Variance Permit is required.

5.2 Design Rationale:

This part must include arguments and materials demonstrating the need for a non-zoning-compliant system as outlined in section 1.3 of these guidelines.

5.3 Project Statistics:

Provide the existing and proposed floor areas, including the enclosures, and the expression of the total floor area of the proposed balcony enclosures as a percentage of the existing floor area for the building.

5.4 Plot Plan:

Provide a dimensioned plot or site plan showing setbacks to the balconies and building at a scale of 1/8" to 1 foot or 1:100 metric.

5.5 Floor Plans:

Provide floor plans for all floors of the subject building dimensioned at 1/4" to 1 foot or 1:50 metric. The proposed enclosed balconies should be labeled as such and shown shaded, coloured or hatched.

5.6 Elevations:

Provide full exterior elevations showing the existing and proposed treatment, at a scale of 1/4" to 1 foot or 1:50 metric.

5.7 Detailed Plans and Elevations:

The typical layout and appearance of a proposed balcony enclosure should be illustrated with plans and elevations at a scale of 1/2" to 1 foot, or 1:25 metric, or larger.

5.8 Photographs:

Provide photographs of the subject building and the adjacent buildings to adequately describe the project and its setting. Off-site photographs looking toward the building should approximate possible view impacts upon other neighbouring dwellings.

5.9 Colours, Materials and Specifications:

Samples of the proposed materials and colours for the enclosed balconies should be submitted for review, along with manufacturers specifications. The Planning & Development Department has a standard form for such submissions.

5.10 Letter of Authorization:

In a multiple unit building containing three or more units, written authorization to make an application is required from the Council of the Strata Corporation, the Board of Directors of a Cooperative, or the owner of a rental building, prior to the City's consideration of the proposed enclosure.

Original Approval:	March 14, 1990
Updated:	November 5, 1991
Updated:	<>, 2021

City of North Vancouver Balcony Enclosure Examples



123 East Keith Road with retractable glazing





505 Lonsdale Ave with tinted full window enclosures





51-67 Lonsdale Ave with purpose-built full enclosures





Open Appendages and Balcony Enclosures Zoning Bylaw Update Public Hearing Presentation

Presented September 27, 2021
Development Planning



Background

- November 2, 2020 Council resolution:

...THAT staff investigate removing barriers in the Zoning Bylaw to better utilize balconies and other outdoor spaces through retractable balcony glass systems.

Overview of Changes

The proposed Zoning Bylaw amendment:

- Permits enclosed balconies with clear retractable glazing systems
- Revises the Gross Floor Area (GFA) exclusions for different types of Open Appendages
- Simplifies the definition of “Open Appendage”

Other update:

- Update the existing Balcony Enclosure Guidelines (1991).

Retractable Glazing Systems



Examples of Retractable Systems



Allowing Clear Retractable Glazing Systems

Current Regulation:

Balconies with clear retractable enclosure systems do not qualify as Open Appendages and must be included in Gross Floor Area calculation.

Proposed Regulation:

Balconies with clear retractable systems qualify as Open Appendages and are excluded from Gross Floor Area calculation.

Gross Floor Area (GFA) exclusions

Current Regulation:

Maximum GFA exclusion for Open Appendages is equivalent of 10 percent of total GFA

Proposed Regulation:

No maximum exclusion for balconies.

Maximum GFA exclusion for other Open Appendages (exterior stairs, landings and corridors) equivalent to 10 percent of total GFA

Gross Floor Area (GFA) exclusions

Outdoor Circulation

Encourage the use of Outdoor Circulation as a place to meet neighbours naturally.

External Corridors can extend the outdoor opportunities available to building residents. These areas can be used as a place for neighbours to meet naturally, look out onto other common areas, and aid in passive design goals (e.g. mitigate solar gain and facilitate natural ventilation).

Guiding Principles

- 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.



Definition of “Open Appendage”

Current Regulation:

Requires complex calculation comparing area of open planes versus total area of planes of the balcony area as a 3D shape.

Proposed Regulation:

Requires simple calculation – can be done by measuring linear distances of railing height versus total clearance (floor-to-ceiling) height

Definition of “Open Appendage”

Current Regulation:

Proposed Regulation:

Figure 2-2 – Open Appendage Calculation [Bylaw 8441 November 23, 2015]

This figure is a visual **example** of how to calculate the percent open.

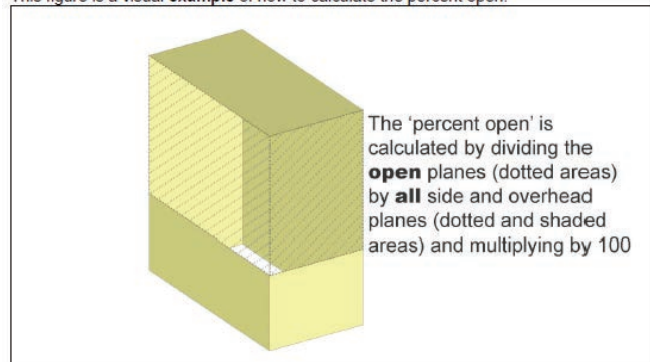
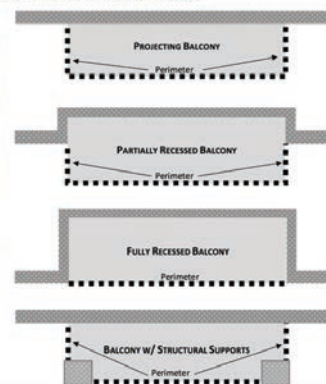


Figure 2-2: Calculation of Open Appendage

Four types of balconies are shown in the adjacent diagram. Only the planes marked in black dotted lines are included in the perimeter calculation. This excludes exterior building walls, structural supports and privacy screens between balconies.

A minimum of 50% of the vertical planes along the perimeter (black dotted lines) must be open to the elements.



Advisory Body and External Input

- Advisory Design Panel – support
- Homebuilders Association of Vancouver – support
- Urban Development Institute – support
 - Improved energy savings
 - Protection from winds, especially for balconies on upper storeys
 - A reduction in noise levels
 - Reductions in maintenance costs of balconies due to less exposure to weather

Overview & Expected Outcomes

- New Definition of Open Appendage
- Retractable glazing systems incorporated into new and in-stream rezoning applications
 - Building permit applications for existing buildings, to add retractable glazing systems, mostly multi-family, but possibly also one- and two-unit
 - Less confusion for designers, quicker processing of applications by staff

Overview & Expected Outcomes

Change to Exclusions for Open Appendages

- Greater diversity of building typologies (e.g. courtyard buildings)
- Little or no increase in overall balcony area on larger developments

Overview & Expected Outcomes

Update to Enclosed Balconies Policy

- No increase in rezoning/DVP applications for enclosed balconies (none currently or recently)



Thank you.



NOTICE OF PUBLIC HEARING

WHO: City of North Vancouver

WHAT: Zoning Amendment Bylaw No. 8863
Open Appendage / Retractable Balcony Enclosure

WHEN: Monday, September 27, 2021 at 5:30 pm

HOW: View the meeting online at cnv.org/LiveStreaming

Notice is hereby given that Council will consider:

Zoning Amendment Bylaw No. 8863 to remove limits on the maximum floor area for balconies on larger developments. The bylaw would also allow for certain enclosure systems (clear glazing) to be installed around balconies on all scales of development. The amendment has been prepared as the result of a review of current zoning regulations, with an aim of reducing barriers to enclosure systems that have proven to achieve more livable balcony area for residents, with minimal impacts on the overall building design and appearance.

The Public Hearing will be held electronically via "WebEx". All persons who believe their interest in property may be affected by the proposed bylaw will be afforded an opportunity to speak at the Public Hearing and/or by email or written submission. All submissions must include your name and address and should be sent to the Corporate Officer at input@cnv.org, or by mail or delivered to City Hall, **no later than 12:00 noon on Monday, September 27, 2021** to ensure their availability to Council at the Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

To speak at the Public Hearing by phone: Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4230 and providing contact information, so call-in instructions can be forwarded to you. **All pre-registration must be submitted no later than 12:00 noon on Monday, September 27, 2021.**

Speakers who have not pre-registered will also have an opportunity to speak at the Public Hearing. Once all registered speakers have provided input, the Mayor will call for a recess to allow time for additional speakers to phone in. Call-in details will be displayed on-screen at the Public Hearing (watch web livestream).

The proposed Zoning Amendment Bylaw, background material and staff presentation will be available for viewing online at cnv.org/PublicHearings on Friday, September 17, 2021.

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

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8863

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

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

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863**” (**Open Appendage / Retractable Balcony Enclosure**).
2. Division I Administration, Part 2 Interpretation is hereby amended as follows:

A. By adding the following definitions:

“**Balcony**” means a platform providing useable outdoor space that:

- (1) projects from a building or is recessed into a building above the ground floor;
- (2) is only accessed from within the building;
- (3) may be covered by a roof or floor above; and
- (4) meets the definition of an Open Appendage.

and

“**Deck**” means a platform providing useable outdoor space that:

- (1) projects from a building and is generally supported on posts;
- (2) is accessed from within the building, and may also be accessed from grade;
- (3) generally has a surface height, at any point, greater than 1.0 metres (3.28 feet) above grade; and
- (4) meets the definition of an Open Appendage.

B. By deleting the definition of “Enclosed Balcony” in its entirety and replacing it with the following:

“**Enclosed Balcony**” means a Balcony on the exterior of a building that is:

- (1) not compliant with the unenclosed requirements of an Open Appendage;
- (2) finished as an exterior space capable of being left open to the elements with drainage to allow for rain penetration; and
- (3) enclosed with openable windows.

C. In the definition of “Gross Floor Area”, by deleting Section (11) in its entirety and replacing it with the following:

(11) Open Appendages, as follows:

- (a) Balconies, Porches and Decks;
- (b) Corridors, stairways, and landings that provide required access to habitable rooms, up to a maximum of 10% of Gross Floor Area;

- D. In the definition of “Gross Floor Area”, by adding a new Section (23) as follows:

(23) Roof Decks.

