

AGENDA FOR THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, OCTOBER 18, 2021 AT 5:30 PM

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

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, October 18, 2021

ADOPTION OF MINUTES

- 2. Special Regular Council Meeting Minutes, September 29, 2021
- 3. Special Regular Council Meeting Minutes, October 4, 2021
- 4. Special Regular Council Meeting Minutes, October 8, 2021

PROCLAMATION

Waste Reduction Week

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *5 and *6 are listed in the Consent Agenda and may be considered separately or in one motion.

BYLAW – ADOPTION

*5. "Taxation Exemption Bylaw, 2021, No. 8871"

CORRESPONDENCE

*6. Board in Brief, Metro Vancouver Regional District, September 24, 2021

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PUBLIC HEARING – 705 West 3rd Street

BYLAWS – THIRD READING

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

PUBLIC HEARING – 2762 Lonsdale Avenue

BYLAWS – THIRD READING

- "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740)
- 10. "Housing Agreement Bylaw, 2021, No. 8875" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments)
- 11. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870" (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738)

REPORT

12. 2021-2030 Revised Financial Plan

BYLAW – FIRST, SECOND AND THIRD READINGS

13. "Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881" (Revised Financial Plan)

REPORTS

- 14. Harry Jerome Community Recreation Centre Project Update and Next Steps
- 15. North Vancouver Recreation and Culture Commission Interim Recreation and Culture Service Plan
- 16. Lower Lonsdale Business Improvement Area Service Bylaw Renewal

BYLAW – FIRST, SECOND AND THIRD READINGS

17. "Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879"

18. Duplex Special Study Implementation: Northern Blocks Official Community Plan Amendment and Zoning Bylaw Amendment

BYLAWS – FIRST AND SECOND READINGS

- 19. "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8757" (Change Residential Levels in the Duplex Special Study Area Northern Part and Revise the Duplex Special Study Area Boundary)
- 20. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8758" (New Residential Levels in the Duplex Special Study Area – Northern Part, RT-1)

<u>REPORT</u>

21. Rezoning Application: 322 West 14th Street (Farid Sayari / Royal Palace Construction and Design)

BYLAW – FIRST AND SECOND READINGS

 "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8873" (Farid Sayari / Royal Palace Construction and Design, 322 West 14th Street, CD-739)

REPORT

23. Rezoning Application: 115 East Keith Road (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., CD-741)

BYLAW – FIRST AND SECOND READINGS

24. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8877" (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741)

<u>REPORT</u>

25. Rooftop Antenna Development Permit Guidelines and Zoning Bylaw Update

BYLAW – FIRST AND SECOND READINGS

26. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882" (Third Party Rooftop Antenna Systems)

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

<u>ADJOURN</u>

CALL TO ORDER

APPROVAL OF AGENDA

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ADOPTION OF MINUTES

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PROCLAMATION

Waste Reduction Week

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 *5 and *6 are listed in the Consent Agenda and may be considered separately or in one motion.

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAW – ADOPTION

*5. "Taxation Exemption Bylaw, 2021, No. 8871"

RECOMMENDATION:

THAT "Taxation Exemption Bylaw, 2021, No. 8871" be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CORRESPONDENCE

- *6. Board in Brief, Metro Vancouver Regional District, September 24, 2021 – File: 01-0400-60-0006/2020
 - Re: Metro Vancouver Board in Brief

RECOMMENDATION:

THAT the correspondence from Metro Vancouver, dated September 24, 2021, regarding the "Metro Vancouver – Board in Brief", be received and filed.

END OF CONSENT AGENDA

PUBLIC HEARING – 705 West 3rd Street – 5:30 pm

"Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839" (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735) would rezone the subject property from a Service Commercial (CS-1) Zone to a Comprehensive Development 735 (CD-735) Zone to permit the development of a 6-storey, 70 market rental unit apartment building, above a commercial ground floor that is proposed to be occupied by a child care facility. Two levels of underground parking for 87 vehicles are proposed. The proposed density is 2.60 times the lot area.

Bylaw Nos. 8839 and 8840 to be considered under Items 7 and 8.

AGENDA

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

BYLAWS – THIRD READING

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

RECOMMENDATION:

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

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

RECOMMENDATION:

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 third reading.

PUBLIC HEARING – 2762 Lonsdale Avenue (following Item 7)

"Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) and "Housing Agreement Bylaw, 2021, No. 8875" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments) would rezone the subject property from a Residential Medium Density (RM-1) Zone to a Comprehensive Development 740 (CD-740) Zone to permit a 6-storey rental apartment building with 60 units, underground parking and rooftop and groundfloor amenity spaces.

Bylaw Nos. 8874 and 8875 to be considered under Items 9 and 10.

AGENDA

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

BYLAWS – THIRD READING

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

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) be given third reading.

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

RECOMMENDATION:

THAT "Housing Agreement Bylaw, 2021, No. 8875" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments) be given third reading.

BYLAWS – THIRD READING – Continued

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

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870" (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738) be given third reading.

Public Hearing waived.

<u>REPORT</u>

12. 2021-2030 Revised Financial Plan – File: 05-1715-20-0020/2021

Report: Chief Financial Officer and Director, Finance, October 6, 2021

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer and Director, Finance, dated October 6, 2021, entitled "2021-2030 Revised Financial Plan":

THAT the amendments to the 2021-2030 Capital Plan for "Harry Jerome Community Recreation Centre" (Project #45232), "Silver Harbour" (Project #45293) and "Lawn Bowling" (Project #45292) be endorsed;

AND THAT "Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881" (Revised Financial Plan) be considered.

Item 13 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

13. "Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881" (Revised Financial Plan)

RECOMMENDATION:

THAT "Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881" (Revised Financial Plan) be given first, second and third readings.

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REPORTS

14. Harry Jerome Community Recreation Centre – Project Update and Next Steps – File: 02-0800-30-0028/1

Report: Deputy Director, Strategic and Corporate Services, October 12, 2021

RECOMMENDATION:

PURSUANT to the report of the Deputy Director, Strategic and Corporate Services, dated October 12, 2021, entitled "Harry Jerome Community Recreation Centre – Project Update and Next Steps":

THAT staff be authorized to advance the construction tender for the "Site Preparation and Excavation" scope of work for the Harry Jerome Community Recreation Centre project with contract award to be held until full project funding is in place;

THAT the funding reallocation be approved for the purposes of advancing the Harry Jerome Community Recreation Centre site power modifications, as follows:

NVRCC Fibre Net Connect HJ&CT (Project 40346)	\$35,000
2019 NVRCC Equipment (Project 40372)	\$30,000
NVRCC Buildings 2018 (Project 45272)	\$155,026
NVRCC John Braithwaite Rec Centre (Project 45285)	\$37,101
NVRCC Facility Access Control (Project 45290)	\$60,000
2020 NVRCC – HJ Major Repairs (Project 45313)	\$21,045
Total:	\$338,172

AND THAT staff report back with a Class A estimate to seek approval to advance the full Harry Jerome Community Recreation Centre project to construction, inclusive of Silver Harbour Seniors' Activity Centre, with project funding in place.

15. NVRC Interim Recreation and Culture Service Plan – File: 01-0360-20-0074/2021

Report: Director, North Vancouver Recreation and Culture, October 13, 2021

RECOMMENDATION:

PURSUANT to the report of the Director, North Vancouver Recreation and Culture, dated October 13, 2021, entitled "NVRC Interim Recreation and Culture Service Plan":

THAT the report be received for information and filed.

REPORTS – Continued

16. Lower Lonsdale Business Improvement Area Service Bylaw Renewal - File: 01-0230-20-0026/2021

Report: Deputy Director, Community and Partner Engagement, October 5, 2021

RECOMMENDATION:

PURSUANT to the report of the Deputy Director, Community and Partner Engagement, dated October 5, 2021, entitled "Lower Lonsdale Business Improvement Area Service Bylaw Renewal":

THAT "Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879" be considered.

Item 17 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

17. "Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879"

RECOMMENDATION:

THAT "Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879" be given first, second and third readings.

REPORT

18. Duplex Special Study Implementation: Northern Blocks Official Community Plan Amendment and Zoning Bylaw Amendment – File: 13-6520-20-0056/1

Report: Planner 2, October 6, 2021

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated October 6, 2021, entitled "Duplex Special Study Implementation: Northern Blocks Official Community Plan Amendment and Zoning Bylaw Amendment":

THAT the following bylaws be considered and referred to a Public Hearing:

 "Official Community Plan Bylaw, No. 8400, Amendment Bylaw, 2021, No. 8757" (A Bylaw to Change Residential Levels in the Duplex Special Study Area – Northern Part and Revise the Duplex Special Study Area Boundary); and

<u>REPORT</u> – Continued

- 18. Duplex Special Study Implementation: Northern Blocks Official Community Plan Amendment and Zoning Bylaw Amendment – File: 13-6520-20-0056/1 – Continued
 - "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8758" (New Residential Levels in the Duplex Special Study Area, RT-1);

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

Items 19 and 20 refer.

BYLAWS – FIRST AND SECOND READINGS

19. "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8757" (Change Residential Levels in the Duplex Special Study Area – Northern Part and Revise the Duplex Special Study Area Boundary)

RECOMMENDATION:

THAT "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8757" (Change Residential Levels in the Duplex Special Study Area – Northern Part and Revise the Duplex Special Study Area Boundary) be given first and second readings.

20. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8758" (New Residential Levels in the Duplex Special Study Area – Northern Part, RT-1)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8758" (New Residential Levels in the Duplex Special Study Area – Northern Part, RT-1) be given first and second readings.

21. Rezoning Application: 322 West 14th Street (Farid Sayari / Royal Palace Construction and Design) – File: 08-3400-20-0019/1

Report: Planner 1, October 6, 2021

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated October 6, 2021, entitled "Rezoning Application: 322 West 14th Street (Farid Sayari / Royal Palace Construction and Design)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8873" (Farid Sayari / Royal Palace Construction and Design, 322 West 14th Street, CD-739) be considered and the Public Hearing be waived;

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

Item 22 refers.

BYLAW – FIRST AND SECOND READINGS

22. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8873" (Farid Sayari / Royal Palace Construction and Design, 322 West 14th Street, CD-739)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8873" (Farid Sayari / Royal Palace Construction and Design, 322 West 14th Street, CD-739) be given first and second readings.

23. Rezoning Application: 115 East Keith Road (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., CD-741) – File: 08-3400-20-0058/1

Report: Planner 2, October 6, 2021

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated October 6, 2021, entitled "Rezoning Application: 115 East Keith Road (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., CD-741)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8877" (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741) be considered and referred to a Public Hearing;

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

THAT staff be directed to receive and review detailed drawings for the proposal;

THAT all conditions noted in the report section, Project Conditions, be addressed prior to the scheduling of a Public Hearing;

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.

Information Report entitled "Pilot Development Approvals Process – Engagement Update", dated October 6, 2021, refers.

Item 24 refers.

BYLAW – FIRST AND SECOND READINGS

24. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8877" (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8877" (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741) be given first and second readings.

25. Rooftop Antenna Development Permit Guidelines and Zoning Bylaw Update – File: 09-3900-30-0004/1

Report: Planner 1, October 6, 2021

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated October 6, 2021, entitled "Rooftop Antenna Development Permit Guidelines and Zoning Bylaw Update":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882" (Third Party Rooftop Antenna Systems) be considered and referred to a Public Hearing;

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

Item 26 refers.

BYLAW – FIRST AND SECOND READINGS

26. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882" (Third Party Rooftop Antenna Systems)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882" (Third Party Rooftop Antenna Systems) be given first and second 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).



MINUTES OF THE SPECIAL REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **WEDNESDAY, SEPTEMBER 29, 2021**

PRESENT

COUNCIL MEMBERS

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

STAFF MEMBERS

- L. McCarthy, CAO
- K. Graham, Corporate Officer
- C. Baird, Deputy Corporate Officer
- H. Granger, City Solicitor

<u>ABSENT</u>

Councillor T. Valente

The meeting was called to order at 1:00 pm.

APPROVAL OF AGENDA

Moved by Councillor Bell, seconded by Councillor Back

1. Special Regular Council Meeting Agenda, September 29, 2021

CARRIED UNANIMOUSLY

RECESS TO CLOSED SESSION

Moved by Councillor Bell, seconded by Councillor Back

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

CARRIED UNANIMOUSLY

The meeting recessed at 1:03 pm and reconvened at 1:19 pm.

REPORT

2. Proposed Amendments to Council Procedure Bylaw – File: 09-3900-02-0001/2021

Report: Corporate Officer, September 27, 2021

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Corporate Officer, dated September 27, 2021, entitled "Proposed Amendments to Council Procedure Bylaw":

THAT "Council Procedure Bylaw, 2015, No. 8500, Amendment Bylaw, 2021, No. 8880" (Electronic and Hybrid Meetings and Housekeeping Amendments) be considered;

AND THAT notice be published in accordance with Section 124(3) of the *Community Charter*.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

3. "Council Procedure Bylaw, 2015, No. 8500, Amendment Bylaw, 2021, No. 8880" (Electronic and Hybrid Meetings and Housekeeping Amendments)

Moved by Councillor Bell, seconded by Councillor Girard

THAT "Council Procedure Bylaw, 2015, No. 8500, Amendment Bylaw, 2021, No. 8880" (Electronic and Hybrid Meetings and Housekeeping Amendments) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Councillor Girard

THAT "Council Procedure Bylaw, 2015, No. 8500, Amendment Bylaw, 2021, No. 8880" (Electronic and Hybrid Meetings and Housekeeping Amendments) be given third reading.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 1:22 pm.

"Certified Correct by the Corporate Officer"

CORPORATE OFFICER

The Corporation of the City of North VancouverPage 2Special Regular Council Meeting Minutes of September 29, 2021



MINUTES OF THE SPECIAL REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, OCTOBER 4, 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
- C. Baird, Deputy Corporate Officer
- J. Peters, Assistant City Clerk
- H. Granger, City Solicitor
- L. Sawrenko, Director, Finance
- L. Garber, Deputy Director, Finance
- M. Epp, Director, Planning and Development
- A. Devlin, Acting Deputy Director, Planning and Development
- Y. Zeng, Manager, Development Planning
- E. Chow, Planner
- M. Friesen, Manager, Strategic Initiatives
- D. Pope, Director, Engineering, Parks and Environment
- R. Skene, Director, Community and Partner Engagement
- K. Veng, CEO, Lonsdale Energy Corp.

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

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Bell

1. Special Regular Council Meeting Agenda, October 4, 2021

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Girard, seconded by Councillor Valente

2. Regular Council Meeting Minutes, September 27, 2021

PROCLAMATIONS

Mayor Buchanan declared the following proclamations:

World Mental Health Day – October 10, 2021 – read by Councillor Valente

Homelessness Action Week - October 10 to 17, 2021

Canadian Library Month - October 2021 - read by Councillor McIlroy

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD

Nil.

CONSENT AGENDA

Moved by Councillor Back, seconded by Councillor McIlroy

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS - ADOPTION

*3. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817" (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732)

Moved by Councillor Back, seconded by Councillor McIlroy

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817" (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

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

Moved by Councillor Back, seconded by Councillor McIlroy

THAT "Housing Agreement Bylaw, 2021, No. 8872" (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

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

Moved by Councillor Back, seconded by Councillor McIlroy

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8863" (Open Appendage / Retractable Balcony Enclosure) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

The Corporation of the City of North Vancouver

PRESENTATIONS

City of North Vancouver Living Wage Employer Certification – Anastasia French, Campaigns and Operations Organizer, Living Wage for Families Campaign

Anastasia French, Living Wage for Families Campaign provided a verbal presentation regarding the "City of North Vancouver Living Wage Employer Certification" and responded to questions of Council.

Presentation of 2021 Climate and Energy Action Award – Climate Adaptation – Patricia Bell, Director of Capacity Development, Community Energy Association

Patricia Bell, Community Energy Association, provided a verbal presentation regarding the "Presentation of 2021 Climate and Energy Action Award" and responded to questions of Council.

Transport 2050 – Update to City of North Vancouver Council – Vincent Gonsalves, Manager, Community Engagement, TransLink

Vincent Gonsalves, TransLink, provided a PowerPoint presentation regarding the "Transport 2050 – Update to City of North Vancouver Council" and responded to questions of Council.

Councillor Valente recused himself at 5:53 pm, declaring a potential conflict of interest with respect to Item 6 – "2022 Permissive Tax Exemptions".

<u>REPORT</u>

6. 2022 Permissive Tax Exemptions – File: 05-1970-07-0001/2021

Report: Deputy Director, Finance, September 22, 2021

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Deputy Director, Finance, dated September 22, 2021, entitled "2022 Permissive Tax Exemptions":

THAT "Taxation Exemption Bylaw, 2021, No. 8871" be considered.

CARRIED UNANIMOUSLY

(by members remaining)

BYLAW – FIRST, SECOND AND THIRD READINGS

7. "Taxation Exemption Bylaw, 2021, No. 8871"

Moved by Councillor Girard, seconded by Councillor Bell

THAT "Taxation Exemption Bylaw, 2021, No. 8871" be given first and second readings.

CARRIED UNANIMOUSLY

(by members remaining)

BYLAW – FIRST, SECOND AND THIRD READINGS – Continued

7. "Taxation Exemption Bylaw, 2021, No. 8871" – Continued

Moved by Councillor Girard, seconded by Councillor Bell

THAT "Taxation Exemption Bylaw, 2021, No. 8871" be given third reading.

CARRIED UNANIMOUSLY

(by members remaining)

Councillor Valente returned to the meeting at 6:03 pm.

<u>REPORT</u>

 Lonsdale Energy Corp. – 2021 Rate Review and Bylaw Amendment – File: 11-5500-06-0001/1

Report: Chief Executive Officer, Lonsdale Energy Corp., September 22, 2021

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Chief Executive Officer, Lonsdale Energy Corp., dated September 22, 2021, entitled "2021 Rate Review and Bylaw Amendment":

THAT the report and "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2021, No. 8878" (Schedule C and Other Fees) be forwarded to Lonsdale Energy Corp. customers for information and comment;

AND THAT "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2021, No. 8878" (Schedule C and Other Fees) be considered and referred to a Public Meeting to receive input from Lonsdale Energy Corp. customers and the public.

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

9. "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2021, No. 8878" (Schedule C and Other Fees)

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2021, No. 8878" (Schedule C and Other Fees) be given first and second readings.

CARRIED UNANIMOUSLY

10. Rezoning and Official Community Plan Amendment: 200-236 East 1st Street and 207-225 East 2nd Street (North Shore Neighbourhood House Site)
– File: 08-3400-20-0028/1

Report: Planner 2, September 22, 2021

Moved by Councillor Hu, seconded by Councillor Girard

PURSUANT to the report of the Planner 2, dated September 22, 2021, entitled "Rezoning and Official Community Plan Amendment: 200-236 East 1st Street and 207-225 East 2nd Street (North Shore Neighbourhood House Site)":

THAT "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8867" (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, Land Use Designation and Permitted Height Change) be considered and referred to a Public Hearing;

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8868" (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, CD-737) be considered and referred to a Public Hearing;

THAT "Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2021, No. 8869" (Derek Inman Parklands Adjustment) be considered;

THAT staff be directed to initiate an Alternative Approval Process regarding "Parks Dedication Bylaw, 1972, No. 4932, Amendment Bylaw, 2021, No. 8869" (Derek Inman Parklands Adjustment);

AND THAT the Development Guidelines attached to the report be approved to guide future phases of design development.

CARRIED

Councillor Bell is recorded as voting contrary to the motion.

BYLAWS – FIRST AND SECOND READINGS

 "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8867" (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, Land Use Designation and Permitted Height Change)

Moved by Councillor Hu, seconded by Councillor Girard

THAT "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8867" (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, Land Use Designation and Permitted Height Change) be given first and second readings.

CARRIED

Councillor Bell is recorded as voting contrary to the motion.

BYLAWS – FIRST AND SECOND READINGS – Continued

12. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8868" (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, CD-737)

Moved by Councillor Hu, seconded by Councillor Girard

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8868" (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, CD-737) be given first and second readings.

CARRIED

Councillor Bell is recorded as voting contrary to the motion.

13. "Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2021, No. 8869" (Derek Inman Parklands Adjustment)

Moved by Councillor Hu, seconded by Councillor Girard

THAT "Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2021, No. 8869" (Derek Inman Parklands Adjustment) be given first and second readings.

CARRIED

Councillor Bell is recorded as voting contrary to the motion.

NOTICE OF MOTION

14. Park Construction Noise – File: 09-3900-01-0001/2021

Submitted by Councillor Valente

Moved by Councillor Valente, seconded by Councillor Back

WHEREAS Council is advancing work on the management of noise in the City of North Vancouver pursuant to the motion unanimously endorsed at the Regular meeting of October 26, 2020;

WHEREAS residents in many City of North Vancouver neighbourhoods where development and construction is occurring have advised they have been negatively affected by ongoing construction (i.e. noise, dust and light impacts);

WHEREAS the City is embarking on park planning processes and public consultation regarding the construction of several parks across the City;

THEREFORE BE IT RESOLVED THAT staff investigate and report back to Council on opportunities to minimize construction noise, dust and light impacts on surrounding residents during park construction including, but not limited to, the use of noise reducing actions, such as white noise back-up beepers, and that the experience gained through these efforts be applied to other municipal construction efforts and future updates of the Noise Control Bylaw.

CARRIED UNANIMOUSLY

COUNCIL INQUIRIES / REPORTS

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Girard, seconded by Councillor McIlroy

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

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 6:25 pm and reconvened at 6:59 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

15. Land/Legal Matter – File: 02-0800-30-0022/1

Report: Manager, Strategic Initiatives, September 28, 2021

Moved by Councillor Girard, seconded by Councillor Valente

PURSUANT to the report of the Manager, Strategic Initiatives, dated September 28, 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 Manager, Strategic Initiatives, dated September 28, 2021, remain in the Closed session.

CARRIED

Councillor Bell is recorded as voting contrary to the motion.

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

16. Appointment to the North Vancouver City Library Board – File: 01-0360-20-0070/2021

Report: Corporate Officer, September 15, 2021

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Corporate Officer, dated September 15, 2021, entitled "Appointment to the North Vancouver City Library Board":

THAT Rubina Jamal be appointed to the North Vancouver City Library Board for a 2-year term concluding December 31, 2022;

AND THAT the report of the Corporate Officer, dated September 15, 2021, entitled "Appointment to the North Vancouver City Library Board", remain in the Closed session.

CARRIED UNANIMOUSLY

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

17. Land Matter/Legal Advice - File: 06-2210-10-0003/1

Report: Director, Community and Partner Engagement, October 1, 2021

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Director, Community and Partner Engagement, dated October 1, 2021, regarding a land matter/legal advice:

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

AND THAT the wording of the recommendation and the report of the Director, Community and Partner Engagement, dated October 1, 2021, remain in the Closed session.

CARRIED

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

ADJOURN

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:00 pm.

"Certified Correct by the Corporate Officer"

CORPORATE OFFICER

The Corporation of the City of North Vancouver



MINUTES OF THE SPECIAL REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **FRIDAY, OCTOBER 8, 2021**

PRESENT

COUNCIL MEMBERS

STAFF MEMBERS

Mayor L. Buchanan Councillor H. Back Councillor D. Bell Councillor A. Girard Councillor J. Mcllroy L. McCarthy, CAO K. Graham, Corporate Officer H. Graham, City Solicitor

ABSENT

Councillor T. Hu Councillor T. Valente

The meeting was called to order at 9:00 am.

BYLAW – ADOPTION

1. "Council Procedure Bylaw, 2015, No. 8500, Amendment Bylaw, 2021, No. 8880" (Electronic and Hybrid Meetings and Housekeeping Amendments)

Moved by Councillor Bell, seconded by Councillor Girard

THAT "Council Procedure Bylaw, 2015, No. 8500, Amendment Bylaw, 2021, No. 8880" (Electronic and Hybrid Meetings and Housekeeping Amendments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Bell, seconded by Councillor Girard

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:01 pm.

"Certified Correct by the Corporate Officer"

CORPORATE OFFICER

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Office of the Mayor CITY OF NORTH VANCOUVER BRITISH COLUMBIA

Proclamation

WASTE REDUCTION WEEK

Mhereas Mhereas

the City of North Vancouver is committed to conserving resources, protecting the environment and educating the community;

we recognize the generation of solid waste and the needless waste of water and energy resources as global environmental problems and we endeavour to take the lead in our community toward achieving environmental sustainability;

. And Whereas

Waste Reduction Week raises awareness of the richness and diversity of the natural world and the importance of working toward ecological sustainability through waste avoidance and resource conservation;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim October 18 to 24, 2021 as Waste Reduction Week in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, October 18, 2021

Linda C. Gucherran

Mayor Linda Buchanan





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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8871

A Bylaw to exempt certain lands and improvements in the City of North Vancouver from taxation for the year 2022

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 **"Taxation Exemption Bylaw, 2021, No. 8871".**
- 2. Tax exemptions under section 224 of the *Community Charter*.

The following lands situated, lying and being in the Corporation of the City of North Vancouver, Province of British Columbia, and any and all improvements thereon are hereby exempt from taxation imposed by the Corporation of the City of North Vancouver under section 224 of the *Community Charter* for the year 2022:

- A. land or improvements that:
 - i. are owned or held by a charitable, philanthropic or other not for profit corporation; and
 - ii. the council considers are used for a purpose that is directly related to the purposes of the corporation:
 - 1. Anavets Senior Citizens' Housing, District Lot 274 Block 142 Lot 1 Plan BCP48496, PID: 028-616-260, 245 East 3rd Street, registered in the name of Anavets Senior Citizens' Housing Society, Roll # 142001.100;
 - Army, Navy Air Force Veterans in Canada, Unit 45, District Lot 274 Block 141 Lot 11 Plan 878, PID: 015-077-179, 119 East 3rd Street, registered in the name of Army, Navy Air Force Veterans in Canada, Roll # 141011.000;
 - The Cascadia Society for Social Working, District Lot 547 Block 4 Lot G 3846, PID: 012-111-902, 348 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 004081.000;
 - 4. The Cascadia Society for Social Working, District Lot 547 Block 21 Lot H Plan 20988, PID: 005-163-064, 325 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 021010.001;
 - The Cascadia Society for Social Working, District Lot 547 Block 21 Lot F Plan 20141, PID: 003-683-702, 351 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 021004.001;
 - Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 1 Plan BCS2790, PID: 027-428-613, 170 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.001;

- Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 2 Plan BCS2790, PID: 027-428-621, 168 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.002;
- Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 3 Plan BCS2790, PID: 027-428-630, 166 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.003;
- Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 4 Plan BCS2790 PID: 027-428-648, 164 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.004;
- Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 5 Plan BCS2790 PID: 027-428-656, 162 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.005;
- 11. HYAD Society (Housing for Young Adults with Disabilities), District Lot 545 Block 206 Lot C Plan BCP44933, PID: 028-231-619, 2130 Chesterfield Avenue, registered in the name Provincial Rental Housing Corporation leased to HYAD Society, Roll # 206011.400;
- Kiwanis Senior Citizens Homes Ltd., District Lot 271 Block 139 Lot D Plan 13604, PID: 008-538-191, 170 West 2nd Street, registered in the name of Kiwanis Senior Citizens Homes Ltd., Roll # 139026.000;
- 13. Kiwanis Care Homes Ltd., District Lot 550 Block 52 Lot 1 PI BCP23494 PID: 026-683-211, 1480 St. Andrews, registered in the name of Kiwanis Senior Citizens Homes Ltd., Roll # 052100.100;
- Lighthouse Harbour Ministries, District Lot 274 SL1 Plan VR786, PID: 005-892-244, 1 - 260 East Esplanade, registered in the name of Lighthouse Harbour Ministries, Roll # 980786.001;
- 15. North Shore Connexions Society, District Lot 547 Block 4 Lot 2 Plan 14515, PID: 007-780-591, 1924 Jones Avenue, registered in the name of North Shore Connexions Society, Roll # 004045.000;
- North Shore Disability Resource Centre Association, District Lot 616 Block B Lot 218 Plan 20292, PID: 006-672-728, 2412 Wilding Way, registered in the name of North Shore Disability Resource Centre Association, Roll # 950001.218;
- North Shore Multicultural Society, Portion of District Lot 549 Block 50 Lot B Plan 15169, PID: 007-671-032, 123 East 15th Street, Units 100, 202, 203, 204, 204A, 205, 207, 301, 302, 303, 304, 305 only, registered in the name of Horizon Square Properties Ltd. leased to North Shore Multicultural Society, Roll # 050010.000;
- North Vancouver Chamber of Commerce, District Lot 274 Block274 SL2 Plan LMS4443, PID: 025-073-591, 102-124 West 1st Street, registered in the name of North Vancouver Chamber of Commerce, Roll # 994443.002;

- 19. Royal Canadian Legion Branch 118, District Lot 548 Strata Lot 1 Plan LMS4102, PID: 024-750-638, 123 West 15th Street, registered in the name of Royal Canadian Legion Branch 118, Roll # 994102.001;
- 20. Royal Canadian Legion Branch 118, District Lot 548 Strata Lot 2 Plan LMS4102, PID: 024-750-646, 121 West 15th Street, registered in the name of Royal Canadian Legion Branch 118, Roll # 994102.002;
- Silver Harbour Seniors' Activity Centre, District Lot 545 Block 207 Lot C Plan 15014, PID: 007-711-280, 144 East 22nd Street, registered in the name of Silver Harbour Seniors' Activity Centre, Roll # 207050.000;
- St. Edmund's Parish, District Lot 271 Block 71 Lot B Plan 8415, PID: 010-087-460, 613 Mahon Avenue, registered in the name of the Roman Catholic Archbishop of Vancouver-St. Edmund's Parish, Roll # 071009.000;
- St Leonard's Society of North Vancouver, District Lot 547 Block 67 Lot 26 Plan 750, PID: 015-141-926, 312 Bewicke Avenue, registered in the name of St Leonard's Society of North Vancouver, Roll # 067027.000;
- 24. Family Services of the North Shore, Portion of District Lot 548/549 Block 86 Lot G Plan LMP29334, PID: 023-499-486, Suite 203 and 206, 1111 Lonsdale Avenue, registered in the name of Djavad Mowafaghian Foundation leased to Family Services of the North Shore, Roll # 086015.100;
- 25. The Auxiliary to the Lions Gate Hospital, (Thrift Shop), Portion of District Lot 548 Block 38 Lot E Plan 18002, PID: 007-233-540, 128 15th Street West, registered in the name of Polygon Development 338 Limited leased to The Auxiliary to the Lions Gate Hospital, Roll # 038029.000;
- 26. Canadian Mental Health Association North and West Vancouver Branch, Portion of District Lot 548/549 Lot A Plan EPP22742, excluding 2,223 sq. ft. of the subleased rental office space of the total 3,596 sq. ft. leased space, PID 028-911-237, 300-1835 Lonsdale Avenue, registered in the name of Solitude Investments Ltd. leased to Canadian Mental Health Association, North and West Vancouver Branch Roll #019033.100;
- 27. The British Columbia Photography and Media Arts Society, Portion of District Lot 271 Lot A Plan EPP30712, and excluding the commercial retail space, PID 029-093-554, 101 Carrie Cates Court, registered in the name of the Corporation of the City of North Vancouver and leased to The British Columbia Photography and Media Arts Society, Roll # 177035.301;
- Young Women's Christian Association (YWCA), District Lot 549, Block 61, Lot Air Space Parcel 5, Plan EPP68325, PID 030-180-741, 125 East 14th Street, Units 203, 204, 401, 402, 403, 404, 405, 406, 407 and 408, registered in the name of Young Women's Christian Association, Roll # 061011.600;
- 29. Girl Guides of Canada District Lot 271, Lot 220, Plan EPS4482, PID 030-250-218, Unit 107-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.220;

- Girl Guides of Canada District Lot 271, Lot 221, Plan EPS4482, PID 030-250-226, Unit 108-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.221;
- Girl Guides of Canada District Lot 271, Lot 222, Plan EPS4482, PID 030-250-234, Unit 109-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.222;
- 32. Girl Guides of Canada District Lot 271, Lot 229, Plan EPS4482, PID 030-250-307, Unit 207-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.229;
- Girl Guides of Canada District Lot 271, Lot 230, Plan EPS4482, PID 030-250-315, Unit 208-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.230;
- 34. Girl Guides of Canada District Lot 271, Lot 231, Plan EPS4482, PID 030-250-323, Unit 209-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.231;
- B. land or improvements that:
 - i. are owned or held by a municipality, regional district or other local authority; and,
 - ii. the council considers are used for a purpose of the local authority:
 - Presentation House Cultural Society, District Lot 274 Block 134 Lot 15 &16 Plan 735 and District Lot 247 Block 134 Lots 12 to 21 Plan 735, 333 Chesterfield Avenue, registered in the name of the Corporation of the City of North Vancouver leased to Presentation House Cultural Society, Roll # 134013.000;
 - The Pipe Shop, District Lot 274 Block 176 Lot 4 Plan BCP 39824, PID: 027-842-215, 115 Victory Ship Way, registered in the name of 366466 BC LTD, leased to the Corporation of the City of North Vancouver, operated by Quay Property Management Corp., Roll # 175100.400;
 - The Shipyard Commons, District Lot 274, Block 176, Portion of Lot 5, Plan BCP 39824, PID 027-842-223, 125 Victory Ship Way, registered in the name of the Corporation of the City of North Vancouver leased to Shipyards Development Ltd, includes 1,317 ft2 Office Space and 6,290 ft2 Public Support Space and 28,310 ft2 Public Plaza SRW leased back to the Corporation of the City of North Vancouver, Roll # 175100.500;
 - 4. North Vancouver Museum and Archives, District Lot 271 Lot 131 Plan ELSP6231, PID: 030-942-667, 115 Esplanade W, registered in the name of the Corporation of the City of North Vancouver, leased by the North Vancouver Museum and Archives Commission, Roll# 996231.131;
- C. land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use:

- The Lonsdale Creek Daycare Centre Society, operating in Lonsdale Annex Elementary School, Portion of District Lot 545 Block 205 Lot 8/14 Plan 3181, PID: 013-068-831, 230 West 21st Street, registered in the name of North Vancouver School District #44, leased to Lonsdale Creek Daycare Centre Society, Roll # 205008.000;
- D. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
 - i. the land or improvements are owned by a public authority or local authority; and,
 - ii. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:
 - Hollyburn Family Services Society, District Lot 548 Lot 4 Plan BCS4407 PID: 028-810-317, 104-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver and leased to Hollyburn Family Services Society, Roll # 994407.004;
 - Hollyburn Family Services Society, District Lot 548 Lot 6 Plan BCS4407, PID: 028-810-333, 106-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Family Services Society, Roll # 994407.006;
 - Hollyburn Family Services Society, District Lot 548 Lot 7 Plan BCS4407, PID: 028-810-341, 107-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Family Services Society, Roll # 994407.007;
 - Hollyburn Family Services Society, District Lot 548 Lot 13 Plan BCS4407, PID: 028-810-406, 205-210 West 13th Street, registered in the name the Corporation of the City of North Vancouver leased to of Hollyburn Family Services Society, Roll # 994407.013;
 - Hollyburn Family Services Society, District Lot 548 Lot 14 Plan BCS4407, PID: 028-810-414, 206-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Family Services Society, Roll # 994407.014;
 - Hollyburn Family Services Society, District Lot 548 Lot 15 Plan BCS4407, PID: 028-810-422, 207-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Family Services Society, Roll # 994407.015;
 - Lookout Emergency Aid Society, NS Shelter, District Lot 265 Lot 2 Plan BCP8797, PID: 025-819-828, 705 West 2nd Street, registered in the name of the Corporation of the City of North Vancouver, leased to Lookout Emergency Aid Society, Roll # 510061.300;

- North Shore Neighbourhood House, District Lot 274 Block 154 Lot M Plan 22039, PID: 012-590-975, 225 East 2nd Street, registered in the name of the Corporation of the City of North Vancouver leased to North Shore Neighbourhood House, Roll # 154001.002;
- North Shore Neighbourhood House (Community Garden), District Lot 274 Block 154 Lot L Plan 22039, PID: 012-590-924, 207 East 2nd Street, registered in the name of the Corporation of the City of North Vancouver leased to North Shore Neighbourhood House, Roll # 154001.001;
- North Shore Neighbourhood House, District Lot 274, Lot 63, Plan EPS 1235, PID 029-140-676, 113 East 3rd Street, registered in the name of the Corporation of the City of North Vancouver licenced to use by North Shore Neighbourhood House, Roll # 991235.063;
- 11. North Shore Neighbourhood House (Centreview Childcare Centre), District Lot 549, Block 61, Lot Air Space Parcel 4, Plan EPP68325, PID 030-180-732, 143 East 14th Street, registered in the name of the City of North Vancouver, leased to North Shore Neighbourhood House, Roll # 061011.500;
- Margaret Fulton Adult Day Centre, District Lot 547 Lot A Plan LMP42825, PID: 024-562-874, 1601 Forbes Avenue, registered in the name of the Corporation of the City of North Vancouver leased to Vancouver Coastal Health Authority, subleased to Margaret Fulton Adult Day Centre Roll, # 003002.100;
- 13. Navy League of Canada, District Lot 547, Block 27, Lot 27, Plan 12205, PID 008-935-629, 1555 Forbes Avenue, registered in the name of the City of North Vancouver leased to the Navy League of Canada, Roll #003004.000;
- E. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
 - i. the land or improvements are owned by a person who is providing a municipal service under a partnering agreement;
 - ii. an exemption under section 225 [partnering and other special tax exemption authority] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service;
 - iii. the partnering agreement expressly contemplates that the council may provide an exemption under this provision; and,
 - iv. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:

NIL

- F. in relation to property that is exempt under section 220 (1) (h) [buildings for public worship]:
 - i. an area of land surrounding the exempt building;
- ii. a hall that the council considers is necessary to the exempt building and the land on which the hall stands; and,
- iii. an area of land surrounding a hall that is exempt under subparagraph (ii):
 - North Shore Bethel Christian Mennonite Brethren Church, District Lot 274 Block 114 Lot 19 Plan 878, PID: 015-069-141, 185 East Keith Road, registered in the name of The B. C. Conference of the Mennonite Brethren Churches, Roll # 114025.000;
 - Holy Trinity Catholic Church. District Lot 545 Block 239 Lot 3 Plan BCP45481, PID: 028-295-943, 2705 Lonsdale Avenue, registered in the name Roman Catholic Archbishop of Vancouver, Roll # 239066.100;
 - North Shore Alliance Church, District Lot 545 Block 208 Lot 1 Plan 20958, PID: 005-061-563, 201 East 23rd Street, registered in the name of Christian and Missionary Alliance (Canadian Pacific District), Roll # 208001.001;
 - North Shore Alliance Church, District Lot 545/546 Block 208 Lot 2 Plan 20958, PID: 005-061-571, 201 East 23rd Street, registered in the name of Christian and Missionary Alliance (Canadian Pacific District), Roll # 208001.002;
 - King's Temple Missionary Society (N S Christian Centre), District Lot 616 Block 12 Lot C Plan 21170, PID: 006-853-838, 1400 Sutherland Avenue, registered in the name of King's Temple Missionary Society (N S Christian Centre), Roll # 912009.001;
 - Parish of St. Agnes Anglican Church of Canada, District Lot 550 Block 78 Lot A Plan LMP40523, PID: 024-355-712, 530 East 12th Street, registered in the name of Synod of the Diocese of New Westminster, Roll # 078014.100;
 - Parish of St. John The Evangelist Anglican Church, District Lot 548 Block 72 Plan 20861, PID: 004-364-970, 209 West 13th Street, registered in the name of Parish of St. John The Evangelist Anglican Church, Roll # 072001.001;
 - Salvation Army North Vancouver Community Church, District Lot 548/549 Block 86 Lot C Plan 1464, PID: 014-606-950, 105 West 12th Street, registered in the name of The Governing Council of the Salvation Army of Canada, Roll # 086009.001;
 - St. Andrew's & St. Stephen's Presbyterian Church, District Lot 545 Block 227A Lot A Plan 2836, PID: 013-252-409, 2641 Chesterfield Avenue, registered in the name of Congregation of St. Andrew's & St. Stephen's Presbyterian Church, Roll # 227100.000;
 - 10. St. Andrew's United Church, District Lot 549 Block 88 Lot B Plan 750 PID: 015-136-931, 1046 St. Georges Avenue, registered in the name of The Trustees of the Congregation of St. Andrew's United Church, Roll # 088003.000;

- St. Andrew's United Church, District Lot 549 Block 88 Lot 27/28/29 Plan 4328, PID: 011-642-483, PID:011-642-475, PID:011-642-491, 1044 St. Georges Avenue, registered in the name of The Trustees of the Congregation of St. Andrew's United Church, Roll # 088038.000;
- Sutherland Church, District Lot 550 Block 12 Lot C Plan 9445, PID: 009-653-309, 630 East 19th Street, registered in the name of Sutherland Church, Inc, No. S8825 Roll # 012028.000;
- G. land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied:

NIL

H. in relation to property that is exempt under section 220 (1) (i) [seniors' homes], (j) [hospitals] or (I) [private schools], any area of land surrounding the exempt building:

NIL

- I. land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes:
 - North Vancouver Lawn Bowling Club, Portion of District Lot 546 Block 217 Lot B Plan 18193, PID: 007-204-001, 249 East 24th Street, registered in the name of the Corporation of the City of North Vancouver leased to the North Vancouver Lawn Bowling Club, (Includes 60,170 sq. ft. for Licensed Area 1,2,2A and 3 per Schedule A of License Agreement) Roll # 217000.002;
- J. land or improvements owned or held by a person or organization and operated as a licensed community care facility and registered assisted living residence under the Community Care and Assisted Living Act:
 - Marineview Housing Society, District Lot 548 Block E.48 Lot A Plan 12729 PID: 008-811-946, excluding land and improvement portions relating to market rental units #202 and #204, 1415 Chesterfield Avenue, registered in the name of Marineview Housing Society, Roll # 048019.000;
 - Marineview Housing Society, District Lot 272 Block 5 Lot 12 Plan 3875 PID: 005-751-390, 1057 Cloverley Street, registered in the name of Marineview Housing Society, Roll # 605012.000;
 - Magnolia House Residential Mental Health Facility, District Lot 616 Block 6 Lot 73 Plan 1763, PID: 004-276-914, 720 East 17th Street, registered of in the name of Provincial Rental Housing Corporation leased to Vancouver Coastal Health Authority, subleased to Magnolia House Residential Mental Health Facility, Roll # 906073.000;
 - Community Living Society, District Lot 274 Block 116 Lot 4 Plan 878, PID: 015-131-548, 317 & 319 East Keith Road, registered in the name of Community Living Society, Roll # 116003.000;

- Community Living Society, District Lot 544 SL21 Plan LMS531, PID: 017-957-826, 1003-555 West 28th Street, registered in the name of Community Living Society, Roll # 990531.021;
- 6. Marineview Housing Society, District Lot 550, Block 91, Lot 8, Plan 1647, PID 005-751-454, 1053 Grand Boulevard, registered in the name of Marineview Housing Society, Roll #091008.000;
- K. land or improvements for which a grant has been made, after March 31, 1974, under the Housing Construction (Elderly Citizens) Act before its repeal:

NIL

3. Effective Date

The effective date of this bylaw is January 1, 2022 to December 31, 2022.

READ a first time on the 4th day of October, 2021.

READ a second time on the 4th day of October, 2021.

READ a third time on the 4th day of October, 2021.

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

MAYOR

CORPORATE OFFICER

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For Metro Vancouver meetings on Friday, September 24, 2021

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

Metro Vancouver Regional District

E1.1 Regional Economic Prosperity Service 2021 Deliverables Highlights

RECEIVED

The Regional Economic Prosperity Service has been actively engaged in establishing the new regional service since the first members of the team were on-boarded in January 2021.

This report presents a summary of the 2021 deliverable highlights to date for information, as well as describes some of the potential key service priorities going into 2022 and beyond. In a short amount of time, the Regional Economic Prosperity Service has established many valuable relationships, connections and partnerships across the region. The team has also developed a new brand identity; identified and activated the four strategic economic development priorities for the region in a fast-changing economy; operationalized the three functional areas as articulated in the business plan; and earmarked seven priority export-oriented industries to target in both capacity building work and investment attraction efforts.

The Board received the report for information.

E1.2 B.C. Economic Plan: Metro Vancouver Regional Economic Prosperity Service RECEIVED Recommendations

On July 30, 2021 Metro Vancouver Board Chair Sav Dhaliwal submitted written input into the BC Economic Plan on behalf of REPS staff. Recommendations were informed by barriers to innovation and growth in the region as identified by members and other regional partners. The recommendations emphasize the importance of BC acting on its economic strengths and focusing on areas in which we have specialization. Aiming to address barriers to innovation and growth, the recommendations are focused on data to inform long-term decision-making, early-stage research investment and improvements to technology transfer, the provision of industry-critical physical spaces, and launching a centre to ensure the competitiveness of the province's labour market.

On August 20, 2021, the Vancouver Sun and BC Business published an opinion editorial written by Metro Vancouver Board Chair Sav Dhaliwal. The editorial expands on how public investment in innovation can help the province meet its climate targets and grow its competitiveness. The BC Economic Plan is anticipated to be delivered in the Fall of 2021.

The Board received the report for information.

Reviewed by CAO



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E2.1 Tsleil-Waututh Nation Pilot Guardian Program Report

In 2020 Tsleil-Waututh Nation (TWN) and Metro Vancouver Regional District (MVRD) signed the Belcarra Regional Park Cultural Planning and Co-operation Agreement in an effort to formalize the working relationship and common objectives within the area known as Belcarra Regional Park.

Shortly after signing this agreement, TWN approached MVRD about the development of a First Nations Guardian Program in Belcarra Regional Park. TWN and MVRD worked together to develop, fund, and implement a Guardian Pilot Program that was initiated at the end of June 2021. The objectives of the Guardian Pilot Program are to develop strong working relationships between TWN members and MVRD staff, share knowledge between organizations, and to support TWN to apply for funding from additional external sources.

The Board received the report for information.

E3.1 Metro Vancouver's Clean Air Plan

NG Bank

The Clean Air Plan is Metro Vancouver's fourth 10-year management plan for regional air quality and greenhouse gas management. The Clean Air Plan is strongly linked to Climate 2050, Metro Vancouver's 30-year strategic framework for climate action. Urgent action is needed to accelerate greenhouse gas reductions to meet ambitious, science-based climate targets, while continuing to implement policies and programs to improve regional air quality. The plan is intended to provide deep reductions in regional GHG emissions and yield air quality health benefits estimated at up to \$1.6 billion. It includes 29 foundational "big moves" that need to be started as soon as possible. The plan is strongly aligned with actions and initiatives of others, and reflects feedback from engagement with residents, businesses and others in 2021. Feedback highlights, which were reported at the Climate Action Committee's July meeting and considered in finalizing the Clean Air Plan, included comments on costs, duplication of other governments' initiatives, collaboration, and the ability of small businesses to adjust.

The Board approved Metro Vancouver's Clean Air Plan as attached and will forward it to member jurisdictions, the Provincial Minister of Environment and Climate Change Strategy, Federal Minister of Environment and Climate Change, the region's Chief Medical Health Officers, local First Nations, TransLink, the Vancouver Fraser Port Authority, the Fraser Valley Regional District, and other key partners indicating the Board's continuing interest in working with them to reduce regional greenhouse gas emissions and continuously improve air quality in the Lower Fraser Valley air shed. Additionally, the Board directed staff to continue working with member jurisdictions and other partners to implement the actions in the Clean Air Plan.

G1.1 MVRD Banking Authority Bylaw 1324, 2021, GVWD Banking Authority Bylaw 255, APPROVED 2021, GVS&DD Banking Authority Bylaw 349, 2021

Signing Authority Bylaws establish authority for the execution of Metro Vancouver's banking and financial matters, and these bylaws need to be updated to accommodate the logistical challenges highlighted by the global pandemic and to improve efficiencies in handling the increased volume of requests.

BOARD IN BRIEF

APPROVED



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Designating the routine, lower risk matters to be handled by Class B and Class C signatories will reduce the burden on Class A signatories. The revised framework ensures there continues to be proper segregation of duty, sound internal controls, and strong governance structure for approvals, while improving the efficiency of the overall processes.

The Board gave first, second and third reading to the Metro Vancouver Regional District Banking Authority Bylaw then passed and finally adopted said bylaw.

E1.2 MVRD Procedure Amending Bylaw Number 1325, 2021

At the July 30, 2021 MVRD Board of Directors meeting, the Board expressed desire to maintain flexibility in how members attend meetings. During the pandemic, local governments have been authorized to hold electronic meetings under the authority of the COVID-19 Related Measures Act, including Ministerial Order M192. With Ministerial Order M192 set to expire September 28, 2021, an amendment to the Metro Vancouver Regional District Procedure Bylaw will be required if the Board wishes to maintain the ability for Board and Committee members to meet by electronic means.

The Board gave first, second and third readings to the Metro Vancouver Regional District Procedure Amending Bylaw then passed and finally adopted said bylaw. Furthermore, the Board directed staff to bring forward a policy regarding electronic participation at Board and Committee meetings.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

APPROVED

The Board received information items and delegation summaries from standing committees.

Regional Parks Committee – September 8, 2021

Information Items:

5.2 Regional Parks Building Strategy Update

Regional Parks is developing a Buildings Strategy to guide decision making and investment in building maintenance, capital replacement, and new construction. Draft Levels of Service and Historic Building Framework reports have been developed as foundational elements of the strategy. Staff will use these as the basis for development of the final Building Strategy which will be brought forward for MVRD Board consideration in November 2021.

Finance and Intergovernment Committee – September 8, 2021

Information Items:

5.1 2021 Zero Waste Conference

The 2021 Zero Waste Conference, taking place October 28, promises to be a full day of dynamic, curated programming bringing together keynote speakers and panelists who will challenge participants to create a resilient, carbon neutral, and circular future through inspiring stories of changes and initiatives already underway and encouragement to take the bold steps required in transformative times. The virtual



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conference will be co-hosted by Metro Vancouver and the National Zero Waste Council and broadcast from the multimedia studio at the Annacis Research Centre with the opportunity for a small in-studio audience as BC navigates its restart The overarching theme of the Zero Waste Conference is a "Future without Waste".

This year's subthemes are: Unlock the power of imagination and transformation; Step into creative and innovative thinking; Design a resilient, carbon neutral and circular future.

5.2 2021 Update on National Zero Waste Council Activities

Climate Action Committee – September 10, 2021

In 2021, the National Zero Waste Council has a number of projects and initiatives that will advance waste prevention and circularity within Metro Vancouver and across Canada. Included is the Council's foundational work in reducing food waste across the value chain and by households and developing pilot projects to divert asphalt and wood waste while working collaboratively to champion a circular economy for plastics packaging and the creation of circular cities and regions in Canada.

Research analyzing the public health risks of reusables, confirmed the switch to single-use items during the pandemic was not warranted. By being strategic and effective in identifying areas of work, the Council has been able to leverage external funding expanding the capacity of the Council to deliver on its objectives — \$200,000 in 2021 to advance the Council's work in the circular economy and food loss and waste and \$371,500 in campaign partner service fees for Love Food Hate Waste Canada.

Delegations:

3.1 Anna Barford, Canada Shipping Campaigner, Stand.earth

Subject: Heavy Fuel Oil and Exhaust Gas Cleaning Systems, Air and Water Pollution from Marine Vessels

Information Items:

5.2 2021 Update on Water Sustainability Innovation Fund Projects

This report provides an update on six projects that were approved for funding in 2018 through to 2020 under the Sustainability Innovation Fund. Of the six projects, the first phase of the Next Generation Snowpack Monitoring is now complete, all other projects are ongoing. Greywater Reuse and Rainwater Harvesting Demonstration: In Progress

- Next Generation Snowpack Monitoring (NGSM): Phase 1 Complete
- Treating Emerging Contaminants at the Seymour Capilano Filtration Plant: In Progress
- UV Transmittance Analyzers for Continuous Monitoring of Disinfection By-Products: In Progress
- Earthquake Early Warning and Strategic Response System Pilot: In Progress
- Enhancing the Data Processing of the Water Flow Metering Network: In Progress

Greater Vancouver Water District



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E1.1 Coquitlam Sockeye Hatchery – Proposed BC Hydro Facility

RECEIVED

APPROVED

A sockeye salmon hatchery is planned for construction in the Coquitlam Watershed in 2021. The hatchery is funded by BC Hydro and will be located on their fee simple property on the west abutment of the Coquitlam Dam. Sockeye stocks are severely depleted in the Coquitlam River Watershed, primarily due to the loss of spawning and rearing habitat in Coquitlam Lake some 115 years ago upon completion of the first hydro-electric dam. GVWD has worked with the Kwikwetlem First Nation, to whom sockeye restoration represents a critical cultural restoration goal, and agency partners in support of sockeye recovery since 2004. The new hatchery will require a GVWD water connection from the raw water intake pipeline at the base of the Coquitlam Dam and an agreement for that supply will be coming to the Board in the future.

The Board received the report for information.

E1.2 Award of Contract Resulting from Request for Proposal (RFP) No. 21-063: Supply and APPROVED Delivery of Steel Pipe for 2021 Water Services Construction Projects

Request for Proposal No. 21-063 was issued for the supply and delivery of steel pipe for the 2021 Water Services construction projects, and Northwest Pipe Company was the only pre-qualified supplier that submitted a proposal.

The Board approved the award of a contract in the amount of up to \$16,973,012.00 (exclusive of taxes) to Northwest Pipe Company resulting from Request for Proposal (RFP) No. 21-063: Supply and Delivery of Steel Pipe for 2021 Water Services Construction Projects, subject to final review by the Commissioner; and authorize the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied the award should proceed.

E1.3 Coquitlam Lake Water Supply – Project Update

In October 2018, the Board endorsed the North Intake – Phased Filtration option to be carried forward into Project Definition for the Coquitlam Lake Water Supply Project. This is an important, complex project that is needed to meet projected future water demands, even with increased water conservation measures. Since the 2018 Board option endorsement, Project Definition and Value Engineering have been completed and this project update is part of the new Project Delivery stage gate process. This recent work has determined that the 2018 Board endorsed option, with some minor modifications, is still the preferred option (Option 4 – North Intake Smaller Initial Filtration), which provides some life cycle and capital cost savings compared to the 2018 endorsed option.

Engagement with First Nations, stakeholders and the community has commenced and will continue during the Permitting and Regulatory Phase following the completion of the Project Definition Phase in late 2021. Staff will continue to work with the various ministries at the Province and with the City of Coquitlam with respect to the Environmental Assessment, Water Licence and acquisition of the treatment plant site.

The Board endorsed Option 4 North Intake Smaller Initial Filtration to be carried forward through Permitting and Regulatory Phase into Preliminary Design.



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G1.1 MVRD Banking Authority Bylaw 1324, 2021, GVWD Banking Authority Bylaw 255, APPROVED 2021, GVS&DD Banking Authority Bylaw 349, 2021

Signing Authority Bylaws establish authority for the execution of Metro Vancouver's banking and financial matters, and these bylaws need to be updated to accommodate the logistical challenges highlighted by the global pandemic and to improve efficiencies in handling the increased volume of requests. Designating the routine, lower risk matters to be handled by Class B and Class C signatories will reduce the burden on Class A signatories. The revised framework ensures there continues to be proper segregation of duty, sound internal controls, and strong governance structure for approvals, while improving the efficiency of the overall processes.

The Board gave first, second and third readings to the Greater Vancouver Water District Banking Authority Bylaw then passed and finally adopted said bylaw.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items and delegation summaries from standing committees.