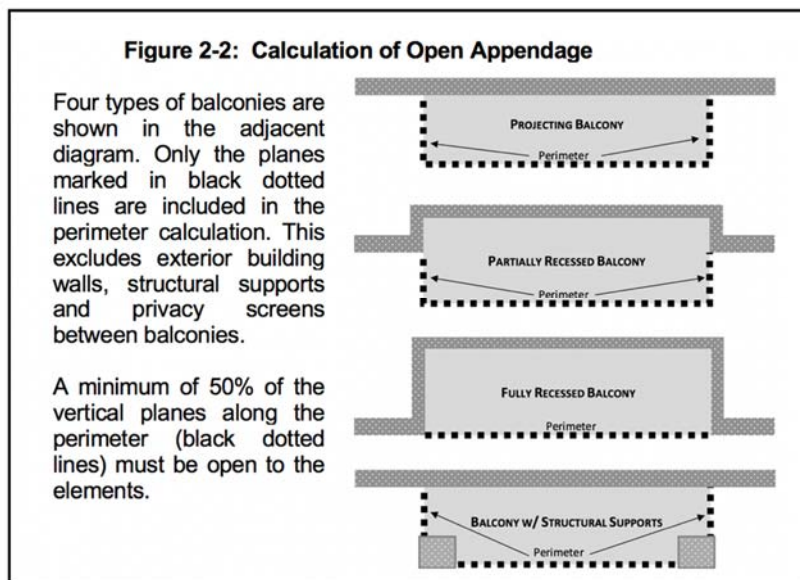
- E. In Section (5) of the definition of “Gross Floor Area (One-Unit and Two-Unit Residential)”, by deleting the words “to the Principle Building and are at least 40% unenclosed”, as shown below:

(5) Balconies and Porches that are Open Appendages ~~to the Principle Building and are at least 40% unenclosed;~~

- F. By deleting the definition of “Open Appendage” in its entirety and replacing it with the following:

“Open Appendage” means an unenclosed part of a building that projects beyond the exterior walls and which:

- (1) may or may not be covered by a roof or floor above;
- (2) may or may not be recessed into the building;
- (3) is finished as exterior space with drainage;
- (4) has at least 50% of the vertical planes along the perimeter of the Open Appendage unenclosed. The perimeter calculation shall be calculated as per Figure 2-2;
- (5) for purposes of calculating the unenclosed portion of the Open Appendage, clear retractable glazing is deemed to be unenclosed provided that:
 - (a) the glazing at no point provides a complete seal/separation from the exterior (i.e. an air gap must be provided);
 - (b) when in its retracted state, the Open Appendage complies with the minimum 50% unenclosed requirement in subsection iv above; and
 - (c) all retractable glazing on the building must have a uniform appearance;



G. By deleting the definition of “Porch” in its entirety and replacing it with the following:

“Porch” means a platform that is located at an entrance to a building that:

- (1) projects from the building or is recessed into the building;
- (2) is covered by a roof or floor above to provide weather protection;
- (3) may be supported on posts;
- (4) is at grade or has stairs from grade; and
- (5) meets the definition of an Open Appendage.

H. By adding the following definition for “Roof Deck”:

“Roof Deck” means an accessible, unenclosed space, designated for the enjoyment of residents or other occupants of a building, located on a rooftop.

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

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

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

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

MAYOR

CORPORATE OFFICER

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Meg Wray, Planner 1

Subject: REZONING APPLICATION FOR 261-263 WEST 6TH STREET (KARL WEIN / BRADBURY ARCHITECTURE)

Date: July 7, 2021 File No: 08-3360-20-0463/1

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

RECOMMENDATION

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

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

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

ATTACHMENTS

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

SUMMARY

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

BACKGROUND

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

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

DISCUSSION

Site Context

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

Table 1. Surrounding uses

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

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



Planning Analysis & Proposed Variances

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

Table 2. Requested Changes to the Zoning By-law

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

Use

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

Density and Density Bonusing

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

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

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

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

Table 3. Estimated Value of Community Benefits through Density Bonusing

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

Setbacks

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

Height

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

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

Heritage Character

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

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

Landscaping

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

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

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

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

Advisory Committees Review

Heritage Advisory Commission

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

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

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

Advisory Design Panel

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

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

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

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

Community Consultation

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

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

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

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

Legal Documents

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

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

RESPECTFULLY SUBMITTED:



Meg Wray
Planner 1



[illegible]

PROJECT DATA: 261-269 N 6TH ST, NORTH VANCOUVER		
OCT 15, 2020		
PROPOSED 3 TONNHOUSE		
LEGAL	LOT 24, BL 112A, DL 21, PT. 1226	
LOT SIZE	120X50	LOT AREA 6001.00
ZONE	R3	
FAR	0.80	
3600.00SF		
LOT COVERAGE	2701.10SF	
PROPOSED FAR	3596 SF	
PROPOSED COVERAGE	1043 SF	
BASEMENT	1641 EXEMPT	
MAIN	1641	
2ND FLOOR	1760	
ROOF OR STAIRS	-	
TOTAL AREA	5257	
LESS EXEMPT	1641	
NET AREA	3596	
REG PARKING @ 1:25	4	
PROPOSED	4	
ELEC CAR PLUGS	4	
GARAGE	90 SF (1 16x12.5)	
ENERGUIDE STEP 3		
SETBACKS	FRONT	20.00
	BACK	30.75
	E SIDE	5.00
	W SIDE	6.00

① DATA
6" = 1'-0"

[illegible]

TRIPLEX
261 W 6TH
PROJECT DATA

Project number	261W6
Date	FEB 24 2020
Drawn by	RMF
Checked by	KW

A100

Scale	As indicated
-------	--------------

karlwein@gmail.com

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[illegible]

Scale $1/8" = 1'-0"$



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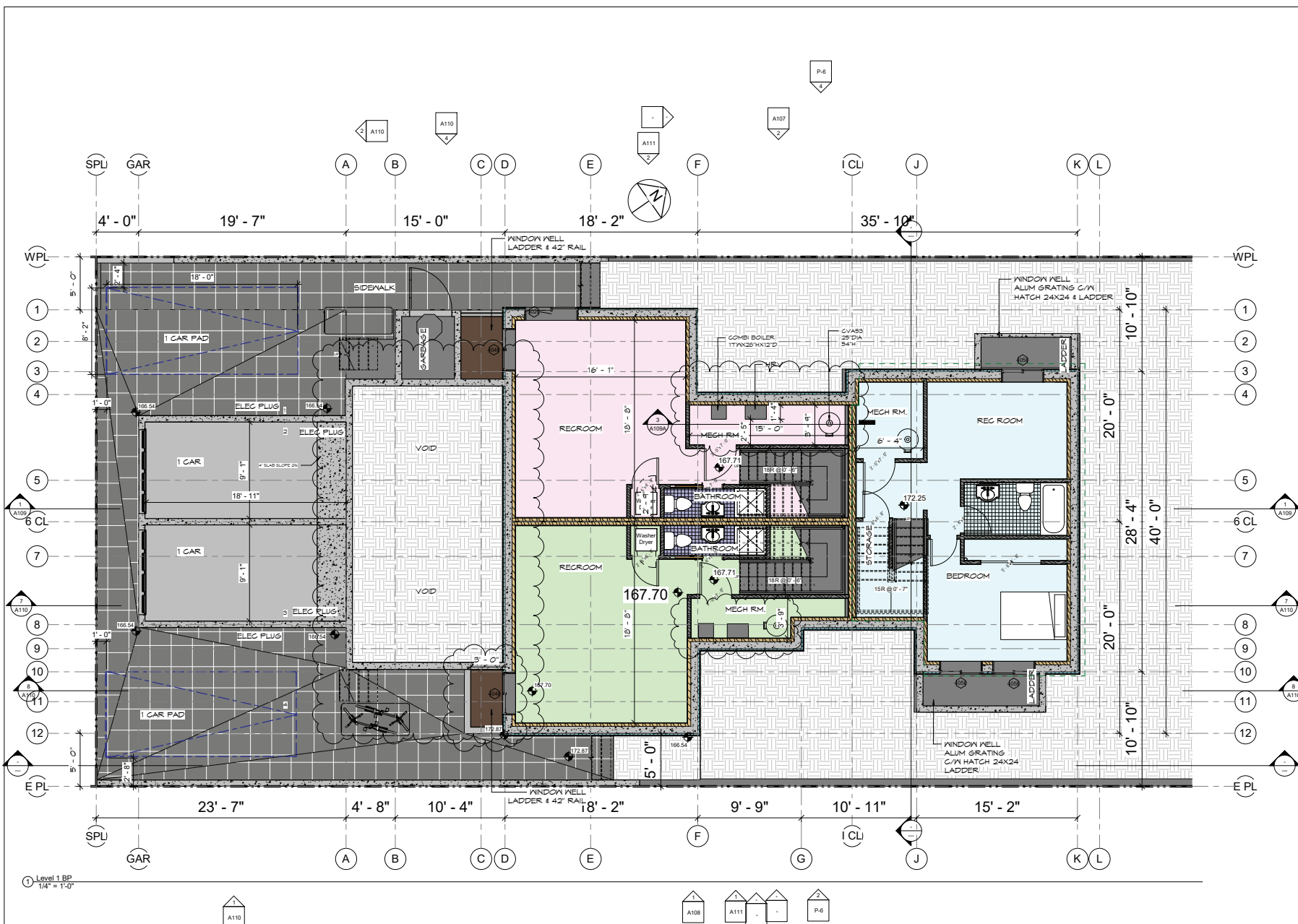
No.	Description	Date
1	Show fence height from yard - Parking dimensions at Lane - Lot Coverage revised - Removed Boxes - Changed Gate configuration - Show upper level overhang - All areas defined as inaccessible - Relabel floors	Oct 14, 2020
2	Front & side yard fence height - OGP to R3 - show 3 takes - labels of roof overhang - gable setback	Dec 18, 2020

TRIPLEX 261 W 6TH BASEMENT N & S UNITS

Project number 261W6
Date FEB 24 2020
Drawn by RMR
Checked by KW

A102

Scale 1/4" = 1'-0"



1 Level 1 BP
1/4" = 1'-0"



SECURE BIKE LOCKER



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No.	Description	Date
1	print & side yard fence height - OCP to R3 Dec 18	
2	show 3 bikes - labels of roof overhangs - 2020	
3	gable setback	
4		
5		
6		
7		
8		
9		
10		
11		
12		

TRIPLEX 261 W 6TH MAIN FLOOR - N & S UNITS

Project number 261W6
Date FEB 24 2020
Drawn by RMR
Checked by KW

A103

Scale 1/4" = 1'-0"

1 MAIN FLOOR - S
1/4" = 1'-0"

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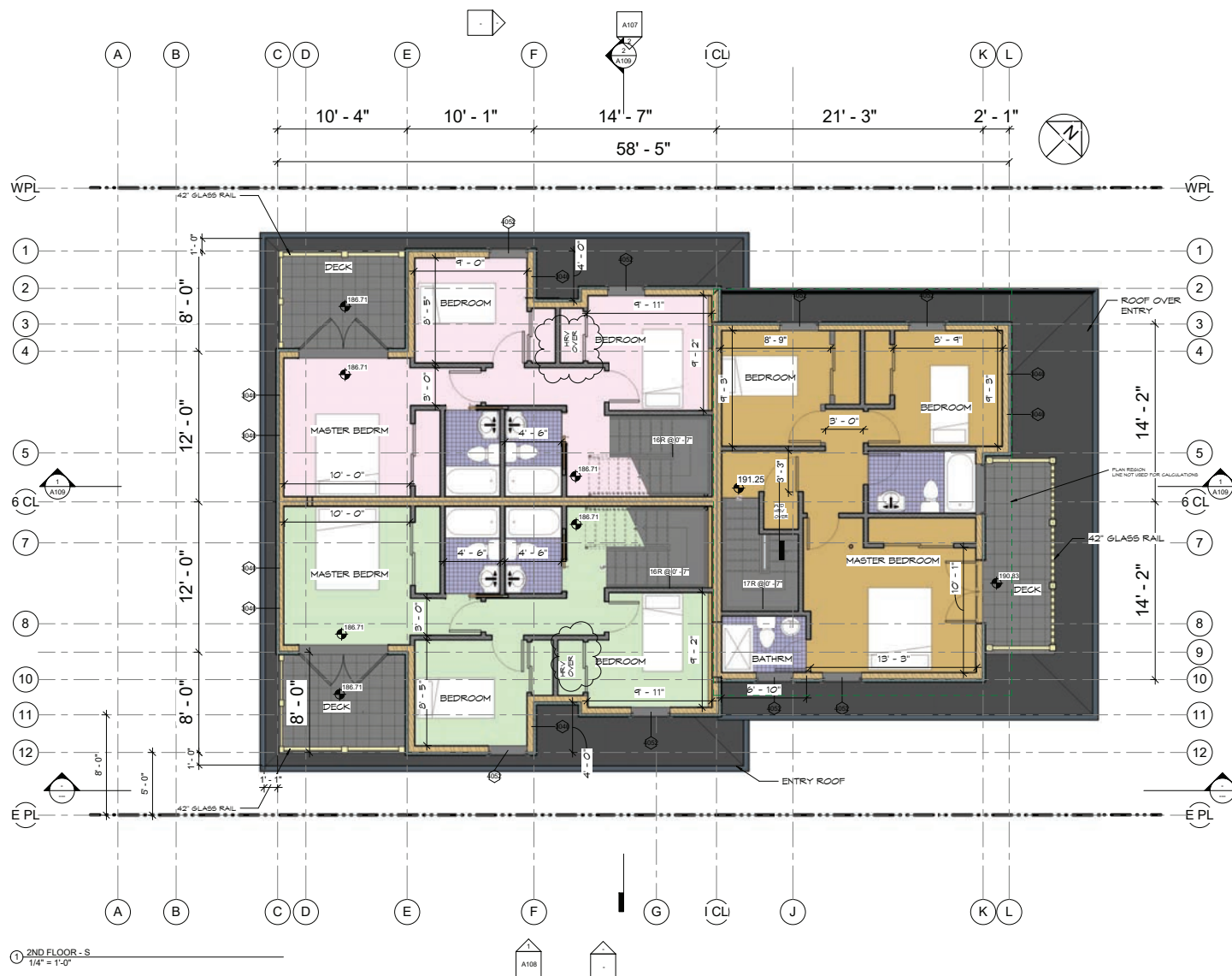
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Project number	261W6
Date	FEB 24 2020
Drawn by	RMF
Checked by	KW

Scale $1/4" = 1'-0"$



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TRIPLEX
261 W 6TH
ROOF DECK & ROOF

Project number	261W6
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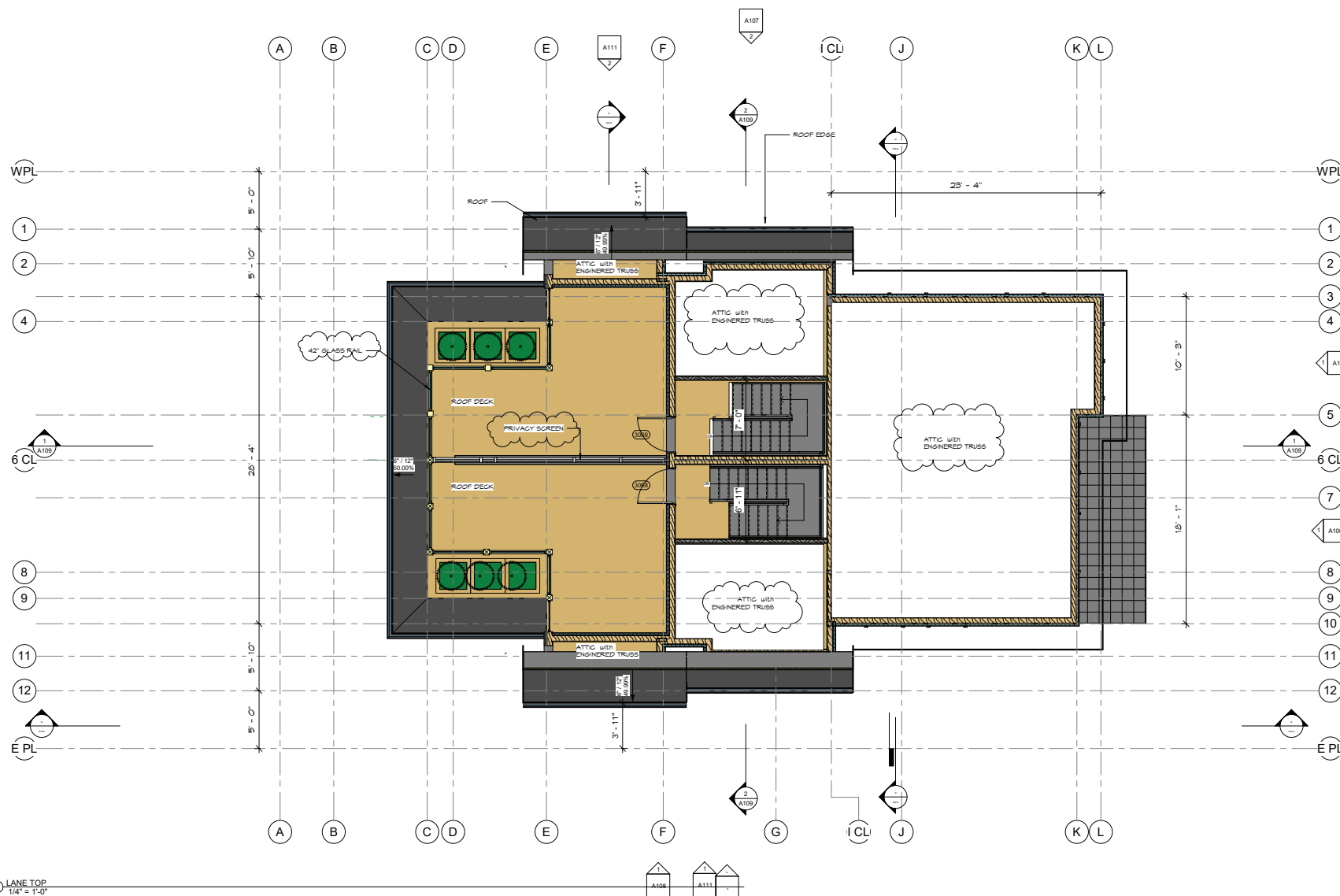
Project Number	201W0
Date	FEB 24 2020

Drawn by	RMR
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Checked by	KW
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A105

Scale	1/4" = 1'-0"
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① LANE TOP
1/4" = 1'-0"

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TRIPLEX
261 W 6TH
WEST ELEVATION