Water Committee - September 9, 2021

Information Items:

5.4 Water Infrastructure Projects – Progress Update

Metro Vancouver has successfully achieved significant project milestones on a number of water infrastructure projects, which are key in meeting the goals identified in The Board Strategic Plan 2019 to 2022 for the Water Services function. These projects significantly contribute to Metro Vancouver's goals to secure additional long-term water supply capacity from the Coquitlam source and also ensure that the treatment, storage and distribution components of the water system are expanded, upgraded, strengthened and replaced to allow the continued supply of safe, clean drinking water to the region's residents and businesses.

Greater Vancouver Sewage and Drainage District

G1.1 MVRD Banking Authority Bylaw 1324, 2021, GVWD Banking Authority Bylaw 255, APPROVED 2021, GVS&DD Banking Authority Bylaw 349, 2021

Signing Authority Bylaws establish authority for the execution of Metro Vancouver's banking and financial matters, and these bylaws need to be updated to accommodate the logistical challenges highlighted by the global pandemic and to improve efficiencies in handling the increased volume of requests. Designating the routine, lower risk matters to be handled by Class B and Class C signatories will reduce the burden on Class A signatories. The revised framework ensures there continues to be proper segregation of duty, sound internal controls, and strong governance structure for approvals, while improving the efficiency of the overall processes.



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The Board gave first, second and third readings to Greater Vancouver Sewerage and Drainage District Banking Authority Bylaw then passed and finally adopted said bylaw.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items and delegation summaries from standing committees.

Liquid Waste Committee – September 9, 2021

Information Items:

5.1 Regional Microfibres Reduction Campaign Launch

Microfibres from laundry are one of the largest sources of microplastics pollution in the ocean. Research has shown that washing in cold water can reduce the microfibres associated with laundry. A regional microfibres reduction campaign will run September 13 to October 31, 2021, with the objective to lower the amount of microfibres released into the aquatic environment when clothes are washed. The campaign targets residents, specifically parents with children under 18, and asks them to reduce microfibre shedding through the small act of washing laundry in cold water. Pre-campaign research showed that while there is high awareness of microplastics issues, people were generally unaware of microfibre impacts but were open to taking an action that fit into their current routine. The campaign's creative theme — "The Environment Thanks You" — features marine animals thanking people for switching to cold. The media strategy includes YouTube, Facebook, Instagram, television, digital billboards and Google adwords.

5.2 2021 Regional Unflushables Campaign Results

The 2021 regional Unflushables campaign took place from April 26 to June 20, 2021. A post-campaign survey showed that the number of residents who report flushing wipes and other campaign items has decreased from 49% (2017) to 37% (2021). De-ragging incidents at pump stations have also decreased from 121 events (2017) to 16 events (projected for 2021). The campaign addresses seven key items that cause ongoing problems for the region's wastewater system, with an extra focus on wipes and medications. The campaign included social media, television, radio, Spotify, and placements in grocery stores, medical offices, elevators, and hair salons. The campaign delivered 6.4 million impressions on social media, 433 engagements, 732,000 video views and 2,800 clicks for more information, reaching 361,442 residents with campaign messaging. A second two-week digital flight will run in October 2021, and the campaign will run again in 2022 re-using existing creative materials with tweaks as needed.

5.3 Continuous Improvement – Innovations Portfolio Management

Some projects funded through the Sustainability Innovation Fund are creating intellectual property assets and have revenue-generating potential. Maximizing value and returns on the utility's exposure to technological and financial risks have highlighted the need to evolve standard business casing methods to a value-proposition approach with the use of the Business Model Canvas. The Business Model Canvas framework considers a broader suite of business elements to help determine whether a project should: proceed, pivot, or terminate based on new results and other information gained during the research and development journey. The quality of the innovation portfolio is strengthened by the application of the



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value-proposition approach and successful projects will influence facility planning and process unit designs for more cost-effective service delivery.

Zero Waste Committee – September 10, 2021

Delegations:

3.1 Ben Liegley, Co-Founder & Director, Rethink2gether, and Accredited Consultant The PLEDGE on Food Waste

Information Items:

5.1 2020 Disposal Ban Program Update

Garbage loads received at regional solid waste facilities are visually inspected for banned materials, and surcharges are applied if banned materials are present. Metro Vancouver's solid waste facilities received 782,000 loads of garbage in 2020 up 7% from 2019. This increase is associated with an increase in small loads likely resulting from pandemic related impacts. 221,875 garbage loads were inspected (28% of total loads): 27,040 were found to contain banned materials and 6,642 surcharge notices were issued, representing a surcharge rate of 3%. Electronic waste, corrugated cardboard and oversized objects were the top three banned materials identified. The pandemic may have contributed to more electronics in the waste stream due to temporary disruptions in the electronics collection network. Surcharges on mattresses and gypsum decreased in 2020. Total surcharge revenues were \$724,729 and total program expenditures were \$721,902. A temporary disposal ban waiver has been put in place for waxed cardboard as a result of reduced options for recycling waxed cardboard.

5.2 Waste-to-Energy Facility Environmental Monitoring and Reporting 2020 Update

The Metro Vancouver Waste-to-Energy Facility operates well within environmental standards. All air emission related parameters monitored during 2020 were in compliance with the Waste-to-Energy Facility Operational Certificate. Metal emissions are less than 5% of regulatory limits. Dioxins/furans and trace organics are less than 2% of regulatory limits, with the exception of chlorobenzenes being less than 25% of the regulatory limit. Nitrogen oxides and fine particulate waste-to-energy emissions represent 0.4% and 0.002% of regional air shed totals. The Waste-to-Energy Facility accounts for less than 1% of regional greenhouse gas emissions.

On December 3, 2020, the Operational Certificate was amended to defer the reduction in discharge limits for hydrogen chloride and sulphur dioxide from December 31, 2022 to March 3, 2025. Metro Vancouver installed a new air quality monitoring station immediately adjacent to the Waste-to-Energy Facility and added air quality monitoring equipment to an existing monitoring station near the Waste-to-Energy Facility. Data collected to date shows ambient concentrations of hydrogen chloride and sulphur dioxide are less than 5% of ambient air quality standards, and well below modelling projections.

5.3 Illegal Dumping in Metro Vancouver

In 2020, member jurisdictions reported 47,000 illegal dumping incidents, including 720 incidents of abandoned gypsum. Municipalities spent \$3.6 million on the removal and disposal of abandoned items. In addition, municipalities spent \$2.5 million on large item pick-up programs. COVID-19 restrictions coincided with a temporary decrease in illegal dumping incidents in spring 2020, followed by increases in subsequent months. Overall costs of illegal dumping have increased across the region by on average 4.7%



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per year over the last three years. Some of the increases in the total number of illegal dumping incidents may be a result of improved reporting practices, rather than a true increase in illegal dumping activity. Illegal dumping of gypsum materials continues to be a challenging and costly issue for municipalities. Receipt of residential gypsum at all Metro Vancouver recycling and waste centres as of the fall of 2018 appears to have provided some benefit with respect to reducing illegal dumping of gypsum materials.

Metro Vancouver and member jurisdictions continue to advance a number of initiatives including education, enforcement and enhanced data management to help reduce illegal dumping. Enhanced extended producer responsibility programs for items such as mattresses would help reduce illegal dumping by reducing costs to residents to manage those materials.

5.4 Continuous Improvement, Innovation, and Collaboration with Adjacent Regional Districts

Metro Vancouver applies continuous improvement and innovation to consistently increase the value and effectiveness of its facilities, services, and business processes. In 2021, several continuous improvement initiatives have been implemented resulting in both cost savings and enhanced services. Examples of recent innovations include the recycling depot funding strategy, organics management contracts and modernization of weigh scale software systems. Metro Vancouver collaborates with adjacent regional districts to share information and partner on waste reduction projects. A number of foundational studies are underway to support the development of an updated solid waste management plan. To help answer questions posed by Zero Waste Committee members, Metro Vancouver will initiate a new study to assess options to manage residual garbage.

5.5 2021 Reuse and Repair Initiatives Update

As local governments and businesses grapple with global challenges such as waste reduction, climate change and ocean plastics, reuse and repair initiatives provide attractive solutions. Clothing, household goods, takeout containers and bags continue to be key sectors for reuse and repair in the region. In addition, the role of reuse in the built environment is an emerging area of interest for waste reduction and climate action. Metro Vancouver continues to help advance reuse and repair initiatives through data collection, information sharing and behavior change campaigns. Although implementation of further reuse and repair initiatives was put on pause in 2020/2021 due to COVID-19 restrictions, planning for the future continued. An expanded pilot for reuse education at regional recycling and waste centres and several regionally supported repair events are anticipated for 2022.

5.6 2021 Update on the National Zero Waste Council Activities

In 2021, the National Zero Waste Council has a number of projects and initiatives that will advance waste prevention and circularity within Metro Vancouver and across Canada. Included is the Council's foundational work in reducing food waste across the value chain and by households and developing pilot projects to divert asphalt and wood waste while working collaboratively to champion a circular economy for plastics packaging and the creation of circular cities and regions in Canada. Research analyzing the public health risks of reusables confirmed the switch to single-use items during the pandemic was not warranted. By being strategic and effective in identifying areas of work, the Council has been able to leverage external funding expanding the capacity of the Council to deliver on its objectives: \$200,000 in 2021 to advance the Council's work in the circular economy and food loss and waste and \$371,500 in campaign partner service fees for Love Food Hate Waste Canada.



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5.7 2021 Zero Waste Conference Update

The 2021 Zero Waste Conference, taking place October 28, promises to be a full day of dynamic, curated programming bringing together keynote speakers and panelists who will challenge participants to create a resilient, carbon neutral and circular future through inspiring stories of changes and initiatives already underway and encouragement to take the bold steps required in transformative times. The primarily virtual conference will be co-hosted by Metro Vancouver and the National Zero Waste Council and broadcast from the multimedia studio at the Annacis Research Centre. The overarching theme of the Zero Waste Conference is a "Future without Waste". This year's subthemes are: Unlock the power of imagination and transformation; Step into creative and innovative thinking; and, Design a resilient, carbon neutral and circular future.





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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 705 WEST 3RD STREET (MARINE AND BEWICKE PROJECT LTD. / ANKENMAN MARCHAND ARCHITECTS)

Date: September 8, 2021

File No: 08-3360-20-0436/1

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

RECOMMENDATION

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

ATTACHMENTS

- 1. Context Map (CityDocs 2058285)
- 2. Project Summary Sheet (CityDocs 2058416)
- 3. Architectural and Landscape Plans, dated August 31, 2021 (CityDocs 2091630)
- 4. Public Consultation Summary (CityDocs 2061622)
- 5. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839 (CityDocs 2062218)
- 6. Housing Agreement Bylaw, 2021, No. 8840 (CityDocs 2053668)

SUMMARY

The purpose of this report is to present, for Council's consideration, a rezoning application for 705 West 3rd Street to permit a six-storey mixed-use building containing a child care facility at grade, 70 rental apartment units above, and a roof-top common indoor amenity room with associated outdoor amenity area.

Vehicle access is proposed to be from the rear lane, to a two-level underground parkade. The proposal incorporates a portion of the City road along Bewicke Avenue and a significant new road dedication along Marine Drive for transit enhancements.

This proposal would replace the GardenWorks nursery currently located on site.

BACKGROUND

Applicant:	Steve Krilanovich – Marine and Bewicke Project Ltd.
Architect:	Ankenman Marchand Architects
Official Community Plan Designation:	Mixed-Use Level 2 (MU2)
Existing Zoning:	Service Commercial (CS-1)
Applicable Guidelines:	None

Original Application

On December 7, 2017, a rezoning application was submitted for a mixed-use building consisting of 63 strata units above ground-floor commercial spaces.

First Revised Application

In April 2018, a staff report sought direction from Council to negotiate an on-site community benefit in the form of a City-owned child care facility on the ground level. Council supported this direction.

The applicant then presented a revised application with a child care space that would be deeded to the City. This revised application also included a 3.0 metre (9.8 foot) wide land dedication along the Marine Drive frontage that is required by the Zoning Bylaw for public transit improvements.

In the course of reviewing this version of the application, the future plans for the Rapid-Bus along Marine Drive necessitated the request of a bus stop in front of the site. This means an additional 3.0 metre (9.8 feet) land dedication, for a total of 6.0 metres (19.69 feet) of dedication, is now required along the Marine Drive frontage of the site. With the significant dedication, the resulting developable land area became too small and the applicant stated that the project was not viable without additional land area to realize the development potential.

In February 2019, Council gave directions to transfer a portion of the City's surplus right-of-way along Bewicke Avenue to the applicant to assist them in meeting the development potential for the site. Council supported this proposal with the sale of the road conditional upon a successful rezoning.

Second Revised Application – Current Application

In November 2020, the applicant reevaluated market conditions and submitted another revised proposal. This proposal reconfigured the site boundary to accommodate the total requested dedication for transit enhancements on Marine Drive and incorporates the land area proposed to be sold to the applicant from the Bewicke Avenue right-of-way. This resubmission also included reconfigured floor plans: the ground floor now includes three Commercial/Retail Units (CRUs), and a privately-owned child care facility. The residential tenure has changed from strata to rental, with a total of 70 rental apartment units. The project proposes a total density of 2.50 FSR consistent with the Official Community Plan (OCP). From the time of this submission to the writing of this report, the applicant has been in discussion with a potential child care provider and now the proposal is for the child care facility to take up all of the ground floor commercial spaces, including the previously mentioned CRU spaces.

This second revised application is the subject of this report.

DISCUSSION

Site Context and Surrounding Use

The subject site is located in the Marine-Hamilton area of the City, at the southwest corner of Marine Drive and Bewicke Avenue (Attachment #1). The area consists of a mixture of building types and is in transition, with a mixture of automotive and mechanical services and more recently approved multi-storey, mixed-use residential buildings with ground floor commercial development envisioned under the OCP.

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

7	able	1.	Surrounding	Uses
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Direction	Address	Description	Zoning
North (across Marine Drive)	700 Marine Drive	Four storey mixed-use commercial and residential apartments.	CD-583
South (across rear lane)	710 West 2 nd Street	Two storey Commercial Buildings.	CS-1
South (across rear lane)	201 Bewicke Avenue	Two storey Commercial Building.	CS-1
East (across Bewicke Avenue)	671 West 2 nd Street	One storey Commercial Building.	CS-2
West	717 West 3rd Street	Five storey Residential Building.	CD-609

The site is strategically located at the convergence of Marine Drive, Keith Road and Bewicke Avenue, accessible via an AAA bikeway and is close to a key intersection for public transit to move people to various parts of the North Shore. In addition to the major commercial amenities along Marine Drive, including Capilano Mall, the site is also close to Westview Elementary School, Mosquito Creek Park, Mahon Park and the Spirit Trail network.

Project Description

The proposal is for a six-storey mixed-use development containing a private child care facility at grade facing Marine Drive, Bewicke Avenue and the rear lane, 70 rental apartment units above, and a roof-top common indoor amenity room with associated outdoor amenity area, all over two levels of underground parking accessed from the rear lane (Attachment #3).

A total of 5,654.5 square metres (60,858.1 square feet) of floor area, a density of 2.5 FSR and a total height of 19.8 m (65.0 feet) are proposed.

The proposal includes significant public realm improvements along both street fronts, including an open plaza at the northwest corner of the site and improvements to the adjacent bus stop fronting the site. Public art is being proposed in the plaza area, while public seating in the same area would provide an alternative place for people to sit while they wait for the bus. Design details of the plaza are to be further refined in collaboration with staff and the delivery would be secured through a Servicing Agreement should the project proceed.

Rental Housing

Since the first revised application submission in 2019, the applicant has switched to residential rental tenure in the proposal in response to market conditions and government financing incentives.

The proposed breakdown of residential units by type is as shown in Table 2 following.

Unit Type	Number of Units	Size
Studio	4	40.6 sq. metres (437 sq. ft.)
1-Bedroom	47	44.6 – 66.2 sq. metres (480 – 713 sq. ft.)
2-Bedroom	12	67.7 – 75.5 sq. metres (729 – 802 sq. ft.)
3-Bedroom	7	75.4 – 87.3 sq. metres (812 – 940 sq. ft.)

Table 2. Proposed Unit Breakdown

In accordance with City policies, of the proposed rental units, seven are proposed as mid-market units that would be secured in perpetuity through a Housing Agreement (Attachment #6).

The applicant is proposing 30 of the rental units meet Level 2 adaptability, exceeding the minimum requirements; the distribution will reflect the unit mix. The remaining units are to meet Level 1.

The residential lobby is provided off of Bewicke Avenue. The primary stairs leading to the second level are easily seen before one sees the elevator; the intent of this arrangement is to encourage active use of the staircase.

A common amenity room is proposed on the roof level of the building. It includes a seating area and common kitchen for use of the residents. The room connects to the outdoor roof deck where there is additional seating and a fire pit. A landscaped play area is proposed on the outdoor roof area as well. The proposed roof deck is set back from the edge of the building to protect the privacy of adjacent properties. A green roof is proposed between the roof deck and the building edge.

Child Care

As part of the change to rental tenure in the current proposal, the applicant has stated that a turn-key City-owned child care facility as an in-kind Community Amenity Contribution is no longer feasible, however, there is a high demand for child care spaces and a private child care facility is feasible.

Child Care Use is permitted in all of the City's commercial and mixed-use zones, including the subject site's current CS-1 Zone. Consistent with this approach, the draft CD zone (Attachment #5) would permit a range of uses at grade for this development, ranging from any CRU uses that fall within the Retail-Service Group 1 to a child care facility.

Access to the proposed child care is provided on both Marine Drive and adjacent to the residential lobby along Bewicke Avenue. An outdoor space is located at the southwest corner of the building, over the underground parkade access. A dedicated elevator is provided at Level P1 adjacent to the 30 proposed child care parking stalls as well as dedicated vehicle drop-off and pick-up zones. An end-of-trip facility for the child care providers to park their bikes and change clothes is also provided on the ground floor.

The applicant has been discussing these plans with a potential child care provider who has been in contact with Vancouver Coastal Health regarding licensing requirements. In designing the facility, the applicant and the facility operator stated that they not only aim to meet the minimum requirements of Vancouver Coastal Health but also consulted the City of Richmond's Childcare Design Guidelines, which the City of North Vancouver uses as a benchmark for new facilities.

The intent is to explore a large facility that can accommodate up to 144 children with 96 infant, and toddler spaces as well as 48 preschool spaces. Given the size of the outdoor space, multiple programs will likely need to run sequentially in order to meet the outdoor play space requirements imposed by VCH.

The final size of the facility and programming are yet to be determined at this point, however, it is expected that the facility may occupy the entire ground level. Final tenanting of the ground floor and the details of the child care design will be determined at subsequent phases of the project.

There is a high demand for child care spaces across the city but there is a particularly acute need here given the increase of residential units in this area. Under the City's 2020 Child Care Action Plan, a need for 299 new infant and toddler spaces and 300 new pre-school spaces for the next 10 years have been established for the City. This proposal, if approved, could make a significant contribution to the City's child care spaces target.

Land Dedications and Sale of a Portion of Bewicke Avenue

The applicant has agreed to dedicate a total of 6.0 meters (19.7 feet) of frontage off of Marine Drive to accommodate future transit needs of the City. The dedication will be used to facilitate a new bike route connection along Marine Drive from the existing path behind the mixed-use development at 725 Marine Drive and the pathway at the south east corner of Bewicke Avenue and West 3rd Street. The dedication will also facilitate a new public plaza fronting the site at the western end as well as an improved bus stop for the Rapid-Bus route along Marine Drive.

As this is a sizable amount of dedication, it has a significant impact on the developable land area. In accordance with Council's 2019 direction, the City is prepared to sell a portion of the Bewicke Avenue to the applicant. Figure 1 below shows a sketch of the before and after site configurations with a portion of Bewicke Avenue to be closed off and incorporated into the site.



Figure 1 – Site Configuration – Existing vs. As a Result of Dedication/Consolidation

The sale of this surplus road will not have an impact on on-street parking and the public realm along Bewicke Avenue. The land dedication and sale would result in a net increase of 232.0 sq. m. (2,497.0 sq. ft.) of road area for the City and the public and a significant enhancement to the function of the Main-Marine Rapid Bus line.

Bus Stop Improvement

The request for additional frontage dedication in order to improve public realm and future bus stop along Marine came up during staff detailed review of the application. Though it was not identified at the early stages of the application, placing the bus stop at the proposed location is a strategic decision and recommended by staff for the following reasons:

- There has been a bus stop at this location prior to the Rapid-Bus service beginning;
- It provides a good location for residents in the area; and
- The spacing between stops typically used for the Rapid-Bus service is between 800 and 1,500 metres. In this case, the previous stop at Capilano Mall is approximately 620 meters and the next stop at Lonsdale Quay Bus Loop is approximately 1,400 meters away.

The diagram below is taken from Translink's spacing guidelines and is intended to show the spacing difference between Rapid Bus service and regular All Day Frequent service.



The intent is to take into consideration that people are willing to walk up to 400 metres to a regular bus stop and up to 800 meters to a rapid transit stop.

Parking, Loading and Circulation

Vehicle parking is proposed to be from the rear lane, accessed from Bewicke Avenue to a two-level underground parkade. Level P1 accommodates parking for the child care use as well as spaces for visitor parking for the residential units above. Rooms for a combined storage and secured bike storage are proposed on this level, as well as a combined room for bicycle repair and dog wash. Resident and commercial recycling and garbage are also located on this level. Level P2 houses resident parking as well as mechanical rooms and additional storage and secured bike rooms.

One loading bay is proposed off the rear lane at the southwest corner of the site, adjacent to the parkade access.

With this project, a significant emphasis is placed on active transportation. A bike path along the Marine Drive is proposed to connect with the existing bike path to the west between the residential developments at 717 West 3rd Street to the south and the mixed use development at 725 Marine Drive to the north (see image following) The connection from the existing path to the proposed would have a brief left turn as a transition that would slow down bike speeds. The proposed path is designed to have a width of 3.35 meters (11 feet), which would support both cyclists and pedestrians. The path would connect with the existing bike path to the east of Bewicke Avenue and West Keith Road.

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PLANNING ANALYSIS

2014 Official Community Plan

The subject site is designated Mixed-Use Level 2 (MU-2) in the OCP. The designation is to provide mid-rise multi-family and commercial uses and activities contributing to a pedestrian scale village feel. It supports a maximum density of 2.0 times the lot area (FSR), including a potential 0.50 FSR density bonus in accordance with Schedule A Land Use map. It also supports a building with a maximum height of six storeys.

The applicant is proposing a density of 2.50 FSR or 5,654.5 square metres (60,858 square feet), which is within the OCP maximum density.

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

Official Community Plan	
Policy 1.1.1 Plan for growth in the City's population, dwelling units and employment in keeping with the projections in Metro Vancouver's Regional Growth Strategy.	Intensification of the site supports the use of existing amenities, including transit and services along Marine Drive.
Policy 1.1.7 Allow for accessory uses, such as home- based businesses and childcare, in residential areas.	The proposal would be zoned to allow desk and computer style home based businesses in the residential units.
Policy 1.2.1 Ensure the location, density, design and durability of developments and their infrastructure are informed by the best available science on climate impacts.	The proposed development is located adjacent to Marine Drive and is utilizing an existing site and infrastructure to densify while proposing to achieve an energy Level of Step 3 in the BC Building Code.
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.	Design and materials are consistent with those found in the local context. Landscaping utilizes native plant species.
Policy 1.3.10 Encourage active, healthy lifestyles and the opportunity for more social connections through planning and active design principles that encourage physical activity and contribute to enhanced walkability and active streets, sidewalks and public spaces.	The high-quality secure bike storage with access directly to the AAA bike network along Marine Drive.
Policy 1.4.1 Consider the needs of households with children in the design of multi-family developments.	The proposal would provide seven 3- bedroom units, and an indoor/outdoor amenity space on the roof allowing for multiple uses and activities.
Policy 1.4.3 Consider recreational, cultural and other community spaces as aspects of informal community living rooms, and essential 'social infrastructure', particularly in high-density neighbourhoods like Central/Lower Lonsdale.	The proposed roof-top indoor and outdoor amenity space provides opportunities for social interaction amongst all residents and is flexible enough to provide for a range of uses.
Policy 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.	The project will provide 70 new rental units with a range of unit types and sizes, from 437 to 940 sq. ft. Seven of these units will be 3- bedroom.
Policy 1.5.4 Prioritize the development and revitalization of affordable rental housing and use density bonusing and density transfers to incentivize the retention, renewal and/or replacement of rental units as a public benefit.	The proposal includes 70 rental units, including seven mid-market units, which will be secured by a Housing Agreement for the life of the building which is a public benefit.
Policy 1.5.6 Ensure a sufficient number of new apartment buildings provide accessible units and that	The proposal exceeds the minimum number of Adaptable Level 2 units, in accordance with the Zoning Bylaw, and the distribution of

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these accessible units are represented across various unit sizes.	which will reflect the overall unit-mix, and the remaining units will be Adaptable Level 1.
Policy 2.1.1 Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with and aim to increase these ways of travelling over single-occupant vehicle use.	The proposal includes enough secured bicycle storage in individual storage room and the subject site is located adjacent to a AAA bike network and close to the Spirit Trail.
Policy 2.2.3 Encourage higher and medium density residential area uses near jobs and services.	The subject site is located along Marine Drive, near many services and employment opportunities.
Strategic Plan	
City for People	The proposal supports the Strategic Plan vision and priority to be a City for People by using an existing site to increase the number of rental units in the Lower Lonsdale area, providing employment opportunities and services within close walking distance.
Housing Action Plan	
Action #3: Mid-Market Rental Units	The project will provide seven mid-market units, to be secured by a Housing Agreement or the life of the building.
Action #4: Family-Friendly Housing	The project includes seven three-bedroom units to support families.
Sustainable Development Guidelines	
Natural Systems The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.	The proposal includes green space on a roof- top deck as well as a plaza fronting Marine Drive that is intended for public use.
Physical Structures/Infrastructure The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conversion including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.	The project will use high-performance and environmentally friendly building materials and will achieve Step 3 of the BC Building Code Step Code.
Local Economy The ability to maintain and grow a healthy local economy. A strong economy brings	The proposal would supply a private childcare facility on the ground floor of the building.

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Date. Deptember 0, 2021	
employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members and greater opportunities for personal fulfillment and overall quality of life.	
Human Potential The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.	The development proposes Market Rental and Mid-Market Rental housing at a range of unit types and sizes. The subject site is along a major transportation route and services along Marine Drive.
Social Connections The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.	The proposal includes both indoor and outdoor amenity areas that are well- programmed with multiple opportunities for activities.
Cultural Diversity The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.	The proposed design includes various informal gathering spaces for tenants and in the public realm for the public.
Active Design Guidelines	a divide she country of the second second
Indoor Amenity	The proposed indoor amenity area includes a flex area for a variety of uses and a separate area lounge area that is directly connected to the outdoor amenity space.
Outdoor Recreation and Gardens	The proposed outdoor amenity space is designed to allow various uses, with outdoor seating, landscaping and a children's play area.
Primary Stairway	The proposed entrance to the residential units off Bewicke Avenue has an open stair design to encourage its use before viewing the elevator.

Zoning Bylaw 1995, No. 6700

The subject site is zoned "Service Commercial (CS-1)," which would allow a two-storey building on the property. The CS-1 Zone limits the maximum allowable density through the limitations of the Zone's lot coverage, building height and building setbacks. An

amendment to the Zoning Bylaw is required to permit the proposal and is reflected in Zoning Amendment Bylaw 8839 (Attachment #5).

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

- Set the maximum allowable density to 2.50 FSR by entering into a Housing Agreement with the City to secure rental housing in perpetuity as well as providing seven mid-market units, also in perpetuity;
- Add the use of Rental Apartment Residential Use;
- Allow a maximum Building Height not exceeding 19.8 metres (65.0 feet);
- Allow the maximum Lot Coverage to increase from the maximum 45 percent to 51 percent of the lot area;
- Waive the Maximum Building width of 30.5 meters (100 feet); and
- Allow the proposed building setbacks from the property lines.

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

As the purpose of the rezoning is to allow the residential use, and to increase the density and height to the maximum that can be supported under the OCP, staff support the uses, density and height of the proposal.

To provide flexibility in the CD Zone, ground floor commercial will still be a permitted use in the event the needs of the proposed child care facility changes. The number of proposed parking stalls meets the Zoning Bylaw requirements for both child care and commercial uses. It is anticipated that the proposed number of child care stalls will assist in the drop-off and pick-up times.

Site Coverage

A variance to the site coverage is required to allow the proposed building footprint to be 51% of the site area, instead of the maximum of 45% in the Zoning Bylaw. This is considered a minor variance and similar relaxations have been applied elsewhere.

Maximum Building Width

While the maximum building width under the Zoning Bylaw is 30.5 meters (100 feet), the proposed building frontage along Marine and Bewicke is broken down into three separate facades, thus meeting the maximum building width requirement.

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy,* in conjunction with the Official Community Plan, allows for density bonuses beyond 2.0 FSR in the Mixed-Use Level 2, up to a maximum of 2.50 FSR.

The policy provides a number of community benefit options for projects seeking additional density and seeks to ensure the City receives value for additional density

granted. The value could be in the form of a cash contribution or some form of amenity, such as an all-rental apartment building to be secured in perpetuity plus a form of housing affordability in accordance with the City's Housing Action Plan. In this case, to achieve the desired 0.5 FSR bonus density, the applicant has agreed to secure, through the registration of a Housing Agreement (Attachment #6), all proposed 70 units as rental units in perpetuity, as well as to provide seven of these units at Mid-Market rates (rates below market levels) in perpetuity.

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

For example, if the applicant was proposing these units for sale as a strata development project, the Density Bonus and Community Benefits Policy would value this density bonus at approximately \$1.7 million, as outlined in the Table 3 below.

Table 3. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus to 2.0 FSR / OCP Density (0.0 square feet @ \$25 / sq. ft.)	\$0.00
Density Bonus to 2.5 FSR Max Bonus (12,173 square feet @ \$140 / sq. ft.)	\$1,704,220
Total Value of Community Benefits	\$1,704,220

Instead of this amount, and consistent with the Density Bonusing and Community Benefits Policy, the City's total rental housing stock would receive 70 rental apartment units, with seven of these being below market, or Mid-market units. These will be secured in the Housing Agreement. This building will be privately owned and the tenant selection for the seven mid-market units will be at the discretion of the building owner.

In addition to the items above, the following legal agreements relating to the development of this building will be entered into with the applicant at the applicant's expense:

- Development Covenant;
- Servicing Agreement;
- Flooding Covenant;
- Crane Swing and Underpinning Agreement; and
- Good Neighbour Agreement.

ADVISORY BODY INPUT

Advisory Design Panel

At their May 16, 2018 meeting, the Advisory Design Panel reviewed and supported the proposal. The Panel provided a few recommendations to enhance the design, including a further look at the drop-off and pick-up of the child care, the plaza design and its connection to the property to the west, refinement of the public realm space, including the bus stop, and use of larger shade trees. The applicant has responded to these comments in their current proposal. In staff's view, the revisions presented in the current

proposal has improved the project's overall response to the context and does not require an additional review of the Panel.

COMMUNITY CONSULTATION

The applicant held their Developer Information Session on May 22, 2018 and this was attended by 14 people (Attachment #4). Comment forms were received where two people supported the application, two opposed and four provided a neutral response.

Those who support the proposal liked the design of the building and the inclusion of a child care facility.

The comments that were opposed to the application expressed concerns about building height and density, that parking is lacking in the area and with additional units, more parking is needed within the development, and that there would be increased traffic in the area, especially at such a busy intersection.

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

FINANCIAL IMPLICATIONS

In addition to the community benefits outlined above, the project will be expected to contribute DCC and public art.

CONCLUSION

This proposal is consistent with the Official Community Plan and will bring in 70 new rental apartment units, including seven below market units for the life of the building, in addition to a large private child care facility. The subject site's proximity to existing amenities, commercial areas, and public transit and active transportation facilities makes it an appropriate site for the proposal. The redevelopment of this strategically located site will facilitate important public realm and public transit objectives along the Marine Drive corridor.

RESPECTFULLY SUBMITTED:

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David Johnson Development Planner





PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION 705 West 3rd Street



SITE CHARACTERISTICS

OCP Designation	Mixed-Use Level 2 (MU2)
Existing Zoning	Service Commercial (CS-1)
Site Area	2,261.8 sq. m (24,346.0 sq. ft.)

FLOOR AREA AND HEIGHT	Existing Zoning (CS-1)	Offical Community Plan	Proposed (CD-734)
Floor Space Ratio	N/A	Maximum - 2.50 FSR 5,654.5 sq. m (60,866.5 sq. ft.)	5,654.5 sq. m (60,858.1 sq. ft.) 2.50 FSR (including childcare space)
Total Lot Coverage	45%	N/A	51%
Principal Building Height (maximum)	Two Storeys, nor 10.7 m (35.0 ft.)	Six Storeys	19.8 m (65.0 ft.)

SETBACKS	Existing Zoning (CS-1)	Proposed
Front (Marine Drive)	6.1 m (20.0 ft.)	0.0 m (0.0 ft.)
Interior Side Yard (West)	0.0 m (0.0 ft.)	2.0 m (6.5 ft.)
Exterior Side Yard (Bewicke Avenue)	6.1 m (20.0 ft.)	0.7 m (2.2 ft.)
Rear (South)	6.1 m (20.0 ft.)	0.7 m (2.2 ft.)
BICYCLE PARKING	Required	Proposed
Short Term	11	12
Secured	105	144
Total Bicycle Parking (stalls)	116	156
VEHICLE PARKING	Required	Proposed
Resident Parking	42	50
Visitor Parking	7 (inclusive of resident parking)	7
Childcare Parking	20	30
Total Vehicle Parking (stalls)	62	87
Numbers based on plans dated May 29, 2021		#2058416

Attachment 3



705 WEST 3RD STREET

MIXED-USE - COMMERCIAL / RESIDENTIAL DEVELOPMENT

Issued for Rezoning - December 6, 2017

Re-issued for Rezoning - October 24, 2019

Response to Prior-to Rezoning - April 29, 2020

Re-issued for Rezoning - November 16, 2020

Response to Prior-to Rezoning - May 31, 2021

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Landscape



DRAWING LIST:

SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
A001	COVER PAGE	A160	ROOF DECK FLOOR PLAN
A002	STATISTICS	A170	ROOF PLAN
A003	STATISTICS	A210	NORTH & SOUTH ELEVATIONS
A005	DESIGN DATA	A220	EAST & WEST ELEVATIONS
A032	SITE CONTEXT AERIAL VIEW	A230	NORTH-EAST ELEVATION
A033	SITE CONTEXT PHOTOS	A310	BUILDING SECTION NORTH-SOUTH DAYCARE
A035	NORTH STREETSCAPES	A320	BUILDING SECTION EAST-WEST RESIDENTIAL
A036	EAST STREETSCAPES	A330	BUILDING SECTION NORTH-SOUTH COMMERCIAL
A040	SHADOW STUDIES	A700	3D VIEWS
A100	SURVEY	A710	3D VIEWS
A101	SITE PLAN	A810	GROUND LEVEL AREA OVERLAY
A103	LEVEL P2 FLOOR PLAN	A820	LEVEL 2 AREA OVERLAY
A105	LEVEL P1 FLOOR PLAN	A830	LEVEL 3 AREA OVERLAY
A110	GROUND FLOOR PLAN	A840	LEVEL 4 AREA OVERLAY
A120	LEVEL 2 FLOOR PLAN	A850	LEVEL 5 AREA OVERLAY
A130	LEVEL 3 FLOOR PLAN	A860	ROOF LEVEL AREA OVERLAY
A140	LEVEL 4 FLOOR PLAN	A870	TYPICAL ADAPTABLE UNIT FLOOR PLANS
A150	LEVEL 5 FLOOR PLAN	A880	TYPICAL ADAPTABLE UNIT FLOOR PLANS

REVIT E:\000 I

705 WEST 3RD STREET

MIXED-USE - COMMERCIAL / RESIDENTIAL DEVELOPMENT

Issued for Rezoning - December 6, 2017

Re-issued for Rezoning - October 24, 2019

Response to Prior-to Rezoning - April 29, 2020

Re-issued for Rezoning - November 16, 2020

Response to Prior-to Rezoning - May 31, 2021

	Client	Architect	Surveyor	Landscape		Civil							
STATISTICS:	Marine & Bearicke Project Ltd. clo Steve Krianovich at Lotus Capit 950 - 475 West Georgia Street Vancource, BC V&B 4M9 Contact: Steve Krianovich	Ankerman Marchand Architects 1645 West Sth Avenue Vancouver, BC V6J 1N5 Contact: Timothy Ankerman Email: timit: amarchitects.com Text 404 027 2050. Contact:	Hobbs, Winter & MacDonald BC and Canada Land Surveyors 113.428 Harbourside Drive North Vancouver, BC VTP 389 Contact: Alex Heath, BCLS	Van Der Zalm & Associates 102-355 Kingsanay Vancouver, BC V5T 377 Contact: Dave Jerke Ernalt davidgewidz ca Twe Jone Group Contact and the State	Forma Design Inc. 209-828 Harbourside Dr North Vancouver, BC V7P 3R9 Contact: Bill Harrison Email: bill/#formadesign.ca	R.F. Binnie 205 - 4946 Burnaby, B Contact: Ru Email: rear Tel: 770 04	& Associates Ltd. Canada Way C V5G 4H7 issell Warren rentifibinnie.com 5 6/049 Coll: 600 912	2058					
Legal Description: LOT 'J', BLOCK 15, DISTRICT LOT 265, G	Tel: 604.568.9769 Fax: 604.568.3	02 SETBACKS.	2505 Email: alexonialmsurveys.com Tel: 604.986.1371 ext. 226 Fax: 60	1 ec 604.882.0024 Cel: 604.546.09. 4.986.5204	21 TE: 604.986.9193 CEI: 604.340.425	, ia.iia.ii		1000					
WESTMINSTER DISTRICT, PLAN LMP43 P.I.D. 024-605-701	325	Required: Original Zoning as per 6700.61	3.5 Xe matrice (20 feet) from a Lat line	eveent the Interior Cide Let Line	T	Lovid #	Ueza	Unit Type	Net Toor Anno	Wall.Ame End	Adieptable Excl. 10	ine Floor Area Og	perdisionly Alex
Civic Address:		Shall be sited not less than 0.05	o metres (20 leet) nom a Lot init	rexcept the interior Side Lot Line.	ł	à	8	1	(St. FI.) D	(Sq. FL)	(5a FL) F	(St Ft) SHDHE	(Sq. FL) If
705 West 3rd Street, North Vancouver, BC	V7M 1H1	As per 6700.411.1.a - Bylaw 84	64, May 30, 2016		l l	DEVEL 2	Unit #	Ont Type	Net Floor Area	Wall Area Excl	Adaptable Excl. (G	Poss Floor Anna Co	perflatory Area
Zoning: Current: CS-1		where road width is less than 3 common to such road allowance metres (50 feet) from the centre	0.48 metres (100 feet). the requir e for abutting Lots shall be meas aline of such road allowance as e	ed Building Setback form the Lot Li ured from a line parallel to and 15.2 visting prior to 1967	ine 24		201 202	STUDIO 2808	- (294, PL) - 437/15 - 720.80	1.76 1.76 8.10	(84. FL)	438.94 729.00	130. M()
Proposed Use:		(a) Marine Drive		inding prior to roor.			203	1804+0 380R	025.63	13,56	-20,00	940.10	
Proposed: CD		Permitted (per CS-1. 613(4) -	Bylaw 6700): Proposed:			0.01	206	1804+0 1804+0	637.30	0.35	20.05	643.65	
Survey Information: Based on survey information by Hobbs, Wi MacDonald, Canada and B.C. Land Survey Death Cather 1001 - 0012 (Parand Survey	inter &	Front, North: 6.096 m (20 Exterior, East: 6.096 m (20 Lane, South: 6.096 m (20 Interior West: 0 m (0 ft)	(t) Front, North (t) Exterior, Ear (t) Lane, South Interior West	6.0 m (20.00 ft) to P.L. st: 0.70 m (2.20 ft) to P.L. 0.70 m (2.20 ft) to P.L. 2.00 m (6.50 ft) to P.L.			207 208 209 210 211	1808 1808 1808 1808 2808	536-12 530.95 531-48 527-82 792.23	8.50 3.63 5.06 5.06 19,47	20.00 20.00 20.05	546.74 538.58 537.14 533.48 862.70	
Dated: October 13th, 2017 (Revised on Au	gust 28, 2019)						212 213	18DR+D 18DH	705.45 475.18	7.33	-20.00	71278	
DEVELOPMENT DATA SUM	MMARY:	UNIT COUNTS:					244 245 246 247	280R 280R 180R	505 18 752 82 536 26 477 76	8.03 0.77 6.30	20.00	567.35 760.85 546.03 483.08	
Site Area:		Unit Breakdown:				OTAL LEVEL 2:	21W.	RES CIRCULATION	543.65 1.287.23 12,203.65	7.15	211.06	1,287,23 12,342,10	
24,540 34.11 (2,201.0 112)		Studio	4 (6%)		Ĩ	LEVEL 3	Unix#	Lint Type	Net Flote Area	WHIT Area Exc.	Adaptalise Excl. (Gr	ruse Floor Area, Or	perbacory Area
Permitted FSR: Per CS-1 prescribed maximum sq.ft. = 0.5 Per Bylaw 8464 maximum sq.ft. = 1.0 Per OCP = 2.5	12,173 sq.ft. (1,130.9 m2) 24,346 sq.ft. (2,261.8 m2) 60,865 sq.ft. (5,744.9 m2)	1 Bedroom 1 Bedroom + Den 2 Bedroom 3 Bedroom	30 (43%) 17 (24%) 12 (17%) 7 (10%)				301 362 503	310010 2808 1608+0	(Sig. PL) 438:71 720.49 570.72 926:61	- (Sq. FL) 178 8.12 5.30 13.00	(Scj. JfL)	(Sc. FL) 640.50 728.61 576.02 940.19	(Sq. FL) 9.19 53.63 56.48 (He 23
Proposed Gross FSR:		Total Residential Units:	70				305 306	18DMHD 18DMHD	657-44 638-06	12 14 5 09	251.00	669.58 543.69	45.00 43.78
Per OCP = 2.5	60,858.09 sq.ft. (5,651.0 m2)	Adaptable Design Units:	18 (25%)				307 308 309	1BCRC 1BCRC	538.53 531.40 532.26	8.26 5.22 5.24	20.00	546.79 530.02 537.50	43.78 51.38 53.28
Permitted Site Coverage: Per CS-1	45%	Commercial Breakdown:					340 311 312	3809 2909 1809+0	528.43 792.03 705.45	5 68 9.74 7.33	20.02	554 11 801.37 712.78	53.29 52.86 61.64
D	10,955.5 sq.ft. (1,017.8 m2)	Retail Units Daycare	3 1				343. 344. 315.	1808 1808 2908	475 18 555 48 752.85	4.91 10.85 8.03	20.00	479.89 567.33 760.68	49.04 68.80 86.81
Proposed Site Coverage:	54% 13,212.3 sq.ft. (1,227.46 m2)	Total Commercial Units:	4			1.1	310	1BOR 1BOR 1BOR	536.26 477 88 545 45	0.77 5.30 7.15	20,06	646.02 462.98 552.60	67.17 50.10 47.17
HEIGHT:		Total Units:	74		ł	TOTAL LEVEL 3	18	RES. CIRCULATION	1.285.71 12.209.00	10.8	360.00	128571 12.343.98	978-90
Permitted Height:					[LEVEL 4	Quice #	Unit Type	Net Floor Avea (Big FL)	Wall Area Excl. (Sq. Ft.)	Adaptable Excl. 10 (Sq. Pt.)	(Sq. FL)	(Sq. Ft.)
Per CS-1	2 Storeys or 35 ft (10.668 m)				1		401-	91000 2908	438 71 720 49	1.78 8.12		640.50 728.61	B 18 53.63
Proposed Height: Per OCP	5 Storeys, 57.0 ft (17.37 m)						404	-380R	928 14 647 80	12,05	20.00	940.19	116,23

5 Storeys, 57.0 ft (17.37 m)

FSR CALCULATION		Ġ	ROSS FLOOR AR	EA	EXCL	USIONS		1			
	# OF UNITS	UNITS FLOOR AREA	CIRCULATION FLOOR AREA	GROSS FLOOR AREA PER USE	AMENITY/SERVICE Amenity, Mezzanine, Mech /Elec. all or below grade (Excluded)	ADAPTABLE FLOOR AREA (Deductable)	WALL AREA (Excluded)	NET FLOOR AREA for total FSR calc.	FSR	OPEN BALCONY AREA	OPEN BALCONY
	-	SQ.FT	SQ.FT	SQ.FT	SQ FT	SQ.FT	SQ.FT	SQ.FT	1	SQ.FT	
1. A.	A	B	c	D=B+C	E	r	G	H=D-E-F-G	÷.н.	- T	1
RESIDENTIAL COMMERCIAL - RETAIL DAYCARE	31	0.00 3,047,50 7,749.60	835.21 1.216,67	835.21 4.264.17 7,749.80	0.00 595.39	183.00	13.23 105.47 245.83	638.08 3,963,32 7,503.97	0.03 0.16 0.31		
LEVEL 2 RESIDENTIAL	18	11,004.33	1 287 23	12.371.56	29.57	100.00	138.54	12 643 65	0.49	0.00	0.00%
LEVEL 3 RESIDENTIAL	18	11,087.22	1,285.71	12 372.03	29.37	160.00	133.86	12 649 59	0.49	978.90	7.91%
LEVEL 4 RESIDENTIAL	17	11,081 03	1,259.60	12 340 63	29.37	140.00	151.89	12 039 37	049	978.90	7.93%
LEVEL 5 RESIDENTIAL	17	11,278.02	1,261,48	12.539.42	29.37	148.00	129.46	12 240 39	0.50	958.83	7.85%
ROOF LEVEL RESIDENTIAL	-10	771.00	379.42	1,151,10	77188		0.00	379.42	0.02	0.00	0.00%
TOTAL RESIDENTIAL	70	45.302.27	8,308.57	51,610.84	889.16	783.90	546.98	49,390.80	2.03	2,916.63	5.65%
TOTAL COMMERCIAL	- 3	3.047.50	1,216.67	4,264.17			105.47	3,963,32	0.16		1
TOTAL DAYCARE	· · · ·	7,749.80	21124	7,749,80			245.83	7,503.97	+0.31		
TOTAL		58 000 57	2.696.9.8	83 834 84	992 16	785.50	1000 70	20 252 00	9.65		1.

	211 212 213 214 215 316 217 218	1809 1809 1809 1809 1809 1809 1809 1809	7102,63 7105,45 475,18 555,18 752,62 536,26 477,76 543,69 1,287,21	10.47 7.33 4.71 11.37 8.03 0.77 5.30 7.15	20.00	842.70 712.78 479.89 587.35 780.85 546.03 483.00 551.04 531.04	
TOTAL LEVEL 2:	11	T	12,203.65	110.64	160.00	12,342.10	
LEVEL 3	Unix #	Live Type	Net Flote Area	WHIT Area Exc.	Adaptalise Excl.	Gross Floor Anna	OperBakony /
-	301	studio	(34, 11.)	(SQ.FL) 1.78	(34.Jr.)	(54, FC) 640.50	(34-FL)
	302	2809	720.49	8.12		728 61	5
	303	1609+0	570.72	5.30	20.00	576.02	5
	305	18DH+D	657-44	12.14	PROB	669.58	
	306	16CHT+D	638 06	5.09	20.00	643.69	- 4
	307	1BCR	531.40	5.25	20.00	546.79	
	308	1BCRr	532.20	5.24	20.05	517.50	5
	340	1BCHF	528.43	5.68	20.00	554 11	5
	311	100040	792.03	9.74	20.00	737.76	
	313	1BOIN	475.18	4.71		473.65	4
	344.	1BCHI	556.48	10.65		547.33	6
	315	10097	FMC 26	0.03	-20.00	545 (12	6
	317	1BCRF	477 EB	5.30		462.98	5
	346	1BOHF	545.45	7.15	20,06	552.60	.4
TOTAL LEVEL 3-	-16	RES. CIRCULATION	1,285,71	105.66	160.00	12343.98	
LEVEL 4	OWN .	Unit Type	(Big FL)	(Sq. F1.)	(Sq. Pt.)	(Sq. FL)	OpenBalloony / (Sq. Ft.)
	-104	SUDIO	438.71	1.79		640.50	1
	402	280H	520.49	8,12		578.03	
	404	-380R	928.14	12.05	20.00	940.19	11
	405	18DH+D	657.80	12.14		689 94	
	405	180RHD	638.08	5.09	26.00	643.69	
	408	1BOR	531.48	5.18	20.00	536.05	5
	429	1804	532 11	5.25	20.00	517.31	
	410	1808	527 34	5.06	20.00	533.00	5
	412	IBDR+D.	705.45	7,33	10.00	712.78	5
	413	-38097	¥20.27	13.09		1453.595	
	414	1BCH	486.90	481		491-80	
	410	NOBC	697.78	14.73		912.52	5
	417	1BCHI	545.45	7.15	20.00	552,01	5
		RES CIRCLE ATION	1 289.60			1250(0)	4
TOTAL LEVEL 4	17	E 1	12.179.37	131.00	340.02	12.311.26	
LENGLA .	Link #	lint form	Mail Direct Areas	Wall Arms Elect	Arturmettia Eart	Genes Elect Anna	Conditions
Service of	- Sector	Sin Une	(St. FL)	(5q. Ft.)	(84 FL)	(Sq. Ft.)	(Sq.Pt)
	5/11	STUDIO	417 22	180		439.02	
	602	1608+0	571.10	4.03		576.03	
	.004-	2009	298.99	11.15	20.05	010.12	11
	505	2809	765.83	13.20		800 00	
	507	150R+0	538.36	8.26		548 62	4
	50W	1808	531.38	5.22	20.00	536.60	5
	509	1808	532.22	5.24	28.00	537.46	5
	511	2808	792.06	8.74	PRIME	892.70	8
	642	18DR+D	700.40	7.33	20.00	712.78	
	513	3809	920.27	13.69		933.95	4
	816	1BOR	786.57	6.13	C	7k1.80	
	010	SBOR	890.04	12.47	1	012.51	C 1 1
	517	3BDH	543.66	7.16	21.00	551-02	
		RES. CIRCULATION	1,261.40			1,261.40	4
a mendial			THE DESIGN AND INCOME.	1000 100	2 2 M 10 10 10 10 10 10 10 10 10 10 10 10 10	10 10 10	

Territoria and a second provide a s	1645 West 5th Avenue Vancouver, BC V6J 1N5				ANKENMA
All Drawings in this set to be read in conjunction with each other. Any errors or discreptance is to be regoring to the second of the approval of the app	Tel: (604) 872-2595Fax (604) 872-2505 Email: office@AMArchitects.com				AN MARCHAND
Project: 1738 MARINE & BEWICKE PROJECT LTD. 705 WEST 3RD STREET 705 WEST 3RD STREET 705 WEST 3RD STREET 705 WEST 3RD STREET 705 WEST 3RD STREET STATISTICS Project Status: Rezoning SUBMISSION 2010 49 State Description 2010 49	5	TUS	ON	NICRO	ON
SUBMISSION UNITED State Description Particle Description Particle Description Particle Description Particle Pa	1738 MARINI 705 W 705 We V7M 1H Drawing STAT Project Rezoi	E & BEV /EST : st 3rd S i1 g: ISTIC: Status: ning	VICKE PI 3RD S treet, No S	ROJECT L FREET th Vancou	TD. wer, BC
APPE Contractors and a second contractors and a second contractors REVISION No. Date Description REVISION No. Date Description All Drawings in this set to be read in conjunction with each other. Any errors or discreptancies to be reported to they requirements of the approval to ensure that all work is executed to the magning of the administration of the approval Section: A set of the administration of the administration Description		S	UBMIS	SION	
REVISION No. Date Description	Date (1171-12-0) 2017-12-0 2019-10-2 2020-04-2 2020-04-2 2020-04-2 2020-04-2	e ISSUED F 4 REISSUE 9 RESPON 6 RE-ISSUE 9 RESPON	Desc DR REZONIN D FOR REZO SE TO PT RE D FOR REZO SE TO PT - R	G NING ZONING DNING EZONING	
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the Building Code Authority. @ Copyright Ankenman Marchand Architects. All rights reserved. Scale: purc. exc.	No.	RI Date	EVISIOI De	N scription	
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commercing work. Use the second to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved. Scale:					
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before control to ensure that the second second second second the second second second second balding Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved. Scale:					
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ARCHITECTS

PARKING CALCULATIONS:

REQUIRED:

Rental Apartment Residential: 0.6 spaces per unit x 70 units: idential Visitor 0.1 spaces per unit x 70 units (portion of the total required residential):

Residential Disability Parking: 0.038 spaces per unit x 70 units (portion of the total required residential):

Commercial Retail Service : 1 space per 538.2 sq.ft. for 1,622.47 sq.ft.

Commercial Restaurant Service :

1 space per 204.5 sq.ft. for 1.130.39 sq.ft. 6 stalls Daycare: 1 space per 538.2 sq.ft. for 7,503.97 sq.ft.:

Commercial Disability: 1 space per 25 required spaces: (portion of the total required commercial):

Total Parking Stalls Required:

PROPOSED:

	3 stalls
Devidential Disability Dedates	0
Residential Visitor:	7 stalls (7 small cars = 100%)
Residential:	47 stalls (32 small cars = 53.1%, 15 standard stalls)

42 stalls

(7 stalls)

(3 stalls)

3 stalls

14 stalls

(1 stall)

65 stalls

Residential Electrical Vehicle ready stalls: 20% = 0.2 x 57 = 11.4 = 11 (3 standard stalls, 8 small car stalls. Charging Level 2) *All residential parking stalls to have infrastructure required to install electric vehicle charging stations.

Commercial:	15 stalls (12 small cars = 82.3%, 3 standard stalls)
Commercial Disability:	1 stall
Daycare:	14 stalls (8 small cars = 50%, 6 standard stalls)
Total Commercial proposed:	30 stalls (20 small cars = 66.7%, 10 standard stalls)
Total parking proposed:	87 stalls

LOADING CALCULATIONS:

REQUIRED:

Total Loading Spaces Proposed:	1 space
Commercial:	1 space
Residential:	0
PROPOSED:	
Total Loading Spaces Required:	1 space
Commercial: 1 space per building or 1,393.5 m2, whichever is greater:	1 space
Not required.	0 space

BICYCLE PARKING CALCULATIONS:

BICYCLE PARKING REQUIRED:

Secure Bicycle Parking Spaces: Residential: (per 6700 1.c., Part 10A, 1.5 per unit) based on 70 units = 105 spaces (Verticals stalls = 30% max, of total = 105 x 0.35 = 36 spaces) (Horizontal stalls = 105 - 35 = 70 spaces) Commercial & Daycare: (per 6700 1.c., Part 10A, 1 space per 250 sq.m. GFA) based on 958 m2 = 4 spaces

Total Secure Bicycle spaces required (96 + 2) = 98 spaces

Short-Term Bicycle Parking Spaces: Residential: (per 6700 1 c, Part 10A, 6 per 60 units or part thereof) based on 64 units = 6 spaces Commercial: (per 6700 1 c, Part 10A, 6 spaces per 1000 sq.m. GFA) based on 958 m2 = 6 spaces

Total Short-Term Bicycle spaces required (6 + 6) = 12 spaces

Electrical Outlets Required for Secure Parking: 1 outlet per 4 spaces = 96/4 = 24 Electrical Outlets

BICYCLE PARKING PROPOSED:

Secure: Residential: 140 Horizontal bicycle spaces

Commercial: 4 Vertical bicycle spaces

Total bicycle spaces = 140 + 4 = 144 stalls

Short-Term: 12 Horizontal bicycle spaces (2 racks)

Total bicycle spaces = 12 stalls

Total Bicycle spaces proposed (Secure = 144 + Short-Term = 12) = 156 Spaces

Electrical Outlets Proposed for Secure Bicycle Parking: 72 Electrical Outlets (1 double outlet per 2 etalle)

REFUSE SPACE CALCULATIONS:

REQUIRED

(PER GUIDELINES FOR RECYCLING AND GARBAGE STORAGE SPACE AND ACCESS IN MULTIPLE UNIT RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENTS)

RESIDENTIAL 70 units: \sim \sim \sim

[Refuse space required = 0.486 m2 (5.23 sq.ft.) per unit + 11 m2 miminum area required] 0.486 m2 X 70 units = 34.02 m2 (366.2 sq.ft) + 11 m2 (118.4 sq.ft.) = 45.02 m2 (484.6 sq.ft.) Total residential refuse space required: = 45.02 m2 (484.6 sq.ft,)

Total number of recycling and garbage containers recommended:
 Iotal number of recycling and garbage con

 3 x 3 yard bin (garbage)

 2 x 360L carts (newsprints)

 3 x 360L carts (mixed papers)

 -2 x 360L carts (mixed papers)

 -2 x 360L carts (mixed containers recycling)

 1 x 2 yard bin (cardboard)

 -5 x 240L carts (compostables)

COMMERCIAL:

 Retail & Daycare Facility: (6,028 sq.ft. Daycare Facility + 2,736 sq.ft. Retail Stores) = 8,764 sq.ft (814.2 m2)

 [Refuse space required = 0.023 m2 per m2]

 814.2 m2.2 0.023 = 18.7 m2 (201 sq.ft.)