Project number	261W6
Date	FEB 24 2020
Drawn by	RMR
Checked by	KW

A107

Scale $1/4" = 1'-0"$

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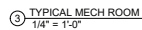
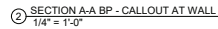
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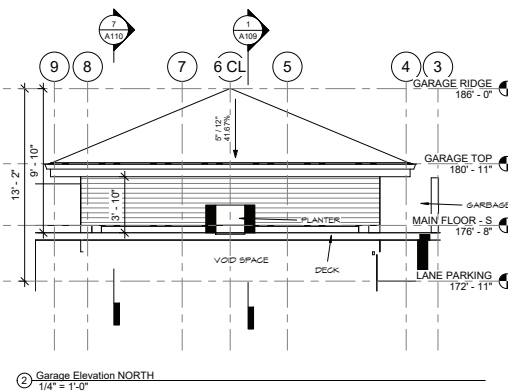
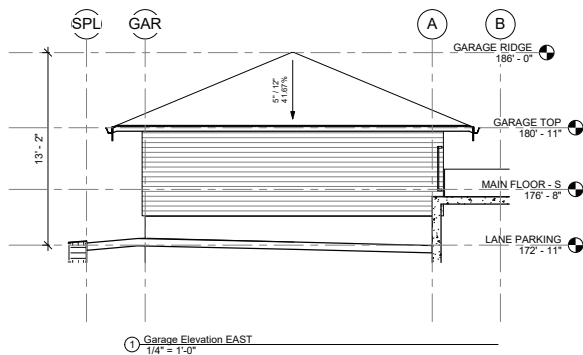
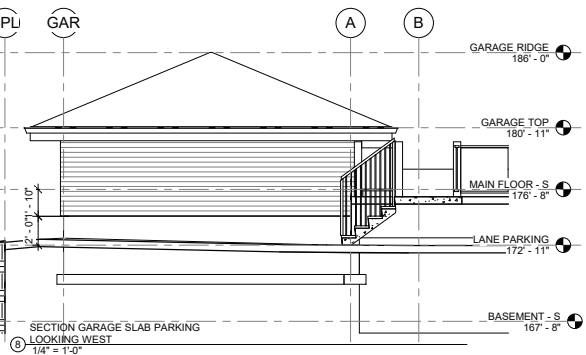
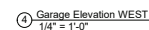
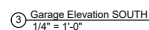
Project number	261W6
Date	FEB 24 2020
Drawn by	RMR
Checked by	KW

Scale $1/4" = 1'-0"$

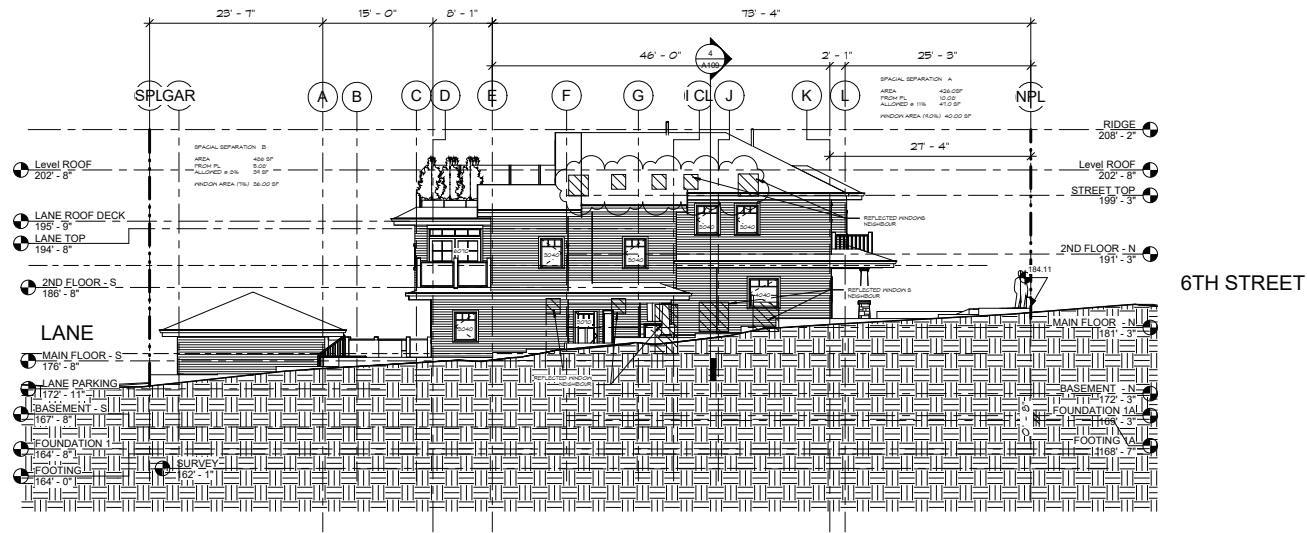




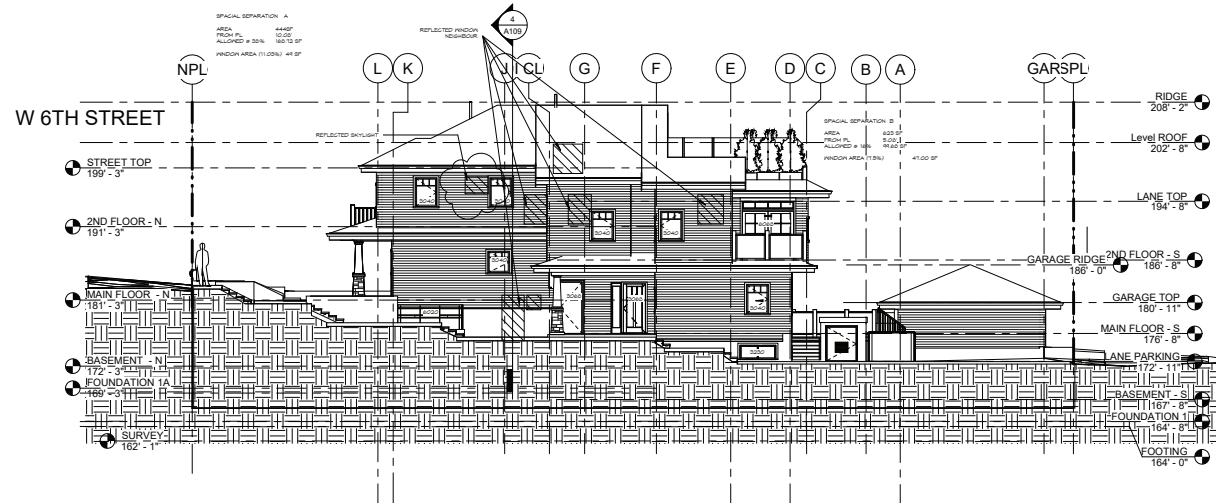
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Scale $1/4" = 1'-0"$



① EAST SPACIAL SEPARATION
1/8" = 1'-0"



② WEST SPACIAL SEPARATION
1/8" = 1'-0"

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No.	Description	Date
1	Show fence height front yard - Parking dimensions at Lane - Lot Coverage revised - Removed Blakes - Changed Garage configuration - Show upper level overhang - Attic areas defined as inaccessible - Retain floors	Oct 14, 2020
2	Front & side yard fence height - OCP to R3 - show 3 blakes - labels of roof overhangs - gable setback	Dec 18, 2020
3	ADD SOME REFLECTED WINDOWS EAST AND WEST	JUNE 14, 2021

TRIPLEX 261 W 6TH SPACIAL SEPARATION

Project number 261W6
Date JUNE 21 2021 2020
Drawn by RMR
Checked by KW

A111

Scale 1/8" = 1'-0"

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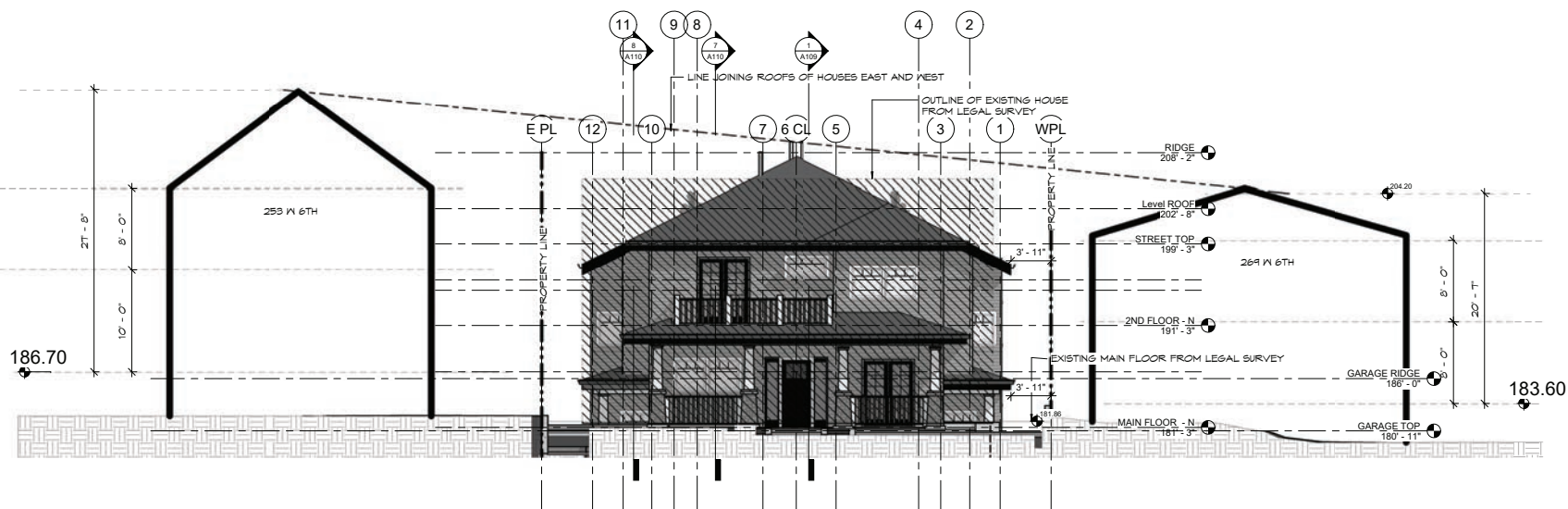
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① NORTH (STREET) SHOWING E & W LOTS
3/16" = 1'-0"

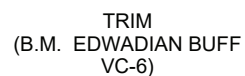
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TRIPLEX
261 W 6TH
STREET HEIGHT
E & W LOTS