Restaurant: 2,296 sq.ft. (213.3 m2) [Refuse space required = 0.026 m2 per m2] 213.3 m2 x 0.026 = 5.55 m2 (60 sq.ft.)

Total commercial refuse space required: 18.7 m2 (201 sq.ft.) + 5.55 m2 (60 sq.ft.) = 24.25 m2 (261 sq.ft.)

Total number of recycling and garbage containers recommended: [Based on total: retail space + daycare + restaurant (2,736 sq.ft. + 6,028 sq.ft. + 2,296 sq.ft.) = 11,060 sq.ft. (1,027 m2)] - 1 x 3 yard bin (arbage) - 4 x 360L carts (mixed papers) - 2 x 360L carts (mixed containers recycling) 1 x 3 yard bin (cardboard)
 2 x 360L carts (food scraps) - 1 x 170L drum (tallow/grease

PROPOSED

Residential:

Refuse space = 41 m2 (441 sq.ft.) Total number of recycling and garbage containers same as recommended

COMMERCIAL:

Refuse space = 25.0 m2 (270 sq.ft.) Total number of recycling and garbage containers same as recommended



ARCHITECTS

LOTUS OMICRON

705 WEST 3RD STREET 705 West 3rd Street, North Vancouver, BC V7M 1H1 Drawing:

STATISTICS

Rezoning

(mm-MM-DD)	Description
2017-12-06 ISSUE	D FOR REZONING
2019-10-24 REISS	UED FOR REZONING
2020-04-29 RESPI	DNSE TO PT REZONING
2020-11-16 RE-IS	SUED FOR REZONING
2021-05-29 RESP	DNSE TO PT - REZONING

REVISION

No. Date Description 2021-05-10 REVISION PER PTC

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Cord Authority.

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A003



1645 West Vancouver,

BC

V6J

1Ne

Tel





As indicated

A005

SITE CONTEXT - AERIAL VIEW:



SITE - 705 WEST 3RD STREET


SITE CONTEXT - PHOTOS:



CONTEXT PLAN







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Project: 1738								
MARINE &	BEW		PF		EC	TL T	TD.	
705 West 3	ird St	reet, I	Nor	th \	⊆ ⊏ /an	COL	iver,	вс
V/M 1H1 Drawing:					_	~~		
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Project Sta Rezonin	itus: g							
Project Sta Rezonin	itus: I g SL	JBM De	ISS	SIO rip	N	n		

	RE	VISION
No.	Date	Description
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A033

2021-05-29 RESPONSE TO PT - RE

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NORTH EXISTING STREETSCAPE



NORTH PROPOSED STREETSCAPE

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LOTUS OMICRON

MARINE & BEWICKE PROJECT LTD. 705 WEST 3RD STREET 705 West 3rd Street, North Vancouver, BC V7M 1H1 Drawing: NORTH STREETSCAPES

SUBMISSION

REVISION

Description

Description 2017-12-06 ISSUED FOR REZONING 2019-10-24 REISSUED FOR REZONING 2020-04-29 RESPONSE TO PT REZONING 2020-11-16 RE-ISSUED FOR REZONING 2021-05-29 RESPONSE TO PT - REZONING

Project: 1738

Project Status

Rezoning

Date

No. Date

MALL

S OF ST

MARINE + FELL



EAST EXISTING STREETSCAPE





Project: 1738 & BEWICKE PROJECT LTD. 705 WeST 3RD STREET 705 West 30 Street, North Vancouver, BC V70 H141 Drawing: EAST STREETSCAPES

Project Status: Rezoning

2017.12.0615	SUED FOR REZONING
019-10-24 F	EISSUED FOR REZONING
020-04-29 F	ESPONSE TO PT REZONING
2020-11-16 F	E-ISSUED FOR REZONING
021-05-29 F	ESPONSE TO PT - REZONING

REVISION

No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved.









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Date:







E:000 REVIT LOCAL FILES/1738_01_MAIN_R20_CF_RZ_705 W3rd_RENTAL - PTC_bim@amarchileds.con

Divt Date: 2021.08.30 4:39:39 PM





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lot Date: 2021-05-31 12:30:54 PM





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Date: Plot

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1/8" = 1'-0"

Scale: <u>1/8" = 1'-0"</u> **DWG. NO: A310**

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DWG. NO:

A320

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

1 BUILDING SECTION EW RESIDENTIAL 1/8" = 1'-0"

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

DWG. NO:

A330



1 NORTH-EAST VIEW



2 VIEW FROM MARINE DR



3 VIEW FROM BEWICKE AV



VIEW FROM NORTH WEST PLAZA

ARCHITECTS



E:\000

3 DAYCARE OUTDOOR PLAYGROUND



4 FACADE DETAIL



ARCHITECTS



705 WEST 3RD STREET 705 West 3rd Street, North Vancouver, BC V7M 1H1 Drawing:

Project Status: Rezoning

Date (mm-MV	Description
2019-10-24	REISSUED FOR REZONING
2020-04-29	RESPONSE TO PT REZONING
2020-11-16	RE-ISSUED FOR REZONING
2021-05-29	RESPONSE TO PT - REZONING

REVISION



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2 VIEW FROM MARINE DRIVE

S

Project:

LOTUS OMICRON





1645 West 5th Avenue Vancouver, BC V6J 1N5

Tel:









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: Date: 2021-05-31 12:33:54 PM



evel	Name	Unit #	Area	Area (m2
L 2	STUDIO	201	437.15 SF	40.61 m
L 2	2BDR	202	720.90 SF	66.97 m
L 2	1BDR+D	203	570.48 SF	53 m ²
L 2	3BDR	204	926.63 SF	86.09 m ²
L 2	1BDR+D	205	656.06 SF	60.95 m ²
L 2	1BDR+D	206	637.30 SF	59.21 m ²
L 2	1BDR	207	538.12 SF	49.99 m ²
L 2	1BDR	208	530.95 SF	49.33 m ²
L 2	1BDR	209	531.48 SF	49.38 m ²
L 2	1BDR	210	527.82 SF	49.04 m ²
L 2	2BDR	211	792.23 SF	73.6 m ²
L 2	1BDR+D	212	705.45 SF	65.54 m ²
L 2	1BDR	213	475.18 SF	44.15 m ²
L 2	1BDR	214	555.98 SF	51.65 m ²
L 2	2BDR	215	752.82 SF	69.94 m ²
L 2	1BDR	216	536.26 SF	49.82 m ²
L 2	1BDR	217	477.76 SF	44.39 m ²
L 2	1BDR	218	543.86 SF	50.53 m ²
d total			10,916.42 SF	1,014.17 m ²

 Level
 Name
 Area / Area (m2)

 Level
 Name
 Area (m2)

 LEVEL 2
 CORRIDOR
 1.28723 SF

 Grand total
 1.28723 SF
 119.59 m²

Level	Name	Area	Area (m2)
LEVEL 2	WE - 201	1.79 SF	0.17 m ²
LEVEL 2	WE - 202	8.10 SF	0.75 m²
LEVEL 2	WE - 203	5.55 SF	0.52 m²
LEVEL 2	WE - 204	13.56 SF	1.26 m ²
LEVEL 2	WE - 205	13.52 SF	1.26 m ²
LEVEL 2	WE - 206	6.35 SF	0.59 m²
LEVEL 2	WE - 207	8.59 SF	0.8 m²
LEVEL 2	WE - 208	5.63 SF	0.52 m ²
LEVEL 2	WE - 209	5.66 SF	0.53 m²
LEVEL 2	WE - 210	5.66 SF	0.53 m²
LEVEL 2	WE - 211	10.47 SF	0.97 m ²
LEVEL 2	WE - 212	7.33 SF	0.68 m ²
LEVEL 2	WE - 213	4.71 SF	0.44 m ²
LEVEL 2	WE - 214	11.37 SF	1.06 m ²
LEVEL 2	WE - 215	8.03 SF	0.75 m ²
LEVEL 2	WE - 216	9.77 SF	0.91 m ²
LEVEL 2	WE - 217	5.30 SF	0.49 m ²
LEVEL 2	WE - 218	7.15 SF	0.66 m ²
Grand total		138.53 SF	12.87 m ²

REAS - LEVEL 2 - EXCLUDED - RESIDENTIAL SHAFT.							
Level	Name	Area	Area (m2)				
VEL 2	SERVICE	18.94 SF	1.76 m ²				
and total		18.94 SF	1.76 m ²				

AREAS - LEVEL 2 - EXCLUDED - COMMERCIAL SHAFT.							
Level	Name	Area	Area (m				
EVEL 2	SERVICE	10.43 SF	0.97 n				
rand total		10.43 SF	0.97 n				



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To the second se	Vancouver, BC V6J 1N5				ANKENMA
Project: 1738 MARINE & BEWICKE PROJECT LTD. 705 West 335 Binet, North Vancouver, BC DYMMID: LEVEL 2 AREA OVERLAY Project Status: Rezoning SUBMISSION Description 2010 49 SIGSID FOR REZONAG 2010 49 SIGSID FOR SIGSID F	Email: office@AMArchitects.com				IN MARCHAND
Project: 1738 MARINE & BEWICKE PROJECT LTD. 705 WEST 3RD STREET 705 WEST 3RD STREET 705 WEST 3RD STREET 705 WEST 3RD STREET Froject Status: Rezoning SUBMISSION Date Description 701 M SIGSIOT FOR EXTOWIS 2010 H1 St SIGSIOT FOR EXTOWIS 2010 H1 SIGSIOT FOR EXTONING 2010 H1 SIGSIOT FOR EXTONIC 2010 H1 SIGSI	the second	TUS	OMI	CROI	1
SUBMISSION Instea 2010 Aussister Forzone 2011 - Aussister Forzone 2011 - Aussister Forzone 2011 - II. Sie Costan 2011 - II. Sie Cos	Proje 1738 MARI 705 705 V V7M Drawi LEV Proje Rezo	ct: WE & BEW WEST 3 /est 3rd Str IH1 ng: EL 2 AR ct Status: Dning	ICKE PRO. RD STR reet, North '	JECT LTD EET Vancouver	, BC
Disc. Description 2011 And 1963 OF MCNIME 2011 And 1963 OF MCNIME 2015 AND		SL	JBMISSIC	N	
	2017-11 2019-10 2020-0 2020-1 2020-1	100 -MM-DD) -06 ISSUED FO -24 REISSUED -29 RESPONSI -16 RE-ISSUED -29 RESPONSI	Descrip R REZONING FOR REZONING TO PT REZON FOR REZONIN E TO PT - REZON	NG G NNG	
	202140	RESPUNS	RI-REZU		
REVISION		RE	VISION		
No. Date Description	No.	Date	Descr	iption	

ARCHITECTS

All Drawings in this set to be read in conjunction with each other. Any errors of the set of the set of the set of the Archited before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authors, © Copyright Antennam Marchand Architects. All rights reserved.

DWG. NO:

A820

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

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	AREAS - LEVE	L 3 - INCLU	JDED - RESID	ENT	IAL.
Level	Name	Unit #	1	Area	Area (m2
EVEL 3	STUDIO	301	438.7	1 SF	40.76 m
EVEL 3	2BDR	302	720.49	9 SF	66.94 m
EVEL 3	1BDR+D	303	570.72	2 SF	53.02 m
EVEL 3	3BDR	304	926.63	3 SF	86.09 m
EVEL 3	1BDR+D	305	657.44	1 SF	61.08 m
EVEL 3	1BDR+D	306	638.00	JSF	59.27 m
EVEL 3	1BDR	307	538.5	3 SF	50.03 m
EVEL 3	1BDR	200	531.40	0 00	49.37 11
EVEL 3	1BDR	310	528.4	S SE	49.43 1
EVEL 3	2BDR	311	792.01	3 SF	73.58 m
EVEL 3	1BDR+D	312	705.4	5 SF	65.54 m
EVEL 0	1BDR	313	475.18	3 SF	44 15 m
EVEL 3	1BDR	314	556.48	3 SF	51.7 m
EVEL 3	2BDR	315	752.85	5 SF	69.94 m
EVEL 3	1BDR	316	536.20	S SF	49.82 m
EVEL 3	1BDR	317	477.68	3 SF	44.38 m
EVEL 3	1BDR	318	545.45	5 SF	50.67 m
Grand total	•	•	10,923.98	3 SF	1,014.87 m
AREAS -	AREAS - LEVEL 3 - INCLUDED - R Level Name			IRC	ULATION. Area (m2)
EVEL 3	CORRIDOR		1,285.71 SF		119.45 m ²
AR	EAS - LEVEL 3	- EXCLUD	ED - EXTERIO	DR W	ALL.
Level	INAIT	ie .	Area		Area (m2)
EVEL 3	WE - 302		8.12	SE	0.75 m ²
EVEL 3	WE - 303		5.30	SF	0.49 m ²
EVEL 3	WE - 304		13.56 SF		1.26 m ²
EVEL 3	WE - 305		12.14 S		1.13 m ²
EVEL 3	WE - 306		5.69	SF	0.53 m ²
EVEL 3	WE - 307		8.26	SF	0.77 m ²
EVEL 3	WE - 308		5.22	SF	0.49 m ²
EVEL 3	WE - 309		5.24	SF	0.49 m ²
EVEL 3	WE - 310	-	5.68	SF	0.53 m ²
EVEL 3	WE - 311		9.74	SF	0.9 m ²
EVEL 3	WE - 312		7.33	SF	0.68 m ²
EVEL 3	WE - 313		4.71	SF	0.44 m ²
EVEL 3	VVE - 314		10.85	SF	1.01 m ²
EVEL 3	WE - 315		8.03	51	0.01 ··· ?
EVEL 3	WE - 316		9.77	51	0.40 ····?
EVEL 3	WE - 31/		5.30 7.15	3F	0.66 m ²
Srand total	1.12 - 510		133.96	SE	12 44 m ²
			100.00		
AREAS	6 - LEVEL 3 - E	XCLUDED	- RESIDENTIA	L SI	HAFT.
Level	Nam Nam	1e	Area	_	Area (m2)
EVEL 3 Grand total	SERVICE		17.81 SF 17.81 SF		1.65 m² 1.65 m²
AREAS	6 - LEVEL 3 - E	XCLUDED	- COMMERCI	AL S	HAFT.
Level	Nam	18	Area		Area (m2)
EVEL 3	JOEKVILE		10.43 SF		0.97 m*

10.43 SF

Area 15.31 SF

54.45 SF

58.46 SF 123.78 SF

45.21 SF 51.86 SF

51.91 SF

60.32 SF

62.53 SF

62.52 SE

62.34 SF

61.09 SF 53.75 SF

74.57 SF 76.78 SF

74.57 SF

52.42 SF

49.35 SF

1091.21 SF

0 97 m²

Area (m2)

1.42 m² 5.06 m²

5.43 m² 11.5 m²

4.2 m²

4.82 m²

4.82 m²

5.6 m²

5.81 m

5.81 m²

5.79 m²

5.67 m² 4.99 m²

6.93 m² 7.13 m²

6.93 m²

4.87 m²

4.58 m²

101.38 r

Level Name Unit #

AREAS - LEVEL 3 - EXCLUDED - BALCONIES.





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						-					
A	REAS-LEVEL 4	INCLUDED	- RESID	FNTIA							
		1				_					
Level	Name	Unit #		Area	Area (m)					
VEL 4	STUDIO	401	438.	.71 SF	40.76 n	ř					
VEL 4	2BDR	402	/20.	49 SF	66.94 n	<u>^</u>					
VEL 4	1BDR+D	403	570.	.86 SF	53.03 n	<u>^</u>					
VEL 4	3BDR	404	928.	.14 SF	86.23 r	ř					7
VEL 4	1BDR+D	405	657.	.80 SF	61.11 r	*	≦.16			1	ð
VEL 4	1BDR+D	406	638.	.00 SF	59.27 r	2	35				2
VEL 4	1BDR+D	407	538.	.65 SF	50.04 n	2	, ×e				-
VEL 4	1BDR	408	531.	.48 SF	49.38 n	2	, er, st			- 7	A
VEL 4	1BDR	409	532.	.11 SF	49.43 n	2	B∄			í –	r
VEL 4	1BDR	410	527.	.34 SF	48.99 r	2	~?				•
VEL 4	2BDR	411	793.	.67 SF	73.73 n	2	29			2	2
VEL 4	1BDR+D	412	705.	.45 SF	65.54 n	2	l ⊉ē			2	2
VEL 4	3BDR	413	920.	.27 SF	85.5 r	2	0			2	2
VEL 4	1BDR	414	486.	.99 SF	45.24 n	2				1	2
VEL 4	1BDR	415	486.	.57 SF	45.2 r	2					2
VEL 4	3BDR	416	897.	.78 SF	83.41 r	2	e				-
VEL 4	1BDR	417	545.	.45 SF	50.67 n	2					
and total			10 010	77 SE	1,014.4	3	ž n			2	2
and total			10,313.		r	2	12 8				
										ړ ا	2
							126			7	ſ
EAS - LI	EVEL 4 - INCLUDE	ED - RESIDE	ENTIAL C	IRCUL	ATION.		85F			-	-
l evel	Name		Are	a Ar	ea (m2)		N N N			, c	•
VFI 4	CORRIDOR	1	259 60 5	F 11	7 02 m ²		A6				Г
and total	1	1	259 60 5	F 11	7 02 m ²		<u>94</u>			5	
			,				lec 87			4	^
							35 2-2				2
AREAS	- LEVEL 4 - EXCI	LUDED - EX	TERIOR	WALL.			95			- 7	
Level	Nome		Aree	Area	(m2)		1 2 0			<u> </u>	-
Level	INdifie	-	1 70 65	Alea	1112) 7 m²						-
VEL 4	WE - 401	_	1.79 OF	0.1	7 III 5 m²		r	1			
VEL 4	WE - 402		5.12.0F	0.7	2 m2		50	017			
VEL 4	WE - 403		0.17 SF	0.4	5 m ²		E	5			i.
VEL 4	WE - 404	1.	2.05 5F	1.1.	2 m*			-	12.037	1000	ļ
VEL 4	WE - 405	1.	2.14 5F	1.1.	3 m ²		LO	TUS	OMI	CRON	
VEL 4	WE - 406		0.09 5F	0.5	3 m ²		CAT	11A		A JETTER WAS	
VEL 4	WE - 407		5.21 SF	0.7	5 m ⁻						
VEL 4	WE - 408		5.18 SF	0.4	5 m ⁻		Projec	t.			-
VEL 4	WE - 409		5.20 SF	0.4	5 m-		4720				
VEL 4	WE - 410		5.66 SF	0.5	3 m²		1/30				
VEL 4	WE - 411		9.73 SF	0.9	9 m²		MARIN	IE & BEW	ICKE PRO	IECT LTD.	
VEL 4	WE - 412		7.33 SF	0.6	3 m²		705 \	NEST 3	RD STR	EET	
VEL 4	WE - 413	1:	3.69 SF	1.2	7 m²		705 W	est 3rd Str	reet, North	Vancouver, BC	с
VEL 4	WE - 414		4.81 SF	0.4	5 m²		V7M 1	H1			
VEL 4	WE - 415		5.23 SF	0.4	9 m²		Drawin	ig:			
VEL 4	WE - 416	14	4.73 SF	1.3	7 m²		LEVE	EL 4 AR	EA OVE	RLAY	
VEL 4	WE - 417		7.15 SF	0.6	6 m²						
and total		13	1.89 SF	12.2	5 m²						
							Projec	t Status:			
REAS -	EVEL 4 - EXCLU	DED - RES		SHAF	т		Rezo	ning			
								~	IDMICOLO		
Level	Name		Area	Area (m2)			SL	Jewissic	IN	
VEL 4	SERVICE	1	7.81 SF	1.6	5 m²		Da	te	Descrip	tion	
and total		1	7.81 SF	1.6	5 m²		2017.12		D DEZONING		-
					_		2019-10	24 REISSUED	FOR REZONING		-
REAS -	LEVEL 4 - EXCLU	DED - COM	MERCIA	L SHAF	т.		2020-04	29 RESPONSE	TO PT REZON	NG	-
Louis	Nome		Aree	Area /	(m2)		2020-11-	16 RE-ISSUED	FOR REZONIN	G	
Level	INallie		Alea	Alea	1112)		2021-05	29 RESPONSE	E TO PT - REZO	NING	
VEL 4	DERVICE		J.43 OF	0.9	7 m2						
and total			J.43 3F	0.9	/ 111-						
					_						
ARE	AS - LEVEL 4 - EX	CLUDED -	BALCON	IES.							
Level	Name		Area	Area 4	(m2)						
VEL 3	BALCONY	1	5 31 SE	1 /	2 m ²			PE			
VEL 3	BALCONY	1	0.01 OF	E.0	2 111			RE	131014		
VEL 3	BALCONY	5	4.40 OF	5.0	2 m2		No.	Date	Descr	iption	
VELO	DALCONY		5.40 OF	0.44	5 111						
VEL 3	BALCONY	12.	3.78 SF	11.	5 m²						_
VEL 3	BALCONY	4	0.21 SF	4.	2 m*		I —				_
VEL 3	IBALCONY	5	1.86 SF	4.8	2 m*		—				_
VEL 3	BALCONY	5	1.91 SF	4.8	2 m*		I —				-
VEL 3	BALCONY	6	J.32 SF	5.	5 m²		I —				-
VEL 3	BALCONY	6	2.53 SF	5.8	1 m²		—				-
VEL 3	BALCONY	6	2.52 SF	5.8	1 m²		—				-
VEL 3	BALCONY	6	2.34 SF	5.7	9 m²		—				-
VEL 3	BALCONY	6	1.09 SF	5.6	7 m²						-
VEL 3	BALCONY	5	3.75 SF	4.9	9 m²				a de la secto	- h d /	-
VEL 3	BALCONY	74	4.57 SF	6.9	3 m²		All I	prawings i	in this set t	o de read in	
VEL 3	BALCONY	70	6.78 SF	7.1	3 m²		ordi	screpapcie	es to be re	norted to the	
VEL 3	BALCONY	74	4.57 SF	6.9	3 m²		Arc	hitect befo	pre comme	ncing work.	
VEL 3	BALCONY	5	2.42 SF	4.8	7 m²		Cont	ractors ar	e responsil	ble to ensure	
VEL 3	BALCONY	4	9.35 SF	4.5	3 m²		t	hat all wor	k is execut	ed to the	
and total		109	1.21 SF	101.3	B m²		re	Ruildico	to or the ap	rpropriate hority	
							0	Copyright	Ankenman	Marchand	
AREA	S - LEVEL 4 - EX	CLUDED - F	ROOF DE	CKS.			Ā	rchitects.	All rights	reserved.	
									-		

 Area
 Area (m2)

 54.71 SF
 5.08 m²

 54.71 SF
 5.08 m²

10.17 m²

109.43 SF

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ANKENMAN MARCHAND

⁰ 1 US OMICRON







Gardens Work Site Development

Issued for Development Permit



Location Map (NTS)

Contact Information

VDZ+A

Project Landscape Architecture

Fort Langley Studio 102 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio 102-355 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Phoenix Chan phoenix@vdz.ca o. 604 546 0927

Alternate contacts (incase away): Dave Jerke Principal Landscape Architect david@vdz.ca o. 604 546 0921

Contact Information

Marine & Bewicke Project Ltd. c/o Steve Krilanovich at Lotus Capital Corp. Project Dwner

950 - 475 West Georgia Street Vancouver, BC V6B 4M9 p. 604 568 9769 Ankenman Marchand Architects

1645 West 5th Avenue Vancouver, BC V6J 1N5 p. 604 872 2595

Sheet List Table		
Sheel Number	Shee(Tille	
L-01	COVER SHEET	
L-02	GROUND LEVEL LANDSCAPE PLAN	
L-03	LEVEL 2 LANDSCAPE PLAN	
L-04	ROOFTOP LANDSCAPE PLAN	
LD-01	DETAILS	
LD-02	DETAILS	
LD-03	DETAILS	



VDZ+A

Fort Langley, BC Vancouse V1M 29al V57 3/7

804 882 002












705 West 3rd Street Rezoning Application

Development Information Session Summary Report

Event Date:	May 22, 2018			
Time:	6:30pm – 8:30pm			
Location:	Westview Elementary School, 1160 Bewicke Ave, North Vancouver			
Attendance:	14 members of the public signed in.			
Comments:	8 comment sheets and 5 e-mails were submitted.			
Meeting Purpose:	 To present development application materials to neighbours To provide an opportunity for the public to ask questions about the development 			
	3) To provide an opportunity for neighbours to comment on the proposal.			

Notification:

In accordance with City of North Vancouver policies:

Invitation Brochures

Invitations were delivered to 386 addresses within a 40m radius from the site, meeting City requirements. Appendix A includes a copy of the invitation.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, May 16 and Friday, May 18, 2018. A copy of the ad is included in Appendix A: Notification.

Attendance:

Fourteen members of the public signed in for the meeting. A copy of the sign-in sheets is included in Appendix B.

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

City of North Vancouver:

• Mike Friesen, Planner

Project Team presenters included:

- Tim Ankenman, Ankenman Marchand Architects
- Dimitar Bojadziev, Ankenman Marchand Architects
- Bill Harrison, Forma Design
- Liam Briggs, Avison Young
- Tyler Knoepfel, Omicron
- Steve Krilanovich, Lotus Capital

Facilitators:

- Steven Petersson, Petersson Planning Consulting
- Katrina May, Petersson Planning Consulting

Overview:

The meeting was held in an Open House format. Meeting participants could browse the display boards and engage with the project team directly. The facilitator listened for questions and comments and noted them on a flip chart for all to see.

The participants were invited to submit written comments to the facilitator or to the municipal planner. Eight comment sheets and five emails were submitted.

The proposed daycare facility, drop-off area, and plaza were supported by participants.

The key themes of the evening included:

- traffic circulation around Marine Drive and Bewicke, a very busy and complex intersection
- the perceived lack of parking in the area
- building height, and worry that it would block light and sight-lines for neighbours
- a desire for affordable or rental housing.

Public Dialogue:

(Q = Question, A = Answer, and the number is to track the dialogue)

- Q1 What will be happening to the traffic on Bewicke Street?A1 The CNV is undertaking a traffic study.
- **Q2** How much parking will be provided?
 - A2 The applicant has proposed 91 stalls, 16 of which are commercial. The building has 55 suites.
- **C3** The developer should consider building extra parking that could be rented out to surrounding buildings.
- Q4 Will there be any rental or below-market rental housing in this project?
 - A4 No. The project is proposing to add a childcare facility as the community amenity contribution to the CNV. This facility will be dedicated to the CNV. The number of children served depends upon their age, and this has not been determined yet.
- Q5 What is the height of the building in comparison to the neighbouring building?
 - **A5** The proposed project is 6 storeys, however the 6th floor is partially set back, reducing the mass. The neighbouring building is 5 storeys.
- **Q6** Where is the access for the parking?
 - A6 There is access to the parkade via the lane off Bewicke.

Comment Sheet and Email Summary

Participants were invited to submit comments for a one-week response period after the meeting. Eight comment sheets and five emails were submitted. It is worth noting that one of the respondents was a youth (who supported the project), which is a demographic that is usually under-represented at Development Information Sessions.

Four respondents explicitly expressed support for the proposal.

The plaza and public daycare were supported by the respondents. One respondent inquired on the behalf of a daycare provider, wondering if they could operate the daycare after construction.

While many of the respondents were generally supportive of the proposal, some concerns were expressed. Some respondents worried about traffic congestion, the parking supply, and the height of the building. Some were concerned that the building height would block light and views in neighbouring buildings. Respondents also expressed the desire to see more affordable or rental housing built. Some expressed strong support for keeping Bewicke Avenue open to traffic between Marine Drive and 1st Street. Those who opposed the project did so due to the increased density, traffic and building height.

Conclusion

The purpose of this development information session was to present to neighbours the proposed rezoning application and the mid-rise development concept, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. 386 invitations were distributed by mail to the surrounding community. 14 community members signed in and participated at the meeting. Eight comment forms and 5 emails were submitted. Four respondents expressed explicit support for the proposal.

The public could participate in this process in three ways:

- browsing boards
- talking to the project team and City Planner
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and City planner a variety of specific questions, mostly related to traffic circulation, need for additional parking in the area, building height and form, the pedestrian realm on Marine Drive, maintenance of green space, as well as the inclusion of rental or below-market housing in the proposal. The community was given ample opportunity to express their views of the proposal.

Public Hearing presentation for 705 West 3rd Street

ala data

Bylaw No. 8839



Presented October 18, 2021 Development Planning



Introduction

- For Council's consideration, a rezoning application for a proposed six-storey mixeduse building containing:
 - 70 rental apartment units;
 - Includes a roof-top outdoor amenity space;
 - Ground Floor Child Care; and
 - Two levels of underground parking for 87 vehicles and 144 secured bike stalls.
- Replacing the GardenWorks nursery.







Location



5

Land Use and Zoning

- OCP
 - Mixed Use Level 2
 - -2.0 FSR Base
 - 0.5 FSR density bonus
- Existing Zoning
 - Service Commercial1 (CS-1)





Neighbourhood Context





Proposal

- Proposed 70 residential units.
 - 4 Studio
 - 47 one-bedroom
 - 12 two-bedroom
 - 7 three-bedroom
- 7 units to be secured as mid-market rental in perpetuity.
- 30 adaptable units.
- Rooftop outdoor amenity space.
- Ground level child care facility.





Ground Floor Child Care Facility

- Up to 144 children.
- Accessed from Marine Drive and a dedicated elevator to the parkade.
- Outdoor space located at the rear of the facility
 - Different programs would be staggered times for use.





Child Care Facility

- Applicant and potential provider have been in discussions with VCH.
- If supported, it would contribute a large number of child care spaces.
- Zoning Amendment Bylaw also allows for commercial uses, including childcare.





9

Land Dedications

- Standard 3 metre dedication along Marine Drive.
- Additional 3 metre dedication needed for RapidBus route and bus stop.
- Total 6 metre dedication along Marine Drive frontage.

Portion of Bewicke Sale

- The dedications created challenges to the project.
- 165.3 sq. m. (1,1779 sq. ft.) of surplus land along Bewicke Avenue to be conveyed to applicant upon successful rezoning approval.





11



Bus Stop Spacing







15

Bicycle routes Ave Bewicke farine Dr 700 725 W Keith Rd 717 105 On road non AAA: Shared bike/veh lane On road bike lane AAA Bicycle routes Separated bike lane wicke Ave Multi-use path Proposed connection W 2nd St W 2nd St

Parking

- Parking on 2 levels.
- Access is off the lane to the south.
- First level is for visitor, child care / commercial.
- Lower parking level is for residents.
- Loading stall is available off the lane at the SW corner, next to the parkade entrance.



Planning 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 seven 3-bedroom units (10.0%).



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Advisory Panels

- The application appeared before the Advisory Design Panel at their May 16, 2018 meeting, where the Panel supported the application with some recommendations.
- The applicant responded to these in their current proposal and staff's view of the current proposal doesn't require an additional review of the Panel.



Community Consultation

- The applicant held their Developer Information Session on May 22, 2018 and was attended by 14 people.
- Liked the design of the building and the inclusion of the child care facility.
- Concerns over building height, the lack of available parking, and more traffic to an already busy intersection.

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.
- 144 more child care spaces towards meeting Child Care Action Plan goal.
- The site proximity to existing amenities, commercial areas, public transit and improvements to the active mobility facilities and the public realm makes it an appropriate location for the proposal.



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ANKENMAN MARCHAND A R C H I T E C T S Continuing to create architecture that enhances life and the environment. Public Hearing Monday, October 18th, 2021 The Silva – 705 West 3rd Street, North Vancouver



Overview

Presentation:

- Project Team & Introductions
- Surrounding Context
- Community Visions (OCP)
- Community Benefits/Project Overview
- Architecture
- Sustainability
- Daycare
- Summary and Conclusions









Project Team Who is involved?

Design Team:



ANKENMAN MARCHAND ARCHITECTS

Surrounding Context



Key Information, Site & Context:

- New Public Plaza fronting onto Marine
 Drive
- Significant Transit Stop servicing the B-Line located on Plaza
- Integration of pedestrian and cycling connections within the existing network
- Continuation of Green Necklace
 Pathway to Mosquito Creek
- Surrounding mixed-use residential & commercial uses



Community Vision:

"In 2031, the City of North Vancouver will be a vibrant, diverse and highly livable community that is resilient to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations".

"The OCP has a strong focus on ... meeting the needs of the community members locally by creating an attractive, accessible, walkable community that supports the needs of a diverse population and labour force. Theis includes the provision of quality housing, a balance of amenities, including open space, a variety of transportation options, social services, a strong economy and a healthy environment and community".

"The City also wants ... continued celebration of arts and culture, an awareness of nature...and the pursuit of high-quality urban design".



PUBLIC HEARING

KENMAN MARCHAND ARCHITECTS

Project Benefits and Overview

COMMUNITY BENEFITS

Public Plaza:

- An expansive Public Plaza.
- A gathering place for the Community and a connector between the Spirit Trail and the Mahon Park trail head on Keith Road.
- Vibrant, exciting interface between the plaza and the proposed daycare fronting the plaza
- Vibrant, garden-inspired landscaping paying tribute to the sites' current use.
- The enhancement of the plaza also means an upgrade to infrastructure such as new sidewalks, curbs, street trees, bike path, street lighting, and the new transit stop.

Daycare Space:

- The ground level of the at-grade uses is proposed as a muchneeded Daycare that will accommodate the building's future residents as well as those residents surrounding the site.
- The Daycare has an expansive outdoor play space with physical activity opportunities.

100% Rental:

- The project will add 70 rental units to North Vancouver's rental stock with a wide variety of unit types.
- 10% of all units will be Mid Market Rental units.

SUSTAINABILITY

Social & Urban Design Sustainability:

- Proposed Rooftop Garden and amenity spaces for gathering and socializing
- Roof top Urban agriculture and storage for outdoor furniture.
- · A multi-programmed indoor and outdoor dining, lounge, firepit, with elevator access
- Daycare accommodating infants and toddlers on the ground level
- Public transportation at the site's doorstep reduces dependence on the automobile, associated traffic congestion and associated carbon dioxide footprint.
- Ample, shaded outdoor living spaces either decks or patios.

Building Sustainability:

- A living, green roof over the non-habitable portion of the top floor reduce stormwater run-off, provide a cooling effect and a aesthetically-pleasing greenscape.
- Significant bike parking is included: 98 secured stalls, and 12 surface stalls with provision for 24 E-bike charging stations



KENMAN MARCHAND ARCHITECTS

Project Benefits and Overview (cont'd)

Building Sustainability (cont'd)

- The project proposes that all parking stalls are EV ready, with 11 EV charging stations installed at the outset.
- A secured bicycle repair/workshop has been included in the parkade level.
- A dog-wash station has been included in the parkade level, encouraging dog-owners to utilize the access to North Vancouver's vast trail network system.
- The building has been designed in an "L" shape, creating a SW facing central courtyard for the outdoor area for the Daycare, but more importantly creating a large number of corner units, maximizing natural light and cross-through ventilation opportunities without the reliance of mechanical systems.
- Ample secured, bulk-storage has been included in the parkade.
- The project will be connected to the District's Energy System.
- A low wall/window ratio on all building facades ensures as little heat loss as possible and the opportunities to maximize the building's exterior insulation system while still maximizing natural light opportunities.



PUBLIC HEARING

A7



PUDLIC REARING

NKENMAN MARCHAND ARCHITECTS

Elevations + Materials

Inspired by "the pursuit of high-quality urban design" as noted in the OCP

- Flat roofs minimize appearance of building height and increase solar exposure to courtyard and public areas.
 - The distinct and unique juxtaposition of building materials, colours, entry definitions, a 3-dimensional play on the façade materials, and providing each façade with its own definition and personality confirms this will be read as a landmark building, defining the gateway into the City of North Vancouver.
 - Feature rounded corner window details.
 - Continuous weather protection along Marine and Bewicke.
 - High-quality urban design in the Plaza and Bewicke frontages incorporating interesting and unique street furniture, places to sit, landscaping, bus stop, etc. all blend together to ensure this is a project of the highest standards





Sustainability Economic



Rental **Development**

In this model, provision of family units and additional Mid-Market rental units which will be rented 10% CMHC average rates.



Affordability

Maintaining affordability is a key driver to the entire project. The development model inherently cuts many typical costs. The number of units and various typologies has been carefuly chosen to maintain feasibility and to ensure the proposal is all-inclusive. Having a major transit hub at the project's doorstep ensures future residents can avoid the need for, and associated costs of an automobile if desired.



Shared Resources and Community Living

Shared amenity spaces supplement the liveability of each home so residents can comfortably live in a smaller space and ensure that there are ample opportunities to create a community within a community.

PUBLIC HEARING **A9**



Sustainability Social

MAN MARCH ARCHITECTS

Key to this development is the focus on creating a **multi-generational** community.



Down-sizers Age-in-place



Young families



Seniors



Young professionals

- 70 units are provided and consist of a wide variety of studios, and 1, 1 + Dens, 2, and 3 bedroom homes. All units are single-storey homes providing an accessible choice for seniors or those looking to age-in-place.
- A certain number of units will be fully adaptable and additional units will be available for those in need.



KENMAN MARCHAND ARCHITECTS

Daycare Amenity Background

- Recognizing the City of North Vancouver's need to acquire additional lands for the new bus and bicycle lanes, Council's Childcare Action Plan, and the associated desperate need for additional Daycares. The project typology pivoted towards being 100% community-based: providing Childcare and Rental Housing and removing one-storey in height.
- The Development Team spent considerable time finding the right Operator for this
 exciting and vibrant ground floor use, and after careful consideration, chose
 Willowbrae Childcare to steward this tremendous opportunity due to their
 outstanding track-record and professionalism.
- Though the licensing allows up to 144 students, the programming allows this number of students to be staggered throughout the day. To be clear, 144 students would not be on site at any on given time.





www.willowbraeacademy.com



THE CITY OF NORTH VANCOUVER CHILD CARE ACTION PLAN 2021-2031

DECEMBER 2020

A11

OMICRON A BETTER WAY.

PUBLIC HEARING

ANKENMAN MARCHAN ARCHITECTS

Daycare Amenity Drop-off & Pick-up

- Pick-up and drop-off have been carefully considered for this development and has been reviewed by both North Vancouver Staff as well as our Traffic Consultant.
- As the classes are staggered throughout the day, there is no particular "rush hour".
- 18 stalls (that will conveniently serve as Visitor Stalls during non-peak periods and after closing) are conveniently located at the parkade entry and access the Daycare directly above via both stairs and an elevator have been designated as Daycare Stalls.
- Willowbrae and our Consultants have confirmed that this allocation is more than adequate based on their programming, experience, and the Daycare's prime location: Willowbrae are confident that due to all the surrounding density, the 70 rental units above, the convenient bike lane and a major transit route location at the project's front door, very few parents will be arriving by vehicle.





ENMAN MARCHAND ARCHITECTS

Exterior Daycare Amenity

- No more than 12 students would be outside at any one time.
- No complaints with regard to outdoor noise has been received by any Willowbrae childacare facilities
- As responsible operators, Willowbrae spares no expense in forecasting such issues and install a proper, 8' high glass sound guard that deflects any potential sound transmission vertically vs. horizontally (as seen on their recently built outdoor space in Vancouver's River District in the picture to the right).





PUBLIC HEARING A14

KENMAN MARCHAND ARCHITECTS

Daycare Streetscape Activation

- The City of North Vancouver Staff have asked whether the daycare usesurrounding both the Marine Drive and Bewicke frontages will be compromised.
- It is in everyone's interest to ensure that these important frontages are as active as possible. Closedoff treatment like the example below is in no-one's interest, including the Daycare Operator.
- While it is often difficult to ensure that typical commercial uses activate the streetscape (ie, Doctor's offices, uses that require privacy etc.), in this case, as there is only one responsible tenant, there is a tremendous opportunity to ensure the streetscape remains active, interesting and "fun" throughout the day.
- To this end, clear glass will be installed. No blinds will be installed, and any and all uses that require privacy (ie, nap rooms, washrooms, offices etc.) have been programmed well away from the active façade treatment.









Daycare Streetscape Activation



PUBLIC HEARING A14

ANKENMAN MARCHAND ARCHITECTS









OMICRON

PUBLIC HEARING A16

ANKENMAN MARCHAND ARCHITECTS







ANKENMAN MARCHAND ARCHITECTS Summary and Conclusions:

- This project is entirely community-based and offers the site's future residents, and all surrounding residents, an unprecedented community amenity package along with a unique and appropriate, architectural striking gateway building that will ensure significant pride throughout the Community.

Questions and Answers?

Our entire Team wishes to thank both Council and the Community for their consideration this evening!!!!





NOTICE OF PUBLIC HEARING

WHO: **Ankenman Marchand Architects**

WHAT: Zoning Amendment Bylaw No. 8839 and Housing Agreement Bylaw No. 8840

- WHERE: 705 West 3rd Street
- WHEN: Monday, October 18, 2021 at 5:30 pm

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

Notice is hereby given that Council will consider:

Zoning Amendment Bylaw No. 8839 and Housing Agreement Bylaw No. 8840 to rezone the subject property from a Service Commercial (CS-1) Zone to a Comprehensive Development 735 (CD-735) Zone

to permit the development of a 6-storey, 70 market rental unit apartment building, above a commercial ground floor that is proposed to be occupied by a child care facility. Two levels of underground parking for 87 vehicles are proposed. The proposed density is 2.60 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, October 18, **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, October 18, 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, October 8, 2021.

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

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9 / T 604 985 7761 / F 604 985 9417 / CNV.ORG 🕒 🚹 💼

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8839

A Bylaw to amend "Zoning Bylaw, 1995, No. 6700"

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

- 1. This Bylaw shall be known and cited for all purposes as "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839" (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735).
- 2. Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-735 (Comprehensive Development 735 Zone):

Lots	Block	D.L.	Plan	
J	15	265	MP43325	from CS-1

- 3. Part 11 of Division V: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation "CD-734 Comprehensive Development 734 Zone":

"CD-735 Comprehensive Development 735 Zone"

B. Adding the following to Section 1101, thereof, after the "CD-734 Comprehensive Development 734 Zone":

"CD-735 Comprehensive Development 735 Zone"

In the CD-735 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the CS-1 Zone, except that:

- (1) One Principal Buildings shall be permitted on one Lot;
- (2) The permitted Principal Use on the Lot shall be limited to:
 - (a) Retail-Service Group 1 Use;
 - (b) Child Care Use
 - (c) Rental Apartment Residential Use;
 - (d) Accessory Off-Street Parking Use; and
 - (e) Accessory Off-Street Loading Use
- (3) Gross Floor Area:
 - (a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the lot area, provided that this amount may be increased to a maximum of 2.0

times the Lot Area through the provision of Adaptable Design subject to Section 423;

(b) Notwithstanding 3(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City, from the "Base Density" to the "Total Density" as follows:

BASE DENSITY							
OCP Schedule	'A'	2.0 FSR					
ADDITIONAL (BONUS) DENSITY							
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE				
100% Rental Housing	Secured rental apartment building, of which 7 units are mid-market	0.50 FSR	OCP Section 2.2				
TOTAL DENSITY		2.50 FSR					

To a maximum of 2.50 FSR;

- (4) The Lot Coverage of the Principal Building shall not exceed a maximum of 51 percent;
- (5) Height:
 - (a) The Principal Building shall not exceed a Height of six storeys and 19.8 metres (65.0 feet) as measured from the average Building Grade at the East property line along Bewicke Avenue;
- (6) The minimum required Principal Building setback, measured to each building face, shall be limited to:
 - (a) 0.0 meters (0.0 feet) from the Front Property Line (Marine Drive);
 - (b) 0.7 meters (2.2 feet) from the Exterior Lot Line (Bewicke Avenue);
 - (c) 2.0 meters from the Interior Lot Line;
 - (d) 0.7 meters (2.2 feet) from the Rear Lot Line;

- (7) Section 510(3) Building Width and Length shall not apply.
- (8) Section 10A05(1) Secure Bike Parking be varied to permit secure bicycle storage on the P2 level.

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

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

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

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

MAYOR

CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8840

A Bylaw to enter into a Housing Agreement (705 West 3rd 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:

- This Bylaw shall be known and cited for all purposes as "Housing Agreement Bylaw, 2021, No. 8840" (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, Rental Housing Commitments).
- The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Marine and Bewicke Project Ltd. with respect to the lands referenced as 705 West 3rd Street, "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839" (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735).
- 3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

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

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

MARINE AND BEWICKE PROJECT LTD.

Suite 950, 475 West Georgia Street Vancouver, British Columbia, V6B 4M9

(the "Owner")

AND:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER,

a municipal corporation pursuant to the *Local Government Act* and having its offices at 141 West 14th Street, North Vancouver, British Columbia, V7M 1H9

(the "City")

WHEREAS:

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

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

1. **DEFINITIONS**

- (a) **"Act**" means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) "Affordable Rent" means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the "Private Apartment Average Rents" for the corresponding bedroom type in the City of North Vancouver as established by CMHC's Housing Market Information Portal for the year the tenancy is entered into;

- (c) "Agreement" means this agreement as amended from time to time;
- (d) **"Commencement Date**" has the meaning set out in section 2.1 herein;
- (e) "Council" means the municipal council for the City of North Vancouver;
- (f) "CMHC" means Canada Mortgage and Housing Corporation;
- (g) **"Director of Planning**" means the chief administrator of the Department of Planning of the City and his or her successors in function and their respective nominees;
- (h) **"Dwelling Unit**" means a dwelling unit as defined in the City of North Vancouver's "Zoning Bylaw 1995, No. 6700" as amended from time to time;
- (i) **"Lands**" means those lands and premises legally described as

Parcel Identifier: 024-605-701 Lot J Block 15 District Lot 265 Plan LMP43325;

- (j) **"Mid-Market Rental Units**" means Dwelling Units that are rented to tenants for Affordable Rent;
- (k) **"Market Rental Units**" means Dwelling Units that are rented to tenants for market rental rates as set by the Owner;
- (I) "Rental Purposes" means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (m) "Rental Units" means the Market Rental Units and the Mid-Market Rental Units;
- (n) "Residential Building" means the six storey building to be constructed on the Lands to be used for Rental Purposes with 70 Dwelling Units, of which 63 Dwelling Units will be Market Rental Units and 7 Dwelling Units will be Mid-Market Rental Units;
- (o) **"RT Act"** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (p) **"Rezoning Bylaw**" means the rezoning bylaw applicable to the Lands described as "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8696"; and
- (q) **"Term**" has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by Council of "Housing Agreement Bylaw, 2021, No. 8840" (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, Rental Housing Commitments), (the "**Commencement Date**") and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the "**Term**").
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. USE OF LANDS

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

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building shall be no fewer than 7 threebedroom units, 12 two-bedroom units, 47 one-bedroom units and 4 studio units or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The seven Mid-Market Rental Units shall be provided in the following unit mix: five onebedroom unit, 1 two-bedroom unit, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director of Planning with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the three Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner shall enter into a minimum 1 year tenancy agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.
5. OWNER'S OBLIGATIONS

- 5.1 Without limiting section 3.1 of this Agreement:
 - (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing;
 - (b) Advertisement: the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units;
 - (c) Tenant Selection: the Owner will determine the selection of the tenants of the Mid-Market Rental Units, applying the suggested income qualification of a maximum household income determined by multiplying the low-end of market rents by 12 to yield the households' annual housing costs, and divided by 30% to meet the standard definition of affordability. Tenants from the existing rental building on the Lands should be provided first right of refusal in the Mid-Market Rental Units, regardless of income. In determining financial eligibility, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
 - (d) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased by the permitted annual rent increase then set under the RT Act.
 - (e) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
 - (f) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith; and
 - (g) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, at Business License renewal or upon request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

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

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

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

8. GENERAL PROVISIONS

- 8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.
- 8.2 Nothing in this Agreement:
 - (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
 - (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
 - (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.
- 8.3 The Owner and the City agree that:
 - (a) this Agreement is entered into only for the benefit of the City;
 - (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and
 - (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.
- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.
- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 905 of the Act and as such will be binding on the Owner.

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

City:

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

Marine and Bewicke Project Ltd. Suite 950, 475 West Georgia Street Vancouver, British Columbia, V6B 4M9

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

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

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

9. INTERPRETATION

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2021, No. 8840".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.
- 9.8 This Agreement can be signed in counterpart.

IN WITNESS OF THIS AGREEMENT the City and the Owner have executed this Agreement by signing the "Form C – General Instrument – Part 1" or "Form D – Executions Continued" attached hereto.

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Department Manager	Director	CAO



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 2

Subject: REZONING APPLICATION: 2762 LONSDALE AVENUE (RED UPPER LONSDALE PROJECTS LTD. / INTEGRA ARCHITECTURE INC., CD-740)

Date: September 8, 2021

File No: 08-3400-20-0039/1

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

RECOMMENDATION

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

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

THAT "Housing Agreement Bylaw, 2021, No. 8875" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

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

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

ATTACHMENTS

- 1. Context Map (CityDocs 2091596)
- 2. Project Fact Sheet (CityDocs 2092794)
- 3. Architectural Plans, dated June 3, 2021 (CityDocs 2092574)
- 4. Landscape Plans, dated May 5, 2021 (CityDocs 2060278)
- 5. Public Consultation Summary (CityDocs 2029653)
- 6. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874 (CityDocs 2091145)
- 7. Housing Agreement Bylaw No. 8875 (CityDocs 2091734)

PURPOSE

This report presents a rezoning application for 2762 Lonsdale Avenue for Council's consideration and recommends referral to a public hearing.

PROJECT DESCRIPTION

The proposed project is a six-storey rental building with a total of 60 dwelling units, including 6 mid-market rental units. The proposed density is 2.33 FSR, which includes a base density of 1.6 FSR and a bonus of 0.8 FSR. The breakdown of unit type is as follows:

- Studio: 21 units (44 to 52 sq. m. / 476 to 562 sq. ft.)
- 1-bedroom: 19 units (48 to 62 sq. m. / 515 to 667 sq. ft.)
- 2-bedroom: 11 units (65 to 77 sq. m. / 699 to 834 sq. ft.
- 3-bedroom: 9 units (86 sq. m. / 929 sq. ft.)

In accordance with the Zoning Bylaw, 25% of the units will be designed to meet Adaptable Dwelling Unit Level 2 standards and the remaining units will be designed to meet Level 1 standards.

The proposal includes both indoor and outdoor amenities for tenants with a bike lounge and workshop on the ground floor and an indoor amenity room on the 6th floor with washroom and kitchen adjacent to rooftop outdoor space including seating, play and gardening areas.

Vehicle parking is accessed off the lane, provided in one level of underground garage.

The requested zone change and variances to the Zoning Bylaw to permit the proposed development are identified in Table #1.

REPORT: Rezoning Application: 2762 Lonsdale Avenue (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., CD-740) Date: September 8, 2021

	Base Zone Requirements	Proposal
Zoning	RM-1 Zone	CD-740 (RM-1 base)
Permitted Principal Uses	Various Residential Uses	Residential Rental Apartment Use
Maximum Density	1.6 Floor Space Ratio (FSR)	2.33 Floor Space Ratio (FSR)
Lot Coverage	Maximum 50 percent	52 percent
Maximum Building Width and Length	Maximum 30.48 m (100 feet) above the third storey.	31.7 m (104 feet)
Setbacks	Front: 6.1 m / 20 ft. Rear: 6.1 m / 20 ft. Interior Side: 4.57 m / 15 ft.	Front: 3.05 m / 10 ft. Rear: 3.66 m / 12 ft. Interior Side: 3.66 m / 12 ft.
Maximum Height	Three storeys / 13 metres (42.65 feet)	17.1 metres (56 feet)
Maximum Vertical Secure Bicycle Parking	31 spaces (35%)	48 spaces (53%)

Table 1. Summary of Zoning Changes

A 3.05m (10 ft.) dedication along the west property line, adjacent to Lonsdale Avenue, would be delivered as part of the rezoning, as would a portion at the rear of the existing lot to allow for the lane to be widened to 6.1m (20 ft.) and fully constructed as a through-lane connecting East 27th and East 29th Streets.

POLICY FRAMEWORK

The site is designated as Residential Level 5 in the Official Community Plan (OCP). This designation allows for multi-family housing forms with a density of up to 2.6 FSR.