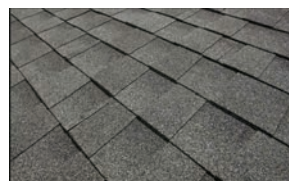
Project number	261W6
Date	JUNE 21 2021 2020
Drawn by	RMR
Checked by	KW

A111a

Scale $3/16" = 1'-0"$



GRANITE COLUMN BASE



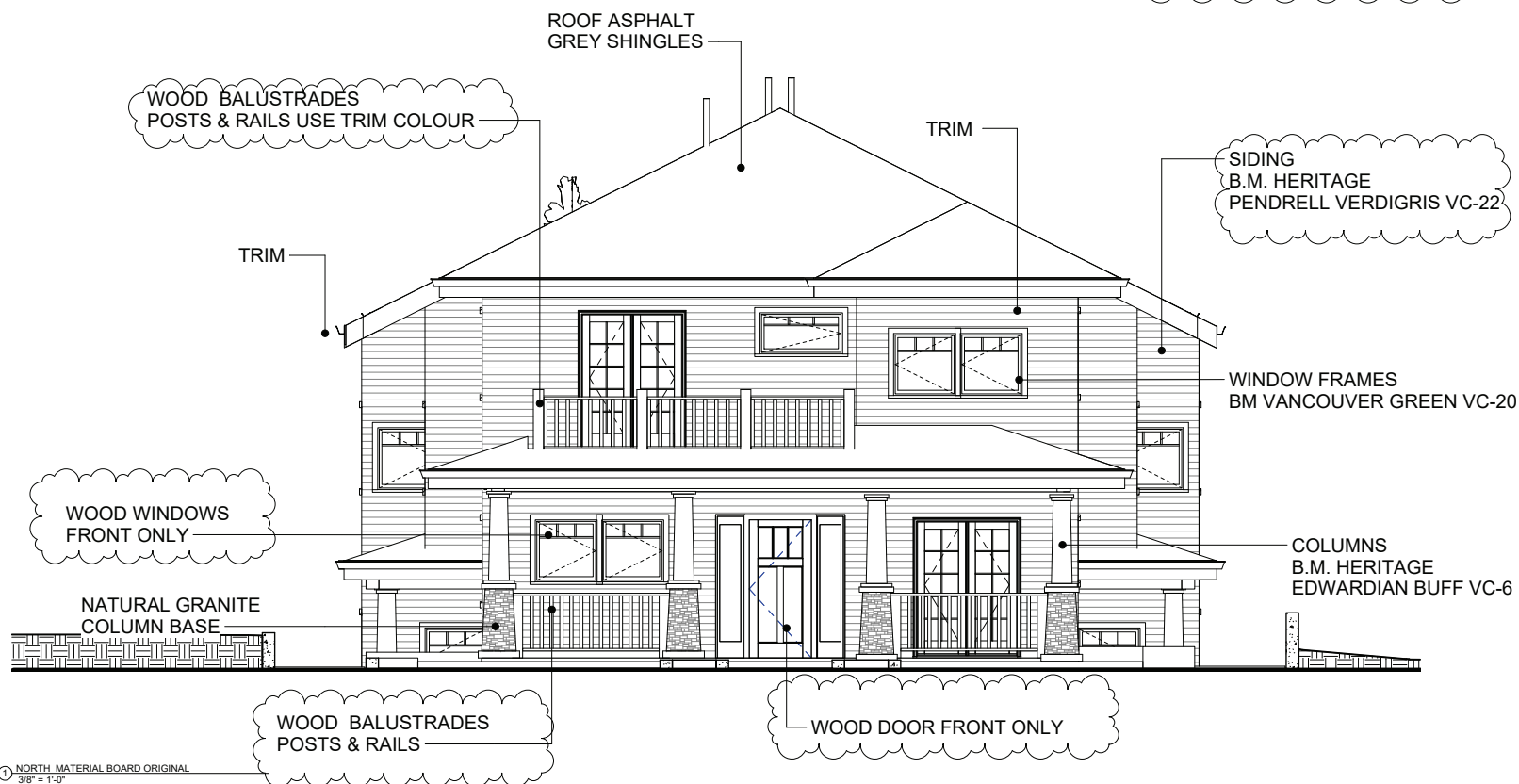
ROOF SHINGLES



CEDAR SOFFIT



SIDING HARDIE
(B.M. PENDRELL VERDIGRIS) VC-22



① NORTH MATERIAL BOARD ORIGINAL
3/8" = 1'-0"

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TRIPLEX
261 W 6TH
MATERIAL BOARD

Project number	261W6
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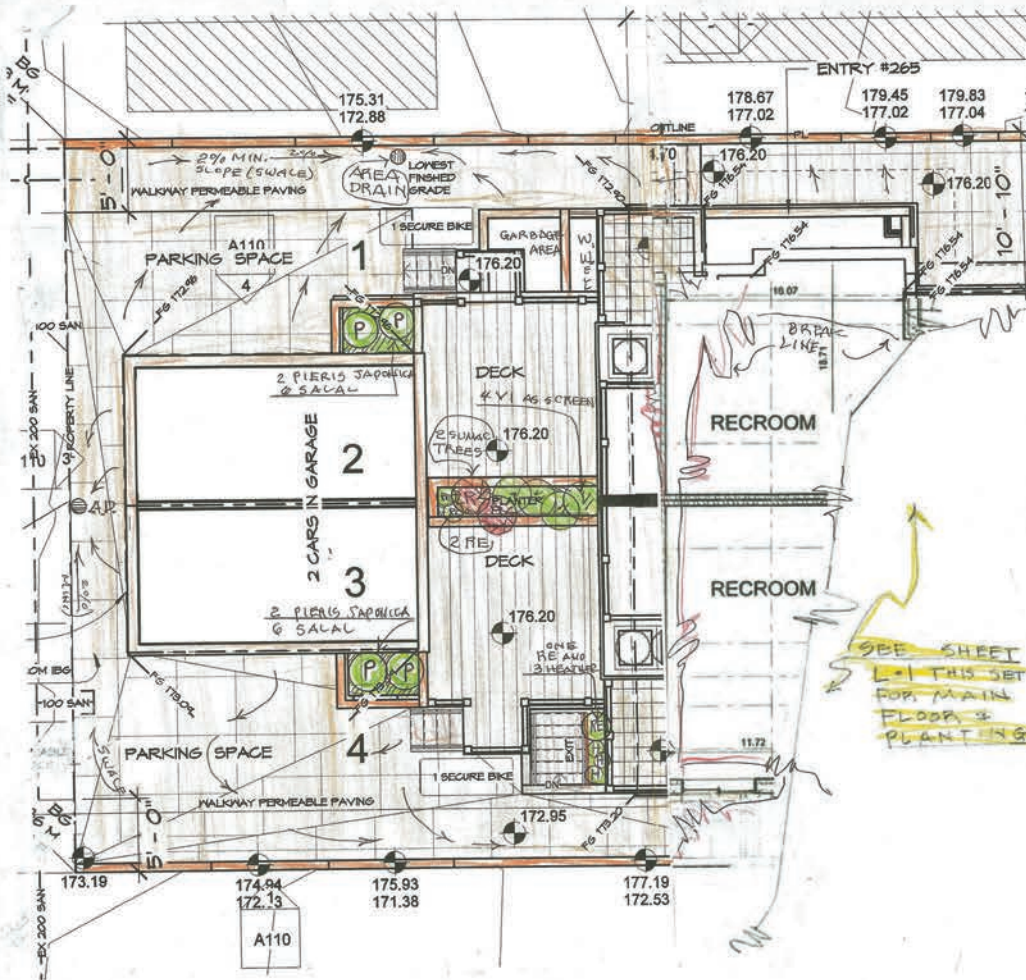
Date	FEB 24 2020
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Drawn by RMR

Checked by	KW
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A115

Scale $3/8" = 1'-0"$



LANDSCAPING ITEMS NOTE #1 - SAID QUANTITY TO BE VERIFIED PRIOR TO LANDSCAPE CONTRACTOR'S BID

ITEM	SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COND	SPACING
1	(S)	2	CATALPA SPECIOSA	FLORIDA CATALPA	12 cm dbh	B-B	20' x 20'
2	(S)	2	ACER PALMUM	SWAMP WHITE BIRCH	5 cm dbh	B-B	RANDOM
3	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
4	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
5	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
6	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
7	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
8	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
9	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
10	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
11	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
12	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
13	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
14	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
15	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
16	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
17	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
18	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
19	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
20	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
21	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
22	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
23	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
24	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
25	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
26	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
27	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
28	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
29	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
30	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
31	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
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35	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
36	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
37	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
38	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
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41	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
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43	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
44	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
45	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
46	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
47	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
48	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
49	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
50	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
51	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
52	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
53	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
54	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
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58	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
59	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
60	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
61	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM
62	(S)	2	QUERCUS LAEVIS	WHITE OAK	5 cm dbh	B-B	RANDOM

PLANT COUNT VARIATION (ON-SITE AND OFF-SITE)
ON-SITE: 2 BLACK OAK MAPLES, 2 SOUTHERN SUMAC, 2 DWARF SPROUT
OFF-SITE: 4 CATALPA SPECIOSA, 2 STAGHORN SUMAC
NOTE: PLANT COUNTS ARE APPROXIMATE AND SHOULD BE VERIFIED ON-SITE

- (DELETE) WRITTEN SPECIFICATIONS
- All work, installation, materials etc. to be per S.C.S.A. and S.C.N.T. standards and specifications.
 - Add good friable loam (maximum 4% clay and maximum 4% sand) to depths as listed: lawn 6", groundcover 12", shrubs 18", and trees 24" to 36"
 - All trees and shrubs on mound slope to have a 6" high earth watering disk.
 - Positive drainage throughout site to be provided by Landscape Contractor after planting and lawn installation. (All existing trees left at natural grade with positive drainage).
 - After all planting add minimum 2" fir bark mulch (soil free) throughout and road finish grades.
 - Fix bark mulch finish grades throughout to be 1" below top of asphalt and road finish grades.
 - Plant inspections upon request by Landscape Contractor to include as a minimum of three to five:
 - Plant inspection at time of plant arrival.
 - Insertion site inspections.
 - Final site inspection after last plant in place and fir bark mulch in place.
 - One year guarantee to begin after last plant in place and the final inspection has been carried out and reported by letter to this office.
 - A thirty (30) day maintenance of plants to include pruning, watering etc. Said 30-day maintenance to begin after item 7-C above.
 - The written specifications (8 1/2" x 12") form an integral part of these drawings.
 - All dimensions, locations, grades, etc. are approximate and are to be verified on site prior to bidding by the respective contractor.
 - The greater number of plant quantities whether on the plan or the plant lists is the number for which the Landscape Contractor is responsible for.