Official Community Plan	
Policy 1.1.2 Align growth with the development of community amenities and infrastructure	Intensification of the site supports the use of existing amenities, including transit, the Green Necklace, and the existing and future Harry Jerome Community Recreation Centres.
Policy 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods	The proposed development is designed with careful consideration to minimize impacts on the low-density residential uses to the east.
Policy 1.3.5 Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings	The proposal includes high-quality materials and design and a well thought out Landscape plan. The dedication along Lonsdale will allow for further improvements to the public realm.
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive,	Design and materials are consistent with those found in the local context. The proposed

sustainable, and aesthetically compatible manner	building structure is mass timber wood frame.
Policy 1 3 10	The project includes bike-focused features
Encourage active, healthy lifestyles and the	including the bike lounge and workshop at the
opportunity for more social connections	ground level. Off-site works in the street and
through planning and active design	lane will bein to improve the pedestrian
principles that encourage physical activity	experience adjacent to the site and at the lane
and contribute to enhanced walkability and	crossing points along East 27 th and 29 th
and contribute to enhanced warkability and	Streets
Policy 1.4.1	Nine 2 hadroom units are proposed and an
Consider the needs of households with	outdoor play area is incorporated into an
consider the design of multi family	overall outdoor amonity area plan that allows
developments:	for multiple uses and activities within the same
developments,	space
Policy 1.4.4	The bike lounge encourages social interactions
Policy 1.4.4	The bike founge encourages social interactions
development that ensuring physical	by those tenants who will use that space. The
development and encourage physical	sixth-hoor amenities support various activities
movement and social interaction thereby	that will attract a number of different users.
Contributing to a nearther community,	The project will provide 60 new reptal upite
Policy 1.5.1	The project will provide 60 new remaind inter-
Provide opportunities for a range of housing	with a range of unit types and sizes. A third of
densities, diversified in type, size and	the units will have two or more bedrooms.
location	The second CO sected write including C grid
Policy 1.5.4	The proposed 60 rental units, including 6 mid-
Prioritize the development and revitalization	market units, will be secured for the life of the
of affordable rental housing and use density	building as a public benefit.
bonusing and density transfers to	
incentivize the retention, renewal and/or	
replacement of rental units as a public	
Denemit;	The summer of includes 25% of write or
Policy 1.5.6	I ne proposal includes 25% of units as
Ensure a sufficient number of new	Adaptable Level 2, the distribution of which will
apartment building provide accessible units	reflect the overall unit-mix, and the remaining
and that these accessible units are	units will be Adaptable Level 1.
represented across various unit sizes;	The second standard for the second distance in the second
Policy 2.2.2	The project includes features (bicycle lounge)
Strategically manage on-street and off-	that will attract tenants that regularly travel by
street transportation facilities to prioritize	bicycle. The minimum required parking is
more sustainable forms of transportation	proposed, which will help to keep traffic
through a variety of measures (e.g.	generated by the development low. Electric
providing bicycle end-of-trip facilities and	vehicle charging will be provided for all
pedestrian-level lighting, reducing parking	residential vehicle parking spaces (as per the
requirements in developments in close	Zoning Bylaw).
proximity to transit, on-street pay parking,	
electric vehicle charging stations, and	
parking spaces for car-share, carpool and	
low-emission vehicles);	
Policy 3.4.2	The project includes garden planters for
Consider the potential for food production	tenants' use as part of the outdoor amenity
on public and private land including	area.
rooftops, community gardens, micro	
gardens, composting, urban farming,	

0	
orchards, beehives and edible landscaping on residential boulevards, park land and rights-of-way;	
Policy 3.5.1 Ensure the implementation of design features in new developments, and in overall community planning that will facilitate the ability of older community members to age in place;	25% of units will be designed to meet Level 2 Adaptable Design requirements, the remaining units will be designed to meet Level 1 requirements. This will help to reduce costs associated with making the units accessible for tenants should they have or develop a need for such supports.
Policy 4.2.6 Increase the ratio of productive, permeable green space to hard impermeable surface areas as redevelopment occurs;	The proposed Lot Coverage is only slightly greater than the standard RM-1 Zone requirements of 50%. Planters on the rooftop provide additional greenery and soil volume to help with storm water retention.
Housing Action Plan	
Action #3: <i>Mid-Market Rental Units</i>	The project will provide 6 mid-market units, to be secured for the life of the building.
Action #4 Family-Friendly Housing	The project includes 9 three-bedroom units.
Sustainable Development Guidelines	
Natural Systems The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members	The proposal includes a green roof above the podium and landscaping and garden beds in the outdoor amenity area. The planting plan includes a number of native species.
Physical Structures/Infrastructure: The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well being of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.	The project will use high-performance and environmentally-friendly building materials and will achieve Step 3 of the Step Code. Energy Star and water-efficient appliances will be installed in the dwelling units. 100% of vehicle stalls will be EV ready.
Human Potential: The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active	The development provides Market Rental and Mid-Market Rental housing at a range of unit types and sizes.

transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.	
Social Connections: The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.	The project includes both indoor and outdoor amenity areas that are well-programed with multiple opportunities for activities.
Cultural Diversity: The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.	The proposed design includes various informal gathering spaces for tenants.
Active Design Guidelines	man manager man of the second large the
Primary and Secondary Stairs	The project includes primary stairs that are located and designed to encourage active circulation throughout the building.
Indoor Amenity	The indoor amenity areas include a gym and separate lounge area that is directly connected to the outdoor amenity area.
Outdoor Recreation and Gardens	The outdoor amenity area is designed to allow various activities, with a children's play area, gardening beds and outdoor seating.
Enhanced bicycle facilities	Bike facilities in the building include a bicycle lounge at the ground level with bike storage, a seating area and a workstation.

PLANNING ANALYSIS

Site Context and Surrounding Uses

The site is located mid-block on the east side of Lonsdale Avenue between 27th and 29th Streets. It is on a frequent transit route and is three blocks from the future Harry Jerome Community Recreation Centre site. The sites immediately to the north and south are multi-unit residential and across the lane are single-family dwellings. A streamside protection area lies directly behind the site, but the site itself is outside of the protection area.

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

Direction	Address	Description	Zoning
North	101 E 29 th	21-unit 3 storey residential strata	Comprehensive Development 315 (CD-315)
South	2750 Lonsdale	5-unit rental building	RM-1
East	(range)	Single-family dwellings within streamside protection area	RS-1
West	121 West 29 th	3-storey multi-unit strata development	Comprehensive Development 103 (CD-103)
	2705 Lonsdale	Church and related buildings	Comprehensive Development 519 (CD-519)

Table 2. Surrounding Uses

The project would result in the construction of the lane that runs along the east property line of the site. The lane is currently blocked by a portion of the property which narrows the right-of-way to just 3.05 metres (10 feet). The route is currently only passable by walking/bicycling. Improvements to the lane would include speed humps, green elements and possibly other traffic-calming features.

Use

The Official Community Plan (OCP) designation for the property is Residential Level 5, which permits residential uses. The proposed building would replace an existing threestorey rental building containing 26 units. The proposed project includes a total of 54 market rental units and six mid-market units. In accordance with the Density Bonus and Community Benefits Policy and the Housing Action Plan, all units would be secured with a Housing Agreement (Attachment 7) which includes provisions to secure 10 percent of the units as mid-market rental, available at 10 percent below average market rents, for the life of the building.

The proposed unit breakdown is consistent with Strategy #4 of the Housing Action Plan, which calls for 10 percent of the units to be family-friendly, meaning they have a minimum of three bedrooms.

The secured rental and mid-market units would add to the rental housing stock in the area with the six mid-market units providing affordable housing at initial occupancy and the remainder of the units becoming more affordable over time.

Intensity

The OCP permits a maximum density of 2.6 Floor Space Ratio (FSR) for this site. The proposal has a total density of 2.33 FSR. While additional density could be considered on this site, a lower density is supported due to the adjacent residential Level 1

properties. Please refer to the section on Form for discussion of how the design responds to the adjacent low-density area to the east.

Staff support the inclusion of a density cap of 2.4 FSR in the CD bylaw in order to allow minor interior changes to the proposal at subsequent stages of the project. As the design is finalized for construction permits, it is not uncommon that the floor plans undergo minor adjustments which can result in minor variations to the floor area calculations and exemptions, resulting in minor changes to the resultant density. Any changes to the project drawings following the rezoning process must be consistent with the zoning parameters and require City approval.

Form

The building sits on a moderately sloping site and presents as 5.5-storeys at the northeast corner, and six storeys at the southwest corner of the site. The uppermost storey is set back substantially from the rear/lane side, giving the appearance of a 4.5-storey building from the lane and single-family properties to the east. A lesser setback of the uppermost floor along the south and west frontages also reduces the apparent massing of the building from those angles. The shadow study included in the architectural drawings (Attachment 3) shows how the form of the building has been designed to reduce shadow impacts, particularly on the properties to the east across the lane.

The main entrance of the building is located toward the north end of the frontage and provides accessible entry from Lonsdale Avenue. A rear entrance provides direct access for tenants between the bike lounge and the lane. This entry point as well the outdoor bike and dog wash area next to it encourage non-vehicle activity on the lane frontage. Vehicle access would be removed from Lonsdale Avenue and instead the site would be accessed from the newly opened lane. This would help to improve the pedestrian realm along Lonsdale Avenue by removing conflict points with vehicles. Traffic calming in the lane will help to ensure that the space remains safe for pedestrians and cyclists as well.

The proposed setbacks provide adequate separation between the proposed building and existing buildings on the sites to the north and south. A 3.05-metre (10-foot) setback from the front lot line provides room for landscaping and stairs connecting private patios to the sidewalk. With the dedication along Lonsdale, this setback results in effectively the same placement of the building as the existing 6.1-metre setback requirement.

To summarize, the proposed design responds well to the adjacent properties, particularly those to the east across the lane. This is partly aided by the natural slope and also by the reduced footprint of the sixth floor, which is designed to cast no additional shadow in the afternoon and evening on properties to the east.

Parking and Transportation

The proposal includes the required number of vehicle parking spaces, at a ratio of 0.6 spaces per unit, with 0.1 spaces per unit dedicated to visitor parking. Secure and short-term bicycle parking requirements are proposed to be met, with the exception of the proportion of secure spaces that are vertical. Standard zoning requires that not more than 35 percent of the total secure bicycle parking is vertical, 53 percent is proposed. For this project, 53 percent equates to 48 out of 90 spaces, whereas 35 percent would be 31 of 90.

One underground level is proposed, which is comprised of parking, storage, and most of the secure bicycle parking. The proposal meets the zoning requirement for parking, with 30 tenant parking spaces and six visitor parking spaces and will meet the zoning requirements for electric vehicle charging. Meeting the standard zoning requirement for parking on this site is supported, as the site is serviced by relatively good transit options. The bicycle parking and other facilities proposed are expected to attract tenants who cycle regularly as the bike lounge is featured prominently and is very conveniently located on the ground floor between the front lobby and the main laneway entry/exit. The proposed variance to vertical bicycle parking, at 53 percent of total secure bike parking is supportable, with the recommendation that those tenants with heavier (e.g. cargo, electric and mountain bikes) be given preference for the 42 horizontal spaces.

Green Buildings

The proposed energy standard for the building is Step 3, consistent with City policy. Some trees must be removed on the site and on city property where laneway improvements are required. A total of 4 on-site trees will be removed and 6 new trees will be added. The on-site trees to be removed were identified in an arborist report as having low or medium retention value due to repeated topping and pruning over time. In addition to the six new on-site trees, six city trees will be added, providing a double-row of boulevard trees along Lonsdale Avenue. The Existing trees on the neighbouring properties to the north and south of the site will be retained and protected throughout the construction process.

DENSITY BONUS AND COMMUNITY BENEFITS

The City's *Density Bonus and Community Benefits Policy,* in conjunction with the Official Community Plan, allows for density bonuses beyond 1.6 FSR in the Residential Level 5 designation, up to a maximum of 2.6 FSR.

A bonus of 0.8 FSR is proposed, to be achieved through the provision of secured rental and mid-market units. As the existing building on site is a rental apartment building, policies do not support a benefit other than new rental housing. The value of the bonus density can be roughly calculated by using the standard cash contribution amount for areas outside the Lonsdale City Centre, \$175 per square foot of bonus floor area. REPORT: Rezoning Application: 2762 Lonsdale Avenue (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., CD-740) Date: September 8, 2021

Table 3. Estimated Value of Community Benefits through Density Bonusing						
Density Value Calculation	Value					
Density Bonus to 1.6 FSR / OCP Density (@ \$25 / sq. ft.)	\$0.00					
Density Bonus to 2.4 FSR (@ \$175 / sq. ft.)	\$2,433,416					
Total Value of Community Benefits	\$2,433,416					

In addition to the secured rental and mid-market units, staff seeks Council's direction to secure the following items as conditions of this development:

- public art with a value of \$30,000;
- dedication of 3.048 m for public realm improvements along Lonsdale Avenue;
- dedication of 3.048 m for widening of the lane, to the minimum 6.096 m standard;
- construction of full laneway width adjacent to the site, to East 29th Street;
- · planted areas and other features in the laneway to provide traffic-calming and generally improve the lane as a secondary pedestrian route;
- reconstruction of laneway access at East 27th and East 29th Streets;
- contributions toward the East 27th Street traffic signal (\$50,000) and Lonsdale Avenue sanitary main (\$75,000).

COMMUNITY CONSULTATION

A Developer's Information Session was held on January 27, 2021 in the form of a virtual meeting. The Public Consultation Summary (Attachment 5) provides an overview of the meeting details, notifications and a summary of the topics and questions discussed at the session and in emails received both prior to and after the session. A total of 15 community members attended the virtual DIS; eight of the attendees submitted comment forms or emailed their comments. Of the submissions, three expressed opposition to the development or suggested significant changes such as reducing the height by two storeys or increasing the parking significantly. One supported the proposal with minor changes, and two had guestions but were not clearly in support or opposition.

Support was expressed by several people for the quality of the design, added rental housing and the proposed bike lounge and other amenities.

Of the concerns heard, the main ones were regarding the height of the proposed building and the impact of shadow on the properties to the east as well as concerns about the ratio of on-site parking to units. Another common concern was the opening of the lane running between East 27th and East 29th Streets and that the lane would become heavily trafficked and less safe. Some concern regarding the proximity of the proposed development to St. Martins Creek (within the Wagg Creek Watershed) were also raised.

Staff response to public comments:

Staff support the proposed height and massing strategy as it takes advantage of • the site typography and respectfully scales back massing at key locations to mitigate potential impact.

- The proposed parking meets the bylaw requirement for a rental project. A study
 prepared by the applicant's transportation consultant determined that the
 proposed use would generate 22 trips including both vehicles entering and
 leaving the site within the weekday AM peak hour, and 27 trips in the afternoon
 peak hour. Laneway features including speed humps, green elements and other
 traffic-calming measures will be used to both deter and slow drivers who may try
 to use the laneway as a shortcut.
- The site slopes away from the stream towards Lonsdale Avenue and the development is located outside of the area where a Streamside Development Permit is required. Required work on the lane will need to be designed and reviewed with the streamside requirements in mind, a Development Permit for the lane work may be required, which would be determined by staff through development of the design drawings for the off-site work. This would occur concurrently with the building permit process. Should a Development Permit be required, this could be expected to result in improved stream conditions through removal of invasive species and increased native plantings.
- With the stream, laneway and street improvements proposed as part of this application, the project will result in a significantly improved public realm as well as safer driving conditions in the local area.

TENANT RELOCATION PLAN

The existing building, which was constructed in 1969, contains 20 one-bedroom units and six two-bedroom units. Of the existing tenants, 17 have lived in the building for more than 10 years.

On July 12, 2021, Council amended the Residential Tenant Displacement Policy to enhance protection and compensation to long term tenants. As this application was submitted in November 2020, prior to when the updated policy took effect, the 2015 version of the policy applies.

A tenant relocation plan was provided with the rezoning submission that exceeds Residential Tenancy Act requirements for tenant compensation and follows the 2015 Residential Tenant Displacement Policy requirements, including compensation packages of three-month's rent plus \$750 (per unit) towards moving expenses. However, the applicant has also voluntarily proposed additional compensation for longterm tenants: four months' rent for those who have lived in the building for 10-20 years and five months' for those who have lived in the building for more than 20 years.

Also in accordance with the policy, a Tenant Relocation Coordinator was hired and has been communicating with the tenants of the building and providing them with information on available units in the general rental market. Information has also been shared regarding government housing programs for those who are eligible.

As of the date of this report, 20 units remain occupied. One of the remaining tenants has been offered a unit through BC Housing.

Under the provincial *Residential Tenancy Act*, final eviction notices cannot be delivered to tenants until a demolition permit has been issued by the municipality. The notice must be provided a minimum of four months prior to the eviction date. Prior to issuance of the demolition permit, staff will request an update from the applicant's relocation coordinator regarding progress in relocating the tenants and compensation as outlined in the Tenant Relocation Plan.

ADVISORY BODY INPUT

Advisory Design Panel

The application was reviewed by the Advisory Design Panel on March 31, 2021. The Panel unanimously endorsed the following resolution:

THAT the Advisory Design Panel has reviewed the Rezoning Application for 2762 Lonsdale Avenue and recommends approval of the project. The Panel commends the applicant for the quality of the proposal and their presentation.

Some changes were made to the building design based on comments from the Panel, including an increase in the rooftop amenity area and an increase in the size of some balconies.

LEGAL AGREEMENTS

Should Council support the proposed rezoning at Third Reading, the following legal agreements will be drafted and prepared prior to Final Adoption, to be signed by the Mayor and Corporate Officer following approval.

- Development Covenant, securing the architectural and landscape drawings;
- Servicing Agreement, securing contributions toward traffic signal and sanitary main upgrades, off site works, as well as land dedications along the west property line (3.05 metres / 10 feet) and lane dedication to allow for a consistent lane width of 6.09 metres / 20 feet;
- Crane Swing, Shoring and Underpinning Agreement
- Community Good Neighbour Agreement
- Flooding Covenant

A Housing Agreement to secure the 60 rental units including 6 mid-market units has been prepared by staff and signed by the property owner and is presented with this report.

CONCLUSION

The proposed six-storey rental development is consistent with the Official Community Plan and has been designed with sensitivity to the surrounding existing buildings. The proposed amenities and unit designs are supportive of households of varying sizes and encourage active and sustainable transportation through an emphasis on cycling as a REPORT: Rezoning Application: 2762 Lonsdale Avenue (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., CD-740) Date: September 8, 2021

transportation choice. The design activates both the street and lane frontages and would result in improvements to the public realm through land dedications and off-site works. The 60 proposed units, including 6 mid-market units, will contribute a net total of 34 units to the city's rental housing stock. The proposed use, intensity and form is supported by City policies and by planning and design analysis.

RESPECTFULLY SUBMITTED:

Mulul

Emily Macdonald Planner 2

Attachment 1





PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION

2762 Lonsdale Avenue



SITE CHARACTERISTICS

OCP Designation	Residential Level 5 (R5)						
Existing Zoning	Medium Density Apartment Residential 1 (RM-1)						
Site Area		1615 sq. m (17382 sq. ft.)					
FLOOR AREA AND HEIGHT	EA AND HEIGHT Existing Zoning (RM-1) Offical Community Plan						
Floor Space Ratio	Maximum 1.60 FSR Maximum - 2.60 FSR 2,583.7 sq. m 4,198.5 sq. m (27,810.5 sq. ft.) (45,192.0 sq. ft.)		2.40 FSR 3,875.5 sq. m (41,715.7 sq. ft.)				
Total Lot Coverage	50%	52%					
Principal Building Height (maximum)	Three Storeys and 13.0 m (62.3 ft.)Six Storeys		17.1 m (56.0 ft.)				
SEIBACKS	Existing Z	Proposed					
Front (East 4th Street)	6.1 m	(20.0 ft.)	3.05 m (10.0 ft.)				
Interior Side Yard (West)	4.57 m	n (15.0 ft.)	3.66 m (12.0 ft.)				
Interior Side Yard (East)	4.57 m	n (15.0 ft.)	3.66 m (12.0 ft.)				
Rear (South)	6.1 m	6.1 m (20.0 ft.)					
BICYCLE PARKING	Re	quired	Proposed				
Short Term		6	6				
Secured		90					
Total Bicycle Parking (stalls)		96					
VEHICLE PARKING	Re	Proposed					
Resident Parking		30	30				
Visitor Parking		6	6				
Total Vehicle Parking (stalls)		36	36				
Numbers based on plans dated June 3, 2021 #2092794							

Attachment 3





т	2762 LONSDALE ADERA PROJECTS LTD. 2200-1055 Dunsmuir St., Four Bentall Centre Vancouver, BC V7X 1K8	Rocky Sethi Sarah Bingham	604.684.8277 604.637.4326	rockys@adera.com sarahb@adera.com
TECT	INTEGRA ARCHITECTURE INC. 2330-200 Granville Street, Vancouver BC, VBC 1S4	Shamus F Sachs	604.688.4220	shamuss@integra-arch.com
PORTATION	R.F. BINNIE & ASSOCIATES 300-4940 Canada Way, Burnaby, BC VSG 4K6	Brendan Stevenson	604.420.1721 ext. 6068	bstevenson@binnie.com
	R.F. BINNIE & ASSOCIATES 300-4940 Canada Way, Burnaby, BC V5G 4K6	Donal Casey	778.945.6045	dcasey@binnie.com
CAPE	PERRY & ASSOCIATES 112 East Broadway Vancouver, BC V5T 1V9	Michael Patterson	604.738.4118	mp@perryandassociates.ca
	GHL CONSULTANTS LTD 409 Gramville Street, Suite 950, Vancouver, BC V6C1T2	Khash Vorell	604.689.4449	kv@ghl.ca
RIST	DIAMOND HEAD CONSULTING 3559 Commercial Street Vancouver, BC V5N 4E8	Max Rathburn	604.733.4886	max@diamondheadconsulting.com
ANICAL	AME GROUP MECHANICAL ENGINEERS 200 - 638 Smithe Street Vancouver, BC V68 1E3	Reza Mousakhani	604.818.2350	rezamousakhani@amegroup.ca



DRAWIN	GLIST			
				Integra
				integra
				ARCHITECTURE INC.
				2330-200 Granville Street
			NO	Vancouver, BC, V6C 1S4
			N NO SSI	www.integra-arch.com Telephone: 604 688 4220
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DRAWI	NG INDEX	- DOCUMENTATION		
ARCHIT	ECTURAL			
	→ A-0.000	COVER PAGE	NTS	[PROJECT TEAM]
	→ A-0.010 → A-0.020	ZONING OCP	NIS	
	→ A-0.050	CONTEXT PHOTOS	NTS	
	→ A-0.060	CONTEXT SITE PLAN	1:300	
	→ A-0.070	PERSPECTIVE VIEW	NTS	
	→ A-0.081	PERSPECTIVE VIEW	NTS	
	→ A-0.082	PERSPECTIVES VIEW	NTS	
	→ A-0.101	SURVEY (REFERENCE ONLY)	NTS	
	→ A-1.010	SITE PLAN	3/32"	
	→ A-1.020 → A-2.000	PARKING P1	1/8*	
	→ A-2.010	1ST FLOOR	1/8"	
	→ A-2.020 → A-2.030	2ND FLOOR 3RD FLOOR	1/8"	
	→ A-2.040	4TH FLOOR	1/8"	
	→ A-2.050	5TH FLOOR	1/8"	
	→ A-2.060 → A-2.070	ROOF LEVEL	1/8"	
	→ A-3.001 → A-3.002	UNIT PLANS ADAPTABLE	NIS 1/4"	
	→ A-3.003	UNIT PLANS	1/4*	
	→ A-3.004	UNIT PLANS	1/4*	
	→ A-4.001	WEST ELEVATION - LONSDALE AVE	1/8"	
	→ A-4.002	SOUTH ELEVATION	1/8"	[ARCHITECT SEAL]
	→ A-4.003 → A-4.004	NORTH ELEVATION	1/8	
	→ A-4.500	STREET ELEVATION - LONSDALE AVENUE	1*=20'	
	→ A-5.000	SITE SECTIONS	1/8*	
	→ A-5.010	SITE SECTION	1/8"	
	→ A-5.020	SITE SECTION	1/8*	
	A-8.010	MASSING STUDY	NTS	ADERA
	A-8.020	MASSING STUDY	NTS	[CLIENT]
	→ A-8.100 → A-8.500	SHADOW STUDY	NIS	1269779 BC Ltd
	→ A-8.501	SHADOW STUDY	NTS	1200110 20 200
	→ A-9.001	AREA OVERLAYS PARKING P1	1/8"	[PROJECT]
	→ A-9.010	AREA OVERLAYS 1ST FLOOR	1/8"	
	→ A-9.020	AREA OVERLAYS 2ND FLOOR	1/8"	DEVELOPMENT
	→ A-9.030 → A-9.040	AREA OVERLATS SRD FLOOR AREA OVERLAYS 4TH FLOOR	1/8	2762 LONSDALE AVENUE
	→ A-9.050	AREA OVERLAYS 5TH FLOOR	1/8"	NORTH VANCOUVER, BC
	→ A-9.060	AREA OVERLAYS 6TH FLOOR	1/8"	[TITLE]
Total →	42			
LANDSC	APE			COVER PAGE
SURVEY	,	TOPOGRAPHICAL SURVEY DRAWINGS		20513 [PROJECT]
				[SCALE]

3 - RZ DP APPLICATION - RÉÚ^{UE1}

JUN 03, 2021

RENTAL HOUSING DEVELOPMENT 2762 LONSDALE AVENUE | NORTH VANCOUVER | BC | REZONING DP APPLICATION RESUBMISSION

PROJECT SUMMARY:										
		REQUIRED / PERMITTED			PROPOSED				VARIANO	
ZONING EXISTING			RN	1-1		CD				
OCP LAND USE DESIGNATION -	Medium Density Apartment		Resident	ial Level 5				r		
SITE AREA						17,382	sq.ft.	1,615 m2		NO
UNIT NUMBER								60		NO
OCP DENSITY (w/ exclusions) P	Purpose Built Rental Housing	1.6 + 1.0	FSR	4,198	m2	2.31	FSR	3,728 m2		NO
SITE COVERAGE		50%		807	m2	52%		843 m2		YES
BUILDING HEIGHT - Storeys (OCP Schedule 1)			6 Storeys (5	59.0 - 62.3 ft)	6 Sto	oreys			NO
BUILDING HEIGHT - Measured fro	om Average Grade	59.0 - 62.3	ft	18-19	m					
Average Finished Grade -	AFG within 10.0' distance	493.8	ft	150.52	m geodetic	493.8	ft	150.52 m	geodetic	
Geodetic Max. Allowed He	ight- 19 m	556.2	ft	169.52	m geodetic					
Proposed TOR Elev	ation TOR 6TH Storey					550.0	ft	167.64 m	geodetic	NO
Bldg Height from Ave. Finished G	Grade TOR 6TH Storey			19.00	m Height	56.17	ft	17.12 m	Height	NO
1ST Storey Eleva	ation (4.33' below AVG)					485.5	i ft			
SRW ROAD	(Lonsdale Avenue)					10.00) ft	3.05 m		NO
FRONT YARD - WEST	(Lonsdale Avenue)	20.00	ft	6.10	m	10.00	l ft	3.05 m		NO
REAR YARD - EAST	(Lane)	20.00	ft	6.10	m	12.00) ft	3.66 m		NO
INTERIOR SIDE YARD	(South PL)	15.00	ft	4.57	m	12.00	ft (3.66 m		NO
INTERIOR SIDE YARD	(North PL)	15.00	ft	4.57	m	12.00	ft (3.66 m		NO
								•		
PARKING SPACES	Rental Housing	0.60	space/ unit	36	spaces			36 spa	Ces	NO
EV READY STATIONS	100% Residential Spaces	100	%	30	spaces			30 spa	Ces	NO
EV INSTALLED STATIONS	Proposed for Visitor Spaces	0	%	0	spaces			0 spa	Ces	TBC
BICYCLE SPACES	Secure spaces	1.50	space/ unit	90	Secure			90 Sec	ure	NO
	Short term spaces			6	6 Short term			6 Sho	rt Term	NO
	Vertical bicycle spaces	35%	max.	31.5	Vertical	53.3%		48 Ver	ical secure	YES
OPEN BALCONY AREA (DECKS)	max 10% GFA	4,817.6	sq.ft.	447.57	m2	4,469.9	sq.ft.	415.3 m2	9.3%	NO
Excluded Open Appendages max	(10% GFA									
OUTDOOR AMENITY AREA						3,110.8	sq.ft.	289.0 m2		
Garden Plots Active Design Guide	elines 2.2 m2 / 4 units	360.0	sq.ft.	33.0	m2	372.0	sq.ft.	34.6 m2	Approx.	
BARKING DIMENSIONS		Midth		Longth		Hoight		1		
(no column encmachments)		m	ft	m	ft	m	ft			
Standard Cars		2 500	8 20	5 486	18.00	2 134	7.00			
Small Care		2.000	8.20	4.650	15.26	2.134	7.00			
Disabled Barking		4.000	12.12	5.496	18.00	2.134	7.00			
Additional width at walls		4.000	1.00	3.400	10.00	2.134	7.00			
Additional width at wails		0.505	1.00	1	1					
MINIMUM AISLE		90 degrees	3	60 degrees	5	45 degree	s			
		m	ft.	m	ft.	m	ft.	1		
One-Way Traffic		6.700	21.98	5.280	17.32	3.860	12.66	1		
Two-Way Traffic		6,700	21.98	6.096	20.00	6.096	20.00	1		

RECYCLING & GARBABE STORAGE R	EQUIREMENTS				
Min. Waste & Resource Storage Area	60 units	0.486 m2/unit		314 sq.ft.	29 m2
As per Section CNV Guidelines for Recycling & Garbage Storage - Page 5 (Sept 2014)		Number of Containers 60-69 Units	Number of Containers for > 99 units	Total Number of Containers	Container Volume
Garbage (3yd3)	60 units	3	0	3	3 yd3
NSRP Newsprint (360L)	60 units	1	0	1	360 L
NSRP Mixed Paper (360L)	60 units	3	0	3	360 L
NSRP Mixed Containers (360L)	60 units	2	0	2	360 L
Cardboard	60 units	1	0	1	2 yd3
Food Scraps (240L)	60 units	4	0	4	240 L
Carbago Storago Space proposed	60 unite			346 4 co #	22.2 m2



Project Name: 2762 Lonsdale Ave, No Client: Adera	rth Vanco	uver, BC							Project: Date:	20513 MAY 21/ 2021	8			
PROJECT DATA :	6 - STC	REY PUR	POSE BU	ILT RENTA		١G			Issue:	RZ DPA -	REV			
EXISTING ADDRESS PROPOSED ADDRESS LEGAL DESCRIPTION	2762 Lonsdale Ave, North Vancouver, BC TBD LOT P, BLOCK 238, DISTRICT LOT 545, PLAN 13125											А		
PROJECT ARCHITECT PROJECT OWNER OCP LAND USE DESIGNATION EXISTING ZONING	Integra / 1269779 Residen RM-1	Architecture) BC Ltd. tial Level 5: !	Inc., 2330 – Medium Der	200 Granvill Isity Apartme	e St. Vanco nt	uver BC V6	C 1S4, T.604	4.688.4220						
PROPOSED ZONING	CD													Integra
ITE AREA : Pross Site Area Road Dedications Lonsdale Ave	3.048m						твс	17,382 1,240	sq.ft. sq.ft.	1,614.80 m2 115 m2	(Survey 17.08	3.2020)		ARCHITECTURE IN
ane Dedications Net Site Area								330 15,812	sq.tt. sq.ft.	31 m2 1,468.96 m2				Vancouver, BC, V6C 1
/lax FSR (Gross Site Area) /lax Bonus FSR	1.60 1.00	OCP Densi With Public	ity : Benefits					27,810 17,382	sq.ft. sq.ft.	2,583.66 m2 1.614.79				Telephone: 604 688 42
Max FSR (Gross Site Area) Total Proposed Gross Floor Area	2.60 2.77	Purpose B	uilt Rental I	Housing				45,192 48,176	sq.ft. sq.ft.	4,198.4 m2 4,475.7 m2				COPYRIGHT RESERVED. THIS DRAWING AND DESIX AND AT ALL TIMES REMAINS THE EXCLUSIVE PROP OF INTEGRA ARCHITECTURE INC. AND CANNO USED WITHOUT THE ARCHITECT'S CONN
Fotal Proposed Exclusions Proposed FSR (Gross site area)	2.31							8,051 40,125	sq.ft. sq.ft.	748.0 m2 3,727.7 m2				
Max. Site Coverage	50%	(RM-1)	Amm.)					8,690.78	sq.ft.	807.39 m2				
INIT SUMMARY:	52%	(Gross Site	Area)					9,071	sq.π.	842./1 mz				
	۸D								Average	Total Unit	Total Linit			IPROJECT TE
Init Type	Level	1st	2nd	3rd	4th	5th	6th	Total	unit	Area (sqft) AD	Area (m2)	%	Unit Mix	
02 - Studio	L-1	1	2	2	2	2	0	9	563.0	5,066.9	470.7	15.0%	35.0%	
.04 - Studio (Adaptable L2)	AD L-2	1	1	1	1	1	0	5	551.0	2,755.0	255.9	8.3%	Studio	
01 - 1Bed 02 - 1Bed	L-1 L-1	1	2	1 2	2	2	0	5 9	515.8	3,335.3 4,642.2	309.9 431.3	8.3%	31.7%	
03 - 1Bed (Adaptable L2) 04 - 1Bed (Adaptable L2)	AD L-2 AD L-2	0	1	1 0	1	1	0	4	653.4 643.9	2,613.5 643.9	242.8 59.8	6.7% 1.7%	1 Bed	
01 - 2Bed (Adaptable L2) 02 - 2Bed	AD L-2	0	1	1	1	1	0	5 1	833.3 699.6	4,166.30 699.58	387.1 65.0	8.3%	18.3%	
03 - 2Bed	L-1	1	1	1	1	1	0	5	834.1 929.0	4,170.63	387.5	8.3%	2 Bed	
otal	L-1	8	12	12	12	12	4	60	020.0	40 174 4	3 732 3 1	00.0%	3 Bed	
ADAPTABLE UNIT SUMMARY:														
otal units		Studio 21	35.0%	1 bedroom 19	31.7%	2 bedroon 11	1 18.3%	3 bedroom 9	15.0%	60 Tota	al units			
daptable units Level 2 daptable unit distribution	AD L-2	5 23.8%		5 26.3%		5 45.5%		0		15 Ada 25.0% Dist	ptable L2 ribution			
SR CALCULATION:		_												
Exclusion Summary	Min.	No Units	Stair 01	Stair 02	Stair 03	Area HRV	per Unit	Total Excl	usions		Comments			
Adaptable Units Level 2 (20 sf / unit)	15	10					20.0	200.0	sq.ft.	18.58 m2	25.0% Uni	its AD Le	vel 2	
Induor Ameriky min 2 % of 15 si 7 unit	900	60					21.0	5 1,295.8	sq.n.	120.44 1112	Active Design	Guideline	s	
tairs (Active Design) - 8% max		<u> </u>	995.08	0.00	119.32			1,114.4	sq.ft.	103.53 m2 747.99 m2	2.3% (Flo	oor 1-6)		(ARCHITECT SE
GFA CALCULATION:		Amenity		Unit	Area	Comm	ion Area		Total	GFA	Efficier	ncy L1 -	_6	
ARKING P1 ST FLOOR		0.0 653.4	sq.ft. sq.ft.	0.0	sq.ft. sq.ft.	198.6 1784.8	6 sq.ft. 8 sq.ft.	198.60 7,879.21	sq.ft. sq.ft.	18.5 m2 732.0 m2	-	77.3%		
ND FLOOR RD FLOOR		0.0	sq.ft.	8,109.4 8,109.4	sq.ft. sq.ft.	961.5 961.5	i sq.ft. i sq.ft.	9,070.96	sq.ft. sq.ft.	842.7 m2 842.7 m2		89.4% 89.4%		
TH FLOOR TH FLOOR		0.0	sq.ft.	8,109.4 8,109.4	sq.ft. sq.ft.	961.5 961.5	i sq.ft. i sq.ft.	9,070.96	sq.ft.	842.7 m2 842.7 m2		89.4% 89.4%		ADERA
TH FLOOR otal Gross Area		642.6 1,295.9	sq.ft. sq.ft.	2,295.7 40,174.4	sq.ft. sq.ft.	876.6 6706.1	∂sq.ft. Isq.ft.	3,814.81 48,176.46	sq.ft. sq.ft	354.4 m2 4,475.7 m2	Overall:	77.0% 83.7%		ICLIE
ARKING SPACES:														1269779 BC Ltd.
Inimum Parking Required	60	units	0.60	space/unit				36	spaces					[PROJE
risitor Parking Required Parking Reduction	60 0%	units	0.10	space/unit				6	spaces spaces	Visitor part of tot	al required parki	ing		RENTAL DEVELOPMENT
otal Parking Required								36	spaces spaces					2762 LONSDALE AVENUE NORTH VANCOUVER BC
isabled Parking:														
IC Parking Required Per 908(11): IC Parking per Adaptable Guidelines:	60	units	0.038	space/unit				2	spaces	Part of total requ	ured parking			PROJECT
Adapatable Units - Level 1 Adapatable Units - Level 2 / 3 Disabled Parking Pog / Provident	45 15	units L1 units L2	27 9	req. parking req. parking	g spaces g spaces	26 - 50 Le 1 - 25 Le	vel 1 AD Uni vel 2 AD Uni	t 2 t 2	spaces spaces	Part of total requi	ired parking ired parking	Daces		STATISTICS
Max. Small Cars	35%	of required	spaces					13	spaces n	nax	uired parking s	paces		IPROJE
Provided Small Cars	33%	of provide	d spaces					12	spaces					20013
Required Secure Bicycle Parking	60	units	1.5	spaces/unit				90	spaces	Secure				JUN 03, 2021
Vrovided Secure Bicycle Parking Max Vertical Bicycle Spaces	60 31.5	units	1.5	spaces/un max	it		53.3%	90	spaces spaces	Secure inclu	usive of total	-		3 - RZ DP APPLICATION - REV
Required Short Term Bicycle Parking Provided Short Term Bicycle Parkin	0							6	spaces	Short term Short term				[DRAWIN
Parkade not to exceed 1m (3.3 ft.) above a	werage fini	shed grade al	ong perimeter	of structure						total bisuala				A-0.01
								96	spaces	LULAI DICYCIE SPAC	æs proviaea			



1.6 up to 1.0

23 up to 1.0

20 up to 0.5

23 up to 0.5

ixed Use Level 3

(Medium Density) 0.5 Mixed Use Level 4A 2.5 up to (High Density) 1.0



Zoring . + Tanata

• 1

O Legend

-

DP

Development Pending





SUBJECT SITE

EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1

Integra ARCHITECTURE INC.

2330-200 Granville Street Vancouver, BC, V6C 1S4

CITY

Schedule A

Part of the Official Community Plan

Land Use





EXISTING BUILDING - 2762 LONSDALE AVE





ADJACENT EXISTING MULTI-FAMILY ALONG NORTH PL



VIEW NORTH ALONG EAST LANE







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1269779 BC Ltd.

RENTAL DEVELOPMENT

2762 LONSDALE AVENUE NORTH VANCOUVER, BC

CONTEXT PHOTOS [PROJECT] 20513

[DATE] JUN 03, 2021 3 - RZ DP APPLICATION - REV

A-0.050















BUILDING CONCEPT - MATERIALITY - FIBRE - SUSTAINABILITY - IN

MATERIALITY - FIBRE CEMENT SIDING AND PANELS WITH WOODGRAIN TEXTURED SIDING SUSTAINABILITY - INCLUDING MASS TIMBER-CONSTURCTION (CLT PANELS)

- PRIVACY - MITIGATION OF POTENTIAL OVERLOOKING TO ADJACENT - REDUCED NUMBER AND STAGGERED LOCATION OF WINDOWS ALONG NOF
 - MATERIALITY - FIBRE CEMENT SIDING AND PANELS WITH WOODGRAIN TEXTURED SIDING AS ACCENT

- PRIVACY - MITIGATION OF POTENTIAL OVERLOOKING TO ADJACENT - REDUCED NUMBER AND STAGGERED LOCATION OF WINDOWS ALONG NORTH / SOUTH PROPERTY LINES

- TERRACED LANDSCAPING ALONG NORTH AND SOUTH PL - RESPONSE TO EXISTING GRADING

- HORIZONTAL EXPRESSION - LARGE BALCONIES / OVERHANGS - SUNSHADING

- TRANSITION TO EXISTING RESIDENTIAL BUILDINGS - ARCHITECTURAL ELEMENTS TO REDUCE SCALE - TOP STOREY MASSING / FOOTPRINT REDUCED TO THE SOUTH

- LANE TREATMENT - GREEN EDGE, SCREENING

- ROOF TOP OUTDOOR / INDOOR AMENITY - GATHERING AREA / BBQ / PLAY AREA / GREEN ROOF

- INDOOR AMENITY BIKE LOUNGE WITH MAINTENANCE STATION

- ENTRY LOBBY WITH DIRECT ACCESS TO INDOOR / OUTDOOR AMENITY AREA



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RENTAL DEVELOPMENT

PERSPECTIVE VIEW

20513 [PROJECT] [DATE] JUN 03, 2021 3 - RZ DP APPLICATION - REV

A-0.080







STREET VIEW SOUTH ALONG LONSDALE AVENUE - MAIN ENTRANCE

A-0.081

JUN 03, 2021 3 - RZ DP APPLICATION - REV

[DATE]





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RENTAL DEVELOPMENT

2762 LONSDALE AVENUE NORTH VANCOUVER, BC

PERSPECTIVE VIEW

 JUN 03, 2021
 [DATE]

 3 - RZ DP APPLICATION - REV

A-0.082

AERIAL VIEW NORTH ALONG THE LANE

The intended plot size of this plan is 432mm in width 560mm in height (C Size) when plotted at a scale of 1:250



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

PORTIC

TRAVELLED

5 10

LEGEND

⊳⊲ wv u	NDICATES	WATER VALVE
\bigcirc		TREE
🛱 СВ		CATCH BASIN
WM		WATER METER
○ STM MH	ι	STORM MANHOLE
⊖ SAN MH	1 .	SANITARY MANHOLE
-Ŏ- UP		UTILITY POLE
Ó HYD		HYDRANT
- - - - - - - - - - - - - -		POWER POLE
Ó GV		GAS VALVE
O IB		LAWN BASIN
-O- PP/LS		POWER POLE / LAMP STANDARD
Ó UMH		UNKNOWN MANHOLE
		SIMP
O GMH		GRATED MANHOLE
O SV		SEWER VALVE
ά ww		MONITORING WELL
Õ LS		LAMP STANDARD
O ID		LAWN DRAIN
SN		SIGN
$\in - GW$		GUYWIRE
UB		UTILITY BOX
EB		ELECTRICAL BOX
CO		CLEAN OUT
⊙ SV		SEWER VALVE
⊛ CS		CONCRETE SUMP
INV.		INVERT
DEC		DECIDUOUS
MPL		MAPLE
CDR		CEDAR
DGWD		DOGWOOD





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[ARCHITECT SEAL]



1269779 BC Ltd.

RENTAL DEVELOPMENT

2762 LONSDALE AVENUE NORTH VANCOUVER, BC

SURVEY REFERENCE

3 - RZ DP APPLICAT	ION - REV
JUN 03, 2021	[DATE
3/32" = 1'-0"	[S CALE
20513	[PROJECT

A-1.001

File No 18079T3




















AVENUE



6 of 11

7 of 11

FIXTURES & FINISHES

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FIXTURES AND FINISHES LEVEL ONE LEVEL TWO LEVEL THREE Easy to read building address num (min. 4" or 100mm high in contrast asy to read building address nun nin. 4" or 100mm high in contras

BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
BASIC	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION		Slip resistant flooring	Slip resistant flooring
CIRCULATION		Colour contrasting exit doors	Colour contrasting exit doors
BUILDING MEETING / AMENITY ROOMS		Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes
UNIT ENTRIES		Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES		Door handle at 40° or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40° or 1000mm above the floor, with deadbolts placed immediately above or below
UNIT ENTRIES			Two door viewers: 3'5" or 1050mm and 5' or 1520mm
UNIT FLOORING		Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
UNIT FLOORING		High density, low level loop carpet and underlay maximum %" or 13mm height	High density, low level loop carpet and underlay maximum ½" or 13mm height
PATIOS AND BALCONIES		Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided
* Illustrations available		- 1 of 3	Fixtures & Finishes July 2005

ADAPTABLE DESIGN GUIDELINES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
ELECTRICAL		Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46° or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46° or 1170mm above finished floor
ELECTRICAL		Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor	Electrical outlets, cable outlets, telephone jacks not lower than 18° or 450mm above floor
ELECTRICAL	Within suites a duplex outlet is required within 8" or 200mm of a telephone jack	Within suites a duplex outlet is required within 8" or 200mm of a telephone jack	Within suites a duplex outlet is required within 8" or 200mm of a telephone jack
ELECTRICAL	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system
ELECTRICAL		Rocker switches	Rocker switches
ELECTRICAL			Double bulb ceiling fixtures
ELECTRICAL			Provide wiring for automatic door opener and strike at unit entry
WINDOWS		Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows
KITCHEN		Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting
KITCHEN		Pull-out work boards at 2'8" or 810mm height *	Pull-out work boards at 2'8" or 810mm height *
KITCHEN		Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles
KITCHEN		Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN			Drawer storage in key areas*
KITCHEN			Provision for removal of sink cabinet and lowering of counter height
KITCHEN			Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)
KITCHEN			Provision for the future installation of at least one counter receptacle in front of cabinets
KITCHEN			Where regular refrigerator installed initially, provide adequate space for side by side model
KITCHEN			Contrasting knobs on stove / cook top



[ARCHITECT SEAL]

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IPROJECT RENTAL DEVELOPMENT



GUIDELINES	
20513	[PROJECT
	ISCALE
MAY 21, 2021	[DATE

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A-3.101

	Wiring for visual alarm system in living room	Wiring for visual alarm system in living room	Wiring for visual alarm system in living room
ELECTRICAL	and minimum one bedroom, connected to fire	and minimum one bedroom, connected to fire	and minimum one bedroom, connected to fire
	alarm system	alarm system	alarm system
ELECTRICAL		Rocker switches	Rocker switches
ELECTRICAL			Double bulb ceiling foctures
ELECTRICAL			Provide wiring for automatic door opener and
ELECTRICAL			strike at unit entry
WINDOWR		Easily grasped and operated mechanism for	Easily grasped and operated mechanism for
WINDOWS		opening and locking windows	opening and locking windows
		Task lighting of at least 100 lux level at sink,	Task lighting of at least 100 lux level at sink,
KITCHEN		stove and work areas in addition to general	stove and work areas in addition to general
		overhead lighting	overhead lighting
KITCHEN		Pull-out work boards at 2'8" or 810mm height *	Pull-out work boards at 2'8" or 810mm height
		Lever handle faucets and cabinet handles	Lever handle faucets and cabinet handles
KITCHEN		which can be easily used with an open hand eg.	which can be easily used with an open hand
		"D" or "J" cabinet handles	"D" or "J" cabinet handles
KITCHEN		Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN			Drawer storage in key areas*
KITCHEN			Provision for removal of sink cabinet and
RITCHEN			lowering of counter height
			Provision in water supply and drain to allow for
KITCHEN			a 4" (100mm) drop in sink height (offset
			plumbing)
KITCHEN			Provision for the future installation of at least
RITCHEN			one counter receptacle in front of cabinets
			Where regular refrigerator installed initially,
KITCHEN			provide adequate space for side by side mod
KITCHEN			Contrasting knobs on stove / cook top
	<u>ال</u>	1	
 Illustrations available 			Fixtures & Finishes
		- 2 of 3	July 2005

	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)
MIN. ONE BATHROOM		Provision for vanity sink removal	Provision for vanity sink removal
MIN. ONE BATHROOM		Adjustable height shower head or hand-held shower head on adjustable bracket*	Adjustable height shower head or hand-held shower head on adjustable bracket *
MIN. ONE BATHROOM			Water temperature regulator on tub / shower faucet
LIVING ROOM		One switched electrical outlet	One switched electrical outlet
BEDROOMS		Three-way switched outlet at bed area and doorway	Three-way switched outlet at bed area and doorway
BEDROOMS		Provide light fixture in or adjacent to closet	Provide light fixture in or adjacent to closet
BEDROOMS	Telephone jack	Telephone jack	Telephone jack
IN-SUITE STORAGE		Provide light and electrical outlet	Provide light and electrical outlet

LEVEL 1 ALL UNITS LEVEL 2 ADAPTABLE UNITS: B03, B04 (1 BEDROOM), C01 (2 BEDROOM)

ADAPTABLE DESIGN GUIDELINES

DESIGN ELEMENTS

City of North Vancouver Zoning Bylaw	. 1995. No.	. 6700 Amendment	Bylaw No. 2005	5. No. 7721	Figure 5 -
	,,		-,	· · · · · · · · · · · · · · · · · · ·	

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs – maximum degree of colour	Outside stairs – maximum degree of colour	Outside stairs – maximum degree of colour
	contrast on nosing of each stair	contrast on nosing of each stair	contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances	Unobstructed access to main building entrances	Unobstructed access to main building
	from street/sidewalks	from street/sidewalks	entrances from street/sidewalks
BUILDING ACCESS		Unobstructed internal access: I from parking (5' or 1520mm corridors; 2 or 610mm clear wall space asiguent to door latch) ¹ gatbage and recycling receptades and storage lockets substructing between the storage lockets ocertation on residential levels accessible storage lockers for each unit	Unobstructed internal access: from parking (5 or 1520mm contidors, 2 or 610mm clear wall space adjacent to don latch) ¹ garbage and recycling receptacles and storage lockets including condision en elidential levels accessible storage lockets for each Leve 3 unit
BUILDING ACCESS	Canopy over main building entrances (3' or	Canopy over main building entrances (3' or	Canopy over main building entrances (3' or
	915mm) and enterphone	915mm) and enterphone	915mm and enterphone
BUILDING ACCESS		Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided
BUILDING ACCESS	Disability Parking provided in accordance with	Disability Parking provided in accordance with	Disability Parking provided in accordance with
	Zoning bylaw Figure 9-4 as attached	Zoning bylaw Figure 9-4 as attached.	Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS		3' or 915mm building and suite entry doors	3' or 915mm building and suite entry doors
BUILDING ACCESS	Flush thresholds throughout the building	Flush thresholds throughout the building	Flush thresholds throughout the building
	(maximum 1/2* or 13mm height)	(maximum 1/2" or 13mm height)	(maximum 1/3" or 13mm height)
BUILDING ACCESS	Accessible building enterphone, call buttons	Accessible building enterphone, call buttons and,	Accessible building enterphone, call buttons
	and, where provided, suite door bells *	where provided, suite door bells *	and, where provided, suite door bells *
 Ilustrations available Options considered 		- 1 of 3-	Design Elements July 2005

3 of 11

2 of 11

COMMON AREAS		Accessible mailboxes for all AD Level 2 units, and	Accessible mailboxes for all AD Level 3 units,
	Considers minimum 4' or 1220mm uside (excent	5' or 1520mm turning radius in front."	and 5' or 1520mm turning radius in front *
CIRCULATION	Corridors minimum 4 or 1220mm wide (except	Corridors minimum 4 or 1220mm wide (except for	Comdors minimum 4 or 1220mm wide (exception
	toi service access areas)	Service access areas)	Desuide E' er 1520mm turning redius inside
		Provide 5 or rozonini turning radids inside and	and outside the entry persider of each dwelling
CIRCULATION		outside the entry comdor or each dwelling unit -	unit *
SUITE CIRCUI ATION		Provide wiring for an automatic door opener for	Provide wiring for an automatic door opener
SOTTE CIRCULATION		the suite entry door	for the suite entry door
		Provide 2' or 610mm clear wall space adjacent to	Provide wiring for an automatic door opener
		door latches where door swings toward user	for the suite entry door. Provide 2' or 610mm
SUITE CIRCUI ATION		(pocket doors acceptable for bathrooms and	clear wall space adjacent to door latches
		bedrooms)*	where door swings toward user (pocket door acceptable for bathrooms and bedrooms)*
		Minimum one bathroom, minimum one bedroom	Minimum one bathroom, minimum one
DOORS		and storage room doors 2'-10" or 860mm clear	bedroom and storage room doors 2'-10" or
		opening"	860mm clear opening
PATIOS & BALCONIES		Minimum one door 2' - 10" or 860mm clear door	Minimum one door 2 - 10" or 860mm clear
TATIOU & DAEGOINED		opening	door opening
PATIOS & BAI CONIES		Minimum one patio or balcony doorsill with	Minimum one patio or balcony doorsill with
		maximum 1/2" or 13mm threshold**	maximum 1/2" or 13mm threshold **
PATIOS & BALCONIES		Minimum 5' or 1520mm turning radius on patio /	Minimum 5' or 1520mm turning radius on pati
		balcony	/ balcony
		Opening mechanism maximum 46° or 1168mm	Opening mechanism maximum 46" or
WINDOWS		above noor (provide notation on window schedule)	1 teamm above noor (provide notation on
		Devide entries of all a 1999 and a leader	window schedule)
		Provide minimum 6-0 or 1800mm horizontal	Provide minimum 6-0 or 1800mm horizontal
WINDOWS		one bedroom where sile are not more than 2'- 6'	minimum one bedroom where sills are not
		or 750mm above the floor	more than 2', 6" or 750mm shows the floor
KITCHEN	1	Continuous counter between sink and stowe*	Continuous counter between sink and stove
KITCHEN		Commission counter between billik and blove	Sink cabinal minimum 2'8' or 810mm wide
			Dravide sufficient ences for future installation
KITCHEN			of cookton and wall oven
			Provide for potential 2'8" or 810mm wide
KITCHEN			undercounter workspace
KITOUEN			Lower edge of upper cupboards 4'6' or
KITCHEN			1350mm showe floor

KITCHEN		Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *
MIN. ONE BATHROOM	Toilet located adjacent to wall (min 3' or 915mm length) *	Toilet located adjacent to wall (min 4'6" or 1370mm length) *
MIN. ONE BATHROOM	Provide turning radius within bathroom (may result from removal of vanity cabinet)*	Provide turning radius within bathroom (may result from removal of vanity cabinet)*
MIN. ONE BATHROOM	3" or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *
MIN. ONE BATHROOM	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM	Accessible storage *	Accessible storage*
MIN. ONE BATHROOM		Provide pocket door or door swing out *
MIN. ONE BATHROOM		Space under sink minimum 2'8" or 810mm 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 1998 BC Building Access Handbook for details
MIN. ONE BEDROOM		Sufficient manoeuvring room between closet and double bed *
MIN. ONE BEDROOM		Provide 3' or 915mm access to window opening *
LAUNDRY FACILITIES		Provide front loading side-by-side washer / dryer in-suite or in common area
LAUNDRY FACILITIES		4' or 1220mm manoeuvring space in front of washer / drver

- 3 of 3-

* Illustrations available ** Options considered

Design Elements July 2005



UNIT B03 - ADAPTABLE L2



UNIT C01 - ADAPTABLE L2



UNIT B04 - ADAPTABLE L2



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UNIT A01





12" PULL-OUT PANTRY

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W/D

3'-11 1/2"

5'-1/4

COAT

5'-6"

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BATH C

5-7 1/2*

(ind

G

UNIT A-01 STUDIO 551.00 sq ft

24" X 24" FRIDG

38'-0"

⊕ =

38'-0"

SLEEPING

db.

KITCHEN

DINING

R

HOME OFFIC

LIVING

٢

BALCONY





[ARCHITECT SEAL]

1269779 BC Ltd.

RENTAL DEVELOPMENT

2762 LONSDALE AVENUE NORTH VANCOUVER, BC

UNIT PLANS

MAY 21, 2021	[DATE
1/4" = 1'-0"	ISCALE
20513	[PROJECT

A-3.103



10'-4"



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Vancouver, BC, V6C 1S4

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RENTAL DEVELOPMENT

2762 LONSDALE AVENUE NORTH VANCOUVER, BC

UNIT PLANS

[PROJECT] 20513 [SCALE] 1/4" = 1'-0" MAY 21, 2021 3 - RZ DP APPLICATION - REV

A-3.104

UNIT C02 - 2 BEDROOM

UNIT D01 - 3 BEDROOM

UNIT B-02 - 1 BEDROOM



12'-8"

8'-4 1/2"



10'-5'

LIVING

0

7'-4 1/2*

7-0 BED 3

D ow

KITCHEN

66

F

L.

34'-6 1/2"

ENS

A34

⊜ /\

CLOSET

11'-7"

8'-9"

A14

2-00-0-0 645x-108 619-1122

W/D

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DIMENSION _____

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2:0° 3 BED 921.96 sq ft

BED 2

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KITCHEN

6.4 1/2

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UNIT C-03 2 BED 834.26 sq ft

VINDOWS ALON ROPERTY LINE PRIVACY CONCE

(PRIV











STREET ELEVATION - LONSDALE AVENUE





[PROJECT TEAM]







ARCHITECTURE INC. 2330-200 Granville Street Vancouver, BC, V8C 154 www.integra-arch.com Telephone: 604 088 4220

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Integra

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A-5.020





IRON GREY

1.2

HARDIE REVEAL PANEL -

CULTURED STONE VERSETTA 1.1 LEDGESTONE, SAND

MATERIAL AND COLOUR LEGEND

HARDIEPLANK LAP SIDING -1.3 ARCTIC WHITE



HARDIEPLANK LAP SIDING 1.4 AGED PEWTER



FIBER CEMENT SIDING -1.5 WOODTONE MOUNTAIN CEDAR



Integra ARCHITECTURE INC.