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CELEBRATING 30 YEARS
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No.	Description	Date
1	PRELIMINARY PLANT LIST	10/10/2010
2	FINAL W/ PLANT COUNT, SPECIES, ETC.	5-2018
3	PRELIMINARY PLANT LIST	10/10/2010
4	PLANT LIST	10/10/2010
5	PLANT LIST	10/10/2010
6	PLANT LIST	10/10/2010
7	PLANT LIST	10/10/2010
8	PLANT LIST	10/10/2010
9	PLANT LIST	10/10/2010
10	PLANT LIST	10/10/2010
11	PLANT LIST	10/10/2010
12	PLANT LIST	10/10/2010
13	PLANT LIST	10/10/2010
14	PLANT LIST	10/10/2010
15	PLANT LIST	10/10/2010
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62	PLANT LIST	10/10/2010

TRIPLEX
261 W 6TH
BASEMENT LEVELS
(A-B) PLAN & SITE PLANTING
Project number: 100-003 / 100-003 / 100-003
Date: 10/10/2010
Drawn by: J.W.B. / J.W.B. / J.W.B.
Checked by: J.W.B. / J.W.B. / J.W.B.
REV # 7 L-2 OF THREE
Date: 10/10/2010
Scale: 1/8" = 1'-0"

BRADBURY ARCHITECTURE

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

robert@bradburyarchitecture.ca
www.bradburyarchitecture.ca

KARL WEIN ASSOCIATES

13502 1451 MARINE DRIVE
WEST VANCOUVER
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karlwein@gmail.com

Consultant
HARRY HAGGARD
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302 BARKS AVE. EAST
PARKVILLE BC V3P 9D3
TEL 604-271-1107

CONSULTANT

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No.	Description	Date
1	FINAL PLAN	Jan. 9, 2018
2	TO DATE BY PLANT CAUTION: COST ESTIMATE AND SCHEDULE	
3	REVISIONS ONLY ON SHEET L-1 THIS SET ONLY (SEE NOTE (A) MAY 18, 2021)	
4	SEE SHEET L-1 THIS SET	
5	SEE SHEET L-1 THIS SET	
6	SEE SHEET L-1 THIS SET	
7	SEE SHEET L-1 THIS SET	
8	SEE SHEET L-1 THIS SET	
9	SEE SHEET L-1 THIS SET	
10	SEE SHEET L-1 THIS SET	
11	SEE SHEET L-1 THIS SET	
12	SEE SHEET L-1 THIS SET	

TRIPLEX

261 W 6TH

ROOF PLAN (PLANTING)

Rev. # 5 Sept 9, 2020

Project Name: 261 W 6TH

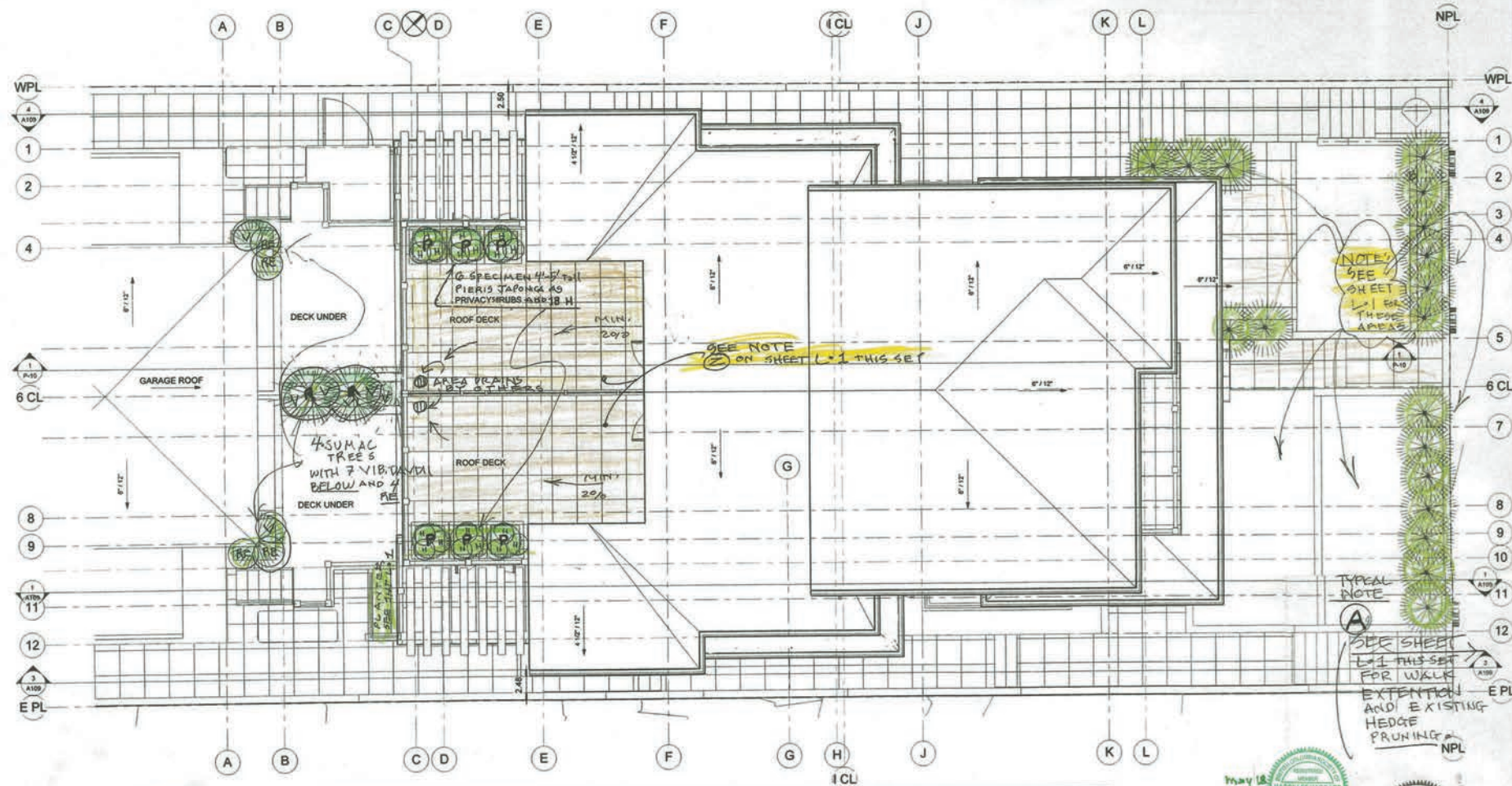
Date: FINISHED: DEC 17, 2017

Drawn by: RMR

Checked by: KVR

Rev. # 7 L-3 OF THREE

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



1 Level ROOF.
1/4" = 1'-0"



Rev. # 3 Jan 29, 2018



August 5, 2020

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

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

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

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

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

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Karl Wein'. The signature is fluid and cursive, with a large initial 'K' and 'W'.

Karl Wein, MRAIC

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

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

C 604 727 3764
T 778 280 3670
F 778 280 3672



NOTICE OF PUBLIC HEARING (Waived)

WHO: Karl Wein

WHAT: Zoning Amendment Bylaw No. 8849

WHERE: 261-263 West 6th Street

WHEN: Monday, September 27, 2021 at 5:30 pm

HOW: View the meeting online at cnv.org/LiveStreaming

Notice is hereby given that Council will consider:

Zoning Amendment Bylaw No. 8849 to permit the development of a triplex within the Ottawa Gardens Heritage Conservation Area.

The Regular Council Meeting will be held electronically via "WebEx". All persons who believe their interest in property may be affected by the proposed bylaw will be afforded an opportunity to be heard by email or written submission. All submissions must include your name and address and should be sent to the Corporate Officer at input@cnv.org, or by mail or delivered to City Hall, **no later than 12:00 noon on Monday, September 27, 2021** to ensure their availability to Council at the meeting.



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

The proposed Zoning Amendment Bylaw and background material will be available for viewing online at cnv.org/PublicHearings on Friday, September 17, 2021.

Please direct inquiries to Meg Wray at mwray@cnv.org or 604-982-3989.

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / [CNV.ORG](https://cnv.org)



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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8849

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

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

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8849**” (Karl Wein / Bradbury Architecture, 261-263 West 6th Street, CD-736).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-736 (Comprehensive Development 736 Zone):

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

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Adding the following section to Section 1100, thereof, after the designation “CD-735 Comprehensive Development 735 Zone”:

“CD-736 Comprehensive Development 736 Zone”

- B. Adding the following to Section 1101, thereof, after the “CD-735 Comprehensive Development 735 Zone”:

“CD-736 Comprehensive Development 736 Zone”

In the CD-736 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

- (1) The permitted Principal Use on the Lot shall be limited to three dwelling units;
- (2) Gross Floor Area combined and in total, shall not exceed 0.6 FSR:
 - (a) Garbage and recycling storage provided for private use shall be excluded;
- (3) Principal and Accessory Buildings shall be sited as in the RT-1 zone, except that:
 - (a) Section 509A(5)(b) shall be varied to allow the Principal Building to be sited not less than 11.7 m (38.5 ft) from the rear lot line;
 - (b) Section 410(1)(e)(iii) shall be varied to allow the rear porch to project beyond the face of the Principal building into the rear yard by 4.6 m (15 ft);

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

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

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

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

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

MAYOR

CORPORATE OFFICER



 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: HOUSING AGREEMENT: 145-153 EAST 4TH STREET (BARRY SAVAGE / INTEGRA ARCHITECTURE INC.)