[PROJECT TEAM

[ARCHITECT SEAL]

2330-200 Granville Street Vancouver, BC, V6C 1S4

TRIMS, ROOF FASCIA -

CHARCOAL

3.2

4.0 1.4 7.1 1.5 3.2 1.3 2.1 1.5 THE T 2.2 5.1 1.2 5.1 3.2 1.4 ADERA 1269779 BC Ltd. RENTAL DEVELOPMENT 2762 LONSDALE AVENUE NORTH VANCOUVER. BC 1.3 MATERIALS FINISHES 1.1 CULTURED STONE VERSETTA 20513 9.1 LEDGESTONE, SAND -MORTARLESS, PANELIZED DESIGN, INSTALLED W/ SCREWS JUN 03, 2021 -DRY STACK APPEARANCE STAGGERED LAYERS, ROUGH-CUT 3 - RZ DP APPLICATION - REV 1 - 1 --LIGHTWEIGHT AGGREGATE MATERIAL

Braduct to match (or Alternative) Finish to match Description (Location) 1.0 C L A D D I N G 1.1 Light Beige Cultured Stone CSI - Verseta - Ledgestone Sand Selected walls at entry / landscape walls - Flat panels and corner 1.2 Charcoal JamesHardie Panel JH Colour Plus - 'Iron Grey' 7/16' Hardie-Reveal Panel and matching Reveal Trims - smooth texture 1.3 White JamesHardie Lap Siding JH Colour Plus - 'Arctic White' HardiePlank Lap Siding - cedarmill texture, 7* exposure 1.4 Charcoal JamesHardie Lap Siding JH Colour Plus - 'Iron Grey' HardiePlank Lap Siding - cedarmill texture, 7* exposure 1.5 Woodgrain Woodtone Rustic Series Prefinished - 'Mountain Cedar' Lap Siding - cedarmill texture, 5 1/4" exposure 2.0 S O F F I T 2.1 Woodgrain Woodtone Rustic Series Prefinished - 'Mountain Cedar' Main Roof & eyebrow soffit, selected balconies, entry canopy 2.2 Light Grey Woodtone - Real Soffit Prefinished - 'White Granite' Soffits at u/s of balconies, roof overhangs as indicated 2.4 Charcoal Vent Strip TBC Vent strip at roof and balcony locations 3.0 T R I M S 3.1 White Benjamin Moore BM 2121-60 White Diamond Painted wood trime with finish 1 3 3.2 Charcoal Benjamin Moore BM 2118-10 Universal Black Roof Fascia, balcony edge, painted wood trims with finish 1.2 4.0 R O O F S 4.1 Light Grey IKO Roofing SBS 'Modiflex' 2 Ply SBS Roofing membrane at flat roofs 5.0 W I N D O W S 5.1 Black Vinyl Windows Standard - 'Black' or 'Charcoal' Vinvl windows and sliding doors w/ matching flashing 6.0 D O O R S 6.1 Black Vinyl Doors Black Prefinished vinyl balcony doors 6.2 Black Storefront Aluminum Black Prefinished aluminum building entry storefront / amenity window 7.0 R A I L I N G S 7.1 Black Aluminum PVDF Coating Black Railing / Clear Glass Balconies - prefinished powder coat, railing c/w safety glass panels 8.0 A C C E S S O R I E S 8.1 Black Makin Metals Ltd. Matte Black Flashing at roof overhangs, balconies, windows, downspouts gutters 8.2 White Makin Metals Ltd. Prefinished - 'Regal White' Flashing and through wall flashing with finish 1.3 8.5 Woodgrain LUX Products (or alternative) Prefinished Woodgrain - 'Fir' Decorative metal screen 6x1 linear bar grille at parking LUX Privacy Fence or Neo Lumber 9.0 <mark>S T R U C T U R E</mark> 9.1 Concrete Exposed Concrete

Clear - water repelant coating Architectural concrete finish at exposed landscape walls 9.2 Concrete Architectural Concrete w/ elastomeric paint BM OC-52 Grey Owl Exposed concrete walls along ramp c/w grove reveals

A-8.100

[PROJECT]



(SCALE) JUN 03, 2021 3 - RZ DP APPLICATION - REV^(E)

NOTE : ALL ADJACENT CONTEXT AND EXISTING BUILDING INFORMATION IS APPROXIMATE AND FOR REFERENCE ONLY.

A-8.500





NOTE : ALL ADJACENT CONTEXT AND EXISTING BUILDING INFORMATIO IS APPROXIMATE AND FOR REFERENCE ONLY. A-8.501





AREAS INCLUDED IN THE FSR CALCULATION AREA - GROSS FLOOR AREA FOR FSR ш

AVENU

SDALE

z

2

(A)

2:-11

11'-0"

4.7"

AREAS NOT INCLUDED IN THE FSR CALCULATION

AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-6)



AREA - UNIT

29.71 sq ft

STAIR 00

PARKING P-1 - OVERLAYS









RENTAL DEVELOPMENT 2762 LONSDALE AVENUE NORTH VANCOUVER, BC



20513 (PROJECT) 1/8" = 1'-0" (SCALE) JUN 03, 2021 (DATE)

3 - RZ DP APPLICATION - REV





LONSDALE AVENUE

STAIR 80 (AREA EXCLUSION LEVEL 1-6)

AREAS INCLUDED IN THE FSR CALCULATION

AREA - UNIT

AREA - GROSS FLOOR AREA FOR FSR

29.71 sq ft

AREAS NOT INCLUDED IN THE FSR CALCULATION



1ST FLOOR - OVERLAYS















AREA OVERLAYS 2ND FLOOR

20513	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 03, 2021	[DATE]
3 - RZ DP APPLICA	TION - REV

A-9.030



LONSDALE AVENUE

AREAS INCLUDED IN THE FSR CALCULATION AREA - GROSS FLOOR AREA FOR FSR AREA - UNIT AREA - ACTIVE DESION - STAIR NO AREA-ACTIVE DESION - STAIR NO AREA-EXCLUSION LIFEL 1.6]

AREAS NOT INCLUDED IN THE FSR CALCULATION



2ND FLOOR - OVERLAYS













AREA OVERLAYS 3RD FLOOR

20513	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 03, 2021	[DATE]
3 - RZ DP APPLICA	TION - REV

A-9.020





AREAS NOT INCLUDED IN THE FSR CALCULATION

AREAS INCLUDED IN THE FSR CALCULATION

AREA - UNIT

AREA - GROSS FLOOR AREA FOR FSR

AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-6)

29.71 sq ft

STAIR 00



3RD FLOOR - OVERLAYS



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[ARCNITECT SEAL]



RENTAL DEVELOPMENT 2762 LONSDALE AVENUE NORTH VANCOUVER, BC

AREA OVERLAYS 4TH FLOOR

20513	[PROJECT
1/8" = 1'-0"	ISCALE
JUN 03, 2021	[DATE
3 - RZ DP APPLIC	TION - REV

A-9.040



LONSDALE AVENUE

AREA - GROSS FLOOR AREA FOR FSR AREA - UNIT AREA - UNIT AREA - ACTIVE DESIGN - STAIR NO (MEA EXCUSION LEVEL 1-6)

AREAS INCLUDED IN THE FSR CALCULATION

AREAS NOT INCLUDED IN THE FSR CALCULATION



4TH FLOOR - OVERLAYS













1269779 BC Ltd.



AREA OVERLAYS 5TH FLOOR

1/8" = 1'-0"	(acate)
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A-9.050





 AREAS INCLUDED IN THE FSR CALCULATION

 AREA - GROSS FLOOR AREA FOR FSR

 AREA - UNIT

 Trans

 AREA - ACTIVE DEBIGN - STAIR NO (AREA EXCLUSION LEVEL 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION



5TH FLOOR - OVERLAYS





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20513	[PROJECT
1/8" = 1'-0"	ISCALE
JUN 03, 2021	[DATE
3 - RZ DP APPLICATION - REV	

A-9.060



LONSDALE AVENUE

AREAS INCLUDED IN THE FSR CALCULATION AREA-CROSS FLOOR AREA FOR FSR AREA-UNIT AREA-ACTIVE DESIGN - STAIR NO (AREA-ACTIVE DESIGN - STAIR NO (AREA-ACTIVE DESIGN - STAIR NO

AREAS NOT INCLUDED IN THE FSR CALCULATION



6TH FLOOR - OVERLAYS

Attachment 4



14
























2762 Lonsdale Ave Rezoning Application – Lonsdale Adera Projects Ltd.

Virtual Developer Information Session (DIS) Summary Report

Event Date:	Wednesday, January 27, 2021		
Time:	6:00pm – 7:45pm		
Location:	Online Zoom Webinar		
Attendance:	15 members of the public attended virtually.		
	The Adera project team was in attendance, as was a representative of the City of North Vancouver Planning Department		
Comments:	3 emails were submitted prior to the DIS and 1 phone call was received. 6 comment forms and 1 email were submitted following the DIS.		
Meeting Purpose:	 To present development application materials to the community To provide an opportunity for the community to ask questions about the development To provide an opportunity for the community to comment on the proposal 		
	3) To provide an opportunity for the community to comment on the proposal		

Notification:

In accordance with City of North Vancouver policies:

Invitation Flyers

DIS Invitation flyers were delivered to 237 addresses within a 40m radius of the site, provided by the City of North Vancouver. Of these, six flyers were returned with undeliverable addresses. Appendix A: Notification includes a copy of this material.

Newspaper Ad

A DIS newspaper ad was placed in the North Shore News on Wednesday, January 13th, 2021 and Wednesday, January 20th, 2021. A copy of the ad is included in Appendix A: Notification.

Notification Sign

Two DIS notification signs were erected on the site on January 13, 2021. Photos of the installed site signs are included in Appendix A: Notification.

Attendance:

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

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

City of North Vancouver:

• Emily Macdonald, Planner 1

Project Team:

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

Facilitators:

- Lance Berelowitz, Urban Forum Associates
- Katrina May

Overview:

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

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

The project presentation and facilitated Question & Answer period took approximately 90 minutes. The facilitators received several questions and comments about the project and recorded them for inclusion in this summary report.

Participants were invited to submit written comments (using the City's standard comment form) to the applicant and/or the municipal development planner, following the DIS. Three (3) emails and one telephone call were received by Adera prior to the DIS. Six (6) comment forms and one (1) email were submitted after the DIS.

The key themes of the questions during the Developer Information Session related to the impact of construction and shadowing on the surrounding area, namely traffic and construction impacts, use of and/or changes to the public lane east of the site, and environmental concerns such as potential impacts on a nearby stream. Another key theme was tenant relocation and compensation plans. Other questions included the details of construction, such as the use of mass timber, inclusion of EV charging stations, and number of bicycle and parking stalls. Several questions were asked about the development and construction process and anticipated length of each phase. Support was expressed for new rental housing stock in the City of North Vancouver.

Email correspondence included questions from existing tenants asking about relocation plans, anticipated rental rates, right of first refusal for units in the new project, storage, as well as the possibility of obtaining subsidized or discounted rents. Other questions included whether the project will be connected to the Lonsdale Energy Corp, the number of parking stalls, and proposed traffic mitigation measures. Concerns were raised regarding the environmental plan with respect to the nearby stream, as well as about the scale of the project in terms of number of units and height, and the potential for blocking sunlight or views for neighbouring properties.

Comment forms included questions about storage options, BC Hydro power poll location, changes to and use of the laneway, proximity to the stream, stormwater management and suggestions to increase the number of parking stalls. Concern was raised that the proposed height and density exceeds the intention of the Official Community Plan for mid- and low-rise buildings in this area. Support was expressed for the west coast design of the project, as well as the bike policy, amenity areas, and EV charging stations. A suggestion was made for more frequent transit service along Lonsdale to accommodate increasing density.

Comment Sheet and Email Summary:

Participants were invited to submit comments during a five-day response period after the DIS meeting. Four (4) emails were received prior to the DIS and six (6) comment forms and three (3) emails were submitted following the DIS. These are submitted as a separate Appendix (C).

Conclusion:

The purpose of this online Virtual Developer Information Session was to present to the community the proposed rezoning application and the development concept, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 237 DIS notification flyers were distributed by mail to the surrounding community, and fifteen (15) community members signed in to the DIS. Two newspaper ads notified the community of the DIS, and two DIS notification signs were posted on the property. A total of six (6) comment forms and seven (7) e-mails were submitted to the project Development Manager.

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

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

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

Public Hearing Presentation for 2762 Lonsdale Ave

ala desa

11

Bylaw No. 8874



Presented October 18, 2021 Development Planning



Introduction

- Building: six-storey rental
- Units: 60 dwelling units, including 6 mid-market rental units
- Density: 2.4 FSR
 - base density of 1.6 FSR
 - bonus density of 0.8
 FSR







Land Use and Zoning

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





Neighbourhood Context





Proposal: Project Stats

- Proposed 60 rental units:
 - Studio: 21
 - 1-bedroom: 19
 - 2-bedroom: 11
 - 3-bedroom: 9
- Six (6) mid-market rental (MMR).
- Fifteen (15) Adaptable Dwelling Units
- Parking:
 - 30 tenant parking spaces
 - 6 visitor parking spaces
 - EV Charging requirements met
 - 90 bicycle parking stalls





Proposal: Form and Design











Proposal: Off-site Works



- A 3.05m (10 ft.) dedication along Lonsdale Avenue.
- Lane dedication to complete connection from East 27th and East 29th Streets.







Policy Analysis: Housing Action Plan

- 9 3-bedroom units (15%)
- 6 mid-market units (10%)



Policy Analysis: Housing Action Plan



Policy Analysis: Sustainable Development Guidelines

- Landscaping with native species
- Step 3 of the BC Energy Step Code
- Energy Star and water-efficient appliances
- 100% of vehicle stalls will be EV ready
- · Garden beds in the outdoor amenity area
- Indoor and outdoor amenity areas that are wellprogramed with multiple opportunities for activities

Policy Analysis: Active Design Guidelines

- Primary stairs to encourage active circulation within the building
- Programming on rooftop for various activities, with a children's play area, gardening beds and outdoor seating
- Bicycle lounge at ground level with bike storage, seating area and workstation



15

Advisory Body Review

- Advisory Design Panel review on March 31, 2021
- Project unanimously endorsed
- Some changes following, based on comments from the Panel:
 - increase in the rooftop amenity area
 - increase in the size of some balconies



Public Engagement

- Virtual Developer's Information Session on January 27, 2021 with 15 attendees.
- Comments submitted:
 - 3 expressing opposition
 - 1 expressing support
 - 2 comments with questions
- Main concerns:
 - height and shadow impacts on the properties to the east
 - concerns about the ratio of on-site parking to units
 - opening of the lane connecting East 27th and East 29th Streets
 - concern regarding the proximity of the proposed development to St. Martins Creek (within the Wagg Creek Watershed)



17



Public Engagement





Public Engagement



Public Engagement







Public Engagement

Laneway improvements and traffic-calming:





Tenant Relocation Plan

- 26 units in existing building
- 17 tenancies over 10 years
- 2015 Residential Tenant Displacement Policy applies
- Tenant Relocation Plan:
 - includes compensation packages of three-month's rent plus \$750 (per unit) towards moving expenses.
 - four months' rent for those who have lived in the building for 10-20 years
 - five months' for those who have lived in the building for more than 20 years.



25

Conclusion

- The proposal complies with the OCP.
- The design fits well in context and will provide off-site improvements to street and laneway.
- The site proximity to existing amenities, commercial areas, public transit and active transportation facilities makes it an appropriate location for the proposal.











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





Mass Timber





BUILDINGS FOR BETTER LIVES







Precedent Images – For Inspiration Only













Adera RED Path to Home Ownership



Adera has created a program to enable residents of RED buildings to move forward along the path to home ownership with the purchase of an Adera home.







WELCOME

To the Public Hearing Presentation for: 2762 LONSDALE AVENUE, NORTH VANCOUVER, BC



PROJECT TEAM

Integra ARCHITECTURE INC.



F



Duet, Coquitlam, BC



Pathways UBC, Vancouver, BC

Crest, North Vancouver, BC





SITE CONTEXT





2762 LONSDALE AVENUE, NORTH VANCOUVER, BC

PROJECT STATISTICS

SITE	PERMITTED	/ REQUIRED	D PROF	POSED	
GROSS SITE AREA	17,382	sq.ft.	17,382	sq.ft.	
DEDICATIONS - ROAD AND LANE	1.570	sa.ft.	1.570	sa.ft.	
NET SITE AREA			15.812	sa.ft.	
ESR (FLOOR SPACE RATIO)	2.60	MAX ESB	2.31	ESB	(On Gross Site Area)
TOTAL FLOOR SPACE FOR FSR (W/ EXCLUSIONS)	45,192	sa.ft.	40,125	sa.ft.	(
LOT COVERAGE (MAX)	50%		52%		(Based on BM-1)
ZONING	BM-1		CD		(,
OUTDOOR AMENITY			3,111	sq.ft.	(Dog Run, Roof Deck Level)
TOTAL INDOOR AMENITY (MIN 15sf / Unit)	900	sq.ft.	1,296	sq.ft.	Total Indoor Amenity
INDOOR AMENITY - BICYCLE LOUNGE (1ST LEVEL)			653	sq.ft.	
INDOOR AMENITY - MULTI - PURPOSE (6TH LEVEL)			643	sq.ft.	
TOTAL AMENITY INDOOR + OUTDOOR			4,407	sq.ft.	
UNIT MIX SUMMARY	NUMBER	AVER/	AGE UNIT SIZE		TOTAL UNIT AREA
STUDIO	21 (35.0%)		476 - 555 sg.ft.	11,5	42 sq.ft.
1 BED	19 (31.7%)		551 - 661 sq.ft.	11.2	35 sq.ft.
2 BED	11 (18.3%)		699 - 833 sq.ft.	9.0	37 sq.ft.
3 BED	9 (15.0%)		929 sq.ft.	8.3	S1 so.ft
TOTAL	60			40.1	74 sa.ft.
TOTAL FAMILY UNITS (2 BED + 3 BED)	20			33	%
TOTAL ADAPTABLE UNITS (LEVEL 2)	15			25	%
PARKING AND BICYCLE SPACES	REQU	IRED			PROVIDED
RESIDENTS (EV READY STATIONS - 100% RESIDENTIAL)	30	spaces			30 spaces
VISITOR SPACES	6	spaces	0.10 / unit		6 spaces
TOTAL (SECURED RENTAL HOUSING)	36	spaces	0.60 / UNIT		36 spaces
SECURE BICYCLE SPACES	90	spaces			90 spaces
SHORT-TERM BICYCLE SPACES	6	spaces			6 spaces
TOTAL BICYCLE SPACES					



XISTING BUILDING:	3 STOREY RENTAL BU			
Year Built :	1969			
Units :	26 Units			
1 Bedroom	20			
2 Bedroom	6			
Parking:	31 Spaces			

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

SITE PLAN



PROJECT BENEFITS / CONTRIBUTIONS:

RENEWS AND EXPANDS RENTAL INVENTORY

60 units Secured Rental Housing (34 new and replacement of existing 26 units)
 (min. 6 mid-market units)

ENVIRONMENTALLY SUSTAINABLE BUILDING

- Step 3 of BC Building Code
- Use of CLT construction

PUBLIC REALM IMPROVEMENTS • 3.05 M Road dedication

- LANE IMPROVEMENTS
- (BLOCK BETWEEN E 29TH STREET AND E 27TH STREET)
- Lane dedication (to open the lane)
- Traffic calming 3 residential speed bumps
- Reconstruction of laneway along project frontage
- Propose planting strip as "Living Laneway" elements
- · Reconstruction of laneway access at both
- north and south ends with pedestrian letdowns
- Public Art contribution (potential for traffic-calming art, i.e. pavement markings in lane is being considered)
- Contribution of \$50,000 towards the East 27th St traffic signal upgrades
- Contribution of \$75,000 toward upgrading the Lonsdale Avenue sanitary main

2762 LONSDALE AVENUE, NORTH VANCOUVER, BC

2014 OCP - R5 MID-RISE APARTMENT



A In









STREET ELEVATION





VIEW NORTH - LONSDALE AVENUE



2762 LONSDALE AVENUE, NORTH VANCOUVER, BC

MAIN ENTRY - LONSDALE AVENUE





2762 LONSDALE AVENUE, NORTH VANCOUVER, BC

VIEW NORTH ALONG THE LANE



2762 LONSDALE AVENUE, NORTH VANCOUVER, BC

VIEW SOUTH ALONG THE LANE



TOP STOREY STEP-BACK TRANSITION



2762 LONSDALE AVENUE, NORTH VANCOUVER, BC

SUMMARY

2762 LONSDALE AVENUE, NORTH VANCOUVER, BC



2762 LONSDALE AVENUE, NORTH VANCOUVER, BC



SPRING EQUINOX - MARCH 21





MAR 21 2:00PM [PROPOSED]

EAST 29TH ST





MAR 21 2:00PM[5 STOREY]

SHADOW DIAGRAMS

PROPOSED BUILDING 6 STOREY

SHADOW DIAGRAMS

BUILDING FORM 5 STOREY (NO ROOF DECK OUTDOOR AMENITY)

SUMMER SOLSTICE - JUNE 21



SHADOW DIAGRAMS

PROPOSED BUILDING 6 STOREY

SHADOW DIAGRAMS

BUILDING FORM 5 STOREY (NO ROOF DECK OUTDOOR AMENITY)

2762 LONSDALE AVENUE, NORTH VANCOUVER, BC

WINTER SOLSTICE - DECEMBER 21

P+A





DEC 21 2:00PM [PROPOSED]

DEC 21 4:00F

EAST 29TH ST





DEC 21 2:00PM [5 STOREY]

//////

SHADOW DIAGRAMS

PROPOSED BUILDING 6 STOREY

SHADOW DIAGRAMS

BUILDING FORM 5 STOREY (NO ROOF DECK OUTDOOR AMENITY)


From:	Graham Flater
Sent:	October-05-21 4:48 PM
То:	Submissions
Subject:	Support for 2762 Lonsdale Redevelopment

Emily / To Whom It May Concern,

While I'm unable to attend the public hearing on October, I wanted to submit my support of the development.

We're a young family, located in the neighbourhood at 228 27th Street East.

Our home, a redevelopment / infill allowed us to move to this neighbourhood and be in a modern updated property.

I see this redevelopment as a major positive. Allowing more people / families to also be in this area. An area that has bus service. The ability to walk to coffee shops, groceries, Harry Jerome and other amenities.

I think it's important that we continue to revitalize the neighbourhood, and thoughtfully give more people the opportunity to live here.

This increased density does it, in the right spot.

Regards,

Graham Flater 228 East 27th Street North Vancouver

Subject:

FW: 2762 Lonsdale Development

From: Heather Peets
Sent: October-04-21 4:58 PM
To: Mayor Linda Buchanan; Holly Back (Councillor); Don Bell (Councillor); Tina Hu (Councillor); Angela Girard (Councillor); Tony Valente (Councillor); Jessica McIlroy
Subject: 2762 Lonsdale Development

Dear Mayor and Councillors,

We had a representative from Adera Properties canvas the neighbourhood yesterday to get feedback on their proposed rental building at 2762 Lonsdale Avenue. I shared my thoughts on this development with the very nice lady who was going door to door, but she was not taking down notes nor names so I wanted to ensure I passed my thoughts along in writing to council as well to ensure our thoughts are noted in the decision-making process.

I am not opposed to development nor to rentals as they are both necessary components to a vibrant community. My concerns are two-fold:

- 1. Parking. I know that the city is requiring fewer parking spaces and is encouraging residents to use bikes, transit etc. I appreciate the need to become less car reliant and the impacts it will have on the environment. The challenge is that putting in insufficient parking doesn't lower the number of people with cars in the building, it just pushes the car storage onto the road in the neighbourhood rather than keeping it contained under the building. Many tenants will still use transit as it is right out front of their homes and is convenient for them, but that doesn't mean they won't have a car for other purposes. We simply ask that the developer be required to provide sufficient parking for the building to lessen the impact on the surrounding streets.
- 2. Height. The neighbourhood used to be capped at four floors. This has recently been increased to five on the two buildings under construction in the neighbouring block. An approval of six floors on this development will simply leave room for the next developer to ask for seven or more. We ask that the feel and height of the neighbourhood be respected in your decision. There is more to this decision than income potential retention of the community feel should also be taken into consideration.

We appreciate you taking time to register our concerns and hope they will be taken into consideration when decisions are made.

Many thanks,

Heather and Rob Peets 157 East 27th Street North Vancouver

Received October 13, 2021 PH 2762 Lonsdale Ave



Naikoon Contracting Ltd.

302 - 350 East Esplanade North Vancouver, BC, V7L 1A4

www.naikoon.ca

E info@naikoon.ca778 - 340 - 1566

October 12, 2021

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

To Mayor and Council,

Re: 2672 Lonsdale Avenue, North Vancouver

I am writing in support of the proposed development at 2672 Lonsdale Avenue.

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

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 schools, park and the Lonsdale business community, promotes walkability, and supports the viability of nearby small businesses. In addition, the proposed use of innovative Cross Laminated timber even further establishes Adera's commitment to quality and the environment.

I hope Council supports this proposed development and moves it along swiftly to address the rental housing shortages and bring more high quality rental units into our community.

Sincerely,

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

NOTICE OF PUBLIC HEARING

of north vancouver

- WHO: Adera Developments
- WHAT: Zoning Amendment Bylaw No. 8874 and Housing Agreement Bylaw No. 8875
- WHERE: 2762 Lonsdale Avenue
- WHEN: Monday, October 18, 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. 8874 and Housing Agreement Bylaw No. 8875 to rezone the subject property from a Residential Medium Density (RM-1) Zone to a Comprehensive Development 740 (CD-740) Zone to permit a 6-storey rental apartment building with 60 units, underground parking and rooftop and ground-floor amenity spaces.

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**,



October 18, 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, October 18, 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, October 8, 2021.

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

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9 / T 604 985 7761 / F 604 985 9417 / CNV.ORG 🕒 🚹 🛅

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8874

A Bylaw to amend "Zoning Bylaw, 1995, No. 6700"

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

- 1. This Bylaw shall be known and cited for all purposes as "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740).
- 2. Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-740 (Comprehensive Development 740 Zone):

Lots	Block	D.L.	Plan	
Р	238	545	13125	from RM-1

- 3. Part 11 of Division V: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation "CD-739 Comprehensive Development 739 Zone":

"CD-740 Comprehensive Development 740 Zone"

B. Adding the following to Section 1101, thereof, after the "CD-739 Comprehensive Development 739 Zone":

"CD-740 Comprehensive Development 740 Zone"

In the CD-740 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

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

Rental Apartment Residential Use;

- (2) Gross Floor Area:
 - (a) The maximum Gross Floor Area is 1.6 Floor Space Ratio (FSR);

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

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
Rental Housing	100 percent secured rental apartment units	Maximum 1,292 square metres (13,905 square feet)	As per OCP Policy Section 2.2.1

Such that the total effective on-site Gross Floor Area is not to exceed 2.4 FSR;

(3) Lot Coverage:

The Principal Building shall not exceed a Lot Coverage of 52 percent;

- (4) Section 510(3), Building Width and Length, shall be waived;
- (5) Siting:

The Principal Building shall be sited not less than:

- (a) 3.05 metres (10 feet) from a Front Lot Line;
- (b) 3.66 metres (12 feet) from a Rear or Interior Side Lot Line;
- (6) Building Height:

The Principal Building shall not exceed a Height of 17.1 metres (56 feet) as measured from the average Building Grades at the north property line;

- (7) Off-Street Parking and Short-Term and Secure Bicycle Parking shall be provided in conformity with the requirements of Division IV, Parts 9, and 10A, except that:
 - (a) A total of 48 Vertical Bicycle Parking Spaces may be counted towards the required Secure Bicycle Parking;
- (8) A building constructed on the lot shall achieve an energy efficiency of Step 3 or better, subject to Section 419;

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

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

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

APPROVED pursuant to section 52(3)(a) of the *Transportation Act* on the 23rd day of September, 2021.

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

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

MAYOR

CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8875

A Bylaw to enter into a Housing Agreement (2762 Lonsdale Avenue)

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

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

- 1. This Bylaw shall be known and cited for all purposes as "Housing Agreement Bylaw, 2021, No. 8875" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments).
- The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Red Upper Lonsdale Projects Ltd. with respect to the lands referenced as 2762 Lonsdale Avenue, "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740).
- 3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

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

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

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

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

MAYOR

CORPORATE OFFICER

PART 2 - TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

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

BETWEEN:

RED UPPER LONSDALE PROJECTS LTD., INC.NO. BC1269776

2200-1055 Dunsmuir Street Vancouver, British Columbia, V7X 1K8

(the "Owner")

AND:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER,

a municipal corporation pursuant to the *Local Government Act* and having its offices at 141 West 14th Street, North Vancouver, British Columbia, V7M 1H9

(the "City")

WHEREAS:

- A. The Owner is the registered owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the *Community Charter*, SBC 2003, c. 26.
- C. Section 219 of the *Land Title Act*, RSBC 1996, c. 250 permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant;.
- D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.
- E. The City has enacted a bylaw authorizing this Agreement.
- F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

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

1. **DEFINITIONS**

- (a) "Act" means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) "Affordable Rent" means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the "Private Apartment Average Rents" for the corresponding bedroom type in the City of North Vancouver as established by CMHC's Housing Market Information Portal for the year the tenancy is entered into;
- (c) **"Agreement**" means this agreement as amended from time to time;
- (d) **"Commencement Date**" has the meaning set out in section 2.1 herein;
- (e) "Council" means the municipal council for the City of North Vancouver;
- (f) **"CMHC**" means Canada Mortgage and Housing Corporation;
- (g) **"Director of Planning**" means the chief administrator of the Department of Planning of the City and his or her successors in function and their respective nominees;
- (h) **"Dwelling Unit**" means a dwelling unit as defined in the City of North Vancouver's "Zoning Bylaw 1995, No. 6700" as amended from time to time;
- (i) **"Lands**" means those lands and premises legally described as:

Parcel Identifier: 008-729-115 Lot P Block 238 District Lot 545 Plan 13125;

- (j) **"Mid-Market Rental Units**" means the 6 Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (k) **"Market Rental Units**" means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;
- (I) "Rental Purposes" means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (m) "Rental Units" means the Market Rental Units and the Mid-Market Rental Units;
- (n) "Residential Building" means the six storey building to be constructed on the Lands to be used for Rental Purposes with 60 Dwelling Units, of which 54 Dwelling Units will be Market Rental Units and 6 Dwelling Units will be Mid-Market Rental Units;

- (o) **"RT Act"** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (p) **"Rezoning Bylaw**" means the rezoning bylaw applicable to the Lands described as "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874";
- (q) **"Section 219 Covenant**" means a covenant pursuant to Section 219 of the *Land Title Act;*
- (r) "Tenancy Agreement" means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit; and
- (s) **"Term**" has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by the City's Council of "Housing Agreement Bylaw, 2021, No. 8875" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments) (the "Commencement Date") and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the "Term").
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

- 3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, RSBC 1996, c. 250 that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning Bylaw, the Lands shall be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
 - (a) the Lands shall not be subdivided or stratified;
 - (b) the Rental Units in the Residential Building shall be used for Rental Purposes only; and
 - (c) no Rental Unit in the Residential Building shall be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building shall be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.

- 3.3 Pursuant to section 219(6) of the *Land Title Act*, RSBC 1996, c. 250 except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
 - (a) any act or omission, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;
 - (b) the Owner's default under this Agreement; and
 - (c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building shall be no fewer than 9 threebedroom units, 11 two-bedroom units, 19 one-bedroom units and 21 studio units or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The six Mid-Market Rental Units shall be provided in the following unit mix: 2 studio units, 2 one-bedroom units, 1 two-bedroom unit, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director of Planning with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the six Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner shall enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

- 5.1 Without limiting section 3.1 of this Agreement:
 - (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing;
 - (b) Advertisement: the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units;
 - (c) Tenant Selection: the Owner will determine the selection of the tenants of the Mid-Market Rental Units, applying the suggested income qualification of a maximum household income determined by multiplying the low-end of market rents by 12 to yield the households' annual housing costs, and divided by 30% to meet the standard definition of affordability. Tenants from the existing rental building on the

Lands should be provided first right of refusal in the Mid-Market Rental Units, regardless of income. In determining financial eligibility, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.

- (d) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased by the permitted annual rent increase then set under the RT Act.
- (e) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
- (f) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith; and
- (g) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, at Business License renewal or upon request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.
- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.

- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

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

8. GENERAL PROVISIONS

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

- 8.2 Nothing in this Agreement:
 - (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
 - (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
 - (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.
- 8.3 The Owner and the City agree that:
 - (a) this Agreement is entered into only for the benefit of the City;
 - (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and
 - (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.
- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.
- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 905 of the Act and as such will be binding on the Owner.
- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.
- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

- 8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.
- 8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:
 - City: The Corporation of the City of North Vancouver 141 West 14th Street North Vancouver, British Columbia V7M 1H9 **Attention: Director, Planning** Facsimile: 604.985.0576
 - The Owner: Red Upper Lonsdale Projects Ltd. 2200 1055 Dunsmuir Street Vancouver, British Columbia, V7X 1K8

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

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

9. INTERPRETATION

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2021, No. 8875".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.
- 9.8 This Agreement can be signed in counterpart.

IN WITNESS OF THIS AGREEMENT the City and the Owner have executed this Agreement by signing the "Form C – General Instrument – Part 1" or "Form D – Executions Continued" attached hereto.





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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Annie Dempster, Planning Technician 2

Subject: REZONING APPLICATION: 620 JONES AVENUE (L. CHEUNG / KARL WEIN ASSOCIATES)

Date: September 8, 2021

File No: 08-3360-20-0502/1

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

RECOMMENDATION

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

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

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

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

ATTACHMENTS

- 1. Context Map (CityDocs 1749572)
- 2. Architectural Plans (CityDocs 2090037)
- 3. Public Consultation Summary (CityDocs 2089821)
- "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870" (CityDocs <u>2089518</u>)

PROJECT DESCRIPTION

This report presents, for Council's consideration, a rezoning application for a new single-family dwelling with a suite at 620 Jones Avenue in the Ottawa Gardens Heritage Conservation Area. One disability parking space, accessed off the lane, is proposed. The proposed design is consistent with the form and character requirements for new construction within the Ottawa Gardens Heritage Conservation Area (OGHCA) Guidelines, and accommodates the needs of the owner's intergenerational family.

The existing building on site is a single-family dwelling, originally constructed in 1912. The building is not listed on the 2013 Heritage Register, which identifies significant heritage assets within the City.

The proposal requires the following special provisions, identified in Table 1 below, within a new Comprehensive Development Zone.

and the second second	Current Regulation	Proposed Regulation
Zone	RT-1	CD-738 (base RS-1)
Gross Floor Area	0.5 times the Lot Area= 95.9 M2 (1,032.5 sq. ft.)	0.75 times the Lot Area = 144 M2 (1,550 sq. ft.)
Lot Coverage	Maximum 35%	Maximum 45%
Height	Top of Plate 8M (26.2 ft.) Building 10.1M (33 ft.)	Top of Plate 6.25M (20.5 ft.) Building 7.6M (24.9 ft.)
Setbacks - Principal Building	8.8M (29 ft.) from the Rear Lot Line	2.8M (9.2 ft.) from Rear Lot Line
Setbacks - Principal Building projections	Steps: 2.44M (8 ft.) from the Front Lot Line Eaves/gutters/etc.: 0.762M (2.5 ft) from the south Interior Side Lot Line Ramps/guards: 0.762M (2.5 ft.) from the north Interior Side Lot Line	Steps: 0.9M (2.95 ft.) from Front Lot Line Eaves/gutters/etc.: 0.49M (1.61 ft.) from south Interior Side Lot Line Ramps/guards: 0M (0ft.) from north Interior Side Lot Line
Siting for Accessory Buildings	1.22M (4 ft.) from Rear Lot Line 3.048M (10 ft.) from a Principal Building	Accessory Buildings with Max Height 1.52M (5ft): 0.61M (2 ft.) from Rear Lot Line 0M (0ft.) from Principal Building
Parking Spaces	1 space per Dwelling Unit 1 space for Accessory Secondary Suite Use	1 Disability Parking Space

Table 1. Requested Changes to the Zoning Bylaw

POLICY FRAMEWORK

The subject site is designated Residential Level 3 (R3) in the Official Community Plan (OCP), which allows for proposals of up to 0.75 Floor Space Ratio (FSR) to be considered through a rezoning application. Relevant policies in the OCP and Housing Action Plan are included in table 2 below.

Table 2. Relevant Policies			
Official Community Plan	当时已的"马克","你们是你们的",你们们的"你们"。"你们		
Policy 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower- density residential neighbourhoods	The proposed development on the site is appropriately scaled to the neighbourhood and supports the primacy of the Lonsdale Regional City Centre.		
Policy 1.3.5 Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings	The proposed design is consistent with the Ottawa Gardens architectural expression while respecting the privacy of the adjacent heritage "A" ranked single-family dwelling directly to the south.		
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner	Design and materials are consistent with those found in the local context.		
Policy 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.	The proposed development includes a rental suite which provide a smaller and more affordable housing form.		
Policy 6.4.2 Maintain visible links to the community's natural and cultural past through the conservation and enhancement of significant heritage resources, including heritage buildings, structures and landscapes	The proposed development is consistent with the intent of the OGHCA Guidelines. The new building incorporates traditional heritage features, including sloped roofs, accent windows, shingle siding and porch features, columns and posts, that reflect the design of the original building.		
Housing Action Plan			
Action #5 To increase rental options in lower density areas to support renters and provide homeowners with additional rental income, while retaining neighbourhood scale and character.	The proposed development creates a new principal unit of modest size with an accessory rental suite. Rental income will help to make the home more affordable for owners and the rental unit will increase the supply of units available in an area that is walkable and well-serviced by transit.		
Action #8 To increase accessibility in the City's ground- oriented housing stock	The proposed layout of the main floor is wheelchair accessible from the parking spot at the rear via a ramp to the side door entrance. The main floor has a wheelchair accessible bathroom, bedroom and kitchen.		

PLANNING ANALYSIS

Site Context and Surrounding Uses

The site is located on the east side of Jones Avenue between West Keith Road and West 6th Street, and is adjacent to a lane which runs along the north side property line of the site. The lot was subdivided off the Heritage "A" ranked Walden Residence at 322 West 6th Street in 1942. Prior to this subdivision, both buildings existed on one lot.

Including the site, there are 13 properties bounded by Jones Avenue, West Keith Road, Mahon Avenue, and West 6th Street. Twelve of these, including the subject site, are

designated "Residential Level Three: Low Density Attached Form" (R3) in the OCP and one, the property at 353 West Keith Road, is designated "Local Commercial" (MU1). The R3 designation permits a maximum FSR of 0.75 times the lot area. The majority of the R3-designated properties, including the subject site, are zoned Two-Unit Residential (RT-1), and two have Comprehensive Development zones. (Refer to Attachment 1 Context Map).

The buildings and uses immediately surrounding the site are described in Table 3 below.

Direction	Address	Description	Zoning	OCP
	363 W Keith Rd.	Duplex	RT-1	R3
North	357 W Keith Rd.	Single-family dwelling	RT-1	R3
	353 W Keith Rd.	Corner store with Accessory One-Unit Residential Use above	C-3	MU1
South/East	322 W 6 th St.	Single-family dwelling – Heritage "A" ranked Walden Residence	RT-1	R3
East	316 W 6 th St	Duplex	RT-1	R3
	312 W 6 th St	Single-family dwelling – Heritage "A" ranked McLean Residence	RT-1	R3
West	403 W Keith Rd.	Duplex	RT-1	R2
	605-609 Jones Ave & 408 W 6 th Ave	Triplex	CD-248	R2

Table 3. Surrounding Uses

Use

The lot is zoned RT-1, which permits four residential units (two principal units and two accessory rental units); however, it would be very challenging to fit four units and the required parking on a lot of this size. Compared to the existing zoning, the proposal represents a decrease of two units (one principal and one accessory). Compared to the existing single-family use, the proposal represents an increase of one rental unit in the form of a secondary suite. A variance of one parking space is proposed and is supported by staff analysis as the neighbourhood is walkable, well-serviced by transit, and is in close proximity to recreation facilities, commercial and employment areas, and schools. Bus routes 240, 241 and 255 all stop at the intersection of West Keith Road and Jones Avenue and both Lower and Central Lonsdale are within a 20-minute walk.

The principal unit, located on the main floor of the building, has been designed to support aging in place. It is wheelchair-accessible from the disability parking spot via a ramp to the north side door. The main floor has a wheelchair-accessible bathroom, bedroom and kitchen. Rental housing is provided through the inclusion of an accessory rental suite, adding to the available rental stock in the neighbourhood and allowing for mortgage support for owners of the property.

Applicable policies in the OCP and Housing Action Plan support the proposed use.

Intensity

The OCP allows a maximum FSR 0.75 times the lot area and OGHCA Guidelines suggests that 0.6 of this FSR is appropriate above grade. 620 Jones Avenue is the smallest lot within the OGHCA at 191.8 square meters (2,065 square feet). Given that the lot is very small even at 0.75 above grade, the building would be the smallest in the area at 144 square meters (1,550 square feet). Comprehensive Development (CD) zones in the area have been approved with an FSR of 0.75 above grade, including CD-616, which is within the OGHCA (shown on the Context Map; Attachment 1). The proposed density for this application, of 0.75 FSR above grade, is suitable given the small size of the lot.

Form

The application has been reviewed for compliance with the form and character requirements for new construction as outlined in the OGHCA Guidelines. The underlying principles of the Guidelines refer to the integrity of individual buildings, and respect for the original design concept for each structure, as well as integration of each building within a unified vision for the entire Ottawa Gardens streetscape. The Guidelines also provide direction on the recommended architectural details, material treatment, approach to windows and doors (discussed in Advisory Body input below), and colours (the Heritage Colour Scheme is shown on drawing A0 of Attachment 2). The proposed building form is consistent with the Ottawa Gardens architectural expression. The design respects the privacy of the adjacent Walden Residence and is appropriate in character for the low-density residential context. If this application is approved a Heritage Alteration Permit will be issued by staff in accordance with the Guidelines.

COMMUNITY BENEFITS

The project proposes an FSR of 0.75 times the lot area for a total gross floor area of 144 square meters (1,550 square feet) above grade. The proposed FSR represents a density bonus for the increase from 0.5 FSR to 0.75 FSR (48.08 square metres or 517.5 square feet) for a total contribution of \$12,937.50, as per the City's Density Bonusing and Community Benefit Contribution policy, payable prior to adoption.

ADVISORY BODY INPUT

Heritage Advisory Commission

The application was reviewed by the Heritage Advisory Commission (HAC) on October 13, 2020. The Commission unanimously endorsed the following resolution:

THAT the Heritage Advisory Commission, having received and reviewed presentation from Karl Wein and Associates, regarding 620 Jones Avenue, supports the project subject to the resolution of the following items to the satisfaction of City staff:

- a) The applicant work with staff to document and confirm that the proposed height is sympathetic to, and less than, the Walden Residence.
- b) The applicant work with the City to confirm and document that the balustrades, railings, columns, doors and windows are wood and that the exterior cladding dimensions are sympathetic to the massing of the building.

In response to the items above, the applicant revised the drawings and staff is satisfied with the revisions. The applicant has confirmed the existing Ridge Height of the Walden Residence is 2.13 meters (7 feet) higher then the proposed new residential building (as shown on A7 of Attachment 2). The CD-738 zone includes a reduction to the maximum building height that will ensure the Walden Residence retains its prominence. The applicant has documented on the drawings that the balustrades, railings, columns, doors and windows will be wood and that the shingle siding will have a 6" exposure to reflect the design of the original building and provide appropriate mass to the building (as shown on A3 of Attachment 2).

COMMUNITY CONSULTATION

A Developer's Information Session was held on September 11, 2019. There were three attendees representing two properties in the surrounding area. The Developer Information Session Summary has been included as Attachment #3.

Throughout the rezoning review process, communication has been ongoing between the applicant and the owner of the Walden Residence to the south. The applicant has committed to entering into a Good Neighbour Agreement to ensure communication remains strong though the development process should this proposal be approved.

Due to the engagement completed to date with no neighbours expressing opposition to the proposal, staff is recommending that the Public Hearing be waived.

Should Council wish to refer the application to a Public Hearing, the first active clause in the resolution should be amended to read:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870" (L. Cheung /Karl Wein Associates, 620 Jones Avenue, CD-738) be considered and referred to a Public Hearing;

CONCLUSION

The subject site's proximity to existing recreational infrastructure, commercial and employment areas, schools and transit make it an appropriate site for moderate densification. The project would result in a net increase of one accessory secondary suite, adding to the available rental stock in the neighbourhood. The proposed variance of one parking space is supported as the neighbourhood is well serviced by transit and has many amenities within a 15-minute walk. The principal unit is designed to support intergenerational living and aging in place for the owner's family with the main floor designed for wheelchair accessibility. The proposed building form fits into the architectural expression of the Ottawa Gardens neighbourhood and is consistent with the form and character requirements for new construction within the OGHCA Guidelines. Policy and planning analysis supports the proposed rezoning.

RESPECTFULLY SUBMITTED:

Annie Dempster Planning Technician 2



Attachment 2




















Karl Wein Associates 1451 Marine Drive West Vancouver, BC, V7T 1B8 778-280-3670

Planning Department City of North Vancouver 141 West 214th Street North Vancouver V7M 1H9

Dear Annie,

RE: September 11, 2019 Developer Information Session (DIS) Summary - Rezoning Application for 620 Jones Ave (REZ2019-0001)

A DIS was held for the above noted project at St Andrews United Church, 1044 St Georges Ave North Vancouver, on Wednesday September 11, 2019, from 6:00 PM to 8:00 PM. The DIS was advertised in the North Shore News on Sept 4 and 6, 2019. Neighbors within the area required by the City were notified by drop-off of the notification by flyer and posting of a sign (to City Standards) on 620 Jones Ave on Aug 30 2019. Ahead of the DIS, signs were posted on the front door of St Andrews United Church and throughout the building leading to display room.

The following individuals attended the DIS:

- David Johnson, Planner 2 representing the City of North Vancouver
- Linda Cheung, the owner of 620 Jones Ave
- Karl Wein, representing the owner
- Three members of the public attended (representing two nearby properties).

No completed DIS questionnaires were returned following the DIS .

Thank you.

Karl Wein

city of north vancouver

NOTICE OF PUBLIC HEARING (Waived)

WHO: Karl Wein Associates

WHAT: Zoning Amendment Bylaw No. 8870

WHERE: 620 Jones Avenue

WHEN: Monday, October 18, 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. 8870 to rezone the subject property from a Two-Unit Residential 1 (RT-1) Zone to a Comprehensive Development 738 (CD-738) Zone to permit a new singlefamily dwelling with a suite. The proposal has a proposed density of 0.75 times the lot area, 45% lot coverage, setback adjustments to facilitate the small-lot development and a variance to require one Disability Parking Space, rather than 2 regular parking spaces. The proposed design is consistent



with the form and character requirements for new construction 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, October 18, 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, October 8, 2021.

Please direct inquiries to Annie Dempster at adempster@cnv.org or 604-982-3942.

 141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9

 T 604 985 7761 / F 604 985 9417 / CNV.ORG

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8870

A Bylaw to amend "Zoning Bylaw, 1995, No. 6700"

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

- 1. This Bylaw shall be known and cited for all purposes as "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870" (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738).
- 2. Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-738 (Comprehensive Development 738 Zone):

Lot	Block	D.L.	Plan	
A (Reference Plan 2804) of Lot X	71	271	750	from RT-1

- 3. Part 11 of Division V: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation "CD-737 Comprehensive Development 737 Zone":

"CD-738 Comprehensive Development 738 Zone"

B. Adding the following to Section 1101, thereof, after the "CD-737 Comprehensive Development 737 Zone":

"CD-738 Comprehensive Development 738 Zone"

In the CD-738 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that:

- (1) The Gross Floor Area (One-Unit and Two-Unit Residential), combined and in total, to not exceed 0.75 times the lot area;
- (2) Lot Coverage shall not exceed a maximum of 45 percent;
- (3) Siting (Principal Building) shall not be less than:
 - (a) 2.8 metres (9.2 feet) from the Rear Lot Line;
- (4) Height (Principal Building):
 - (a) shall not exceed a Top of Plate height of 6.25 metres (20.5 feet) as measured by the Height Envelope;

- (b) notwithstanding 4(a), a roof may project above the Top of Plate height to a maximum overall Building Height of 7.6 metres (24.9 feet) as measured by the Height Envelope;
- (c) the First Storey of the Principal Building shall be a minimum 0.76 metres (2.5 feet) above the reference grade determined by the Height Envelope if a Basement (One-Unit and Two-Unit Residential) is present;
- (5) Section 410 (1) (e) shall be varied to allow unenclosed steps, projecting beyond the face of the Principal Building, be sited not less then 0.9 metres (2.95 feet) from the Front Lot Line;
- (6) Section 410 (1) (b) shall be varied to allow eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections, projecting beyond the face of the Principal Building, be sited not less than 0.49 metres (1.61 feet) from the south Interior Side Lot Line;
- (7) Section 410 (1) (i) (i) shall be varied to allow exterior ramps, lifts or similar mobility and/or accessibility-enhancing equipment, including required guards, projecting beyond the face of the Principal Building, be sited 0 metres (0 feet) from the north Interior Side Lot Line;
- (8) Section 412 (2) (e) shall be varied to allow a guard Structure of up to 1.07 meters (3.5 feet) in Height, adjacent to unenclosed steps, to be sited not less then 2.44 meters (8 feet) of the intersection of the Lot lines along a Street and a Lane;
- (9) Accessory Buildings shall be sited as per section 514 (5), except that Accessory Buildings with a Height not exceeding 1.52 metres (5 feet) shall be sited not less than:
 - (a) 0.61 meters (2 feet) from the Rear Lot Line;
 - (b) 0 metres (0 feet) from a Principal Building;

(10) Parking and Access shall comply with Part 9, except that 1 Disability Parking Space provided on the Lot shall be the minimum required number of Accessory On-Site Parking Spaces.

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

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

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

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

MAYOR

CORPORATE OFFICER

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The Corporation of THE CITY OF NORTH VANCOUVER FINANCE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer and Director of Finance

Subject: 2021-2030 REVISED FINANCIAL PLAN

Date: October 6, 2021

File No: 05-1715-20-0020/2021

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

RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer and Director of Finance, dated October 6, 2021, entitled "2021 - 2030 Revised Financial Plan":

THAT the amendments to the 2021-2030 Capital Plan for "Harry Jerome Community Recreation Centre" (Project #45232), "Silver Harbour" (Project #45293) and "Lawn Bowling" (Project #45292) be endorsed;

AND THAT "Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881" (Revised Financial Plan) be considered.

ATTACHMENTS

- 1. 2021-2030 Capital Plan Revised Project Sheets (CityDocs# 2099933)
- 2. Lawn Bowling Clubhouse Funding Request (CityDocs# 2102958)
- 3. "Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881" (CityDocs# <u>2100341</u>)

SUMMARY

This report provides high level commentary on activities that have transpired within the program budget since the preparation of the 2021 - 2030 Financial Plan and proposes funding reallocations.

BACKGROUND

The Community Charter requires the preparation and adoption of a Financial Plan covering at least five years relative to the operating funds of the municipality. On April 12, 2021, Council considered and adopted the City's 2021 - 2030 Financial Plan, which combines ten years of operational program funding and project funding. Expenditures for items not included in the plan are unlawful, but amendments to the Financial Plan are allowed, by bylaw, at any time.

DISCUSSION

The report provides a review of program operations and a summary of the changes in revenues and expenditures that staff have identified, and which staff are recommending be re-allocated in the proposed Revised Financial Plan.

1. Review of Program Operations

A review of operations and the production of a Revised Financial Plan (commonly called the "Revised Budget") has been a standard procedure for the City for many years. As a management tool, the Revised Financial Plan allows the City to make maximum use of available funds. By budgeting conservatively, particularly for Year One of the Financial Plan, the City ensures that funds will be allocated efficiently to meet normal operational requirements. If revenues are greater (or expenses are less) than conservative expectations, or if unexpected or unpredicted new revenues become available, the Revised Financial Plan has then been used to re-allocate these funds, so that this extra funding is put to use rather than simply building up a financial surplus. This practice forms a key part of the City's financial strategy of funding programs and projects on a priority basis only when funds are available to do so.

All Financial Plans are based on estimates or predictions of revenues and expenditures, including budgeted departmental savings due to vacancies and other planned efficiencies. New information is constantly emerging and it is common for unforeseen or unpredicted events to manifest themselves. Staff have reviewed the City's program revenues and expenditures and are recommending a few reallocations within the operating budget. The review included an analysis of the major non-tax revenue sources such as parking revenue, investment income, permits and fees, business licenses and by-law enforcement.

2. 2021 Revised Financial Plan – Operating Items

2021 Revised Budget items

¹ Temporary Staffing – Finance	\$210,000
² Temporary Staffing – Engineering Development	173,900
³ Tree Bylaw Implementation	100,000
⁴ Transfer to Reserve for Future Expenditures - NVRC	51,000
	\$534,900

Funding Sources

⁵ 2020 Surpluses Returned to the City	329,600
⁶ 2021 Staff Savings	205,300
	\$534,900

¹Temporary Staffing – Finance - \$210,000

Funding for a 2 year Temporary Full Time Budget Analyst I is being requested to support the advancement of recommendations of the recently completed organizational financial management assessment and enhance the Finance department's capacity for financial analysis.

²Temporary Staffing – Engineering Development - \$173,900

Development Services has two expiring temporary positions, a Technical Assistant and a Development Technician 2. These positions support planning, subdivision, and building applications as well as oversee the street use and asset delivery related to developments.

Temporary funding for these positions has been in place for a number of years and has been funded by extraordinary permit revenue. The positions were created to alleviate pressure on regular full-time staff resources as the City experienced increased development activity. The funding allocated to the positions will be depleted by December 31, 2021, and the \$173,900 will extend this date to December 31, 2022.

Since the positions were created, development applications have been increasing in complexity, and there has been a demonstrated ongoing need for the positions. Therefore, it is anticipated that both of these positions will be requested as New Items in the 2021 Financial Plan.

³Tree Bylaw - \$100,000

A tree protection bylaw and program would establish clear regulations regarding cutting, removal and other modifications to trees on private property in the City in line with best practices in urban forest and tree canopy management. Staff are currently preparing a bylaw and program for Council consideration before the end of 2021. Development of this bylaw and program is a first step towards realizing a more comprehensive city-wide urban forest management strategy. Funding is being requested to ensure sufficient resources are available to support initial program administration, enforcement and outreach upon Council adoption.

⁴Transfer to Reserve for Future Expenditures- NVRC - \$51,000

Staff are recommending that \$51,000 be transferred to an operating reserve to be used for future unforeseen expenditures relating to impacts of the new Harry Jerome Recreation Centre on the North Vancouver Recreation & Culture Commission (NVRC).

⁵2020 Surpluses Returned to City - \$329,600

Earlier this year, the NVRC and Library have returned funding to the City.

North Vancouver Recreation & Culture Commission	\$284,700
North Vancouver City Library	44,900
Total	\$329,600

The surplus related to the NVRC was mainly due to greater than budgeted revenues due to newly added programs as a result of increased demand. Various other revenues, such as investment income and insurance proceeds, also had favourable variances in the year. The Library Surplus primarily occurred due to staff vacancies. Staff are recommending that the returned surpluses be used to fund the Revised Financial Plan.

⁶2021 Staff Savings - \$205,300

In efforts to be conservative, the City has gradually been moving towards budgeting for positions at the highest step of the applicable pay band. As natural turnover occurs and positions are replaced with new staff at lower steps, positive variances are expected to occur. An amount is budgeted within each department for these anticipated step savings and these savings are those over and above the citywide target.

3. 2021 Revised Financial Plan – Capital Items

2021 Revised Budget items

⁵ Harry Jerome CRC - New (Project #45232)	\$7,650,400
⁶ Silver Harbour (Project #45293)	380,000
⁷ Lawn Bowling (Project #45292)	280,000
⁸ Harry Jerome CRC - Replenishment (Project #45232)	763,000
	\$9,073,400

Funding Sources

⁹Civic Amenity - Harry Jerome Fund

\$9,073,400

⁵Harry Jerome Community Recreation Centre - New - \$7,650,400 and ⁶Silver Harbour - \$380,000

Funding is being requested to enable advancement of the Site Preparation and Excavation tendering process to shorten the project schedule, as well as reduce escalation and general conditions cost. The contract relating to this tender will not, however, be awarded until full project funding is in place.

Council approval will be sought in mid-February 2022 to advance full tendering and construction funding based on a Class A cost estimate.

For further information, please refer to the report of the Acting Director, Strategic & Corporate Services, dated October 6, 2021, entitled "Harry Jerome Community Recreation Centre – Project Updates & Next Steps".

⁷Lawn Bowling – \$280,000

The North Vancouver Lawn Bowling clubhouse has been redesigned at reduced scope from the original design in 2018. A Class A estimate has been obtained and identifies a shortfall in available funding for this project. Further scope reductions of the Clubhouse are not recommended as the basic functional program will not be delivered.

For further information, please refer to Attachment 2.

⁸Harry Jerome Community Recreation Centre – Replenishment - \$763,000

The following resolution was carried by Council at the July 19, 2021, regular Council meeting:

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

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

The following resolution was approved at the Regular Council meeting held on April 12, 2021:

THAT (Funding Appropriation #2117) an amount of \$343,000 be appropriated from the Harry Jerome Community Recreation Centre project budget for the purpose of funding the Lawn Bowling - Clubhouse project;

AND THAT should any of the above amounts remain unexpended as at December 31, 2024, the unexpended balance shall be returned to the credit of said Fund.

The inclusion of these items in the Revised Financial Plan will replace the appropriated funds and make whole the Harry Jerome Community Recreation Centre provision included in the 2021 – 2030 Capital Plan.

⁹Civic Amenity – Harry Jerome Fund - \$9,073,400

The Civic Amenity – Harry Jerome Fund is specifically dedicated to fund the Harry Jerome Recreation Centre and Lands capital projects. In 2013, Council approved a 1% tax rate increase to be set aside for the Harry Jerome Recreation Centre project. This increase provided \$400,000 in annual funding for this purpose. Council approved similar

increases in following years bringing the annual amount set aside for the Harry Jerome Recreation Project to \$2.6 million. Other funding dedicated to the renewal of the Harry Jerome Recreation Centre include the density transfer from 1441 St. Georges Avenue, the community benefit contribution from 150 E 8th Street as well as lease revenues from the Harry Jerome Neighbourhood Lands. Current dedicated available funding is \$65.1M.

FINANCIAL IMPLICATIONS

The bylaw recommended for adoption in this report incorporates the adjustments discussed in this report.

INTER-DEPARTMENTAL IMPLICATIONS

This report has been reviewed by the City's Leadership Team.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The 10-year Financial Plan is an integral piece of the planning framework included in the Council Strategic Plan.

RESPECTFULLY SUBMITTED:

Larry Sawrenko Director of Finance

Project Name:	Ha	rry Jerome	еC	community Re	creation C	en	tre									2021	- 203	0 Project	Plar	1
Department:					Strategic	c &	Corporate Ser	vices		Project Type:										
Project Manager:	Dia	inna Foldi	l						Date:		22-Jul-21	D	edicated Funds							
Description	: A ne Pub	ew communi lic Art contra	ity r act f	ecretaion centre t for the new Harry	o replace the Jerome Con	e ex nmu	visting HJCRC. A re unity Recreation Ce	evision to the Prentice (HJCRC) in	oject Plan 202 n advance of t	21-: the	2030 is requii major buildin	red ng te	in order to undertal ender. Funding allo	ke demolitio cation is ba	on ar sed (nd excavation on the Class E	scop 3 esti	e of work a mate date	and a d Ma	award of arch 2021.
Purpose	: The	work is requ	uire	d in order to avoid	l unnecessai	ry c	onstruction escala	tion costs and to	assist in ove	rall	l construction	seo	quencing.							
Alignment With Official Community Plan	: Rep recr	lacement/re reational faci	enev ilitie	wal of the facilities s" and Infrastruct	at Harry Jer ure Manager	rom men	e addresses the O nt Goal 11.7.4 "To r	CP's Leisiure ar maintain structur	d Culture Go es to optimize	al 1 e th	10.5.5: To ope ne useful life o	erat of o	te, maintain, increas our infrastructure an	se, improve d replace it	and whe	encourage the n necessary to	e pro o mai	vision of c ntain relia	ultur ble s	al and ervice"
Strategic Plan		A City fo	or P	People	A Liva	able	City	A Vibrant	City		A Conne	ecte	ed City	A Prospe	rou	s City		Тс	otal	
Use percentages to allocate the project across the 5 strategic priorities	5	30	0%		30	0%		30%	-		5	5%	-	5	%	_		10	0%	
Service Levels Impact on the service levels to the public as a result of the projec	Ad	dresses a cu level of se	urre ervi	ent service level de ce standard is acl	eficiency so hieved	No ac	otes: 'A new HJCRO tivity, overall healt:	C will allow the c th and sense of b	ommunity to elonging.	par	rticipate in we	ellne	ess and recreation	programs fo	r ma	iny years, lead	ling t	o improve	d we	llness,
COVID-19 Adaptation How significantly this project assists residents, local businesses and/ vulnerable populations under COVID-1	: 9 9		Мо	derate Impact		No	otes: Services prov	vided by Harry Je	erome Commu	unit	ty Recreation	Cei	ntre supports comn	nunity meml	bers					
Risk Assessment Impact of the project not proceeding to public health and/or occupational health and safety	:	;	Sig	nificant Impact		Nc de	otes: HJCRC existin cline in service / cl	ng facility has re losure of facility	ached end of within 5 years	life s.	e. Increased o	ope	rational and mainte	nance costs	s for	existing facilit	ties, v	with distine	ct po	ssibility of
External Funding If applicable, specify funding agency/program	1			N/A				N/A		Sp	ecify Funding	g Ag	gency/Program:							
GHG Implications Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information	Sho anti	ort term GHG cipated to ha	3 en ave	nissions associate a 50-60% reducti	ed with const on in GHG's	truc ove	tion of a new facilit er the existing facil	ty. Once complet lity.	te, the new fa	cilit	ty is	Di (to	rector Approval: be entered after Draft Proje	ect Plan goes to	DT)					
		2011-2020 Budget		2021 Budget	2022 Budget		2023 Budget	2024 Budget	2025 Budget		2026 Budget		2027 Budget	2028 Budget		2029 Budget	B	2030 Budget		TOTAL
Funding Requirements																				
City Funding (Fund Appropriation)	\$	12,250,000	\$	14,077,045 \$	148,910,150	\$	10,027,880 \$	1,502,022 \$	-	\$	-	\$	- \$	-	\$	- 5	\$	-	\$	174,517,097
External Funding/Contributions	\$	-	\$	- \$	-	\$	- \$	- \$	-	\$	-	\$	- \$	-	\$	- 9	\$	-	\$	-
Total Project Expenditures	\$	12,250,000	\$	14,077,045 \$	148,910,150	\$	10,027,880 \$	1,502,022 \$	-	\$	-	\$	- \$	-	\$	- 9	\$	-	\$	174,517,097
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated				0%	0%	6	0%	1%	0%		0%	5	0%	0%		0%		0%		
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget) Revenues			\$	- \$	-	\$	- \$	- \$	-	\$	-	\$	- \$	-	\$	- 5	\$	-		
Expenses net of recoveries(Include staffing)			\$	- \$	-	\$	- \$	- \$	-	\$	-	\$	- \$	-	\$	- 9	\$	-	_	
Total			\$	- \$	-	\$	- \$	- \$	-	\$	-	\$	- \$	-	\$	- 5	\$	-	-	
Staffing (FTE) Regular				-	-		-	-	-		-			-		-		-		
Temporary				2.5000	2.5000		2.5000	2.5000	2.5000		2.5000		-	-				-	_	
Total Staffing			┢	2.5000	2.5000		2.5000	2.5000	2.5000		2.5000		-	-		-		-	-	

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

Project Name:	Silver H	Harbou	ur Seniors Ad	tivity Centre		-							2021	- 2030 Proje	ct Plar	n
Department:				Strategi	c & Co	prporate Ser	vices			Project Typ	be:					
Project Manager:	Dianna	Foldi						Date:	14-Jul-20	Dedicated	Funds					
Description:	Relocation to the 20	on of the 21 Proje	e Silver Harbour ect Plan are req	Seniors Activity uired to fund a p	Centre ortion of	to a new location f costs related f	on on the HJCR to the demolition	C site. The Si and excavati	Iver Harbour faction scope of wo	ility will be a st k and award o March 2021	and-alor f Public /	ne facility on the Art contract for	e HJCRC site r the new Harry	orth of 23rd Jerome Con	Street.	Revisions y Recreation
Purpose:	The work	k is requ	ired in order to	avoid unnecessa	ry cons	truction escalat	tion costs and to	assist in ove	rall construction	sequencing.						
Alignment With Official Community Plan	Enabling	the red	evelopment of t	he HJ Precinct a	nd reloo	ation of Silver	Harbour support	s the goals a	nd objectives of	the Land Use	and Com	nmunity Well-be	eing chapters v	vithin the OC	P.	
Strategic Plan :	A	City fo	r People	A Liva	able Cit	y	A Vibrant	City	A Conne	ected City		A Prosperou	is City		Total	
Use percentages to allocate the project across the 5 strategic priorities		35	%	3	0%		35%								100%	
Service Levels: Impact on the service levels to the public as a result of the project		Incre	eases level of se	ervice	Notes	:		ļ					ŀ			
COVID-19 Adaptation: How significantly this project assists residents, local businesses and/ vulnerable populations under COVID-1	: 9	I	Moderate Impac	ct	Notes	:										
Risk Assessment: Impact of the project not proceeding to public health and/or occupational health and safety		I	Moderate Impac	ct	Notes Plans	: Silver Harbou will have to be	r will remain in e adjusted accord	xisting aged tingly.	facility. Area ava	ilable for rede	velopme	nt within the H.	J Precint will be	e reduced alc	ng wit	h revenue.
External Funding: If applicable, specify funding agency/program		N/A Specify Funding Agency/Program:														
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Minimal (aging fac	GHG im cility	plications with r	new construction	New fa	icility designed	with reduced GI	HG emissions	s over existing	Director App (to be entered after	roval: Draft Proje	ct Plan goes to DT)				
	2011-2 Budg	2020 get	2021 Budget	2022 Budget	В	2023 Judget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	I	2028 Budget	2029 Budget	2030 Budget		TOTAL
Funding Requirements																
City Funding (Fund Appropriation)	\$ 3,	000,000	\$ 380,000	\$ 18,718,891	\$	1,374,053 \$	170,883 \$	82,532	\$-	\$-	\$	- \$	- :	ş -	\$	20,726,359
External Funding/Contributions	\$	-	\$-	\$-	\$	- \$	- \$	-	\$-	\$-	\$	- \$	- :	ş -	\$	-
Total Project Expenditures	\$3,	000,000	\$ 380,000	\$ 18,718,891	\$	1,374,053 \$	170,883 \$	82,532	\$-	\$-	\$	- \$	-	\$ -	\$	20,726,359
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated			0%	6 09	6	0%	1%	0%	0%	, ,	0%	0%	0%		٥%	
Impact on Operations/Maintenance (Incremental to 2020 Base Year Operating Budget) Revenues Expenses net of recoveries(Include staffing) Total			\$- \$-	\$ - \$ -	\$ \$ \$	- \$ - \$ - \$	- \$ - \$ - \$	-	\$ - \$ - \$ -	\$ - \$ - \$ -	\$ \$	- \$ - \$ - \$		6 - 6 -		
Staffing (FTE) Regular Temporary Total Staffing			1.2500 1.2500	- 1.2500 1.2500	1	1.2500 1.2500	1.2500 1.2500	- 1.2500 1.2500	 1.2500 1.2500			- -	-	-		

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





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

INFORMATION REPORT

То:	Mayor Linda Buchanan and Members of Council					
From:	Dianna Foldi, Senior Project Manager, Strategic Initiatives					
Subject:	LAWN BOWLING CLUBHOUSE FUNDING R	EQUEST				
Date:	October 12, 2021	File No: 02-0800-30-0026/1				

SUMMARY

The purpose of this report is to provide additional information for the request for additional funds in the amount of \$280,000 as part of the 2021-2030 Revised Financial Plan in order to complete the final portion of the North Vancouver Lawn Bowling project – the NVLB Clubhouse.

BACKGROUND

The funding for the NVLB Greens, Site Works and Clubhouse was originally appropriated in July 2018 based on an approved design and Class D estimate (+/- 20%). Detailed design of the Greens, Site Works and Clubhouse proceeded in close collaboration with members of the North Vancouver Lawn Bowling (NVLB) Club and with input by external cost consultants. The original budget of \$6.5 M was approved at that time, and cost estimates received prior to construction start in 2019 indicated the funding would not address the full scope of the project. A phased approach was undertaken with priority to construct the Greens and Site works first, while undergoing redesign of the Clubhouse component to reduce costs. The Greens and Site Works was completed in Summer 2021, and the budget for this phase was \$4.6 M. Additional funding (\$343,000 from Harry Jerome project funding and \$146,436.00 from the Phase 1 Safe Restart Grant) to address the Greens and Site Works component of the project was approved by Council on April 12, 2021. This provided \$2,243,000 remaining for the Clubhouse component.

DISCUSSION:

The current reduced scope design has been developed in consultation with NVLB executive, ensuring that it meets their vision and programmatic requirements. It has been redesigned from the previous larger two story building to a modest and efficient single storey facility that includes a large assembly space for gatherings, kitchen, washrooms and storage. The clubhouse has been designed with simplicity and flexibility in mind and is adaptable for a variety of community uses.

The Lawn Bowling Greens and Clubhouse were originally scheduled to be completed as a single project by summer of 2020. The current completion schedule for the clubhouse is anticipated for end of 2022 incurring an 18% cost increase due to construction cost escalation over this extended time frame (6% per year).

The reduced scope clubhouse design and a Class A estimate (+/-5% range) have now been completed. The cost estimate was based on current market conditions indicating an unstable environment with ongoing price escalation due to supply / demand challenges from COVID-19 border and shipping restrictions. These price increases have not adjusted back to previous rates. The construction cost component is approximately \$200k over our previous Class B estimate and the remaining funding of \$2.063M (with \$180,000 previously committed to consultant contracts) is insufficient to allow the tender to proceed. Further scope reductions of the Clubhouse are not recommended as the basic functional program will not be delivered. In order to proceed to construction, a total of an additional \$280,000 is requested to cover costs due to construction cost escalation and associated incidental consultant costs and contingencies.

FINANCIAL IMPLICATIONS:

In August 2018, Council approved \$6,500,000 as part of the overall "Harry Jerome Community Recreation Centre" project for the design and construction of the Greens, Site Works and Clubhouse. This budget amount was based on preliminary Class D cost estimates provided in 2018. Actual and forecast project costs have exceeded the allowable budget due to the impact of COVID-19 restrictions, allocation of majority of off-site servicing and service upgrades to Lawn Bowling as opposed to sharing with a coordinated Mickey McDougall redevelopment, construction cost escalation, and increased contingencies to counter anticipated market volatilities.

Funding for additional Lawn Bowling Club work is not currently included in the 2021-2030 Capital Plan. It is, therefore, being proposed that \$280,000 additional funding is requested as part of the 2021-2030 Revised Financial Plan.

Should any funds remain upon the completion of the project, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund and made available to fund the HJCRC and associated projects.

INTER-DEPARTMENTAL IMPLICATIONS:

This report was prepared with input from the Finance Department. The project will be delivered through the Strategic and Corporate Services Department.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS:

The development and implementation of the Lawn Bowling Greens and Clubhouse supports Council's vision of the Healthiest Small City in the World by supporting and enhancing the health and wellness of our community.

RESPECTFULLY SUBMITTED:

Dianna Foldi

Dianna Foldi Sr. Project Manager, Strategic Initiatives

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8881

Financial Plan for the Years 2021 to 2030

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 "Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881" (Revised Financial Plan).
- 2. Schedule "A" attached hereto is the Financial Plan of The Corporation of the City of North Vancouver for the period commencing January 1, 2021, and ending December 31, 2030.

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

SCHEDULE "A" TO BYLAW NO. 8881 CITY OF NORTH VANCOUVER FINANCIAL PLAN FOR THE YEARS 2021 – 2030

(1) 2021 - 2030 Financial Plan (000's)

For the year ended December 31	2021	2022	2023	2024	2025	2026-2030
Revenue						
Property Value Tax						
General Property Tax	68.989	71.118	73.305	75.552	77.860	401.160
Levies (Storm and Eco)	3.747	4.060	4.234	4.416	4.577	25.059
Revenue from Fees and Services	38,252	40,476	42,948	45,858	48,987	284,748
Revenue from Other Sources	4.020	3.573	3.609	3.645	3.681	18.590
	115,008	119,227	124,096	129,471	135,105	729,557
Transfers						
Collections for Other Governments	48,449	49,418	50,406	51,414	52,442	267,455
Transfer from Reserves	73,095	199,576	57,975	51,300	40,237	186,437
Proceeds from Debt	0	0	43,000	0	0	0
External Contributions	20,451	4,127	14,402	3,622	7,736	7,339
Transfer from Capital Assets	16,800	17,136	17,479	17,829	18,186	92,750
	158,795	270,257	183,262	124,165	118,601	553,981
Total Revenues	273,803	389,484	307,358	253,636	253,706	1,283,538
Operating Expenses	~~~~~		~~~~			
Operating Expenses						
General Government	22,636	23,412	23,997	24,597	25,212	129,210
Transportation and Transit	7,244	7,425	7,611	7,801	7,996	40,980
Development Services, Housing	2,834	2,904	2,977	3,051	3,127	10,025
Development Services	7,020	7,190	7,370	7,560	7,749	39,715
Protective Services	28,743	29,462	30,199	30,954	31,728	162,605
	22,777	23,347	23,931	24,529	25,142	128,855
Sower	10,795	14,940	10,095	10,999	17,910	101,209
Selid Waste	2 621	2 720	2 757	21,040	23,073	21 590
	116,770	129,041	134,870	140,896	146,707	777,802
Capital Expenditures	78,900	183,087	94,053	30,789	23,333	57,603
Transfers						
Collections for Other Governments	48,449	49,418	50,406	51,414	52,442	267,455
Equity	17,407	17,112	17,540	17,979	18,428	94,445
Reserves	12,277	10,826	10,489	10,779	11,017	77,338
Repayment of Debt	0			1,779	1,779	8,895
	78,133	77,356	78,435	81,951	83,666	448,133
Total Expenses	273,803	389,484	307,358	253,636	253,706	1,283,538

(2) Revenue Proportions by Funding Source

(Excluding Transfers from Reserves and Collections for Other Agencies)

	(000's)									
	2021	%	2022	%	2023	%	2024	%	2025	%
Property Value Tax										
General Property Tax	68,989	60	71,118	60	73,305	59	75,552	58	77,860	58
Levies (Storm and Eco)	3,746	3	4,060	3	4,234	3	4,416	3	4,577	3
Revenue from Fees	38,253	34	40,476	34	42,948	35	45,858	36	48,987	36
Revenue from other Sources	4,020	3	3,573	3	3,609	3	3,645	3	3,681	3
Total Revenues	115,008	100	119,227	100	124,096	100	129,471	100	135,105	100

Background: Property Taxes are the City's major source of revenue. The City's reliance on property tax as a source of revenue has increased gradually over the past several years. This is partially due to the lack of access to other types of revenues. Where feasible, the City charges user fees for services, however this is not possible for many services. In preparing the 2021 Financial Plan, the City's goal has been to maintain the current percentage of revenue coming from property taxes; however the City continues to rely heavily on this source of revenue to fund a large portion of City services and infrastructure.

Policy: Under Council's direction, the City will continue to look for ways to reduce the overall percentage of revenue that comes from property tax, by pursuing alternate revenue sources, and remains committed to charging user fees for services where feasible.

Dr	poerty Class and Description	Tax Allocation %				
FI	perty Class and Description	2020	2021			
1	Residential	56.36%	56.27%			
2	Utilities	0.49%	0.55%			
4	Major Industry - Capped	9.90%	10.38%			
4	Major Industry - Non capped	0.62%	0.60%			
5	Light Industry	0.91%	0.93%			
6	Business	31.68%	31.23%			
8	Recreation/Non-Profit	0.04%	0.04%			

(3) Distribution of Property Taxes among the Property Classes

Background: In 2008 City Council adopted a Long Term Property Tax Strategy which will shift taxes from the business and light industrial tax classes, to the residential tax class. The goal of this policy was to move the City's tax rates and tax rate multiples to a competitive position within the Metro Vancouver Region, while maintaining principles of fairness and equity.

Policy: The City will continue to review the distribution of property tax among the various property classes and consider other measures as a gauge of success.

(4) Use of Permissive Tax Exemptions

Background: Council currently allows permissive tax exemptions to organizations within the City, based on eligibility criteria as defined under the Community Charter. This includes religious institutions, providers of social housing, not for profit societies and service organizations whose services and programs align with the City's goals and objectives.

Policy: The City has adopted a policy along with a set of criteria which are based on linking taxation exemptions to desired community outcomes for the services provided. All existing permissive tax exemptions are reviewed each year and staff will continue to work with all organizations who receive a Permissive Tax Exemption to ensure that their services align with the goals and objectives of the City.

Council will continue to carefully consider the total amount of permissive exemptions granted each year, when reviewing the annual Property Tax Exemption bylaw, giving consideration to the equity of shifting the exempted tax burden to other property owners in the City.





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

REPORT

То:	Mayor Linda Buchanan and Members of Council						
From:	Heather Reinhold, Deputy Directo	eather Reinhold, Deputy Director, Strategic & Corporate Services					
Subject:	HARRY JEROME COMMUNITY F UPDATE & NEXT STEPS	HARRY JEROME COMMUNITY RECREATION CENTRE – PROJECT JPDATE & NEXT STEPS					
Date:	October 12, 2021	File No: 02-0800-30-0028/1					

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

RECOMMENDATION

PURSUANT to the report of the Deputy Director, dated October 12, 2021, entitled "Harry Jerome Community Recreation Centre – Project Update & Next Steps":

THAT staff be authorized to advance the construction tender for the "Site Preparation and Excavation" scope of work for the Harry Jerome Community Recreation Centre project with contract award to be held until full project funding is in place;

THAT the funding reallocation as outlined in the report below be approved for the purposes of advancing the HJCRC site power modifications;

AND THAT staff report back with a Class A estimate to seek approval to advance the full Harry Jerome Community Recreation Centre project to construction, inclusive of Silver Harbour Seniors' Activity Centre, with project funding in place.

ATTACHMENTS

- 1. HJCRC Design Development Report March 2021 (CityDocs #2036460)
- 2. Construction Management Scope of Services (CityDocs #2103597)

SUMMARY

The purpose of this report is to provide Council with updates on program, project management, schedule and costs for both the Harry Jerome Community Recreation Centre (HJCRC) and Silver Harbour Senior's Activity Centre (SH) projects. A revised project estimate has been received and within the budget reported to Council in April 2021. The project schedule is also on time and this report provides updates on efforts over the last 6 months.

Funding is requested as part of 2021 Revised Capital Plan process to advance the Site Preparation and Excavation tendering process in order to reduce the overall project schedule, mitigate the impact of construction cost escalation and minimize overall contractor general conditions cost. The contract award of this tender will be executed once full project funding is secured.

Staff will report back to Council in late February 2022 in order to seek approval for full project tendering and construction, once a final Class A Estimate and project funding are confirmed.

BACKGROUND

In April 2021, Council directed:

That staff be directed to proceed to the pre-construction phase of the Harry Jerome Community Recreation Centre (HJCRC) project including completion of the following:

- Construction documents
- Class A estimate
- Site Servicing Plan
- Construction sequencing plan

THAT staff report back with a Class A estimate and seek approval to proceed with tendering of the Harry Jerome Community Recreation Centre construction contract;

AND THAT staff be authorized to consolidate the two land parcels that make up the Harry Jerome Community Recreation Centre lands (Parcel ID Numbers 009-034-811 and 009-034-862)

DISCUSSION

Since April, the project has continued to advance on a number of fronts. Through spring and summer, the project team have continued to work with NVRC and external stakeholders (including the aquatics and arena groups) to implement program requirements at the detailed design level. Program room data sheets were developed through this process which will be referenced through the current contract document development stage. A separate report from North Vancouver Recreation & Culture will discuss the Interim Service Plan that will be in place during HJCRC construction.

As this is the largest project undertaken by the City, a multi-disciplinary, highly skilled and experienced team is now in place to support the project until completion. With the recent addition of an experienced Construction Management firm and Commissioning Authority the project is well-positioned to ensure that design, Construction Documentation and project delivery will result in a superior facility. External project management has been in place since March of this year providing strong organizational structure, governance and advice and have assisted in program development and review. The Project Management team provides briefing to the Executive Steering Committee on a regular basis to ensure the project remains on schedule and on budget.

Program

HJCRC

The new HJCRC is intended to serve all residents through a variety of services, to connect people and to improve the health and wellness of individuals and families. As the new centre will be a people-oriented gathering place, the Centre will be designed to the highest accessibility standards. The Centre will draw residents of all ages and abilities to explore, create, play, exercise, train, learn, relax, rehabilitate and connect.

The HJCRC design embodies the principles of equity, social inclusion, wellness, security, adaptability, environmental responsibility and fiscal responsibility. These principles are woven throughout the building design and construction, surrounding landscape and planned operation and service provision.

The premise for the design is to provide for an inclusive environment throughout the facility – both indoors and outdoors – where one can experience a range of activities and opportunities. The building and landscape spaces are flexible, allowing for adaptation to changing needs and enhancing the collective and individual experience. The new HJCRC will include a diverse indoor and outdoor program, and includes an Aquatics Centre, Arena, multipurpose spaces, Gymnasium, Fitness, Youth and Preschool spaces, Community kitchen, Art Space, Atrium & Inner Courtyard, and an extensive outdoor program.

Silver Harbour Senior's Activity Centre

A significant project milestone was met in July when the membership of Silver Harbour Seniors Activity Centre (SH) voted in favour of relocating to the southeast corner of the new HJCRC site. A Memorandum of Understanding has been signed, and detailed discussions are ongoing to finalize an Offer to Lease and complete the design of the future SH facility. The new SH will be 20,680 square feet over two stories, and will include parking, a wood working studio, art studios, a pottery studio, a commercial kitchen, a billiards room, multi-purpose rooms, administration areas, a thrift store and a dining room and is projected to cost approximately \$23.4M. Upon relocation of the SH operation, the existing SH site will revert to the City of North Vancouver. The two facilities (HJCRC and SH) are connected through exterior plaza and an interior connections in the parkade level. These connections will help to ensure there is continued integration between the two facilities and their programming.

Arena

Since the previous Council update, multiple meetings with the project team and arena stakeholders (including Wolfpack, skating, hockey and lacrosse users) have taken place to address concerns including the identification of space for a flexible coaches' room, dressing room adjustments, and seasonal storage and branding opportunities.

Aquatics

Discussion with aquatics stakeholder groups have shaped resolution to design options. Numerous in-depth conversations have been held to resolve concerns; consequently, the current design reflects as many needs as possible while still maintaining community and accessibility requirements. The design has been adjusted to better accommodate to the extensive program while supporting competitions in a north-south orientation. The current design of the pool meets competitive standards, and changes to the design of the pool at this stage – such as a widening of the deck between the accessible ramp or a change in the orientation of the competition lanes – would have significant impact to both project cost and schedule. At present, the design considers a 5m diving platform. The project and discussions with the aquatics groups concerning fundraising for the facility are ongoing.

Public Art Process

The Public Art Plan for the Harry Jerome Community Recreation Centre has been prepared. It incorporates the overall vision for the new centre and defines themes and location options. The themes are:

- 1) celebrating Harry Jerome the athlete, his accomplishments and his perseverance;
- 2) honouring the Coast Salish lands; and,
- 3) acknowledging the natural beauty of the north shore.

The call for proposals is underway, and notes Council's resolution of May 10, 2021 that staff work with the Squamish Nation for the Naming and Recognition of the HJCRC Arena to honour the rich and proud history of the sport of lacrosse of the Squamish Nation. A panel, comprised of a member of the Public Art Advisory Committee, local residents, and the Project staff, will select the successful artists.

Sustainability Initiative-Zero Carbon Building

One of the key goals of this project is to demonstrate leadership in building sustainable facilities. This goal aligns with the City's climate action targets to achieve net zero emissions by 2050. A new program administered by the Canada Green Building Council (CaGBC) provides third-party verification of the carbon impacts of buildings for both Design and Performance with the goal of ensuring future operations as zero emission buildings. This project has chosen to pursue Design certification rather than Performance due to its energy source. The necessary monitoring and metering systems will be

incorporated to allow for a Performance certification in the future. By meeting carbon, energy, impact and innovation compliance categories of compliance this facility will meet the Zero Carbon Building v2 Standard and be one of the first of its kind at this scale to do so.

The benefits of improving the building performance and reducing the carbon footprint are substantial. By reducing overall energy consumption and greenhouse gas emissions, the enhanced building envelope will improve thermal comfort for the occupants, increase the envelope durability, and improve the building's climate resilience in the face of extreme conditions over the long term.

Accessibility

Throughout the contract documents stage, particular attention is being paid on high accessibility standards. The design team is on track to meet the Rick Hansen Foundation target of Gold Certification. This certification ensures that a broad range of accessibility features are being incorporated at all of the different scales of the project, from large scale decisions around parking space allocation and pool ramp design, to small scale details such as visual contrast and door hardware. The design approach is not only focused on accommodating persons with physical disabilities, but is also focused on embracing all modes of universal access by designing unique spaces for all. The project team continues to meet with the Advisory Committee for Disability Issues (ACDI) to ensure this project meets this committee's objectives as well. A design update will be provided to the ACDI at an upcoming meeting later in October with the opportunity to obtain further feedback on proposed accessibility design.

Project Status Update

While HJCRC and SH have separate scopes and project budgets, it is the intention of the project team to deliver both projects at the same time using the same consulting team, construction delivery method and trade contractors, and for this reason these projects are being presented together.

Construction Documentation Phase - 0-50%

On September 6, the consultant team delivered a 50% completed Construction Documentation (50% CD) package to the City, NVRC and our two independent cost organizations for design review and Class A estimate. This work has been completed and findings are contained in this report. The 50% CD package consists of all consulting disciplines detailed plans (over 400 drawings) and detailed specifications that will form the main part of the 45-50 tender packages that will be issued to industry through a competitive bidding process with the assistance of the Construction Manager.

The Silver Harbour Seniors' Activities Centre component of the project had a slightly varied timeline due to the need to obtain membership approval, but the project team has confidence that by the 90% CD package both projects will be at the same level of detail.

Engagement of Construction Manager

Smith Brothers Wilson (SBW) was engaged through a competitive process and is now the City's Construction Manager for preconstruction services. The general scope of these services includes detailed review of drawings & specifications, identification of risk and mitigations, value engineering recommendations, development of site construction plan, a comprehensive construction and procurement schedule, and provision of cost estimates. A more complete list of the scope of the Construction Manager is contained in Attachment 2.

Updated Cost Estimates

The budget for HJCRC has been set at \$181,696,000 and SH at \$23,437,000.

As part of the Construction Documentation phase, updating costing is completed at the milestones of 50% and 90% completion. With the recent completion of the 50% package, two Class B estimates were obtained. These were carried out independently by a Quantity Surveyor as well as by the Construction Manager engaged for pre-construction services.

The two estimates vary from each other by 0.4% with the average slightly over the budget target. Based on the level of detail at the 50% development of Construction Drawings, and the consistency of the two estimates, the probability of the project meeting this target is very high. Therefore, the project team's assessment of the results is that the project can remain within the previously identified budget.

The construction contingency remains at 5% or \$7.9M, soft cost contingency at 2% or 409k and design contingency was reduced from 5% to 2% (as the design has advanced to 50% CD and will be removed at time of tender). The escalation rate previously carried was 9.7% or \$15.8M. Based on updated costs estimates, which are embedded with present day quotes, escalation rate can be assessed at 9.5%. The total value of project contingency is \$27.3M. As the project approached the tender stage, there becomes more certainty regarding actual costs and adjustments to escalation rates and contingency will be made and reported to Council in late February.

Risk Mitigation

The Project team has developed a risk register that address the following types of risks: scope, schedule, safety, budget, escalation, site loss, quality, and communication.

Within this registry, a risk rating system is used where costs are applied to each event and compared against project contingencies. The risk register concludes that this project is meeting the budget for the following reasons:

- 1. Scope has been confirmed eliminating the risk for program additions;
- 2. Design development has advance providing certainty in costing;
- 3. Construction Manager engaged to reduce constructability and quality risks
- 4. Two firms are assessing market escalation;
- 5. Commissioning Authority has been engaged to reduce operational risk;
- 6. SH decision in place which reduces any further schedule risk; and,

7. A communication sub-committee has been established to assist in timely messaging to the community.

NVRC Interim Services at Centennial Theatre

The current HJ site is powered through one BC Hydro service that feeds Centennial Theatre located on the future Harry Jerome Community Recreation Centre. The planned demolition of HJ in early 2022 will result in Centennial Theatre without a power connection, triggering the need for a temporary power solution until the installation of the permanent power infrastructure late in construction of the new HJCRC. CNV's project team will manage this temporary power connection work, utilizing reallocated funding from NVRC capital projects as recommended in the Financial Implications section of this report.

Communications Plan

Regular updates on the HJCRC and SH projects will be provided to Council and the public going forward. With commencement of construction, Council will receive regular monthly reports, including progress to date, planned activities, project schedule, budget summary, and risks. To ensure transparency for the project, monthly reports will also be posted to an updated HJCRC project website for the public.

Next Steps

The HJCRC project is on schedule for construction to commence in March 2022. The project team is working to advance elements of the project ahead of the targeted drawing completion date (late February 2022) to reduce startup costs and hasten the schedule which in turn reduces cost and risk. As indicated in the schedule below, two tender packages are proposed to proceed prior to the February milestone: Offsite utility upgrades on 23rd Street and Site preparation; Clearing; Grubbing; and Excavation. These components are described in more detail below.

Advancing the two tenders will enable the project to mobilize works for the new HJCRC while the main construction tender packages are being bid on. This allows activity to begin onsite and lessen the traffic conflict between onsite work, underground utility work and the public.

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Project Phases					202	2	_		2023	2024	2025
Design and Tendering	Sept	Oct Nov De	Jan Fe	b March	April N	May Ju	ne July	Aug			
Construction Documents	È.	1	Carlos and	1							
Cost Estimate 50% CD Sept 6	*	i									
Building permit Application is made Nov. 30 & partial BP issued Jan 5		*	*								
Tendering Civil undergnd, clearing and grubbing, excavation											
Cost Estimate 90% CD		1	*	2							
Council Meeting- Approval to proceed to construction Feb. 28		1	7	2							
Construction	1 12 77				1	800	nn nn	Grift	mm		1117
Early Civil Works)	-								
HJRC is closed Dec 31 building is empty on Jan 31			1 C						-		
Clearing and Grubbing, excavation			1	1	1 10	-					
Final BP issued July 1		1	-					*	-	-	
Tendering Main Building, negotiations and awards				Landson and							
Main Building						1000	-				-
FF&E, Commissioning											*
Occupancy		l									*
Move-In								_	-	c	×

Construction Documentation Phase

The Construction Document phase will continue to 90% completion at which time another costing review will take place and any further adjustments will be made to ensure the project remains on budget. Upon confirmation by the two cost estimating parties that the project is on target to meet the budgets, the drawings will be submitted for building permit and the remainder of the construction specifications and drawings will be completed.

Advanced Underground Utility Upgrades - East 23rd Street

The City and the neighbouring HJNL project have worked together to define the necessary underground utilities that need to be replaced because they are at the end of life or required upgrading to provide capacity for the development of the lands. The utility upgrades include replacement of the water main, as well as sanitary and storm sewers. This work is funded and being tendered, with construction anticipated to begin in late 2021. There will be subsequent utility work for BC Hydro, Street Lighting & Signaling, LEC and Shaw cable. It is planned that construction on East 23rd Street will occur in the future. This work is being completed in advance to strive for minimal impact to future on-site construction activities and road closures.

Site Preparation and Excavation Scope of Work

This phase of the project includes site preparation, clearing, demolition of existing infrastructure, removal of the parking lot and skateboard park and site construction preparation. The HJCRC construction program will begin with excavation of the west side of the site and progress to the east with concrete footings, foundation walls and underground utilities activities taking place as room on the site permits. Construction phasing will continue to maximize efficiency of the schedule to minimize the impact of onsite construction costs.

Commencement of Construction

Prior to commencement of full construction, the project team will finalize the Construction Documents and obtain two independent Class A estimates. At that time, Council will be provided a comprehensive update and a request for approval to proceed. The project will then be tendered, awarded and construction will commence.

FINANCIAL IMPLICATIONS

The budget for HJCRC remains at \$181,696,000 and SH at \$23,437,000.

2021 Revised Budget Request

Funding as noted below is being requested to enable advancement of the Site Preparation and Excavation tendering process to shorten the project schedule, as well as to reduce escalation and general conditions cost. The contract relating to this tender will not, however, be awarded until full project funding is in place.

Harry Jerome Community Recreation Centre\$7,650,400Silver Harbour Seniors Activity Center\$380,000

Council approval will be sought in late February 2022 to advance full tendering and construction funding based on a Class A cost estimate.

Interim Service Plan – Reallocation of funding

As noted in this report, in order to maintain operations at Centennial Theatre, modifications must be made to ensure continued power for Centennial Theatre. This work will be conducted by the CNV project team, utilizing reallocated funding from completed or cancelled NVRC capital projects as noted below. The recommended resolution included in this report will provide the authority required to transfer the funding to this new project.

Table 1: Funding to be transferred from:

NVRCC Fibre Net Connect HJ&CT (Project 40346)	\$35,000
2019 NVRCC Equipment (Project 40372)	\$30,000
NVRCC Buildings 2018 (Project 45272)	\$155,026
NVRCC John Braithwaite Rec Centre (Project 45285)	\$37,101
NVRCC Facility Access Control (Project 45290)	\$60,000
2020 NVRCC – HJ Major Repairs (Project 45313)	\$21,045
Total:	\$338,172

INTER-DEPARTMENTAL IMPLICATIONS

Project coordination and input has been undertaken with every City department, LEC and staff from the North Vancouver Recreation and Culture Commission. This report has been developed in consultation with Finance and NVRC.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The replacement of HJCRC will contribute to health and wellness opportunities within our community, inspiring residents to be active and connected to their community throughout their life.

RESPECTFULLY SUBMITTED:

Heather Reinhold Deputy Director, Strategic & Corporate Services









"This project will dramatically impact our community for the good. I fully support this project and can't wait for it to open!"

Community Member Community & Stakeholder Engagement



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PROJECT CONSULTANTS

ARCHITECTURAL

STRUCTURAL

ELECTRICAL

ACOUSTIC



LANDSCAPE



MECHANICAL



AMEGroup consulting mechanical engineers

CIVIL



QUANTITY SURVEYOR

ΧŶ

ES

SKATE PLAZA



ROSS TEMPLETON + A S S O C I A T E S

CODE



Section Title
1.0 Executive Summary



1.0 Executive Summary

The City of North Vancouver engaged HCMA Architecture + Design to revise the design for a new Harry Jerome Community Recreation Centre ("HJCRC") which is intended to replace the City's existing recreation facility. The new HJCRC will be constructed on the site located north of East 23rd Street between Lonsdale Avenue and St. Georges Avenue. The Centre is intended to be a focal point for the community; where residents and visitors of all ages and backgrounds come together to connect, experience, play, learn, socialize and celebrate.

In 2019, the City of North Vancouver underwent a community recreation needs assessment and developed a community recreation strategy entitled "A Healthy City for All – The Role of Community Recreation". With this new prioritization framework in place, program components of the Harry Jerome Community Recreation Centre were reviewed and prioritized. In March 2020, Council endorsed a reduced project scope that aligned with the Needs Assessment.

This report documents the re-design process that was completed between April 2020 to March 2021 in response to the revised project scope. Biweekly project development team meetings that included the design consultant group and staff representatives from various departments within the City and NVRCC. Beyond this working group, stakeholder and advisory group engagement was employed to enhance the quality of the design solution. This engagement provided feedback that helped establish the character of the building as well as its relationship to adjacent open space and surrounding neighborhood. Careful consideration was given to re-plan the site and find design efficiencies for the endorsed reductions in project scope.



Executive Summary





As part of the design process, the project vision statement and principles were revised to closer align to the city's updated values outlined in the recreation strategy. The vision, principles, goals and strategies continue to define the project brief and be used to guide decision making throughout the project.

THE VISION

"The Harry Jerome Community Recreation Centre will be a welcoming, vibrant, social heart of the community. It will foster individual and collective wellness by providing opportunities to participate in a variety of organized and casual activities. The centre will empower community members to enjoy healthy, active, and connected lives."

The selected site for the new HJCRC faced numerous constraints including a 10m grade change across the site, a large building program that fills most of the site, and limited options for vehicular site access. Following an extensive test-fit exercise, a building massing solution was agreed upon that had the greatest potential to achieve our project vision. This massing option was selected due to the following advantages:

- Integrated green space throughout building
- Create programmed outdoor spaces in south and east portions of the site
- Large animated daylit circulation space and opportunities for in-between spaces
- Views to green courtyards from programmed space
- Aquatics prominence on Lonsdale

Executive Summary

A number of key design strategies were used to help the facility be a good neighbor and responsive to its context while creating a welcoming and vibrant heart for the community. The key strategy was in breaking apart the massive building footprint and allowing nature, light and casual activity to occur in the heart of the facility. This strategy also helped to:

- Break down massing to establish neighborhood scale on 23rd St.
- Establish key social spaces as anchors
- Maximize indoor outdoor connections

The building will also have a significant impact in the City's climate action plan as the existing Harry Jerome Recreation Centre is the largest contributor to the City's greenhouse gas emissions footprint. The new HJCRC design will reduce the carbon intensity of the project by approximately 81% compared to the existing facility and achieve a Total Energy Use Intensity 49% better than NECB 2015 baseline. Other sustainable efforts include maximizing heat recovery on-site through C02 refrigeration, highly insulated building envelope, extensive natural daylight, innovative low energy pool filtration system and electric vehicle and bike charging.

CAPITAL COSTING ANALYSIS

It is anticipated that the total project capital costs for the HJCRC will be approximately \$181.7 million based on a Class B cost estimate conducted in March 2021. The cost estimates have allowed for \$14.3million in contingencies and \$14.4 million in escalation. The project cost does not include the Silver Harbour Seniors' Activity Centre component which is yet to be confirmed – in progress.

NEXT STEPS

The next stage in this process would see the project through detailed design and into construction. We would recommend considering hiring a construction manager at this point if it is the preferred construction delivery method.



2.0 Project Background

2.1 Site Analysis



2.1 Site Analysis2.1.1 Regional Scale

The selected site for the project is located in North Vancouver near the Upper Levels Highway, north of 23rd Street E between Lonsdale Avenue and St. Georges Avenue. It is situated on a prominent corner of upper Lonsdale that acts as a gateway to the City. The site is uniquely located almost directly in the middle between North Vancouver's mountains and ocean. This defining location and context is well positioned to provide a meaningful and connected facility that bolsters a sense of place. The site also offers a key landmark to the city's proposed urban greenway that encircles the urban centre of the City (Green Necklace).



Project Background









2.1.2 Site Scale

South of the site is the existing HJCRC, which is intended to be demolished and commercial and residential development to take its place. This future development is called the Harry Jerome Neighborhood Lands (HJNL) and includes an expansive new public park of approximately 1.0 ha that builds on the existing Crickmay park. The proposed development provides a mix of housing types, commercial space, and additional amenities.

Public transit to the site is frequent along Lonsdale Avenue with the nearest bus stop locations south of 23rd Street E on either side of Lonsdale Avenue. Vehicular site access is challenging with the proximity of the Upper Levels Highway to the north, a major arterial road to the west and two minor arterial roads on the south and east.

The project location shares a site with the Centennial Theatre and City Skate Park and therefore needs to function jointly with them. The skate park will be reconfigured and incorporated into the new community recreation centre design. The theatre will remain and should be welcomed and celebrated in the layout of the new HJCRC facility.



Site context diagram



SUN ANALYSIS

This shows the orientation of the sun between sun rise and sun set throughout the year. In the winter the sun is as low as 35 degrees and in the summer as high as 72 degrees.



TOPOGRAPHY ANALYSIS

Site topography shows a 10m grade change from northeast to southwest. This site topography will impact the wind patterns as well as rainwater management.



SHADOW ANALYSIS

Annual shading analysis shows how surrounding proposed buildings will impact the sun reaching our site at ground level. The northern part of the site remains in direct sun light continually while the southern part is shaded.



WIND ANALYSIS

Annual wind analysis shows the prevailing winds coming from the east while occasionally a strong wind from the west will occur.



Project Background



2.1.3 Views

Given the terrain of the North Shore, the project site offers views both towards the mountains and the ocean. Capitalizing on these views from our site will reinforce a sense of place and enhance wellness for visitors to the community recreation centre.

Using drone imagery, we were able to establish actual views from each floor level of the proposed community recreation centre. These drone images informed key spatial planning decisions to capitalize on views from various points throughout the building and site.









Project Background



2.1.4 Site Constraints

2.1.4.1 PROGRAM AREA AND VOLUME

With a large facility program area, and many programs requiring high ceiling heights (e.g.: aquatic centre, gymnasium, and arena), the available site area is nearly fully covered by building. Strategic location and stacking of large program components require exploration to create opportunities for outdoor activities and landscaping.

2.1.4.2 ENTRANCES + ACCESS

While the proximity to major transportation thoroughfares provides opportunities for multiple modes of transit, the adjacency to the Upper Levels Highway and Lonsdale avenue restrict the direct access to the site from these busy roadways. Available area for vehicular access onto the site remain only along the south property line (23rd Street E), including a lay-by and pedestrian crossing.

2.1.4.3 SITE TOPOGRAPHY

Located on a slope midway between ocean and mountain, the site presents a greater than 10m grade change from south-west to north-east. With site access available from the south and east edges of the site, building entrance and floor levels must respond in relation to the adjacent grades. Program components with high ceiling requirements will require strategic location within the site to maintain an appropriate relationship with the scale of the surrounding neighbourhood.

2.1.4.4 LOT CONSOLIDATION & VARIANCES

The Centennial Theatre and Norseman Park lots are planned to be consolidated into one combined property that holds Centennial Theatre, Harry Jerome Community Recreation Centre and Silver Harbour Senior's Activity Centre. Concurrently, a rezoning application is underway for variances to lower staff secure bike parking requirements to reflect the number of facility staff; increase the allowable secure bikes per room; increase the allowable distance between short-term bike parking and the principle entrance; reduced setbacks on the north and west sides of the property; and increase the allowable lot coverage to accommodate the three facilities on one consolidated lot.





Project Background



- 3.1 The Vision
- 3.2 Form & Character
- 3.3 Spatial Layout
- 3.4 Materials
- 3.5 Concept Renders
- 3.6 Landscape Design
- 3.7 Sustainability
- 3.8 Cost Analysis



3.1 The Vision

"The Harry Jerome Community Recreation Centre will be a welcoming, vibrant, social heart of the community.

It will foster individual and collective wellness by providing opportunities to participate in a variety of organized and casual activities.

The centre will empower community members to enjoy healthy, active, and connected lives."



VISION STRUCTURE

The project vision was formulated through the exploration of three components: Social Impact, Environmental Sustainability, and Programming, including consideration of the project's financial parameters.

The purpose of the vision statement and development of principles and goals is to set the over arching project direction and intent, which can then be used to guide future decision making. Listed below are explanations of the terms we use in this section of the report:

- Vision: the role of the vision statement is to declare the HJCRC's purpose and aspirations. It informs the supporting principles, goals and strategies.
- Principle: a high level aspiration or value which can guide and inspire goals, strategies and actions across spectrum of policies, designs or actions.
- **Goal**: a general or specific desired outcome associated with principles
- Design Strategy: a container for a set of actions intended to fulfill stated goals

THE HARRY JEROME COMMUNITY RECREATION CENTRE WILL BE...





Goals

How can we realize this vision? By working towards 4 key goals. These goals can be assigned with associated metrics that can later be used to measure success.



GOAL 1 Empower community members to enjoy healthy, active, and connect lives

The design of the new HJCRC will foster a vibrant sense of place and community that will continue to strengthen over time. Its design will attract and welcome people, and support positive individual and shared experiences.

Themes for assessment metrics:

Sense of place and belonging Social and cultural life Connectivity and imageability



GOAL 3 Provide for diverse users now and in the future

The new HJCRC will promote access and belonging for all. It will creatively respond to community needs as they evolve through adaptable and innovative design and governance.

Themes for assessment metrics:

Community resilience Sense of place and belonging Access, health, and safety



GOAL 4 Support the city's climate action plan targets

The City's 2011 Corporate Climate Action Plan set a target of a 25% reduction below 2007 levels by 2020. As the existing HJCRC accounts for 27% of the City's overall corporate greenhouse gas emissions, there is an opportunity to demonstrate leadership and significantly reduce corporate GHG emissions. The redevelopment of HJCRC has long been a key component of the City's corporate Climate Action Plan.

Themes for assessment metrics:

Refer to the Sustainability Report in appendix 6.6.



GOAL 2

Redefine perception of recreation to promote wellness in the community

The new HJCRC will embody the full spectrum of recreation by creating a variety of dynamic spaces that actively support expanding notions of physical, mental, and social wellness. It will promote progressive synergies between recreational, cultural, and intergenerational uses to support lifelong discovery and development. The sum will be greater than its parts.

Themes for assessment metrics:

Social and cultural life Personal development and enjoyment Access, health, and safety



Design Strategies

These goals will be achieved through a variety of strategies which will directly be used to guide the design.

01	Create a welcoming and animated arrival space.
02	Design in features for delight and celebration of community identity and unique setting.
03	Ensure access for all through safe arrival, variety of seating, legibility of space and circulation, and ease of use.
04	Strong visual and physical connections both within the facility and to the wider community.
05	Create spaces of a variety of scales and openness for user comfort.
06	Create flexible and adaptable spaces that promote a range of both specific and broad programming as well as informal, temporary, and formal uses.
07	Connect to and integrate outdoors (build on the unique North Vancouver identity and express through physical form).
08	Enhance and connect to urban fabric.

09 Use materials and technology that contribute to a positive experience for all.



3.2 Form & Character 3.2.1 Building Massing

A number of key design strategies were used to help the facility be a good neighbour and responsive to its context while creating a welcoming and vibrant heart for the community. The key strategy was in locating the multiple program components around a central courtyard to allow for nature, light, and casual activity to connect all users of the facility.



STEP 1

- Base massing is embedded into the site, accommodating a majority of the large program elements as an extension of the landscape
- Locate large program areas next to highway and larger blank walls next to steep slopes
- Locate smaller program areas next to residential zone of 23rd Street E



STEP 2

- Upper massing is broken to allow views, daylight, and natural ventilation
- Establish outdoor recreation zone facing St. Georges Ave
- Respect the existing and future connection points to Centennial Theatre (users and loading) efficiency



STEP 3

•

Establish visual connections to mountains





STEP 4

- Maximize transparency and indoor/outdoor connection between civic plaza, atrium, and courtyard
- Establish civic plaza facing 23rd Street E with connections to the Green Necklace



3.3 Spatial Layout

3.3.1 Design Response

The intention is to create a new community hub that builds on the success of the existing community recreation centre by relocating, expanding, and upgrading the current amenities.

The community recreation centre's main entrance, landscaped plaza, and primary pedestrian site access is off 23rd Street E. The plaza also connects with the existing Centennial Theatre to create a new, shared public space.

As a result, the larger program components have been sited along the northern edge of the site next to the Highway and the smaller, more modular program components have been located to the south where a finer grain is required to respond to surrounding residential neighbourhood.

One level of vehicle parking is located below grade at Level -1. The parkade is accessed off 23rd Street E and has an internal connection up into the main lobby of the facility. The parking level also serves Centennial Theatre and provides an accessible and friendly route for patrons to walk to the entrance of the theatre.

3.3.2 Plan Layout

3.3.2.1 BUILDING ORGANIZATION

The building is organized over 3 levels which include:

- Level -1: Below ground
- Level 1: Partially below ground
- Level 2: Above ground

The building program is organized across the levels as follows:

- Level -1: Parkade and Op's & Maintenance
- Level 1: Aquatics Centre, Arena, Gymnasium, Multi-Purpose Areas, Arts Studio, and Seniors' Centre
- Level 2: Fitness Centre, Multi-Purpose Areas, Staff, Children's Areas, Youth Centre, and Seniors' Centre

3.3.2.2 CENTRAL PLAZA, ATRIUM, AND INTERIOR COURTYARD

The plaza, atrium and interior courtyard, which represent the organizing structure for the building, sets out an intuitive wayfinding and orientation experience for HJCRC. The main atrium is the social heart of the centre, providing a welcoming reception area and opportunities for spontaneous and programmed activities and celebrations both indoor and outdoor. Whether you arrive by car, bike, foot or slide, you enter into the main atrium. The interior courtyard, connected to the main atrium, allows for views throughout the centre, connects users to a variety of activities, allows for fresh air and supports spontaneous informal activities.





Level -1 Plan



▲ Level 1 Plan





▲ Level 2 Plan



3.3.2.3 CONTROL POINTS

The main reception desk is located in the atrium to directly observe the main entrance, atrium, and concession areas. Reception also has sight lines to the associated elevator and internal circulation bounding the courtyard that connects to the aquatic centre, skate shop, and gymnasium. The formal control point (controlling paid versus non-paid access) is situated further inwards of the building, adjacent to the aquatics change rooms, and is assisted by various control turnstiles throughout the building to allow as much public (non-paid) access to building areas as possible.

3.3.2.4 BUILDING ACCESS & USER CIRCULATION

The colour-coded plan illustrates the building layout and spatial relationships between the different program components. Open circulation has been consolidated into the casual programming zones which primarily surround the courtyard. Stairs and elevator cores are located in these zones to connect the building levels.

At Level 1, circulation is accessed from the landscaped plaza via the entrance atrium. The atrium connects to both the internal circulation and the Level -1 parkade where there is a dedicated drop off zone. North of the lobby is a circulation route that encompasses the courtyard, leading to Aquatics, Fitness, Arena, Gymnasium, Multi-purpose Areas, and Art Studio. Access to paid-only areas is restricted via a control desk or turnstiles.

At Level 2, a secondary entrance from the east connects into the Youth Centre, Children's Areas, and Multipurpose Areas. An open stair, slide, and elevator core connects to Level 1 to access the remainder of facility.

3.3.2.5 ORGANIZED AND CASUAL PROGRAMMING, OUTDOOR SPACE

The building plan has been organized into three zones which include: organized programming, casual programming, and outdoor space. Organized programming consists of the components of the building area program which includes an aquatic centre, fitness centre, arena, gymnasium, seniors' centre, and rooms for various community programs.

The casual programming zones have been designed as an intermediate space between outdoor and indoor activity, and the concept of the space is deeply embedded in the project Vision and Principles (see subsection 3.1 The Vision). These zones provide circulation, informal social and recreation space, areas for spectator viewing, and facilitate active surveillance throughout the Recreation Centre.

At the center of the site is the outdoor space which is accessible to all and forms the heart of the facility. The outdoor space connects and adds to the casual programming zones, defines the building mass, and brings natural daylight, nature, and views into the centre of the building.