Date: September 15, 2021 File No: 08-3400-20-0013/1

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

RECOMMENDATION

PURSUANT to the report of the Development Planner, dated September 15, 2021, entitled "Housing Agreement: 145-153 East 4th Street (Barry Savage / Integra Architecture Inc.):

THAT "Housing Agreement Bylaw, 2021, No. 8872 (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732, Rental Housing Commitments) be considered and given First, Second and Third Reading;

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 [#1998154](#))
2. Housing Agreement Bylaw No. 8772 (CityDocs [#2094308](#))
3. Staff Rezoning report of January 27, 2021 (CityDocs [#2094436](#))

PURPOSE

The purpose of this report is to present, for Council's consideration, the Housing Agreement to accompany the development proposal at 145-153 East 4th Street (Attachment #1).

BACKGROUND

The application for Three Shores Development to rezone the subject site received third reading on February 22, 2021. The application is for a six-storey apartment building to accommodate 69 rental units, which would include seven mid-market units on the first five floors, with the sixth floor providing an indoor amenity room and outdoor deck for residents. The building would have over one and one-half levels of underground parking with 45 resident and visitor stalls. The proposed density is 2.60 times the lot area (FSR).

When rezoning applications for rental apartment buildings are brought forward for Council's consideration, the Housing Agreement Bylaw is typically included with the Zoning Amendment Bylaw. Bringing both the Zoning Bylaw and Housing Agreement Bylaw forward at the same time is a matter of City practice, not a legal requirement.

In this case, however, the signing of the Housing Agreement did not meet the deadline for the zoning referral report to be brought forward to Council and the Zoning Amendment Bylaw for the project proceeded without the Housing Agreement Bylaw. This report presents the associated Bylaw.

DISCUSSION

The application proposes an all-rental development to achieve the total density as contemplated in the City's Official Community Plan and *Density Bonus and Community Benefits Policy*.

The signed Housing Agreement (Attachment #2) secures all proposed 69 units as rental units, as well as the requirement to provide seven of these units at mid-market rates (rates below market levels) in perpetuity. All terms and conditions are in accordance with the current City's Housing Agreement template.

Under the Local Government Act, Housing Agreement bylaws do not require a public hearing. Staff is requesting this Bylaw be given First, Second and Third reading.

The applicant has been making good progress towards fulfilling other legal obligations at part of the Zoning Amendment Bylaw. Once Council approves the Housing Agreement Bylaw, staff anticipate bringing forward the Zoning Amendment Bylaw and the Housing Agreement Bylaw for final adoption in short order.

CONCLUSION

With the Housing Agreement, the applicant is committing to meeting the objectives of the *Density Bonus and Community Benefits Policy* that allows the proposed development to achieve up to a 2.60 FSR density. In return, the City will be receiving an all rental building with seven mid-market units in perpetuity.

RESPECTFULLY SUBMITTED:



David Johnson
Development Planner



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8872

A Bylaw to enter into a Housing Agreement (145-153 East 4th Street)

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

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

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2021, No. 8872**” (**Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732, 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 145-153 East 4th Street, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732).
3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

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

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


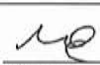

READ a third time on the <> day of <>, 2021.

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

MAYOR

CORPORATE OFFICER



 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: 145-153 EAST 4TH STREET (BARRY SAVAGE / INTEGRA ARCHITECTURE INC.)

Date: January 27, 2021 File No: 08-3400-20-0013/1

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

RECOMMENDATION

PURSUANT to the report of the Development Planner, dated January 27, 2021, entitled "Rezoning Application: 145-153 East 4th Street (Barry Savage / Integra Architecture Inc.)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817" (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732) be considered and referred to a Public Hearing;

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

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

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

ATTACHMENTS

1. Context Map (CityDoc #1998154)
2. Project Summary Sheet (CityDoc #2010016)
3. Architectural and Landscape Plans, dated August 7, 2020 (CityDoc #2014344)
4. Public Consultation Summary (CityDoc #2015365)
5. Tenant Relocation Plan (CityDoc #2015212)
6. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817 (CityDoc #2010157)

PURPOSE

The purpose of this report is to present, for Council's consideration, a rezoning application for 145-153 East 4th Street to amend the Zoning Bylaw to permit a six-storey rental apartment building consisting of five levels of rental units with a total of 69 units plus a rooftop amenity level with indoor and outdoor amenity spaces. The proposal will replace two, two-storey apartment buildings currently on site with a total of 20 existing market rental units.

BACKGROUND

<i>Applicant:</i>	Three Shores Development – Barry Savage
<i>Architect:</i>	Integra Architecture Inc.
<i>Official Community Plan Designation:</i>	Residential Level 5 (R5)
<i>Existing Zoning:</i>	Medium Density Apartment Residential 1 (RM-1)
<i>Applicable Guidelines:</i>	None

Three Shores Development has also made a rezoning application for a six-storey rental apartment building and childcare facility at 133 East 4th Street that is two lots west of the subject site. This proposal is currently under staff review.

Site Context and Surrounding Use

The subject property is located in Lower Lonsdale on the south side of East 4th Street between Lonsdale Avenue to the west and St. Georges Avenue to the east (Attachment #1). The area consists mainly of two and three storey apartment buildings and some townhouse buildings. The area is within a transition from the higher density buildings along the Lonsdale Avenue corridor to the lower density buildings towards the east.

The buildings and uses immediately surrounding the subject site are described in Table 1 below.

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	140 East 4 th Street	3 storey apartment building	RM-1
South	146-156 East 3 rd Street	Several heritage character homes including a large infill building off of the lane	RM-1
South	140 East 3 rd Street	3 storey apartment building	RM-1
East	155-163 East 4 th Street	2-3 storey heritage home plus infill development	RM-1
West	143 East 4 th Street	2 storey apartment building	RM-1

The building at 155 East 4th Street is listed as a 'Heritage B' building in the City's Heritage registry. The property went through some redevelopment approximately 20 years ago to modify the building and to add an infill building in the rear yard for a total of five townhouse units.

The subject site is located along the AAA bikeway and is close to several commercial amenities and public transit routes along both East 3rd Street and Lonsdale Avenue.

PROJECT DESCRIPTION

The proposed development at 145-153 East 4th Street is for a six-storey rental apartment building, consisting of five levels of apartment units containing 69 rental units and one level of common amenity space on the sixth level, all over one and one-half levels of underground parking (Attachment #3). Of the proposed units, seven are proposed as Mid-Market units that would be secured through a Housing Agreement for the life of the building. The proposed breakdown of units by type is as shown in Table 2 below.

Table 2. Proposed Unit Breakdown

Unit Type	Number of units	Size
Studio	20	Ranging from: 34.8 to 43.2 sq. m (375 to 465 sq. feet)
1-Bedroom	29	Ranging from: 44.0 to 50.2 sq. m (474 to 540 sq. feet)
2-Bedroom	10	70.8 sq. m (763 sq. ft.) each
3-Bedroom	10	88.5 sq. m (953 sq. ft.) each

The subject site is approximately 43.9 metres (144.0 feet) wide and 36.6 metres (120 feet) deep and slopes down from the East 4th Street side to the rear lane at an average

slope of 12%, which exposes the main level of underground parking along the rear of the property.

The proposed main access to the building is on East 4th Street. Through the main floor is an outdoor patio that can be used by all residents. Separate walkways connecting to the ground level units facing East 4th Street is proposed to enhance the pedestrian environment of the street.

Vehicular access is off of the rear lane at the west side of the site leading to the one and one-half storey underground parkade for 45 resident parking stalls. Visitor parking is accommodated by five outdoor stalls accessed directly from the lane and two stalls are on the main parkade level, just beyond the main parkade gate. The provided parking complies with Zoning Bylaw requirements. A pathway along the east side of the property is for those travelling between the visitor stalls and the main entry. A bike workshop is proposed on the main parking level as is the recycling and garage room. Additional features in the proposed parkade include secured bike storage and lockers, mechanical rooms and a room for the Lonsdale Energy Corporation (LEC) equipment.

The top floor roof space is where most of the common amenity areas are located. The indoor space includes a flex space and a lounge space for all residents. The outdoor space is an open area for residents to gather. The landscaping plan show plantings to provide shade and screening of adjacent properties. The edge of the outdoor space is setback from the building edge to mitigate overlook potential.

The applicant is proposing 19 of the units to meet Level 2 of the City's Adaptable Design Guidelines with the remaining to be designed to Level 1, which exceeds the minimum requirements of the City's Zoning Bylaw.

The proposed building is west coast contemporary with a mixture of façade materials and colours to mitigate the building massing as well as create interest.

Staff recommends waiving the Zoning Bylaw limit of building widths of 30.5 metres (100 feet) above the third storey, as the proposed building will result in a minor variance and the resulting width will enhance the overall scale.

PLANNING ANALYSIS

2014 Official Community Plan

The subject site is designated Residential Level 5 (R5) in the Official Community Plan (OCP). This designation is to provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets. It supports a maximum density 2.60 FSR (including 1.0 bonus FSR) in accordance with OCP Schedule A Land Use map.

The applicant is proposing a density of 2.57 FSR or 4,134.1 sq. m (44,500.0 sq. ft.), which is within OCP maximum density.

The project is in keeping with the goals and objectives of the following City policies:

Official Community Plan	
<p>Policy 1.1.1 <i>Plan for growth in the City's population, dwelling units and employment in keeping with the projections in Metro Vancouver's regional Growth Strategy.</i></p>	<p>Intensification of the site supports the use of existing amenities, including transit and services along Lonsdale Avenue.</p>
<p>Policy 1.1.7 <i>Allow for accessory uses, such as home-based businesses and childcare, in residential areas.</i></p>	<p>The proposal would be zoned to allow desk and computer style home-based businesses in this residential area.</p>
<p>Policy 1.2.1 <i>Ensure the location, density, design and durability of developments and their infrastructure are informed by the best available science on climate impacts.</i></p>	<p>The proposed development is located close to the Lonsdale corridor and is utilizing an existing site and infrastructure to densify while proposing to achieve an energy level of Step 3 in the BC Building Code.</p>
<p>Policy 1.3.1 <i>Ensure that new development is compatible with the established urban form of the City, reflecting primacy of the Lonsdale regional City Centre and the transition through mid and low-rise buildings to lower-density residential neighbourhoods.</i></p>	<p>The proposal includes high-quality materials and design in a location that is one-half block east of Lonsdale Avenue. The scale of the proposed building provides a good transition from the higher density buildings found along the Lonsdale corridor towards lower density neighbourhoods further east.</p>
<p>Policy 1.3.6 <i>Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner</i></p>	<p>Design and materials are consistent with those found in the local context. Landscaping utilizes native plant species.</p>
<p>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></p>	<p>The high-quality secure bike storage with access directly to the AAA bike network along East 4th Street will help make cycling a more appealing mode of transportation for residents. The pedestrian environment will see improvements to encourage walking.</p>
<p>Policy 1.4.1 <i>Consider the needs of households with children in the design of multi-family developments;</i></p>	<p>The proposal would provide ten 3-bedroom units, and an indoor/outdoor amenity space on the roof allowing for multiple uses and activities.</p>
<p>Policy 1.4.3 <i>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.</i></p>	<p>The proposed roof-top outdoor amenity space provides opportunities for social interaction amongst all residents and is flexible enough to provide for a range of uses. The indoor amenity area provides opportunities for recreation.</p>
<p>Policy 1.5.1 <i>Provide opportunities for a range of housing densities, diversified in type, size and location</i></p>	<p>The project will provide 69 new rental units with a range of unit types and sizes, from 375 to 953 sq. ft. Ten of these units will be 3-bedroom.</p>
<p>Policy 1.5.4 <i>Prioritize the development and revitalization of affordable rental housing and use density</i></p>	<p>The proposed 69 rental units, including seven mid-market units, will be secured by a Housing</p>

<i>bonusing and density transfers to incentivize the retention, renewal and/or replacement of rental units as a public benefit;</i>	Agreement for the life of the building which provides 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 exceeds the minimum number of Adaptable Level 2 units, in accordance with the Zoning Bylaw, and the distribution of which will reflect the overall unit-mix, and the remaining units will be Adaptable Level 1.
Policy 2.1.1 <i>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;</i>	The proposal includes a bike repair room in the main parkade level and is located along the AAA bike network along East 4 th Street.
Policy 2.2.3 <i>Encourage higher and medium density residential uses near jobs and services;</i>	The subject site is located one-half block east of Lonsdale Avenue, near many services and employment opportunities.
Strategic Plan	
City for People	The proposal supports the Strategic Plan vision and priority to be a City for People by using an existing site to increase the number of rental units in the Lower Lonsdale area, providing employment opportunities and services within close walking distance.
Housing Action Plan	
Action #3: <i>Mid-Market Rental Units</i>	The project will provide seven mid-market units, to be secured by a Housing Agreement for the life of the building.
Action #4 <i>Family-Friendly Housing</i>	The project includes ten 3-bedroom units.
Sustainable Development Guidelines	
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 green space not only on the street front, but also on the common patio on the main level and the outdoor roof-top deck. 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,</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. 20% of residential stalls will be EV ready with the

<p><i>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></p>	<p>remainder being roughed in for easy additions for EV chargers. The proposal will be connecting to the LEC network. An on-site stormwater management system will be provided.</p>
<p>Local Economy: <i>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.</i></p>	<p>The proposal will provide a variety of jobs during the construction period.</p>
<p>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 transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.</i></p>	<p>The development provides Market Rental and Mid-Market Rental housing at a range of unit types and sizes. The subject site is close to several public transit routes and the services along Lonsdale Avenue.</p>
<p>Social Connections: <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></p>	<p>The project includes both indoor and outdoor amenity areas that are well-programmed with multiple opportunities for activities.</p>
<p>Cultural Diversity: <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></p>	<p>The proposed design includes various informal gathering spaces for tenants and in the public realm.</p>
<p>Active Design Guidelines</p>	
<p>Indoor Amenity</p>	<p>The indoor amenity area includes a flex area for a variety of uses and a separate lounge area that is directly connected to the outdoor amenity area.</p>

Outdoor Recreation and Gardens	Two outdoor amenity areas are designed to allow various activities, with outdoor seating and landscaping.
Enhanced bicycle facilities	A bicycle repair room with access from the main parking level is close to the parkade entrance and easy access to the secured storage areas.

Residential Tenant Displacement Policy

The applicant has obtained a private company to manage the relocation of existing tenants and has offered four months' notice, financial assistance and tenant relocation services (Attachment #5). A tenant meeting was held on November 21, 2019 to go over the relocation plan and assistance has been made available for those who wish for help in finding a new residence.

Notification to evict can only begin once a Demolition Permit has been received and accepted by the City.

As of writing this report, 14 of the 20 tenants have either found new accommodations on their own or have been relocated using this service.

Staff is satisfied the applicant has fulfilled the requirements of the City's Residential Tenant Displacement Policy to date.

Zoning Bylaw 1995, No. 6700

The subject site is zoned "Medium Density Apartment Residential 1 (RM-1)" that would allow a three-storey building on the property at a maximum density of 1.60 times the lot area (FSR). An amendment to the Zoning Bylaw is required to permit the proposal and is reflected in Zoning Amendment Bylaw 8818 (Attachment #6).

Using the RM-1 Zone as a base, the proposal requires the following special provisions be incorporated into the new Comprehensive Development Zone:

- Increase the allowable density from 1.60 to 2.60 FSR by entering into a Housing Agreement with the City to secure rental housing in perpetuity as well as the provision of seven mid-market units, also in perpetuity;
- Allow the maximum Lot Coverage to increase from the maximum 50 percent to 53 percent of the lot area;
- Allow the minimum floor area of the proposed studio units to be no less than 34.8 square metres (375 square feet), instead of the minimum 37.2 square metres (400 square feet);
- Permit the proposed visitor stalls to be directly accessed from the lane;
- Waive the maximum building width of 30.5 meters (100 feet); and
- Allow the proposed building setback from the property lines.

A summary comparing the Zoning requirements to the proposal is shown in Attachment #2.

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 the 1.60 FSR in the Residential Level 5 land use designation, up to a maximum of 2.60 FSR.

The policy provides a number of community benefit options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The value could be in the form of a cash contribution or some form of amenity, such as an all-rental apartment building to be secured in perpetuity plus a form of housing affordability in accordance with the City's Housing Action Plan. In this case, to achieve the desired 1.0 FSR bonus density, the applicant has agreed to secure through the registration of a Housing Agreement, that all proposed 69 units will be secured 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 \$3.3 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 1.6 FSR / OCP Density (0.0 square feet @ \$25 / sq. ft.)	\$0
Density Bonus to 2 .6 FSR Max Bonus (17,284 square feet @ \$190 / sq. ft.)	\$3,283,960
Total Value of Community Benefits	\$3,283,960

Instead of this amount, and consistent with the Density Bonusing and Community Benefits Policy, the City's total rental housing stock would be receiving 69 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 Market and Mid-Market Rental Units to be provided, the following items are to be secured through the Servicing Agreement:

- Water main upgrade to Lonsdale Avenue;
- Sanitary sewer upgrade to East 3rd Street;
- New storm water connection; and
- \$30,000 contribution towards the pedestrian/cycling signal at St. Georges and East 4th Street.

ADVISORY BODY INPUT

Advisory Design Panel

At their February 19, 2020 meeting, the Advisory Design Panel reviewed and supported the proposal that included a few recommendations to enhance the design, including altering the colour palette to the exterior materials to help mitigate the massing of the building, improvements to the common outdoor patio to the south, safety enhancements along the rear lane, and the consideration of enhancing the gates fronting East 4th street to create some animation to the building. The design modifications presented are acceptable to staff.

COMMUNITY CONSULTATION

The applicant held their Developer Information Session on February 18, 2020 and this was attended by 25 people (Attachment #4). Comment forms were received where 15 people supported the application, four opposed and one was neutral.

The public comments that staff received showed those who were opposed to the application raised concerns that the proposed building height is too high and the scale should be more in keeping with the neighbourhood. Parking is lacking in the area and with additional units, more parking is needed within the development. Construction will cause disruption to the area through noise and street parking for construction vehicles. Those who support the proposal liked that there will be more rental opportunities in a variety of unit types and that the proposed density is appropriate for the area.

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

The applicant has agreed to pay a \$30,000 contribution towards a future pedestrian/cycling signal at the corner of St. Georges Avenue and East 4th Street. The payment will be required before adoption of the zoning bylaw. Other cash contributions are not anticipated for this proposal.

CONCLUSION

This proposal represents good planning principles and is consistent with the Official Community Plan. The subject site's proximity to existing amenities, commercial areas, and public transit and active transportation facilities make it an appropriate site for the proposed new 69 unit rental apartment building. The application meets the Strategic Plan as a City for People in using an existing site to increase the number of rental and mid-market units to the City.

RESPECTFULLY SUBMITTED:



David Johnson
Development Planner

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8872

A Bylaw to enter into a Housing Agreement (145-153 East 4th Street)

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

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

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2021, No. 8872**” (**Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732, 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 145-153 East 4th Street, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732).
3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

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

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

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

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

MAYOR

CORPORATE OFFICER