3.3.2.6 LEVEL DIFFERENTIAL

Due to existing site levels, grade increases from the base of plaza steps to the property line at the north-east corner of the site along St. Georges Avenue and the Highway (refer to subsection 2.2.4 Site Constraints). This level differential allows access into the building multiple levels.

The level change between the SW and NE corners of the site is accommodated between the Recreation Centre and Seniors' Centre where grade is softened with planting and stepped paving. This change in level creates two entrances on two levels: a primary entrance off the plaza at 23rd Street E and a secondary entrance facing east towards St. Georges Avenue. Both entrances provide universal access to the building and outdoor in-between spaces. In addition, this level differential allows the parkade and service cores at Level -1 to be concealed underground.

Large, high ceiling program components are embedded into grade moving towards the north of the site. This helps to reduce the physical and visual impact of large program volumes and solid frontage.





▲ In-between/Social Spaces

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- The Gathering Place large scale space for community gathering and social events
- The Loop 110m interior walking loop with resting benches around the courtyard
- The Retreat multi-purpose space with quiet acoustic treatment providing sensory retreat
- The Launchpad staging area for public skates and space for quieter study and reading
- The Rec Room hang out area next to the Gymnasium with space for table tennis and foosball
- The Landing zone touchdown space for the slide that connects the children's programming on Level 2 with the ground floor
- The Perch overlook with soft furniture for lounging, people watching and for kids to run around
 and blow off some steam
- The Bay quiet window seats for resting, reading or chats with a friend



3.3.2.7 SITE ACCESS

The proximity of the site to the major transportation thoroughfares of the Upper Levels Highway and Lonsdale Avenue restricts direct access into the site (refer to subsection 2.2.4 Site Constraints).

The design of 23rd Street E (between Lonsdale and St. George's) enhances the pedestrian scale of the streetscape, integrate the Green Necklace, and facilitates both the single entrance to the HJCRC parkade and the shared loading with Centennial Theatre.

The Green Necklace has been integrated as a key feature, designed as separated pedestrian and cycling paths integrated with the signalized mid-block crossing. The mid-block crossing has been designed with consideration of pedestrian safety, vehicular queuing, intersection functionality as well as creating a clear and legible connection between the parkland to the south of 23rd Street E and the front entrance to the new HJCRC.

3.3.2.8 VIEWS

The building has been designed to maximize views towards outwards and in between program spaces. Externally, the arrangement and orientation of spatial volumes allow views towards mountains to the north and through the courtyard.

Internally, the casual programming zones and courtyard are highly glazed to maximize visual connections. At each level, these zones provide spectator or casual viewing into main program areas; allowing users to connect with the activity and function of the building.

3.3.2.9 OPERATIONS

The Operations and Management (O&M) facility is located at Level -1 in the SW corner (behind the theatre) and is accessed via a vehicular or pedestrian route off 23rd Street or from inside the parkade. The O&M facility houses the loading dock, maintenance storage, garbage storage, workshop, and staff offices.

Adjacent to the O&M facility is pool mechanical and the parkade, with various service cores distributed throughout linking Levels 1 and 2. In addition to this, there is a dedicated refrigeration, mechanical, and electrical core for the Ice Arena on Level 1.

For significant repairs and replacement, access to service cores can be gained via the Level -1 parkade or from a restricted loading area off the highway on-ramp. This restricted loading area also serves as an exit route for the ice resurfacer.

3.3.2.10 CENTENNIAL THEATRE

Integration with the existing Centennial Theatre has been an integral part of the design process as it both neighbours the development site and shares car parking facilities with the Recreation Centre. At level 1, the theatre connects directly to the proposed plaza, providing shared outdoor space with the community facility. Directly off the plaza is a dedicated stair and elevator core that links to Level -1 of the shared parkade.



3.4 Materials

Materiality has been chosen in relation to the following parameters:

- Visual appearance
- Contextual appropriateness
- Durability & maintenance
- Cost efficiency

The building envelope consists of: Concrete block cladding, corrugated metal cladding, clear glazing, obscured glazing (whether 3D such as OkaTech or 2D frit), and wood structure & soffits.

Concrete block, as a natural and heavy element, is established as the cladding material for spaces submerged into the sloping landscape. These spaces are typically on lower floors, require less daylight, or encompass mechanical rooms. Concrete block is a durable and cost-efficient product with a texture suitable to its natural context.

Above the concrete base, cladding material transitions into crisp, rectangular forms of corrugated metal and vertical glazed curtain wall; volumes perched lightly and individually shifting off its base below. Curtain wall glass was used strategically throughout the facility to concentrate its use where most impactful to achieve the desired quality of light and transparency (overall glazing is 41%). More glass was used in gathering spaces with indoor-outdoor connections while reduced on the blank walls of large 2 storey components. Intentional use of obscured glazing further filters each programs' exposure to light and exterior views during the day, while reversing its expression as a glowing beacon of light during the night.

The atrium roof features an exposed wood structure with full-height curtain wall encompassing its space and adjacent casual programming zones below, maximizing visibility into social spaces to create visual connections between program areas. Additionally, the underside of cantilevered forms is clad with a wood soffit; this warmer material complementing the landscape design and links to a community characterized by its natural environment.









3.5 Concept Renders

The following concept renders show key views of the proposed HJCRC.

Concept Render - Exterior view from 23rd Street E

Crossing 23rd Street E, you can see the dramatic roof cantilever hovering above. Multi-purpose rooms and offices peer down from the second level beside an atrium glowing with warmth, beckoning you inside. The landscaped entrance plaza feels lush and natural.



VIEW KEY

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Concept Render - Exterior view from within the plaza

The entrance plaza can be compared to a clearing in the trees – an open area that offers flexibility for a wide range of outdoor activities. You can see various groups gathering in the plaza, filtering through an open atrium, and the courtyard beyond. Multi-purpose rooms cantilever from the second floor.



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Concept Render - Interior view from within the atrium

The social heart of the building invites interaction and play. A welcoming and flexible space that blurs the boundary of indoor and outdoor. To the left of the image, you see into the courtyard, which offers a lightwell connecting to the Level -1 parkade. Activities in the second floor multi-purpose room and mezzanine can be witnessed from below.



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Concept Render – Exterior view from within the courtyard

The atrium and surrounding circulation glows with warmth on a rainy day. The courtyard offers a natural reprieve from building functions and program – a connection back to nature.



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Concept Render – Interior view from the Welcome Centre

A community is welcomed into the vibrant social heart of the building, with play structures dispersed throughout. A spiral slide sits adjacent to the main stair, allowing a playful way to connect from the second level. Gymnasium and courtyard activities can be seen beyond. The atrium to the left offers a cafe to enjoy a treat while providing views into the aquatic centre.



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VIEW KEY





Concept Render – Interior view adjacent to a corridor

A casual place to meet, play some games, or relax by yourself. You can see various activities from different program spaces such as the courtyard, arena, and gymnasium.



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VIEW KEY





Concept Render – Interior view from the skate change area

Soft daylight filters into the arena as you enjoy an afternoon on the ice. The adjacent multi-purpose room offers a gathering space with a fireplace to warm up. Spectators can watch from the adjacent seating area and beyond, tree tops and the North Shore mountain peaks can be seen.



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Concept Render - Interior view from within the Aquatic Centre

The zero-entry leisure pool provides play space and leisure swimming for all ages (lap pool behind viewer). Framed views of the courtyard beyond are prominent from within the aquatic centre. A wellness area to the right expands to an exterior south-facing patio, and the fitness centre looks down from above on the left.



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VIEW KEY





Concept Render – Interior view from within the fitness centre

Surrounded by elevated views to the North Shore Mountains, multiple exercising options are offered on the second floor from studio classes to individual strength training. A covered outdoor fitness space is directly accessible from the fitness centre.



VIEW KEY

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Design Response





Concept Render – Exterior view from active recreation zone

Vibrant and active play zones span across the outdoor program, providing casual activities and sports for all ages and abilities. Towards the left, a second level entrance connects from St. Georges Avenue via a walk adjacent to the Silver Harbour Seniors' Centre. Towards the right, concrete seating transitions into an outdoor skatepark.



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VIEW KEY



3.6 Landscape Design

The open space design is driven by a diverse program of active and passive outdoor recreational spaces. It is inspired by the character of North Vancouver through the use of native and adaptive planting, and materials including wood and stone.

A large south-facing entry plaza provides a welcoming front porch for the community to gather, as well as a lawn for everyday activities, larger gatherings of up to two-thousand people, or a stroll before heading over to the Centennial Theatre. This space is directly connected to an interior atrium with views to a central courtyard that provides visitors to the building natural light, views of nature and a tranquil place to sit.

The North-East corner of the site supports an array of vibrant and diverse community functions fostering social interaction and an outdoor active lifestyle; it is a space where parents can meet while their children play, and where people of all ages can talk between basketball games or between rides through the skatepark.

Visitors to the Silver Harbour Seniors' Activity Centre can go outside for a chat or sit on the sunny south-facing social porch. Connections from the seniors centre to the recreation centre have been carefully thought out to provide direct access between the two facilities.

The design and programming of the community recreation center's open space creates an array of opportunities to foster strong social connections between members of North Vancouver's diverse community.





Upper Levels Highway on-ramp



▲ Landscape Plan









▲ Entry Plaza



Section 1 - Stairs up to Entry Plaza

 Section 2 - Stairs to Active Recreation Zone





▲ Active Recreation Zone



3.7 Sustainability

The City has adopted aggressive climate action targets to reduce greenhouse gas emissions and the existing Harry Jerome Recreation Centre is the largest contributor to the city's overall emissions footprint. As a result, climate responsive sustainable design is a priority within the project vision and principles.

In 2018, a set of performance targets and aspirational goals were proposed as part of the project Sustainability Design Vision Report to guide design direction and decision making for the HJCRC. While performance targets other than code requirements have not been formally adopted, current design does respond to a range of aspirations set out in the report, and others more recently articulated by the City.

ENERGY EFFICIENCY AND OPERATIONAL GREENHOUSE GAS EMISSIONS (GHGS)

The City of North Vancouver requires application of Step 1, of the BC Energy Step Code, which supports energy efficient design and good airtightness. The Step Code does not include performance targets for emissions. The existing recreation centre produces approximately 46 kg of CO2e/m2.y and accounts for 29%* of the City's corporate building greenhouse gas emissions. As such, the redevelopment of the Harry Jerome community center is identified as critical to meeting the City's GHG reduction targets of 80% below 2007 levels by 2040 and achieving net zero or 100% emissions reductions by 2050. To achieve this goal, the project would need to aggressively reduce emissions, estimated at a 93-95% reduction from the existing facility.

The Harry Jerome Community Recreation Centre has a highly complex building program, with a mixture of energy intensive uses such as pools and ice rinks. Despite these challenges, staff and design team pursued a design approach that reduces the carbon intensity of the project by approximately 81% compared to the existing facility, according to the preliminary energy model.

The preliminary energy model report (dated March 10, 2021) estimates the following:

- Thermal energy demand (TEDI): 49.9 kWh/ m2.y
- Total Energy Use Intensity (TEUI): 377 kWh/ m2.y (49.5% better than NECB 2015)
- Green House Gas Intensity (GHGI): 8.5 kgCO2e/m2.y (81% reduction from the existing recreation center)

Note that the project is currently modelled to perform relatively well compared to the code minimum energy requirements, but efficiencies and emissions reductions that align with the demands of climate responsive design require further improvement.

The intensity of the aquatic and ice programs of the project necessitate emphasis on efficient mechanical systems to aggressively reduce energy demand and eliminate emissions. To accomplish this, a comprehensive heat recovery approach has been employed, whereby recovered heat from the arena CO2 refrigeration system is transferred via chillers to end uses such as pool heating, domestic hot water generation, and space heating. This substantially reduces the amount of heat required from external sources. In addition, the heat required from external sources that heat at very high efficiency and will operate at an efficiency 4 to 6 times better than a conventional system. These strategies contribute to substantial reduction in annual energy use from the building code requirements.

A summary of design strategies and energy conservation measures contributing to performance include:

Envelope	Highly insulated walls, roofs and floors		
	Double glazing, argon filled, with low e-coating and reflectivity coating		
	Airtightness test to be conducted per Energy step code requirement for quality control		
Mechanical Systems	Heat recovery from natatorium exhaust and building relief/exhaust to ventilation air		
	Inblue filtration system for the pool		
	Water conserving plumbing fixtures including low flow sink faucets with metered		
	sensors and high efficiency flush valve toilets with sensor activated flush		
	Variable speed pumping for heating, cooling, brine systems and pool system pum		
	Dew point calculations for humidity control in natatorium		
Refrigerants	CO2 refrigeration system for ice rink. CO2 systems have a Global Warming Potential		
	(GWP) of 1, compared to a GWP of 1000-4000 for more traditional refrigerants.		
Electrical Systems	Daylighting		
	Efficient lighting fixtures (LED) with automated controls		

OPPORTUNITIES

While project is reducing operational carbon emissions significantly, reducing emissions more than 90% compared to the existing facility is challenging given the district energy connection to the LEC, which uses a carbon intensive natural gas fuel source. As the LEC system is diversified in the future, HJCRC carbon intensity will improve. With the current reliance on natural gas, improving emissions depends upon further reducing energy demand. As design continues, this includes evaluating envelope efficiencies including the window-towall ratio, considering exterior shading to control interior heat gain, assessing thermal bridging, and setting a more ambitious air tightness target. Note that these strategies have co-benefits including improving indoor comfort.

Embodied carbon emissions are also a stated priority for the City. While no specific target for reduction is set, the design currently proposes use of some low carbon structural material in the form of mass timber as part of the roof system. Increasing the use of wood in the project, exploring low carbon concrete (high SCMs and/ or Carbon Cure), and using low impact insulation are immediate opportunities to improve the embodied carbon performance. Setting a clear reduction goal relative to a baseline is the best way to inform design accordingly. Several valid methods and tools to measure embodied carbon using Life Cycle Analysis (LCA) are available in the market to inform design progress.

Zero Carbon Building – Design (ZCB Design) certification is available through the Canada Green Building Council (CaGBC). The pursuit of this certification is part of the City's current evaluation of their overall GHG reduction strategies. ZCB certification has low energy requirements that do not account for building types that include pools or arenas. The CaGBC is currently reviewing their energy requirements for these types of buildings and the project team will continue to explore opportunities to achieve this certification as clarity on energy targets emerge.

At this stage of design development, a significant emphasis has been placed on building performance and climate responsive design relative to operational energy and carbon. The strategies to address sustainability and climate are in progress in other critical areas, summarized in the following table, including opportunities to further address performance as design progresses:



Category	Design Vision/Guidance	Current Progress	Opportunities
Location + Transportation	Minimize the need for automobile use and be a catalyst for non-auto mode transportation.	270 parking spaces shared between Centennial Theatre, HJCRC, and Silver Harbour.	Dedicate some parking to car- share use.
		45 secured and covered bike spaces rec, 8 Silver Harbour, 25% supplied with electrical outlets. 100 short term bike spaces mostly covered.	
		End of trip facilities and showers provided in rec and Silver Harbour.	
	Realize EV charging location.	13% (36/270) of parking stalls supplied with a Level 2 electric vehicle charging stations	
Water + Rainwater	Maximize water and rainwater re-use on site	Low flow fixtures	Consider water reuse strategies that target pool water, grey water and rainwater to the significant potable water consumption of the rec centre.
		Low irrigation demand planting, efficient irrigation with rain sensor and weather station.	Use a non-potable water source for irrigation.
		Rainwater currently managed with a detention tank at South portion of parking lot; some infiltration provided with rain gardens and small green roof area.	Consider additional Low Impact Development (LID) strategies to manage rainwater on site.
Landscape and Biodiversity	N/A	Parking is located underground. Minimized hardscape	Set clear goals for hardscape
		Green roof	emissivity.
		Green root	management impact of green roof area, consider expanding green roof area.
		Reflective TOP roofing	Confirm SRI value of roof and evaluate hardscape SRI values.

Cost Analysis



		Use of native and adaptive	Measure amount of native/
		vegetation.	adaptive planting; measure
			biomass density index
			to understand climate
			management potential.
		Minimize uplighting on exterior	Adopt BUG rating
		Bird friendly design strategies	Adopt a design standard for
		applied.	Bird Friendly Design (CSA, City
			of Vancouver, other).
Materials +	Design for a 50 year life	Glazing at the atrium and	Set an embodied carbon
Indoor Quality	time, with durable and easily	interior courtyard introduces	reduction target of at least 10%
	maintained/replaced products.	daylight and views at the core	below a baseline to evaluate
	The building shall commit to	of the building.	low impact material selection.
	community health in its design,		
	construction and operation		Require low emitting materials
			per LEED to be applied on
			interior.
			Prioritize materials that report
			environmental impact through
			EPDs, or material ingredient
			reporting with HPDs or other
			third party verified transparency
			programs.
			Require air flushing or testing
			before occupancy (refer to
			LEED v4.1).

SUMMARY

Building and site systems at HJCRC have the potential to be well integrated and offer exceptional co-benefits for long term, high performance, low carbon, and climate responsive design. Setting clear performance goals and establishing metrics will support decisionmaking accordingly and accountability within the design team and project stakeholder group. Considering third party verification programs offers both accountability, thresholds of performance, and established methods of measurement, that can result in better performance as well as public recognition.

Project performance across categories will benefit from the following as design is refined:

- A comprehensive envelope study to evaluate passive opportunities to control energy demand (thermal bridging, solar heat gain, shading and daylight).
- Evaluating opportunities to conserve and/or reuse potable water.
- Better address rainwater management with more low impact development strategies.
- Evaluate potential for the landscape to maximize carbon management and improve building performance and comfort by reducing heat island effect.
- Evaluating the embodied carbon of materials and setting a target for reduction.
- Setting a materials health and transparency benchmark to address emissions and health impacts.





3.8 Cost Analysis

A class B cost estimate was prepared based on the review of the re-design information provided for the new construction of the Harry Jerome Community Recreation Centre in North Vancouver, BC. The estimate was priced in Q1, March 2021 local unit rates and assumed a construction start date of June 2022. Class B construction cost estimates are typically +/- 10-15% in accuracy with many variables influencing the final construction price including the current uncertainty and volatility of the market. Supply chain issues currently being experienced may have unknown (short and long term) impacts on pricing levels and anticipated projected construction escalation.

HJCRC Cost Summary CLASS B ESTIMATE

\$153, 006, 000	Construction + Soft Costs
\$28, 690, 000	Contingencies + Escalation
\$181, 696, 000	Total Project Cost

Cost Analysis



3.9 Project Schedule

The HJCRC project has completed the re-design phase and will continue into construction documents after council sign-off. The construction document phase will take 10 months and conclude with the next Council sign off in February 2022 and project tendering to occur shortly after. There is opportunity to tender the site prep work in advance which could occur in Nov 2021. The construction phase is scheduled to start in June 2022 and is anticipated to continue for 3 years, completing in 2025.











4.0 Next Steps

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4.0 Next Steps

The next stage of this project is to proceed to is to proceed to detailed design and on to construction. We would advise the release of this design development report and continue into the next stage.

As part of the next stage, we would recommend the City of North Vancouver consider hiring a construction manager if it is the preferred construction delivery method.

The team should also consider further investigations into sustainability opportunities and continue to find collaborative ways to further reduce GHG emissions.

> City of North Vancouver Community Recreation Strategy Development

Next Steps







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SBW

Construction Management Scope

- Undertake detailed reviews of the Drawings and Specifications from time to time and as they are developed to identify errors, omissions and co-ordination problems for the purpose of eliminating contractor and subcontractor claims for additional compensation and/or time during the course of construction based on allegations of errors or omissions in the design documents or a lack of coordination between the design documents;
- 2. Lead the development of a Division 1 Specification;
- 3. Identify Project risks and make written recommendations to the Owner to reduce or manage these risks;
- 4. Provide value engineering recommendations;
- 5. Undertake building information modelling; Enhance the Consultants BIM models and initiate clash detection reviews, including design-assist from selected mechanical/electrical trades;
- 6. Undertake a constructability review of the design and provide a written constructability report;
- 7. Develop and provide a construction site plan;
- 8. Liaise with utility companies and manage site preparation and the utility work including temporary power and water, preparatory to commencement of construction;
- 9. Produce a Class B Construction Estimate ascending to a Class A;
- 10. Prepare a comprehensive project schedule;
- 11. Identify qualified subcontractors and suppliers. Prequalify trades in accordance with City purchasing policy;
- 12. Manage minor construction work and administer contracts for Enabling Works.

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The Corporation of THE CITY OF NORTH VANCOUVER NORTH VANCOUVER RECREATION & CULTURE COMMISSION

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Turner, Director, Recreation & Culture

Subject: NVRC INTERIM RECREATION AND CULTURE SERVICE PLAN

Date: October 13, 2021

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

RECOMMENDATION

PURSUANT to the report of the Director, Recreation & Culture, dated October 13, 2021, entitled "NVRC Interim Recreation and Culture Service Plan":

THAT the report be received for information and filed.

ATTACHMENTS

- 1. Addressing Financial Barriers
- NVRC's Financial Assistance Program Webpage (including the Application Form and FAQs)

SUMMARY

North Vancouver Recreation & Culture Commission (NVRC) staff are finalizing an Interim Service Plan to relocate activities and programming and expand capacity for customers at all community recreation centres while the new Harry Jerome Community Recreation Centre (HJCRC) is being constructed (estimated 2022 – 2025). This report outlines the approach and actions being taken to maximize customer services during this period.

A communication plan is being prepared to ensure that users and all members of the public are aware: of what options will be available to them, how to access further information and how to register or participate. This communication plan will also include information about supports available to individuals who require financial assistance, services for persons with a disability, and access to free and low-cost programs and services (see Attachments 1 and 2 for additional information).

BACKGROUND

The existing HJCRC, Memorial Centre and Mickey MacDougall Community Recreation Centre have served residents well for over 55 years. These facilities have reached the end of their functional life and are to be replaced with a new Harry Jerome Community Recreation Centre on the north side of 23rd Street. The new facility is expected to be completed in 2025.

DISCUSSION

The City of North Vancouver has, since 1970, partnered with the District of North Vancouver to address the recreation and culture needs of North Vancouver residents through creation and support of the North Vancouver Recreation & Culture Commission and through cost sharing of operating expenses. This partnership has enabled and encouraged residents to utilize all community recreation centres across North Vancouver and ensured that residents have a wide range of options.

The North Vancouver-wide system is particularly beneficial to provide residents and user groups with options when a facility is closed on both a short term or longer term basis as was the case during the construction of the Delbrook Community Recreation Centre and will be the case during construction of the new Harry Jerome facility. The many excellent outdoor recreation amenities in North Vancouver also provide a multitude of options for residents to help meet their recreation and culture needs.

Interim Service Plan Approach and Considerations

The following outlines the approach that NVRC has taken to develop the Interim Service Plan. The Plan will continue to evolve and will be integrated into the 2022 and future year program offerings. The principles that follow are being used to guide the development of the Interim Service Plan:

- Programs and services offered by NVRC will be based on evidence of highest demand and highest need, including vulnerable populations with barriers to participation;
- NVRC-operated facilities, programs and services have been assessed for capacity and hours expanded where feasible to accommodate more individuals and to maximize utilization;
- Alternate venue options have been explored in the neighbourhood surrounding HJCRC (including Centennial Theatre and Silver Harbour) and in the City (including the Shipyard Commons and the Pipe Shop);

- Wherever feasible, programs and service offerings historically provided at HJCRC will be incorporated into other NVRC facilities;
- Allocation of facility space and times for rental groups will follow existing allocation policies and be applied in the fairest way possible;
- A recognition that indoor services complement, and are supplemented by, outdoor options in some service areas.

Program and Service Options

The North Vancouver system of recreation and culture services, both indoor and outdoor, provides many program and service options for residents. While there will be some challenges during the construction of the new HJCRC, the Interim Service Plan will strive to provide as many activities and programs as possible, reflecting the principles above. As of October 13, 2021, a number of details are being finalized including the extent of available times and the best-suited programs/services in alternate spaces including the Pipe Shop, Silver Harbour and Shipyard Commons. Access to these venues will ensure that, in addition to services offered at John Braithwaite Community Centre (JBCC), there will be other recreation and culture services available in the City to complement the service options throughout North Vancouver.

A comprehensive communication plan on what will be provided where and when, along with information on supports available and details on how to access services is being prepared for the public.

A summary of the plans by service area are summarized below:

a) <u>Access & Inclusion Programs</u>: Services for persons with a disability and individuals from vulnerable populations will be accommodated at other NVRCoperated recreation centres and in partnership with community agencies. Venues have been selected based on easy access by transit and accessibility of facilities. North Vancouver resident-first registration is being implemented for high-demand programs.

The NVRC Financial Assistance program is available to individuals with financial barriers and a variety of free and low-cost programs/services are offered at NVRC-operated facilities. NVRC is committed to identifying and addressing barriers to participation to the extent possible and does so through financial support, subsidized and adaptive programs, staffing support and working with community agencies.

b) <u>Aquatics</u>: NVRC will continue to operate public aquatic space at Delbrook, Karen Magnussen and Ron Andrews Community Recreation Centres, as well as partial use of the Pinnacle Pool. The operating hours of the Ron Andrews and Delbrook pools will be extended to accommodate more people in swimming lessons, aquacise, masters swimming and some additional lane swimming. In addition, North Vancouver resident-first registration for swimming lessons will be implemented. While not all needs will be met, the same approach to space allocation is being utilized as was done for the 3.5-year construction period of the Delbrook Community Recreation Centre.

- c) Arenas:
 - <u>Ice Season fall and winter</u>: NVRC will maximize ice time at Karen Magnussen arena and public time at Canlan Ice Sports to provide public skating and lessons every day of the week, and skating lessons may be offered at the Shipyard Commons. In addition, North Vancouver residentfirst registration for skating lessons will be implemented. Local groups who rent ice time have received their allocations for 2022, and several are seeking ice time at Canlan Ice Sports and in neighbouring municipalities.
 - <u>Dry Floor spring and summer</u>: In-line hockey will continue to be accommodated at Karen Magnussen arena. Options for indoor minor, Junior B and Senior B lacrosse are currently being explored. As ceiling height and slope in the Karen Magnussen arena are challenging for lacrosse for players over the age of 10 years, user groups and NVRC staff are actively searching for alternate locations.
- d) <u>Arts:</u> NVRC arts programs will continue to be offered in other NVRC-operated recreation centres along with some new ones offered at Centennial Theatre, and possibly Silver Harbour and the outdoors (seasonally). Additional pottery programs will be offered at Delbrook's studio, and Parkgate Community Centre's pottery studio time will be extended to accommodate more participants. There are also a number of arts programs offered by community arts and culture organizations.
- e) <u>Fitness:</u> Fitness capacity will be increased through a number of initiatives including:
 - Programs at the Pipe Shop, Lions Gate Community Recreation Centre (opening early in 2022), and other community venues;
 - Conversion of underutilized space at JBCC for relocation of health management and rehabilitation programs and other fitness services;
 - Extension of hours of operation of NVRC fitness centres if demand warrants; and
 - Continuation and expansion of outdoor fitness services during spring, summer and early fall.

There are also numerous private fitness options available to residents at a range of prices.

f) <u>Out of School Programs</u>: NVRC staff are in discussions with other out of school service providers regarding options to provide more services in schools. In addition, the Pipe Shop is being assessed for this purpose and these plans are anticipated to be finalized very soon.

- g) Outdoor:
 - <u>Skatepark:</u> With the commencement of construction on the new HJCRC in early 2022, the existing Skatepark will be closed. Alternate skateparks in North Vancouver include Griffin Bowl, Kirkstone Skatepark and Seylynn Skatepark. The closure and alternate locations will be communicated to skatepark users with onsite signage and online information. The new HJCRC will include a new skatepark, designed by the original skatepark designer and based on input received from local participants.
 - <u>Outdoor programs and services</u>: Outdoor fitness, recreation and art programs will continue to be offered by NVRC at a number of locations and are coordinated on a North Vancouver-wide basis. The 2019 Community Recreation and Culture Needs Assessment indicated that both indoor and outdoor recreation are very important to North Vancouver residents, with 82% stating that they regularly participate in indoor recreation activities and 85% in outdoor recreation activities.

Opportunities for both spontaneous and structured outdoor recreation are well supported through municipal parks, trails, plazas, playing fields, spray parks, sport courts, bike paths, etc. The City and District have made significant investments in outdoor recreational amenities in the past few years to support walking, running, cycling, field sports, court sports, small gatherings, events and play.

- h) <u>Licensed Preschool Programs</u>: The NVRC Lonsdale Preschool provides partialday options for preschoolers to play, learn and socialize in a licensed setting. In the short term, the Lonsdale Preschool program will be relocated to a suitable space in another NVRC facility and work will continue on a longer-term option that will hopefully also support after-school care in conjunction with the City of North Vancouver.
- i) <u>Rentals:</u> Meeting rooms, gymnasiums, multi-purpose spaces, etc., in community recreation centres and Centennial Theatre should be able to accommodate the majority of rental requests for these spaces, supplemented by spaces in schools and other venues. NVRC staff are offering support to a number of community groups looking for spaces for their services that cannot be accommodated in North Vancouver during this interim period.
- j) <u>Social Recreation Programs</u>: Programs such as babysitter training, home alone, toddler and parent, day camps and birthday parties will be accommodated in other NVRC-operated facilities and in parks and plazas where feasible.
- k) <u>Sport Programs</u>: Registered sport programs and drop-in programs will be accommodated in other NVRC-operated facilities. Hours of operation will be extended at the JBCC to accommodate relocation of many sport programs.
- Youth Centres: Delbrook and JBCC are the closest facilities with youth centres. Youth from HJCRC will be encouraged to visit these centres. Youth programs and drop-in services will be offered at other sites as possible.

The North Vancouver system of connected and complimentary recreation and culture services provides many program and service options for residents. While there will certainly be some challenges, the steps being taken to expand capacity at other community recreation centres, relocate some programs to Centennial Theatre, Silver Harbour, the Pipe Shop and Shipyard Commons, and the addition of the Lions Gate Community Recreation Centre in early 2022 will help to meet the recreation and culture needs of North Vancouver residents. In addition, there are a number of community organizations and some private service providers who offer arts, culture, community/social and fitness services.

FINANCIAL IMPLICATIONS

The cost implications such as rent, staff oversight, janitorial and program instruction associated with use of alternate venues are not finalized. The CNV/DNV sharing of applicable operating costs of the NVRC will continue throughout the construction of the new HJCRC and ensure that residents of both municipalities have access to quality recreation and culture services. The HJCRC operating budget will be substantively redeployed to other facilities and sites during the interim to help cover costs for programming, cleaning, maintenance, etc.

The 2022 NVRC Operating Budget will include anticipated expenses and revenues related to the 2022 operating year inclusive of the Interim Service Plan.

INTER-DEPARTMENTAL IMPLICATIONS

NVRC staff have been working closely with City staff and other community entities to explore options for service relocations.

City and NVRC staff are working together to ensure accurate and timely communication to residents regarding the service options for 2022 and beyond.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The new HJCRC will create a welcoming, vibrant, social heart of the community and improve upon the ability for NVRC to serve the community as an important hub and key part of the overall recreation and culture system throughout North Vancouver.

The new HJCRC will also support the City's vision to create a healthy city for all and reflects the goals and decision-making framework for significant community recreation projects as included in the City's Community Recreation Strategy; "A Healthy City for All – The Role of Community Recreation".

RESPECTFULLY SUBMITTED:

Claren

Heather Turner Director, Recreation & Culture

Attachment 1



Addressing Financial Barriers

NVRC offers several ways for customers with financial barriers to participate in recreation, arts and culture programs and services:

 Financial Assistance Program: <u>https://www.nvrc.ca/about-us/financial-assistance-grants (see</u> Attachment 2 for full details)

The NVRC's Financial Assistance Program has provided support to residents since 1992. Approximately 2,600 residents typically access the Program annually. Supports include:

- One-on-one leisure counselling and outreach by a Leisure Access Counsellor, Inclusion Programmer and Recreation Programmers to assist customers to return to (during the pandemic) and participate in NVRC programs and services;
- Access Swim and Skate Passes for residents of all ages at no cost;
- Low-cost spots in children's camps;
- Access to support workers to assist participants in programs; and
- Reduced fees for registered programs and memberships.
- Free and low-cost options open to anyone:
 - Toonie fitness classes, public swim, adaptive aquafit and public skates
 - Low-cost sport drop-ins
 - Low-cost open gym times for families and parent participation play time for families with young children
 - Free indoor and outdoor arts and culture workshops such as artist in residency programs and opportunities to engage youth as well as all ages
 - Free culture events including Live and Local, Culture Days, dance days and a summer concert series
 - Free activities for youth at NVRC's youth centres
 - Shower program which provides free shower access to NVRC facilities
- In addition to the above, in 2022 the following are planned:
 - Expanded toonie fitness and swimming offerings
 - Active Living Fitness programs (no cost) for vulnerable populations in partnership with other agencies
 - Toonie outdoor fitness
- Memberships are available for a monthly fee up to 12 months in total. They provide unlimited access to public swimming, lane swimming, skating, fitness classes (aquatic or dryland), fitness centres, open gym, table tennis, squash and racquetball, and the trail trekker program. The rates offer a further subsidy to seniors, youth, students, and children: https://www.nvrc.ca/programs-memberships/fitness-memberships-fees



600 West Queens Rd. North Vancouver, BC V7N 2L3 P. 604.987.7529 F. 604.984.4294 www.nvrc.ca

Financial Assistance & Grants (excerpt)

If you are experiencing financial hardship that limits you or your family's ability to participate in recreation and culture activities with NVRC, we have support.

Step One

Read the Frequently Asked Questions and review the application form

Step Two

Complete the application form and collect the supporting documents

Step Three

Submit your application package:

- · In person at Harry Jerome Community Recreation Centre or Ron Andrews Community Recreation Centre
- Via e-mail 🔤 financialassistance@nvrc.ca

Step Four

Your application will be reviewed and you will be notified of approval within three weeks.

If you require support with your application or have any questions, please email S financialassistance@nvrc.ca or contact your local community recreation centre

- Harry Jerome Community Recreation Centre
- John Braithwaite Community Centre
- Delbrook Community Recreation Centre
- Karen Magnussen Community Recreation Centre
- Ron Andrews Community Recreation Centre
- Parkgate Community Centre



How do I apply for financial assistance?

Application forms can be printed from the North Vancouver Recreation & Culture Commission (NVRC) website or copies can be found at your local community recreation centre. Once you have completed your application and have collected the required supporting documents, everything can be dropped off at the front desk of Harry Jerome Community Recreation Centre, Ron Andrews Community Recreation Centre, or emailed to **financialassistance@nvrc.ca**.

How long does it take to process an application?

Please plan ahead and allow for up to three weeks for your application to be processed. You will then be notified of your application status by your preferred method of communication. If approved, you will be invited to meet with the Leisure Access Counsellor or facility programmer to discuss your options, program details, and to activate your assistance.

Who would not be eligible for financial assistance?

- Those whose combined family net income does not fall within minimum and maximum guidelines that are listed on the application
- · Those who have lived in Canada less than six months
- · Individuals classified as an entrepreneur under Canadian Immigration and Citizenship
- · Those who are a temporary resident (visitor) or on a study or work permit
- Those who are in Canada under a sponsorship agreement (your sponsor is responsible for your financial needs)

What qualifies as a service provider agency for referral letters?

A valid service provider agency is a government funded agency or registered non-profit agency that provides support and services to North Vancouver residents who may be experiencing financial hardships. Some examples include: Ministry of Social Development, Ministry of Children and Families, Community Living British Columbia, Family Services of the North Shore, North Shore Multicultural Society, North Shore ConneXions Society, The HOpe Centre, Vancouver Coastal Health, Canadian Mental Health Association (CMHA), The Harvest Project, Lookout Society, North Shore Women's Centre, North Shore Crisis Service Society, school principals, Squamish Nation, and Tsleil-Waututh Nation.

NVRC staff must be able to verify the referring person/agency in order to approve applications. Referral letters must be on official letterhead and include a signature and the contact information of the person making the referral.

What kind of financial assistance might be available if I'm approved?

If your application is approved you will be contacted by NVRC staff to discuss options based on you and your family's interests and needs. This may include subsidy towards registered programs and memberships. If approved, the subsidy is applied to each individual family member (non-transferable) and is available for use during the calendar year (expires December 31).

Will I need to renew my application after I have been approved?

Your application is valid for one year from the date of approval and will need to be renewed each year through the standard application process. Each year is considered a new application. It is our recommendation that you begin the renewal process one month in advance of the expiry date, as the application review process can take up to three weeks.



Where can I find my net income?

Your net income can be found on your NOA (Notice of Assessment) line 236 or on your Option C from Canada Revenue Agency.

I am applying on behalf of my household. Who should I include in the application?

Yourself as the main contact, your spouse or partner (living in the same household, married or common-law), and dependents 18 years and under.

Other family members that share the household such as parents, grandparents and adult children 19+ must apply separately.

Are there any programs that are not eligible for financial assistance?

The NVRC offers a broad range of programs, however, some are not eligible under our financial assistance program. Some examples include specialized training and certified skill development programs (such as lifeguard training courses and babysitter training), birthday parties, personal training and private lessons.

NVRC is home to many community sport leagues and other groups who rent our facilities to offer their programs. NVRC does not provide financial support to cover the cost of registration in community sport leagues and programs that operate at our facilities as rentals and that are not NVRC registered programs. Some examples include: competitive swimming clubs, minor hockey, and privately operated basketball leagues. If you are interested in obtaining financial assistance to support your child in these kinds of programs, please explore the following community funding options:

Athletics4Kids (A4K) Canadian Tire Jumpstart KidSport Canada

How do I obtain an Option C form for my application?

You can request an Option-C form from your Canada Revenue Agency account or by calling 1-800-959-8281.

I don't want to share my personal information. Can I still apply for financial assistance? This is an optional program. You cannot be considered without a complete application package.

What happens if I apply and my application is not approved?

You will be notified by your preferred method of communication if your application is not approved. If your application package is missing required information, you will be able to re-submit. If you are informed that you do not meet our qualification criteria, you will be provided with information on how to request an appeal.



Financial Assistance Application Form

Do you live in North Vancouver and have a limited budget for recreation and culture? We can provide support.

If multiple couples/families share a household, each must apply separately.

Step 1 – Applicant Information Main Contact			
Last Name:	First Name:	Birth Date (YYYY/MM/DD)	
Address:			
city: North Vancouver		Postal Code:	
Home 🕿 :	Work 🕿:	Cell 🕿 :	
Email:			
Please indicate your preferred method of commu	unication 🗌 Email 🗌 Mail		
Spouse/Partner:		Profile Polony function	
Last Name:	Birth Date (YYYY/MM/DD)		
Dependants (0-18yrs):		and a second	
Last Name:	First Name:	Birth Date (YYYY/MM/DD)	
Last Name:	First Name:	Birth Date (YYYY/MM/DD)	
Last Name:	First Name:	Birth Date (YYYY/MM/DD)	
Last Name:	First Name:	Birth Date (YYYY/MM/DD)	
Last Name:	First Name: Birth Date (YYYY/MM/DD)		
Which Community Recreation Centre is most con	venient for you to access?		
Parkgate 3625 Banff Court	Harry Jerome 123 East 23rd Street		
Ron Andrews 931 Lytton Street	Delbrook 851 West Queens Road		
Karen Magnussen 2300 Kirkstone Road John Braithwaite 145 West 1st Street			

Step 2 – Proof Of Residency In North Vancouver				
Please indicate and attach any one (1) of the following documents issued within the past 6 months:				
Current Lease/Rental Agreement Canada Child Benefit (CCB) Notice				
BC Housing Approval Letter Current Utility Bill				
Referral Letter from a North Vancouver Service Provider Agency				
Government Letter including name, address and date of issue				
Step 3 – Financial Information/Self-Assessment				
The NVRC Financial Assistance Program is for North Vancouver residents who are experiencing financial hardship. Financial hardship means a person has difficulty paying for basic daily living expenses (e.g. food, shelter, clothing), and does not have access to savings or other financial resources.				
A) Do you receive financial assistance from an identified government program?				
YES NO If YES, please attach one of the following documents (for applicant and spouse/partner)				
Rental Assistance Program (RAP) or Shelter Aid for Elderly Renters (SAFER): Approval letter from BC Housing				
Guaranteed Income Supplement (GIS): Confirmation letter from Service Canada				
Income Assistance or Disability Assistance: Confirmation of assistance from Ministry of Social Development				
Resettlement Assistance: Confirmation of permanent residence indicating status as Government Assisted Refugee				
Youth Agreement of Agreements with Young Adults (AYA): Confirmation letter from your Ministry of Child and Family Development Worker				
B) If you answered NO to A, do you have a referral letter from a service provider agency?				
YES NO If YES, please attach				
C) If you answered NO to A and B, please attach the following document for applicant and spouse/partner.				
Proof of Income Statement (Option C Form) from Canada Revenue Agency: Print from "My Account" or call 1-800-959-8281 and talk to an agent.				

Family's Combined Net Income Guidelines for eligibility to the NVRC Financial Assistance							
Family Size	1	2	3	4	5	6	7
Minimum Income*	\$8,500	\$12,000	\$14,000	\$15,000	\$16,000	\$17,000	\$18,000
Maximum Net Income**	\$24,183	\$34,200	\$41,886	\$48,366	\$54,075	\$59,236	\$63,982

* Based on current BC Income Assistance payments **After-Tax Low Income Measure (table 11-10-0232-01) (Statistics Canada, 2018)

Eligible Dependants	
Do you have dependents living in your household?	
Under 18 years of age: Please attach your most rece	nt Canada Child Benefit (CCB) statement
19 years and older: Apply individually	

Income & Asset Checklist For individuals submitting Proof of Income Statement (Option C)				
Main Contact Net Income	Line 236	\$		
Spouse/Partner Net Income	Line 236	\$		
Taxable Dividends	Line 120	\$	Maximum \$250 per family combined	
Interest & Investment Income	Line 121	\$	\$500 per family combined	
Rental Income	Line 126	\$	Maximum \$1000	
Capital Gains	Line 127	\$	Maximum \$100 per adult	
RRSP Contributions	Line 208	\$	Maximum \$1000 per adult	

Step 4 – Housing		Personal Providence	
Rent	YES NO	\$	/month
Own	YES 🗌 NO 🛄	\$	/assessed value
Own Additional Property	YES 🗌 NO 🛄	\$	/assessed value

Applicant Signature

Freedom of Information and Protection of Privacy

The North Vancouver Recreation & Culture Commission (NVRC) is committed to protecting your privacy. Any personal information you provide to us is collected, used and disclosed in accordance with British Columbia's Freedom of Information and Protection of Privacy Act (FOIPPA). For more information on NVRC's FOIPPA policy and procedures, please visit nvrc.ca/privacy or call 604-987-7529.

Certification, Acknowledgment and Consent

I certify that all household members listed in this application reside in North Vancouver and that the information and documentation I have provided to NVRC in respect of this application (collectively, the "Information"), is accurate and complete. As the primary applicant, I acknowledge that it is my responsibility to inform all household members listed in this application about the program and conditions of its use.

Further, I give consent to the NVRC to collect, store and access the information and to take steps to verify that the information is true and accurate for the purpose of assessing my application. I am aware that if any of the information that I have provided is fraudulent, I may be subject to termination from the Financial Assistance Program and repayment of any financial assistance I have received from the NVRC.

Applicant's signature

Date (YYYY/MM/DD)

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

REPORT

To:	Mayor Linda	Buchanan and	Members of Council
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From: Larry R. Orr, Deputy Director, Community and Partner Engagement

Subject: LOWER LONSDALE BUSINESS IMPROVEMENT AREA SERVICE BYLAW RENEWAL

Date: October 5, 2021

File No: 01-0230-20-0026/2021

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

RECOMMENDATION

PURSUANT to the report of the Deputy Director, Community and Partner Engagement, dated October 5, 2021, entitled "Lower Lonsdale Business Improvement Area Service Bylaw Renewal":

THAT "Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879" be considered.

ATTACHMENTS

- 1. Staff Report dated January 20, 2021 (CityDocs #2097818)
- Proposed "Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No, 8879" (CityDocs <u>#2097723</u>)

SUMMARY

At the Regular meeting of Council held on February 1, 2021, Council resolved the following:

"PURSUANT to the report of the Deputy Director, Community and Partner Engagement, dated January 20, 2021, entitled "Lower Lonsdale Business Improvement Area Bylaw Renewal Process":

THAT staff be directed to initiate the petition process, "Council Initiative Subject to Petition Against", at the appropriate time, in accordance with Section 213 of

the *Community Charter*, for renewal of the Lower Lonsdale Business Improvement Area for an 8-year term (2022–2030) with an annual budget of \$500,000".

BACKGROUND

This report provides the necessary documentation for staff to proceed with the petition process for a new Lower Lonsdale Business Improvement Area Service Bylaw to renew the Lower Lonsdale Business Improvement Area (LLBIA) for an 8-year term, commencing January 1, 2022.

The proposed new bylaw is attached for consideration (Attachment 1) and details of the process and background information to the request for renewal from the LLBIA are also provided (Attachment 2).

Below is an information card that will be provided by the LLBIA, which staff will include with the mail-out petition. The QR Code provides access to a video about the LLBIA. The Corporate Officer has approved inclusion of this card with the petition mail-out.



DISCUSSION

The LLBIA has experienced considerable success in the past 5 years, contributing to the revitalisation of the Lower Lonsdale area and the success of local businesses. The LLBIA has also been an active and willing participant on many joint initiatives with the City. Respective BIA Board of Director members have, since inception, demonstrated enthusiasm and pride in Lower Lonsdale, which has motivated other local businesses to become involved in their community. BIA staff have also been regular attendees at Council meetings, providing useful feedback on City initiatives and private development projects.

Renewal of the LLBIA will help to ensure the continued evolution of Lower Lonsdale as a destination for residents and tourists alike and the success of area businesses.

Next Steps

If Council approves the report recommendation, the following steps would be required:

- Staff to compile a list of Class 6 property owners in the BIA;
- Finance Department staff to calculate the 2022 levy value estimates for each property based on the proposed first year budget (this information to be included in the petition);
- Clerk's Department staff to send out a petition to each property owner within the BIA boundaries;
- Clerk's Department staff to publish 2 notices in the North Shore News in accordance with the Community Charter (once each week for 2 consecutive weeks);
- Clerk's Department staff to tabulate the petition results and report to Council at the end of the 30-day response period (to begin after the second notice is published).

FINANCIAL IMPLICATIONS

The financial implications to the City resulting from this initiative include the administrative costs of implementing the petition process, the cost of postage and the cost for publishing notices in the newspaper as well as the ongoing costs associated with the annual calculation, collection and remittance of the BIA levy.

INTER-DEPARTMENTAL IMPLICATIONS

This report has been prepared with input from the Finance Department and the City Clerk's Department.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

Continuation of a Business Improvement Area in Lower Lonsdale will contribute to Goals A-3, A-4 and B-5 of the City's Economic Development Strategy, which encourages collaboration with other groups on issues of common interest, to pursue business retention and expansion programs and to support enhancement of diverse and unique shopping, dining and entertainment opportunities.

CONCLUSION

This report provides the documents necessary for Council to proceed with notification and petition for a renewed Business Improvement Area Service to the affected property owners in the Lower Lonsdale area.

RESPECTFULLY SUBMITTED:

Horny R.

Larry R. Orr Deputy Director, Community and Partner Engagement





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

REPORT

Date:	January 20, 2021	File No: 13-6750-25-0001/1	
Subject:	LOWER LONSDALE BUSINESS IMPROVEMENT AREA BYLAW RENEWAL PROCESS		
From:	L. R. Orr, Deputy Director, Community and Partner Engagement		
То:	Mayor Linda Buchanan and Members of Council		

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

RECOMMENDATION

PURSUANT to the report of the Deputy Director Community and Partner Engagement, dated January 20, 2021, entitled "Lower Lonsdale Business Improvement Area Bylaw Renewal Process":

THAT staff be directed to initiate the petition process – Council Initiative Subject to Petition Against at the appropriate time, in accordance with Section 213 of the *Community Charter* for renewal of the Lower Lonsdale Business Improvement Area for an eight year term 2022 – 2030 with an annual budget of \$500,000.

ATTACHMENTS

- 1. Correspondence from the Lower Lonsdale Business Improvement Area dated November 16, 2020 (Doc <u>#1993041</u>)
- 2016-2021 Lower Lonsdale Business Improvement Area Service Bylaw, 2016, No. 8494 (Doc <u>#1705116</u>)
- Petition Letter e.g.- Council Initiative to Establish a Business Improvement Area (BIA) in the Lower Lonsdale Neighbourhood (Doc <u>#1397277</u>)

PURPOSE

The Lower Lonsdale Business Improvement Area (LLBIA) has requested a renewal of their BIA Bylaw for a seven year term with the same annual budget of \$500,000 and geographic area (Attachment #1) as under the current Bylaw.

This report provides Council with background information on Business Improvement Areas (BIA), the BIA Bylaw renewal process and seeks direction to proceed with the required petitioning process for Bylaw renewal.

BACKGROUND

Business Improvement Areas

A BIA is a Local Service Area (Part 7, Division 5 of the *Community Charter*) established by a municipal Council where business and light industry property owners finance activities to promote business.

The *Community Charter* (Section 215) provides the authority for a municipality to create a BIA Bylaw and establishes the rules for the establishment and operation of such an area. Business promotion activities in a BIA are financed through a municipal grant and local service property tax scheme to raise the funding.

For property owners and businesses, a BIA is a way to improve business success by organizing and financing support programs not otherwise available.

For a municipality and the wider community, a BIA provides a sector of the community with the means to improve local economic development and also achieve positive social outcomes, such as a revitalized downtown core.

The organization that will operate a BIA is typically established as a society that enables its members to contribute funding and pool resources for mutually beneficial activities and projects. Annual BIA budgets are funded through a local area service property tax on light industry (Class 5) and/or business (Class 6) properties within the designated BIA boundary.

Business Promotion Scheme

A municipal Council can only grant funding for a BIA that has one of its aims as the planning and implementation of a business promotion scheme. The *Community Charter* requires that the scheme must include one or more of the following:

- Carrying out studies or developing reports
- Improving, beautifying or maintaining streets, sidewalks or municipally-owned land, buildings or other structures
- Removing graffiti from buildings and other structures
- Conserving heritage property
- And generally encouraging business

With these considerations in mind, business and municipal leaders can work together to help create a shared vision of the BIA.

Property Owner Approval – Petition Process

Before a BIA can be created, the property owners in the area must indicate whether they support or oppose its establishment. Section 213 of the *Community Charter* describes the process for petitioning for a local service area. This can be accomplished in one of two ways:

- **Council initiative subject to petition against:** A municipal Council can initiate the establishment of a BIA by providing an opportunity for a petition against the proposed service. Council must give notice of a petition against in accordance with section 94 of the *Community Charter* and by mailing notice to all the owners of properties that would be subject to the local service tax. The notice must include information about the intent of Council to create a BIA, including information such as boundaries and estimated budget. Unless Council receives a sufficient petition against within 30 days, it can proceed. The threshold for sufficient petition against is 50% of parcels representing 50% of assessed value, as described above.
- Petition for service: Generally initiated by local business owners, the petition must include information about the proposed BIA, including boundaries and estimated budget. The petition must be signed by the owners of at least 50% of the properties that would be subject to the local area tax and that in total represent at least 50% of the assessed value of land and improvements that would be subject to the local service tax.

"Council initiative-subject to petition against" is the process that was undertaken for the establishment of the Lower Lonsdale BIA in 2016 and most, if not all, BIA's in the province.

Business Improvement Area Bylaw

Once the vision for the BIA is determined and property owner approval obtained, a Bylaw is required for the creation of the BIA. The Bylaw:

- Must identify the business promotion scheme for the organization to which the money will be granted;
- Must establish the maximum amount of money to be granted and the maximum term over which it may be granted; and
- May set conditions and limitations on the receipt and expenditure of the money.

Maximum Amount, Term & Annual Budget

Local Area Service Bylaws typically have terms of 5 to 10 years and must specify the total amount of money to be granted over the term, as well as the proposed budget for the first year. Subsequent year's budgets are approved at the AGM of the BIA Society.

Method of Raising Funding

Funding for the BIA can be raised in a number of ways:

- A tax on land, improvements, or both
- Parcel tax (fixed amount per legal parcel of land)
- Frontage tax (fixed amount per lineal foot of frontage)
- Property value tax (dollar amount per \$1,000 of assessment)
- A tax on another basis (for example, a dollar amount per square foot)

The most common form of raising funding for BIA's in BC (including the LLBIA) is by a property value tax (dollar amount per \$1,000 of assessment).

Managing and Operating a Business Improvement Area

Once the BIA Bylaw is approved by the municipal Council, the organizers must formally determine how the organization will operate and manage the BIA.

Membership

Although all commercial and industry property owners must contribute financially to the BIA, the organization itself decides who can be a member. Members may include property owners and business owners (for example, business tenants who lease property in the area).

Management and Structure

Members must decide the composition of the board and its electoral procedures. They can assign positions to represent different types of members, such as property owners or business owners who are tenants. Most business improvement areas have a non-voting Council liaison who would not be a board member.

Each BIA determines its operating structure. In some cases, the board may have the authority to form sub-committees with specific goals, such as to prepare and implement annual work programs and budgets, which may include marketing, consulting studies, streetscape maintenance, design work, hiring of staff and liaison with municipal Council.

Annual Budgets

An organization operating a BIA is a legal entity and must report its expenditures annually to its members. At the annual general meeting, BIA members approve the budget for the next year. The budget is the annual basis for municipal Council decisions on granting and cost recovery for next year's business promotion activities.

Lower Lonsdale BIA (LLBIA)

The LLBIA was established by Bylaw on November 21, 2016 (Lower Lonsdale Business Improvement Area Service Bylaw, 2016, No. 8494). See Attachment #2.

The term of the current LLBIA Bylaw is five years, expiring in 2021. In accordance with the Bylaw, the total amount of funding to be collected for the LLBIA for the five year term is \$2,630,000. The LLBIA has approved annual budgets of \$500,000 in each of the five years, 2017 to 2021.

Based on a budget of \$500,000 and 389 Class 6 properties in the LLBIA, the annual tax levy was \$.060138 per \$1,000 of assessed value for 2020. The estimated annual levy amount for some sample properties are shown in the following table:

Business Taxable Assessment	Annual Levy	
\$ 500,000	\$ 301	
\$2,000,000	\$1,228	
\$5,000,000	\$3,007	

The current LLBIA Bylaw specifically recognizes the large assessment values for the Pinnacle Hotel, Seaside Hotel, Lonsdale Quay Market and Hotel and the retail area in the Shipyards that is leased to Quay Property Management by providing these properties with a 50% reduction in the levy. This is a typical provision in BIA Service Bylaws for properties such as hotels and large retail centres; otherwise they would pay a disproportionate amount of levy.

The Bylaw also requires the BIA Society to submit annual budgets and audited financial statements to the City, which provide ongoing municipal oversite. This oversite role is augmented by ongoing liaison with the Deputy Director, Community and Partner Engagement, who sits as an ex-officio member of the LLBIA Board of Directors. The LLBIA is also required to report to Council annually on its accomplishments.

Leading up to the establishment of the LLBIA, the Lower Lonsdale Business Association, a volunteer member-based association, operated in Lower Lonsdale for many years supporting member business development and promoting Lower Lonsdale in general with minimal resources. The Lower Lonsdale Business Association worked tirelessly over a number of years to promote the creation of a BIA. Council agreed to launch a "Council initiative - subject to petition against" process in September 2016. Notices regarding the proposed "Lower Lonsdale Business Improvement Area Service Bylaw, 2016, No. 8494" were sent to all registered property owners of Class 6 (business and other) properties in the proposed LLBIA (323 at that time); 103 petitions against were received by the City comprising 31.89% of registered owners. Attachment #3 provides a draft of the petition that was sent out for establishing the LLBIA in 2016.

As Council is aware, the LLBIA has been actively promoting businesses in Lower Lonsdale and works closely with the City on a number of initiatives. Since inception, support for the LLBIA has grown with a steadily increasing membership base.

Next Steps

If Council approves the recommendation in this report, there are a number of follow-up steps to be taken:

A list of Class 6 property owners in the BIA will be compiled;

- Finance staff will calculate 2022 levy value estimates for each property based on the proposed first year budget (this information to be included in the petition);
- The City Clerk's Department will send out the covering letter and petition to each property owner;
- The Clerk's Department will place two notices in the North Shore News notices must be placed in the newspaper one each week for two consecutive weeks;
- The background information web page will be launched on the City web page;
- At the end of the 30 day response period (to begin after the second notice), the City Clerk's Department will tabulate the results and report to Council.

FINANCIAL IMPLICATIONS

The financial implications to the City resulting from this initiative are the administrative costs of implementing the petition process, the cost of postage and the cost for the newspaper notices, as well as the ongoing administration costs associated with the calculation, collection and disbursement of the BIA levy.

INTER-DEPARTMENTAL IMPLICATIONS

This report has been prepared with input from the Finance Department and the City Clerk's Department.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The continuation of a Business Improvement Area in Lower Lonsdale contributes to Goals A-3, A-4 and B-5 of the City's Economic Development Strategy, which encourages collaboration with other groups on issues of common interest, to pursue business retention and expansion programs and to support enhancement of diverse and unique shopping, dining and entertainment opportunities. This initiative is also consistent with the Economic Development section of the Official Community Plan and the Vibrant City and Prosperous City Priorities of Council's Strategic Plan by supporting local business initiative and creating unique commercial areas.

CONCLUSION

The LLBIA has had a successful four years in bringing Lower Lonsdale businesses together to promote the business area. In cooperation with the City, these efforts have shown significant results in providing an identity for the area and attracting visitors from the City and throughout the Lower Mainland. This has created a positive vibe in the neighbourhood that has also attracted new businesses to the area. Along with The Shipyards initiative by the City, Lower Lonsdale has become a recognised destination in the Lower Mainland.

RESPECTFULLY SUBMITTED:

ang R Qu

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



November 16, 2020

Mayor and Council City of North Vancouver 141 West 14th Street North Vancouver, B.C. V7M 1H9

Re: Renewal request for the Lower Lonsdale Business Improvement Area (LLBIA)

Dear Mayor and Council:

On behalf of the Board of Directors of the Lower Lonsdale Business Improvement Area (LLBIA), I am pleased to present our official request of Council to approve our renewal for a new 8-year term effective January 1, 2022. No expansion or change in area borders and no increase in current level of funding.

Our outreach renewal process to our membership has begun; we are in the process of preparing and deploying a membership survey to measure awareness and satisfaction, and solicit feedback on programs and services. This will be followed by a mail out to all property owners and business operators with our intentions, accomplishment and plans for second term clearly defined. Lastly we are scheduling several drop in open house information sessions.

Since setting up business in our inaugural first year of operation in 2017 we have worked diligently to engage the more than 800 commercial property owners and business operators who call The Shipyards District home. During this time we have grown quickly into an established, professionally run organization with a proud list of accomplishments. This includes street enhancement like colourful street banners, community garden boxes, and support the City of North Vancouver's Public Realm enhancement projects.

We have launched a visitor servicing ambassador program with the assistance of Quay Property Management and City of North Vancouver, complete with customized Guide & Map. We have activated a Ferris Wheel attraction, created a new signature event, Shipyards Festival, welcomed more then 2500 tourism professionals as part of Tourism Passport Challenge and created over 8 million media impressions with potential visitors. These reflect just a few of our accomplishments and we've only just begun.

The outreach and consultation process specific to this request is ongoing and we will have further findings to share in early 2021.

Questions about the LLBIA or the work we have achieved to date can be directing to me.

Sincere Holmes

Executive Director

cc Larry Orr, Deputy Director, Community and Partner Engagement, City of North Vancouver



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

"Lower Lonsdale Business Improvement Area Service Bylaw, 2016, No. 8494"

CONSOLIDATED FOR CONVENIENCE – SEPTEMBER 24, 2018

Amendment Bylaw, 2018, No. 8655

September 24, 2018

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8494

A Bylaw to establish the Lower Lonsdale Business Improvement Area Service

WHEREAS Section 215 of the *Community Charter* authorizes Council to establish, by bylaw, a local service area to provide funding to a Business Improvement Area (BIA);

WHEREAS the Council of the Corporation of the City of North Vancouver has received a request to establish a BIA by way of the Council initiative (subject to petition against) approval process as outlined in Section 213 of the *Community Charter;*

AND WHEREAS the owners of certain properties in the City of North Vancouver will form the Lower Lonsdale Business Improvement Area Society, a registered non-profit society in the Province of British Columbia, to market and promote businesses within the designated BIA;

NOW THEREFORE the Council of The Corporation of the City of North Vancouver enacts as follows:

1. This Bylaw shall be known and cited for all purposes as "Lower Lonsdale Business Improvement Area Service Bylaw, 2016, No. 8494".

2. Severability

If a portion of this bylaw is held invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

3. Definitions

- A. "City" means The Corporation of the City of North Vancouver;
- B. "Council" means Council of The Corporation of the City of North Vancouver;
- C. **"Hotel**" means any building, or portion thereof, that is used for the purpose of gain or profit through the provision of living accommodation of the transient public in individual sleeping units, and which may provide ancillary services such as restaurants, banquet rooms and other facilities including entertainment facilities;
- D. **"Lower Lonsdale Business Promotion Scheme**" means the development and undertaking of projects and initiatives to encourage business in the Lower Lonsdale commercial district, including:
 - (1) creating a strong 'Lower Lonsdale' brand and distinct identity for Lower Lonsdale businesses;
 - (2) developing and implementing a marketing strategy to promote Lower Lonsdale goods and services to local, regional and tourist markets;
 - (3) enhancing the existing business mix and actively recruiting new commercial tenants that can capitalize on the market opportunities afforded by a Lower Lonsdale location and improve the quality of local offerings;

- (4) promoting new investment in commercial, residential and mixed-use developments that support the viability of local businesses;
- (5) representing business community interests in local government processes;
- (6) participating in established major events in the community, planning and implementing other special events and promotions; and
- (7) promoting and implementing streetscape improvements and public amenities to enhance the visitor experience in Lower Lonsdale;
- E. "**Market Commercial**" means a retail complex with 10 or more retail stores or service establishments that provides public pedestrian access, public plazas or other public gathering places on the property as an integral part of the complex and that is built in conjunction with a Hotel on the same site;
- F. "Society" means Lower Lonsdale Business Improvement Area Society.

4. Business Improvement Area Service

- A. Those lands shown in heavy black outline on the map in Schedule A, attached hereto and forming part of this bylaw, are collectively designated as the Lower Lonsdale Business Improvement Area.
- B. The service established by this bylaw is the provision of grants to the Society for the planning and implementation of a business promotion scheme, as defined in Section 215(1) of the *Community Charter*, and in particular, the Lower Lonsdale Business Promotion Scheme as defined in this bylaw.

5. Grants

- A. Pursuant to Section 215(2) of the *Community Charter* and for the purposes of planning and implementation of the Lower Lonsdale Business Promotion Scheme:
 - (1) Council may grant to the Society an amount not to exceed \$500,000 in 2017;
 - (2) For each subsequent year, the Society shall submit to Council for information on or before September 1st, a budget, reviewed by the Director of Finance of the City for accounting accuracy, that contains information in sufficient detail to describe all anticipated expenses and revenues, and which has been approved by a majority of the members present at an annual general meeting of the Society; [Bylaw 8655, September 24, 2018]
 - (3) All annual grants to the Society will be provided in two instalments; one-half at the start of the calendar year and one-half following collection of municipal taxes in mid-year.
- B. The term of the service established by this bylaw is five years, commencing January 1, 2017.
- C. The aggregate amount of annual grants to the Society shall not exceed \$2,630,000 over the term of the service.

6. General Conditions and Limitations

- A. Monies granted to the Society pursuant to this bylaw must only be expended by the Society in accordance with Schedule B, attached to and forming part of this bylaw, in the case of monies granted in 2017, and in accordance with the budget submitted to Council in the case of monies granted in 2018 and subsequent years. [Bylaw 8655, September 24, 2018]
- B. The Society must not incur any indebtedness or other obligations in respect of the Lower Lonsdale Business Promotion Scheme beyond the sum granted by Council for each calendar year.
- C. Unspent annual funding may be set aside in a reserve. All reserve spending is to be approved by a majority of the members present at a general meeting of the Society. [Bylaw 8655, September 24, 2018]
- D. It is a condition on the receipt and expenditure of monies granted under this bylaw that the Society is in compliance with Parts 8 through 10 of the bylaw.

7. Recovery and Tax Levy

- A. All of the monies granted to the Society shall be recovered in the form of a property value tax as provided for under Section 216 of the *Community Charter*.
- B. For the purpose of recovering the monies granted to the Society, in any year, the City will impose a property value tax on land or improvements, or both, that fall within the Class 6 (Business and Other) property classification under the *Assessment Act*, sufficient to yield the full amount of the grant.
- C. The property value tax imposed on Hotel and Market Commercial uses will be 50% of the tax charged other parcels in the BIA.

8. Financial Statements

- A. Notwithstanding any provisions of the Society's bylaws concerning its fiscal year, the Society must submit to the City, on or before April 1st each year, an audited annual financial statement for the previous calendar year, prepared in accordance with generally accepted accounting principles and including a balance sheet and a statement of revenue and expenditures in respect of the Lower Lonsdale Business Promotion Scheme.
- B. The financial statements submitted by the Society must also be prepared in accordance with the requirements of the *Society Act*.
- C. The Society must permit the Director of Finance for the City, or his or her nominee, to inspect during normal business hours on reasonable notice, all books of account, receipts, invoices and other financial position records that the Director of Finance of the City deems advisable for the purposes of verifying and obtaining further particulars of the budget and any financial statements of the Society as they relate to monies granted to the Society by Council pursuant to this bylaw.

9. Insurance

- A. The Society must carry at all times a policy of comprehensive general liability insurance in the amount of \$5,000,000:
 - (1) with the City added as an additional named insured;
 - (2) containing a cross coverage provision; and
 - (3) containing an endorsement to provide the City Clerk with 30 days' notice of change or cancellation.
- B. The Society must deliver a copy of each insurance policy or a certificate of insurance to the City Clerk within 60 days of payment of the premiums for the insurance policy.

10. Alterations to the Society's Constitution and Bylaws

The City may withhold any payments of the grant referred to in Part 5 if the Society alters its constitution or bylaws in such a manner as to, in the opinion of Council, impair its ability to plan and implement the Lower Lonsdale Business Promotion Scheme. The Society must provide written notice of every meeting of the Society's members, annual or general, at least 14 days prior to the meeting, to the City Clerk.

11. No Joint Venture

Nothing in this bylaw makes the City a joint venturer with the Society in the planning or implementation of the Lower Lonsdale Business Promotion Scheme or for any other purpose.

12. Schedules

- A. Schedule A Lower Lonsdale Business Improvement Area Boundaries
- B. Schedule B Proposed Year One (2017) Budget

READ a first time on the 18th day of July, 2016.

READ a second time on the 18th day of July, 2016.

READ a third time on the 18th day of July, 2016.

SECOND AND THIRD READINGS RESCINDED on the 14th day of November 14, 2016.

READ a second time, as amended, on the 14th day of November, 2016.

READ a third time, as amended, on the 14th day of November, 2016.

FINALLY PASSED AND ADOPTED on the 21st day of November, 2016.

"Darrell R. Mussatto" MAYOR

"Karla D. Graham" CITY CLERK

Schedule A

Lower Lonsdale Business Improvement Area Boundaries

Those lands shown in heavy outline below are designated as the Lower Lonsdale Business Improvement Area.



Schedule B

Proposed Year One (2017) Budget

CATEGORY	KEY STRATEGIES / FUNCTIONS	AMOUNT
Marketing and	Strategic planning, including building a brand for the Lower	\$220,000
Promotions	Lonsdale business district	
	Develop marketing strategies targeted to local and Metro residents and visitors	
	 Marketing via website, on-line services, brochures, flyers, broadcast, billboards, video, etc. 	
	Attracting patrons by promoting the unique features of Lower Lonsdale and The Shipvards	
	Collective business advertising and promotions	
	Seasonal shopping promotions, lights, competitions, etc.	
	 Local-area brochure and map highlighting businesses and hotels 	
	(printed and on website)	
	Customer parking research, strategies and solutions	
	Graffiti and other clean-up	
	• Street ambassadors, hand-distribution of promotional materials and displays	
	Tourism promotion complementary to Destination BC and VNSTA	
Community and	Signage (way-finding, Esplanade pedestrian overpass,	\$75,000
Street	business), lighting and street banners, unique Lower Lonsdale	
Enhancements	place-making features and public art pieces	
Festivals and	Build on existing popular events like Slide the City / Car-Free	\$100,000
Special Events	Day, Friday Night Market, Christmas Festival and prior events	
	like Party at The Pier and Fall Festival	
	Expand these events throughout the business district in addition	
	to the Shipyards	
	Special promotional events	
Ligiging with	Event insurance Developing with huilding owners looping strategies and	000 000
	Developing with building owners leasing strategies and promotion to bring a more diverse mix of businesses to the area	φ20,000
Properties	Business recruitment activities	
Member Services	Bla Association and other membership dues	\$35,000
	Professional consulting and promotion	<i>\</i> 00,000
	Economic development	
Administration	Directors' and Officers' insurance	\$45.000
	 Accounting and audit. Board meetings and governance, office 	+ ,
	costs, internet, website	
	(Staff costs directly incurred on other budget category work is	
	allocated to those budget categories)	
Start-up		\$5,000
Total		\$500,000

CITY OF NORTH VANCOUVER

CORPORATE OFFICER'S CERTIFICATE AS TO SUFFICIENCY OF PETITION

LOWER LONSDALE BUSINESS IMPROVEMENT AREA

WHEREAS Council of the City of North Vancouver authorized a Council Initiative opportunity with respect to a bylaw to establish a specified area of the City of North Vancouver for the purpose of funding the Lower Lonsdale Business Improvement Association to conduct certain works and services and to market and promote business within the Lower Lonsdale Business Improvement Area:

WHEREAS "Lower Lonsdale Business Improvement Area Service Bylaw, 2016, No. 8494", received introduction and three readings on July 18, 2016;

WHEREAS the deadline for the submission of petitions against the creation of the "Lower Lonsdale Business Improvement Area", was September 14, 2016 at 4:00 pm;

WHEREAS the requirements of Section 213 of the *Community Charter* for a Council Initiative have been met with respect to advertising and mailing notices to the affected property owners;

WHEREAS the petitions against the proposed establishment of the Lower Lonsdale Business Improvement Area have been properly signed by the owners of 102 parcels, representing 31.58% of the total 323 parcels, located within the proposed Lower Lonsdale Business Improvement Area, and 32.09% of the total assessed value of all the lands and improvements;

NOW THEREFORE I, Karla D. Graham, City Clerk for the City of North Vancouver, hereby certify that the results of the opportunity to petition against the establishment of the Lower Lonsdale Business Improvement Area were not sufficient in accordance with Sections 212(3) and (4) of the *Community Charter* and "Lower Lonsdale Business Improvement Area Service Bylaw, 2016, No. 8494", may now be further considered by Council.

Signed this 5th day of October, 2016.

Kafla D. Graham City Clerk

1441447



CITY CLERK'S DEPARTMENT CITY OF NORTH VANCOUVER 141 WEST 14TH STREET NORTH VANCOUVER BC / CANADA / V7M 1H9

T 604 985 7761 F 604 990 4202 INFO@CNV.ORG CNV.ORG

August ____, 2016

File: 01-0230-20-0026/2016

Name merge field Address merge field Address merge field

Dear Sir / Madam:

RE: Council Initiative to Establish a Business Improvement Area (BIA) in the Lower Lonsdale Neighbourhood

Over the past several years, the Lower Lonsdale Business Association (LLBA) has conducted meetings and been in contact with individual business and property owners to discuss the interest in and feasibility of the establishment of a Business Improvement Area in the Lower Lonsdale area. North Vancouver City Council has been formally approached by the LLBA and has directed that affected property owners in the area be contacted by way of a petition.

At the Council meeting of July 18, 2016, the proposed "Lower Lonsdale Business Improvement Area Service Bylaw, 2016, No. 8494" was given introduction and three readings. A copy of the bylaw can be viewed at <u>www.cnv.org/LowerLonsdaleBIA</u>.

Pursuant to Sections 210 and 215 of the *Community Charter*, it is the intention of the City of North Vancouver to establish a local area service in relation to a Business Improvement Area (BIA) in Lower Lonsdale. The BIA area is outlined by a heavy black line on the attached map (Schedule "A").

The notice regarding the creation of a "Business Improvement Area on Council Initiative" is provided under Sections 94 and 213 of the *Community Charter*.

- 1. The proposed business promotion scheme to be undertaken would consist of:
 - a) Creating a strong "Lower Lonsdale" brand and distinct identity for Lower Lonsdale businesses;
 - b) Developing and implementing a marketing strategy to promote Lower Lonsdale goods and services to local, regional and tourist markets;
 - c) Enhancing the existing business mix and actively recruiting new commercial tenants that can capitalize on the market opportunities afforded by a Lower Lonsdale location, and improve the quality of local offerings;
 - d) Promoting new investment in commercial, residential, and mixed-use developments that support the viability of local businesses;
 - e) Representing business community interests in local government processes;
 - f) Participating in established major events in the community, planning and implementing other special events and promotions; and
 - g) Promoting and implementing streetscape improvements and public amenities to enhance the visitor experience in the Lower Lonsdale area.
- 2. The business promotion scheme would be designed to benefit the area shown outlined by a heavy black line on the attached map (Schedule "A").

T 604 985 7761 F 604 990 4202 INFO@CNV.ORG

- 3. The maximum amount of funds to be spent on the business promotion scheme would be: \$500,000 in 2017 and, in aggregate, an amount not exceeding \$2,630,000 for the term of the proposed bylaw (5 years).
- 4. If the bylaw is adopted, each property within the BIA area, shown outlined by a heavy black line on the attached map (Schedule "A"), that falls within the Class 6 (business and other) property classification under the *BC Assessment Act*, would be subject to a tax levy based on the assessed value of the property.
- 5. 100% of the cost of the business promotion scheme will be borne by the benefiting property owners.
- 6. The BIA levy will be collected as a property value tax calculated per \$1,000 of assessed commercial property value. Your estimated 2017 local service tax, based on the assessed value to date, is noted on the petition attached to this notice.
- 7. The BIA levy would be imposed for a period of 5 years from January 1, 2017 to December 31, 2021.

The establishment of the Lower Lonsdale BIA is being proposed on Council Initiative – subject to petition against, as set out in the provisions of the *Community Charter*. You are receiving this notice to advise that Council may proceed with the local area service (i.e. adoption of the proposed BIA bylaw) unless it receives a sufficient petition against the said service within 30 days after the second publication of this notice. In order for the petition against the local area service to be certified as sufficient and valid:

- One or more petitions must be signed by the owners of at least 50% of the parcels that would be subject to the BIA levy; and
- The persons signing the petition must be the owners of the parcels that in total represent at least 50% of the assessed value of land and improvements that would be subject to the BIA levy.

If you support the BIA initiative, there is no need to respond to this letter. If you are opposed to the proposal (i.e. petition against), you must provide your opposition in writing. This can be done by indicating "No" on the attached petition and returning it to the City Clerk, City of North Vancouver, 141 West 14th Street, North Vancouver, BC, V7M 1H9, **no later than 4:00 pm, September 14, 2016.** The petition against would state:

- That you oppose the adoption of the "Lower Lonsdale Business Improvement Area Service Bylaw, 2016, No. 8494";
- The property within the Lower Lonsdale BIA that you own, by including the legal description or civic address of the property;
- The name of all owners of the property;
- The signature of the majority of all owners of the property.

For more information on the Lower Lonsdale Business Improvement Area initiative, please visit: <u>www.cnv.org/LowerLonsdaleBIA</u> or contact Larry Orr, Manager, Business Services at <u>lorr@cnv.org</u> or 604-982-3913.

Yours truly,

Karla Graham, MMC City Clerk

SCHEDULE "A" Lower Lonsdale Business Improvement Area





Petition

NO – I do not support the creation of a Lower Lonsdale Business Improvement Area

Please note: The petition will succeed unless a majority of the property owners, representing a majority of the assessed value of land and improvements in the area, object to the initiative.

YES – I support the creation of a Lower Lonsdale Business Improvement Area

Please note: This is optional. You do NOT need to respond if you are in favour of the initiative.

The registered owner(s) of the property affected or, if there is more than one property owner of a particular parcel, a **majority** of the property owners of that parcel, **must sign** for the objection to be valid. Where the registered owner of the property is a company or business, an authorized signatory for the company or business **must sign** for the objection to be valid:

Name of Property Owner: mail merged info

Roll: mail merged info Property Site Address: mail merged info

Estimated 2017 local service tax based on assessed value to date: \$mail merged info

Signature(s) of registered owner(s)

Signature of Property Owners: mail merged info Authorized Signatory(ies) of: mail merged info

Title

Please sign and return this petition to the City Clerk, City of North Vancouver, 141 West 14th Street, North Vancouver, V7M 1H9, no later than the **petition closing date of 4:00 pm, September 14, 2016.**

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8879

A Bylaw to establish the Lower Lonsdale Business Improvement Area Service

WHEREAS Section 215 of the *Community Charter* authorizes Council to establish, by bylaw, a local service area to provide funding to a Business Improvement Area (BIA);

WHEREAS the Council of the Corporation of the City of North Vancouver has received a request to establish a BIA by way of the Council initiative (subject to petition against) approval process as outlined in Section 213 of the *Community Charter;*

AND WHEREAS the owners of certain properties in the City of North Vancouver will form the Lower Lonsdale Business Improvement Area Society, a registered non-profit society in the Province of British Columbia, to market and promote businesses within the designated BIA;

NOW THEREFORE the Council of The Corporation of the City of North Vancouver enacts as follows:

1. This Bylaw shall be known and cited for all purposes as "Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879".

2. Severability

If a portion of this bylaw is held invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

3. Definitions

- A. "City" means The Corporation of the City of North Vancouver.
- B. "Council" means the Council of The Corporation of the City of North Vancouver.
- C. "Hotel" means any building, or portion thereof, that is used for the purpose of gain or profit through the provision of living accommodation of the transient public in individual sleeping units, and which may provide ancillary services such as restaurants, banquet rooms and other facilities including entertainment facilities.
- D. "Lower Lonsdale Business Promotion Scheme" means the development and undertaking of projects and initiatives to encourage business in the Lower Lonsdale commercial district, including:
 - (1) creating a strong 'Lower Lonsdale' brand and distinct identity for Lower Lonsdale businesses;
 - (2) developing and implementing a marketing strategy to promote Lower Lonsdale goods and services to local, regional and tourist markets;

- (3) enhancing the existing business mix and actively recruiting new commercial tenants that can capitalize on the market opportunities afforded by a Lower Lonsdale location and improve the quality of local offerings;
- (4) promoting new investment in commercial, residential and mixed-use developments that support the viability of local businesses;
- (5) representing business community interests in local government processes;
- (6) participating in established major events in the community, planning and implementing other special events and promotions; and
- (7) promoting and implementing streetscape improvements and public amenities to enhance the visitor experience in Lower Lonsdale.
- E. "Market Commercial" means a retail complex with 10 or more retail stores or service establishments that provides public pedestrian access, public plazas or other public gathering places on the property as an integral part of the complex and that is built in conjunction with a Hotel on the same site.
- F. "Society" means Lower Lonsdale Business Improvement Area Society.

4. Business Improvement Area Service

- A. Those lands shown in heavy black outline on the map in Schedule A, attached hereto and forming part of this bylaw, are collectively designated as the Lower Lonsdale Business Improvement Area.
- B. The service established by this bylaw is the provision of grants to the Society for the planning and implementation of a business promotion scheme, as defined in Section 215(1) of the *Community Charter*, and in particular, the Lower Lonsdale Business Promotion Scheme as defined in this bylaw.

5. Grants

- A. Pursuant to Section 215(2) of the *Community Charter* and for the purposes of planning and implementation of the Lower Lonsdale Business Promotion Scheme:
 - (1) Council may grant to the Society an amount not to exceed \$500,000 in 2022;
 - (2) For each subsequent year, the Society shall submit to Council for information on or before September 1st, a budget, reviewed by the Chief Financial Officer of the City for accounting accuracy, that contains information in sufficient detail to describe all anticipated expenses and revenues, and which has been approved by a majority of the members present at an annual general meeting of the Society;
 - (3) All annual grants to the Society will be provided in two instalments; one-half at the start of the calendar year and one-half following collection of municipal taxes in mid-year.

- B. The term of the service established by this bylaw is eight years, commencing January 1, 2022.
- C. The aggregate amount of annual grants to the Society shall not exceed \$4,000,000 over the term of the service.

6. General Conditions and Limitations

- A. Monies granted to the Society pursuant to this bylaw must only be expended by the Society in accordance with Schedule B, attached to and forming part of this bylaw, in the case of monies granted in 2022, and in accordance with the budget submitted to Council in the case of monies granted in 2023 and subsequent years.
- B. The Society must not incur any indebtedness or other obligations in respect of the Lower Lonsdale Business Promotion Scheme beyond the sum granted by Council for each calendar year.
- C. Unspent annual funding may be set aside in a reserve. All reserve spending is to be approved by a majority of the members present at a general meeting of the Society.
- D. It is a condition on the receipt and expenditure of monies granted under this bylaw that the Society is in compliance with Parts 8 through 10 of the bylaw.

7. Recovery and Tax Levy

- A. All of the monies granted to the Society shall be recovered in the form of a property value tax as provided for under Section 216 of the *Community Charter*.
- B. For the purpose of recovering the monies granted to the Society, in any year, the City will impose a property value tax on land or improvements, or both, that fall within the Class 6 (Business and Other) property classification under the *Assessment Act*, sufficient to yield the full amount of the grant.
- C. The property value tax imposed on Hotel and Market Commercial uses will be 50% of the tax charged other parcels in the BIA.

8. Financial Statements

- A. Notwithstanding any provisions of the Society's bylaws concerning its fiscal year, the Society must submit to the City, on or before April 1st each year, an audited annual financial statement for the previous calendar year, prepared in accordance with generally accepted accounting principles and including a balance sheet and a statement of revenue and expenditures in respect of the Lower Lonsdale Business Promotion Scheme.
- B. The financial statements submitted by the Society must also be prepared in accordance with the requirements of the *Society Act*.

C. The Society must permit the Chief Financial Officer for the City, or his or her nominee, to inspect during normal business hours on reasonable notice, all books of account, receipts, invoices and other financial position records that the Chief Financial Officer of the City deems advisable for the purposes of verifying and obtaining further particulars of the budget and any financial statements of the Society as they relate to monies granted to the Society by Council pursuant to this bylaw.

9. Insurance

- A. The Society must carry at all times a policy of comprehensive general liability insurance in the amount of \$5,000,000:
 - (1) with the City added as an additional named insured;
 - (2) containing a cross coverage provision; and
 - (3) containing an endorsement to provide the Chief Corporate Officer with 30 days' notice of change or cancellation.
- B. The Society must deliver a copy of each insurance policy or a certificate of insurance to the Chief Corporate Officer within 60 days of payment of the premiums for the insurance policy.

10. Alterations to the Society's Constitution and Bylaws

The City may withhold any payments of the grant referred to in Part 5 if the Society alters its constitution or bylaws in such a manner as to, in the opinion of Council, impair its ability to plan and implement the Lower Lonsdale Business Promotion Scheme. The Society must provide written notice of every meeting of the Society's members, annual or general, at least 14 days prior to the meeting, to the Chief Corporate Officer.

11. No Joint Venture

Nothing in this bylaw makes the City a joint venturer with the Society in the planning or implementation of the Lower Lonsdale Business Promotion Scheme or for any other purpose.

12. Repeal

"Lower Lonsdale Business Improvement Area Service Bylaw, 2016, No. 8494" and all amendments are repealed as of December 31, 2021.

13. Schedules

- A. Schedule A Lower Lonsdale Business Improvement Area Boundaries
- B. Schedule B Proposed Year One (2022) Budget

14. Effective Date

This bylaw comes into force and effect on January 1, 2022.

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

Schedule A Lower Lonsdale Business Improvement Area Boundaries

Those lands shown in heavy outline below are designated as the Lower Lonsdale Business Improvement Area.



ADMINISTRATION	
Audit and Bookkeeping	15,000
AGM: annual meeting, annual report, filing and distribution	6,000
Directors & Officers insurance	1,000
BIA Executive Director	40,000
BIA Assistant	10,000
Miscellaneous Office: supplies, telephone, storage	5,000
Office Rent	21,000
sub-total	98,000
MEMBER SERVICES	
BIABC Association and other membership dues	1,000
Workshops and guest speakers	6,000
Directors & Officers insurance	3,000
Story, image & video collection	10,000
sub-total	20,000
FESTIVALS AND EVENTS	
Signature Events: Halloween, Christmas, Shipyards Fest	70,000
Liability Insurance	2,000
Event activation	16,000
Sponsorship of new or established events	21,000
sub-total	109,000
STREET ENHANCEMENTS	
Banners and Street Signs: branding and beautifying district	7,000
Street garden planters, maintenance and installation	20,000
PLAY Activation	9,000
Public Art: Murals, utility wraps, crosswalks	30,000
Contingency	20,000
sub-total	86,000
	=
Business Recruitment: investor info, listings, signage	5,000
Advocacy for fair commercial property tax	5,000
Education and conferences	3,000
	13,000
MARKETING - ADVERTISING / PROMOTIONS	10.000
Digital Marketing & Secial Media: peets & revisions	10,000
Brending & Bremetienel Breduete	20,000
Diract Mail Marketing: brochure/promotion to legal regidente	20,000
Map & Guide Printing and distribution	14,000
Constal Advertising: print, radio, co on 8 00H	14,000
Street Ambagademy hand distribution of promotional man/swide	47,000
	20,000
Seasonal snopping promotion, campaigns and competition	23,000
sub-total	174,000
FUNDING	\$500,000

Schedule B Proposed Year One (2022) Budget

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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: Karen Montgomerie, Planner 2

Subject: DUPLEX SPECIAL STUDY IMPLEMENTATION: NORTHERN BLOCKS OFFICIAL COMMUNITY PLAN AMENDMENT AND ZONING BYLAW AMENDMENT

Date: October 6, 2021

File No: 13-6520-20-0056/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated October 6, 2021, entitled "Duplex Special Study Implementation: Northern Blocks Official Community Plan Amendment and Zoning Bylaw Amendment":

THAT "Official Community Plan Bylaw, No. 8400, Amendment Bylaw, 2021, No. 8757" (A Bylaw to Change Residential Levels in the Duplex Special Study Area – Northern Part and Revise the Duplex Special Study Area Boundary) be considered and referred to a Public Hearing;

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8758" (New Residential Levels in the Duplex Special Study Area, RT-1) be considered and referred to the same public hearing.

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

ATTACHMENTS

- 1. Duplex Special Study Area OCP Boundary, Initial Study Boundary and Post Input Boundary (CityDocs <u>#2099805</u>)
- 2. Duplex Special Study Area Existing Land Use Map (CityDocs #2051505)
- 3. Duplex Special Study Recommended Option Land Use Map (CityDocs #2051508)

- Staff Report: Duplex Special Study Results and Direction, dated February 28, 2018 (CityDocs <u>#2051510</u>)
- Staff Report: Duplex Special Study Implementation Update, dated May 11, 2021 (CityDocs <u>#2099820</u>)
- 6. Official Community Plan Amendment Bylaw No. 8757 (CityDocs 1850252)
- 7. Zoning Amendment Bylaw No. 8758 (CityDocs 1850254)

SUMMARY

This report outlines the Official Community Plan (OCP) and Zoning Bylaw amendments necessary to implement the Duplex Special Study recommended option for the northern part of the special study area (as defined in the OCP). This would allow for duplex development for the 88 lots in the northern part of the special study area without a requirement for individual rezoning applications. The OCP amendment would also revise the Duplex Special Study Area boundary to remove the northern blocks from the area, and include all lots identified in the recommended option for the southern part of the study area with corresponding text amendments.

Figure 1 Duplex Special Study Area, 300 blocks between East 13th and East 19th Streets



BACKGROUND

During the final stages of the 2014 OCP update, a number of residents between East 15th and East 19th Streets approached Council and requested a change from Residential Level 1 (0.5 FSR) to Residential Level 2 (0.5 FSR) in the Official Community Plan (OCP). This was to allow for duplex development consistent with the proposal for the eastern half of the 300 blocks between 13th and 15th Streets to the south. This request came late in the process, and in response a Special Study Area designation was applied to this area in the OCP. Special Study Areas are areas that have been identified for a possible Schedule A land use change at a later date.

The blocks on the eastern half of the 300 blocks from 13th to 15th Streets were designated Residential Level 2 (0.5 FSR) in the OCP, however they were not rezoned at the time which means currently individual re-zonings are required to build duplexes on these properties.

Duplex Special Study Process

In spring of 2017, staff were directed by Council to initiate the Duplex Special Study and explore housing options for the 300 blocks of East 13th to East 19th Streets in consultation with area residents. The following resolution was passed:

THAT, as set out in Option 1 of the report, staff be directed to proceed with the OCP Duplex Special Study to consider expanding the Residential Level 2 designation to apply to the 300 blocks East 15th through East 19th Streets, and to explore zoning the land and the east half of 300 blocks East 13th through 15th Streets to allow for duplex development.

CARRIED UNANIMOUSLY

The resolution expanded the Duplex Special Study Area beyond the study area identified in the OCP. Refer to Attachment 1, Duplex Special Study Area OCP Boundary, Initial Boundary and Post Input Boundary.

Staff conducted community engagement and analysis of options. A Preference Survey was mailed to owners and occupants of the 151 properties in the area to assess the level of interest in considering land use change and to invite input on initial options. The survey was also made available more broadly online. A total of 138 responses were received, 88 (64%) from residents within the study boundary, and there was majority support for change in the area.

As a result of the Preference Survey and staff analysis, the study boundary was adjusted to include the north side of East 19th Street (to the lane) and the block between East 15th Street and East16th Street on the east side of St. Andrew's Avenue (Attachment 1).

Following engagement, the Duplex Special Study area boundary includes a total of 146 properties, with the following current land use designations (Attachment 2, Duplex Special Study Area Existing Land Use Map):

- 115 lots at Residential Level 1 (Low density, single family detached, 0.5 FSR)
- 24 lots at Residential Level 2 (Low density, duplex, 0.5 FSR)
- 7 lots at Residential Level 3 (Low density, rowhouse and townhouse, 0.75 FSR)

Input from the Preference Survey assisted staff in their analysis and development of a series of land use options. These options were presented at an Open House, with paper and online feedback forms used to gather results. The greatest support was for the option that would provide for more ground oriented housing including duplex and rowhouse forms with the potential for accessory secondary suites on nearly all lots.

Recommended Option

The results of further staff analysis and the two rounds of public engagement led to a recommended option (Attachment 3, Recommended Option Land Use Map) being presented to Council as follows:

- Duplex development on 76 lots (Residential Level 2, 0.5 FSR);
- Small lot duplex (no suites) on 12 lots (Residential Level 2, 0.5 FSR);
- Rowhouse or townhouse development on 51 lots (Residential Level 3, 0.75 FSR);
- Garden apartment development on seven lots (Residential Level 4A, 1.0 FSR).

From an urban form perspective, the structure of development in the City follows a pattern of transitional densities, with higher densities along the north/south spine of Lonsdale Avenue stepping down in density along the blocks to the east and west. The 300 blocks east of Lonsdale Avenue function as a transition between highest density to the west and lower density to the east. The study area is bisected along East 15th Street by a significant arm of the Frequent Transit Network, providing 15 minute connectivity from the west, through the Lonsdale Regional Centre and into Lynn Valley Town Centre.

The recommended option provides for a wide range of ground orientated housing in the study area, including the potential for accessory secondary suites on nearly all lots. For the 88 lots proposed to change from Residential Level 1 to duplex development (Residential Level 2), there would be no increase in density, as Residential Level 1 also has a density of 0.5 FSR. For the 58 lots proposed to change to Residential Levels 3 and 4 in the southern part of the study area, there would be a marginal increase in density of between 0.25 - 0.5 FSR which would create a more gradual transition to the medium density areas to the west.

By transitioning from traditional single family forms, more ground orientated rental suites and smaller, less expensive ownership options can be made available in the community. With the introduction of varied development options, the potential number of units within the study area increases to 648 (as compared to the current OCP potential of 477 units) with an estimated population increase of approximately 425 people should
every lot redevelop to its full potential. The forms of development proposed do not involve large consolidations, and it is anticipated that redevelopment in this area would occur at a small scale incrementally over time.

The introduction of rowhouse, townhouse and garden apartment development forms of development would also support the transit network and encourage active transportation. A review of underground infrastructure capacity revealed no concerns regarding water and sewer to accommodate this future growth. The drainage system has one gap on E 16th Street that may require an applicant to extend the existing drainage main to service a new development as per the Subdivision and Development Control Bylaw. Any longer term infrastructure upgrades would come through regular upgrades set out in the City's capital plan, as is the case in other lower density areas of the City.

At the time of developing the recommended option, staff also met with representatives of the North Vancouver School District (NVSD) regarding the potential increase in population and the potential need for additional school spaces. The School District advised that should Council proceed with the proposed changes, they would request additional funding from the Province to add additional capacity. The NVSD Capital Plan was presented and adopted at the public Board meeting in September 2021. The NVSD have requested an expansion for a new Queensbury Elementary, and have also put forward a request for land acquisition in the CNV in anticipation of future need.

Based on the staff recommended option (Attachment 4, Duplex Special Study: Results and Direction) at its regular meeting on March 5, 2018, Council passed the following resolution:

PURSUANT to the report of the Planner 2, dated February 28, 2018, entitled "Duplex Special Study: Results and Direction":

THAT the results of the Duplex Special Study be received and community members thanks for their input;

CARRIED

AND THAT the study be concluded and staff be directed to return with draft bylaws and process for implementation.

CARRIED

DISCUSSION

Staff provided an Information Report to Council (Attachment 5, Duplex Special Study Implementation Update) on May 11, 2021 to outline the proposed two-stage process for implementing the recommended option.

As outlined in the Information Report, residents of the area have been notified of the process for implementing the recommended option (via website updates and the study

email contact list). Additionally, a virtual open house was held on September 14, 2021 where staff presented the study and attendees were able to ask questions and provide comments.

Figure 2 Overview of Two-stage Implementation Process



Stage 1 – Northern Part

For the properties (88 lots) on the northern blocks that are currently zoned One Unit Residential (RS-1) with a current OCP land use designation of Residential Level 1, the process for implementing the recommended option requires an OCP amendment to change the land use designation to Residential Level 2 and a corresponding change in zoning to Two Unit Residential (RT-1). There is no further analysis required to implement changes in the northern part of the study area and this report includes draft bylaws for implementation of the recommended option in the northern part of the study area. The controls for any new development in the northern part of the study area would be handled through the building permit process.

As part of implementing the recommended option in the northern part of the study area, the Duplex Special Study Area boundary in the OCP will be revised to reflect the adjusted study boundary for the southern part of the study area and include all properties to which the recommended option applies.

Stage 2 – Southern Part

The recommended option proposes a change to OCP land use designations for the remaining properties to Residential Level 3 (51 lots) and Residential Level 4A (7 lots). The process for implementing this is more complex, as the rowhouse and garden apartment forms do not currently exist in the Zoning Bylaw. This means that if an OCP amendment was taken forward for these lots, individual rezoning applications would still be required to take forward this form of development. Further analysis is required to develop the required guidance and/or corresponding changes to zoning that would allow for rowhouse, garden apartment or other small lot options in the southern part of the study area.

The increase in density proposed in the southern portion of the study area also presents an opportunity to explore how the development of new affordable home ownership options could be supported on these properties through the OCP amendment and rezoning process. The City's *Density Bonus and Community Benefits Policy*, in conjunction with the OCP, requires community benefit cash contributions based on the lift gained for certain forms of development, including Residential Levels 3 and 4 (the policy does not apply to lower density OCP designations). The further analysis will consider the interaction of the density bonus policy and the potential for supporting affordable home ownership options.

NEXT STEPS

Should council approve this report, the attached draft Bylaws will proceed to Public Hearing. Should Council support the adoption of the OCP and zoning bylaw amendments following the Public Hearing, applications for duplex development in the northern part of the study area would be processed through the building permit process.

Staff will undertake the further analysis in 2022 to take forward implementation of the recommended option in the southern part of the special study area.

STATUTORY REVIEW

The *Local Government Act* Section 475(2)(b) specifies entities that may require opportunity for consultation during consideration of an OCP amendment. As part of meeting this requirement, staff met with representatives of the North Vancouver School District 44 regarding the potential increase in population prior to presenting the Recommended Option to Council in March 2018 (Attachment 4). Should Council proceed with changes to land use designations within the study area, the OCP amendment bylaw would be formally referred to the school district as part of the public hearing notification process.

Section 477(3) (a) of the *Local Government Act* requires municipalities to consider whether the changes would have any impacts on the City's Financial Plan or Waste Management Plan. The proposed change to the OCP presents no significant impact on the City's infrastructure, therefore no significant impact to the City's Financial Plan or Waster Management Plan are contemplated.

FINANCIAL IMPLICATIONS

There are no anticipated financial costs to the City as a result of the proposed OCP and zoning bylaw amendments. The City's Density Bonus and Community Benefits Policy (2019) does not apply to land designated Residential Levels 1 and 2 in the OCP.

INTER-DEPARTMENTAL IMPLICATIONS

The two-stage process for implementing the recommended option was presented and discussed at the Advisory Planning Committee in June 2021. The Duplex Special Study has also been presented to other departments and internal committees throughout the project.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The proposal is intended to support and build on the key housing relative objectives and policies in the City's *Official Community Plan* (2014), including:

- Policy 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods
- Policy 1.3.2 Avoid "zoning cliffs" at the edges of high and medium density residential areas by designating lower density multiple residential development between higher density and single family areas
- Policy 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.
- Policy 1.5.2 Increase the amount of affordable and adequate accommodations for lower income households (including non-market housing) in an effort to meet the Metro Vancouver Housing Demand Estimates articulated for the City over the next 10 years

It also supports the vision of the *Housing Action Plan* (2016) to ensure there are diverse and appropriate housing options for current and future residents of all ages, incomes, and abilities supports, and the 2018-2022 *Council Strategic Plan* priority of a 'City for People'.

RESPECTFULLY SUBMITTED:

Karen Montgomerie Planner 2

Duplex Special Study Area OCP Boundary, Initial Boundary and Post Input Boundary



Residential Level 4A (Medium Density)



Duplex Special Study Area Existing Land Use Map

Legend

Residential Level 1 (Low Density)	0.5	Residential Level 5 1.6 (Medium Density)
Residential Level 2 (Low Density)	0.5	Residential Level 6 2.3 (High Density)
Residential Level 3 (Low Density)	0.75	Parks, Recreation & Open Space
Residential Level 4A (Medium Density)	1.0	School & Institutional



Duplex Special Study Area Recommended Option Land Use Map

Attachment 4





The Corporation of THE CITY OF NORTH VANCOUVER PLANNING DEPARTMENT

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: Suzanne A. Smith, Planner 2

SUBJECT: DUPLEX SPECIAL STUDY: RESULTS AND DIRECTION.

Date: February 28, 2018

File No: 13-6520-01-0002/2018

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

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated February 28, 2018, entitled "Duplex Special Study: Results and Direction":

THAT the results of the Duplex Special Study be received and community members thanked for their input;

AND THAT the study be concluded and staff be directed to return with draft bylaws and process for implementation.

ATTACHMENTS:

- 1. Context Map: Duplex Special Study Area (Doc #1625324);
- 2. Duplex Special Study Input Summary Report (Doc #1626137);
- 3. Recommended Option (Doc <u>#1624736</u>);
- 4. Rowhouse Form Example (Doc <u>#1624589</u>).

PURPOSE:

This report presents the results of the Duplex Special Study and seeks direction to proceed with bylaw amendments to implement the preferred option. Staff would return with proposed bylaw amendments for consideration to guide future development. This would include options for rezoning some or all of the study area.

BACKGROUND:

Portions of the 300 block east of Lonsdale have been under transition for some time. Prior to 1980, the 300 blocks were all designated single family development form. In 1980, with the introduction of the City's first Official Community Plan (OCP), the blocks to the south of the Duplex Special Study area, from Keith Road up to the south side of 13th Street, received a combination of land use designations. The plan introduced Residential Level 1 in the eastern half of the blocks and Residential Level 2 (duplex development potential) in the western half, resulting in a mid-block split as a transition between the higher density blocks and Lonsdale Avenue to the west and the single family area to the east.

This mid-block split OCP designation was unique at the time. OCP land use designations are generally applied on a block by block basis with either a street or a lane separating the uses. Referred to as the 'mid-block area', the divided nature of this transition resulted in considerable discussion over the years. By 2006 the blocks were re-designated from OCP Residential Level 1 (0.5 FSR) land use designation to Residential Level 2 (0.5 FSR). Then in 2014, with the introduction of Duplex Development Permit Guidelines, the blocks were rezoned to permit duplex development. Where new development complies with related guidelines Development Permits are then issued by staff.

During the process to develop the 2014 Official Community Plan, the blocks on the eastern half of the 300 Blocks from 13th to 15th Street were designated Residential Level 2 in the land use map. They were not rezoned at the time, which means individual rezonings are still required to build a duplex development.

In 2015, during the final stages of the 2014 OCP update, some residents in the 300 blocks between East 15th and 19th Streets approached Council and requested a change from Residential Level 1 to Residential Level 2 in the OCP, which would allow for duplex development, consistent with the 300 blocks to the south. This request came late in the process and a new Public Hearing would have been required to incorporate this request. As an alternative, a Special Study Area designation was applied to this area in the OCP prior to Bylaw adoption. Special Study Areas are areas that have been identified for a possible Schedule A Land use change at a later date.

In the spring of 2017, staff were directed by Council to initiate the Duplex Special Study and explore housing options for the 300 blocks of East 13th to 19th Street in consultation with area residents (Attachment #1). The following resolution was passed:

THAT, as set out in Option 1 of the report, staff be directed to proceed with the OCP Duplex Special Study to consider expanding the Residential Level 2 designation to apply to the 300 blocks East 15th through 19th Streets, and to explore zoning the lands and the east half of 300 blocks East 13th through 15th Streets to allow for duplex development.

CARRIED UNANIMOUSLY

In the Council discussion, staff were encouraged to consider a variety of approaches to producing housing options for the area as this effort contributes to the implementation of the City's Housing Action Plan (HAP). The HAP includes a variety of strategies to address the housing needs of City residents, including the provision of smaller, more affordable ownership options and increasing the stock of accessory rental units in proximity to transit and services.

This report presents results of the Duplex Special Study and recommended next steps for implementation.

DISCUSSION:

A notification boundary was established for the Duplex Special Study and an initial mail out was sent to invite residents to participate in the process (Attachment #1). A series of large project signs were also posted throughout the study area to provide notification and direct community members to the project webpage and staff contact information. The project webpage includes staff reports and additional materials as they have become available at <u>www.cnv.org/duplexstudy</u>.

A Preference Survey (see the Input Summary Report in Attachment #2) was mailed to owners and occupants to assess the current level of interest in considering land use change in the area and for input on some initial housing concepts. This survey was also made available more broadly online.

Preference Survey

The survey was well received with 138 responses representing an area with 151 properties. Of the responses, 88 (64%) were received from residents within the study boundary and 50 (36%) from residents living outside the boundary (Attachment #2). Overall, there was majority support for change in the area, with the strongest support initially for duplex development and for rowhouse form of development in some areas. Comments in support of change cited the ability of density to help increase housing options and affordability and expansion of the study boundary. A number of comments encouraged higher density than proposed in the survey. Concerns included the current level of use of on street parking.

As a result of both input received and staff analysis, the study boundary was adjusted to include the north side of East 19th Street (to the lane) and the block between 15th and 16th Streets on the east side of St. Andrew's Ave (Attachment #1). In both cases, a number of letters were received in support of inclusion in the study; and one email of opposition for the inclusion of 19th Street (Attachment #2). Staff included the north side of 19th Street based on the urban design principle of providing a transition of form over the laneway to, rather than on, 19th Street.

Open House and Feedback Form

Input from the Preference Survey assisted staff in their analysis and development of a series of land use change options for further discussion and input. These options were refined and presented at an Open House in September. The open house was well attended and a feedback form (paper and online) used to gather results.

The results of the input and further staff analysis produced a recommended option. The greatest support was for the option which would provide for more ground oriented housing including duplex and rowhouse forms with the potential for accessory secondary suites on nearly all lots. The introduction of the rowhouse form would contribute to a wider variety of housing forms in the City, using less land and a lower cost as compared with contemporary housing in the community.

The preferred option (Attachment #3) would introduce the potential for:

- duplex development on 76 lots (0.5 FSR);
- small lot duplex on 12 lots (0.5 FSR);
- rowhouse (fee simple) or townhouse (strata) development on 51 lots (0.75 FSR);
- garden apartment development on 7 lots (1.0 FSR).

Comments received through the open house and feedback form included interest in housing options for 'empty nesters' to downsize and remain in the same area, concern for local school capacity, the potential for displacement of long-term renters in the study area, parking related concerns and concern for property developers benefiting from any proposed uplift.

ANALYSIS:

The implications for the recommended option from an urban form perspective and an analysis of the number of dwelling units, owned and rented, schools, infrastructure and transportation has been completed. Each element is outlined in more detail below.

Urban Form

The structure of development in the City follows a pattern of transitional densities, featuring higher densities along the north/south spine of Lonsdale Avenue and then stepping down in density along the blocks to the east and west. As a result, the 300 blocks east of Lonsdale Avenue function as a transition between the higher density to the west and lower density to the east. This transition is more varied on the east side of Central Lonsdale, including the blocks closer to the hospital lands.

The study area is bisected along East 15th Street by a significant arm of the Frequent Transit Network and is identified in the North Shore Area Transit Plan as providing 15 minute bus service connectivity from the west, through the City's Lonsdale Regional City Centre and into the Lynn Valley Town Centre.

The introduction of Residential Level 3 in the study area at 0.75 FSR could allow for rowhouse (fee simple) or townhouse (strata) development in support of the transit network.

A rowhouse, in essence, is a narrow single family house on a narrow lot with parking on site, and a shared wall agreement with a neighbour on one or both sides. It can have an accessory secondary suite and, in some cases an accessory coach house unit. This form can be compared with townhouse development which features shared common property under the guidance of a strata and a form that often results in centralized parking. The townhouse form at 0.75 FSR does not typically include accessory rental units. This can, however, be facilitated through the subsequent zoning amendments.

The rowhouse form creates a pedestrian scale streetwall which is positive for the streetscape. As a result, this form is beneficial for use adjacent to frequent transit routes like 15th Street, and in close proximity to the city centre. This form, with shared walls, is also more energy efficient than its larger stand alone traditional single family form. The rowhouse form was generally supported when reviewed by members of the Advisory Design Panel in February.

Figure 1 below, and Attachment #4 provide some visual examples of how the rowhouse form could be applied in this instance.



Figure 1. Example of Rowhouse Development Form on a Block.

If directed by Council to proceed, staff would return with zoning bylaw amendments which would establish performance standards including: building setbacks and articulation, suite sizes and parking standards.

Population and Dwelling Units

An analysis of the population and dwelling unit implications associated with the preferred option is outlined below. The following chart presents a comparison of the current built conditions with the full build out potential under the existing land use designations in the Official Community Plan, and the recommended land use changes including the introduction of the rowhouse form.

Under current conditions, 19% or 26 of 137 single family dwellings in the area are recorded as having one accessory secondary suite. Under the 2014 OCP and current zoning provisions, there is potential for each principle unit to have an accessory in-house suite and a detached suite in the form of a coach house on each lot in the study area. Similarly, areas permitting duplex development can accommodate two principal units, each with an accessory secondary suite for a total of four units on each lot.

off and folloof or other	OCP Level	#Units	Estimated Population
As Built Today	R1, R2	198	333*
2014 OCP Buildout	R1, R2	477 (potential)	1,322*
Recommended Option (see Attachment #4)	R2, R3, R4	648 (potential)	1,749**

Figure 2. As Built, OCP and Option Comparison: Units and Population.

*Based on 2.7 – 3.0 persons per household by dwelling type – 2016 Census.

**Based on 2.7 persons per household by dwelling type – 2016 Census.

The shift to duplex potential over nearly half of the study area would see an increase of one additional rental unit over what is permitted under the current zoning. With the introduction of the more efficient rowhouse form, the potential number of units increases to 648 and an estimated population of 1,749 should every lot redevelop to its full potential (Figure 2 above).

Rental Units and More Affordable Ownership

With direction to consider a variety of housing options to help further the implementation of the City's Housing Action Plan, consideration of land uses and built forms that would provide increased opportunity for more low density rental and home ownership options. By transitioning from traditional single family forms to duplex, rowhouse, townhouse and garden apartment forms of development, more ground oriented rental suites and smaller, less expensive ownership options can be made available in the community.

An analysis of the lot value and corresponding price per unit by dwelling type were conducted based on the standard 50' by 147' lot in the area. There is a marginal difference between pricing for a rowhouse (fee simple) and townhouse forms. See Figure 3 following.

travel entre politaren. 9. Oren schess (hen 1. od allty vada.	Single Family Dwelling*	Duplex*	Rowhouse** (20' lot,	Townhouse**
			0.75FSR, \$910/sqft)	Antend Chanal And
Lot Value	\$1.8 million	\$1.125 million	\$1.1 million	\$1.1 million
Price per Unit (new)	\$3.2 million	\$1.9 million	\$1.8 million	\$1.6-1.8 million

Figure 3. Land Value and Price Per Door Analysis

*Single family and Duplex sales based on Central Lonsdale area.

**Rowhouses and Townhouses sales compared across communities with rowhousing: New Westminster (Queensborough), Coquitlam (Burke Mountain), South Surrey (Grandview Neighbourhood), Langley (Willoughby Heights) and Mission.

The typical single family lot in Central Lonsdale is currently hovering close to \$1.8 million. With a new single family house that increases to a price of \$3.2 million. This compares with \$1.125 million for half of a duplex in the same area. Built new, the price would be \$1.9 million per unit. For rowhouse development, assuming the consolidation of two 50'x147' lots then subdivided into 5 rowhouses at 0.75 FSR and 20' frontages, the land value per lot would be \$1.1 million or \$1.8 million based on new construction. The values are similar for townhouse development based on the recent regional comparison.

It is clear that land values in the City are still on the rise as is the cost of construction. The price of a new single family dwelling is still significantly greater than the other ground oriented housing forms considered in the study.

Local Schools

Staff have met with representatives of the North Vancouver School District regarding the potential increase in population which require additional school spaces. Should Council proceed with the proposed changes, school district staff have advised they will add additional capacity to their current request to the Province for additional funding and redevelopment of area schools such as Queensbury Elementary. Should Council proceed with changes to the land use designations within the study area, the bylaw would be formally referred to the school district, as required by legislation.

Infrastructure, Transportation & Parking

A review of underground infrastructure capacity revealed no concerns regarding water, sewer and drainage to accommodate future growth. Longer term infrastructure upgrades would come through regular upgrades set out in the City's capital plan, as is the case in other lower density areas of the City.

The introduction of Residential Levels 2 & 3 on the east side of Lonsdale Avenue mirror similar development on the blocks west of Lonsdale Avenue and as a result, localized major transportation upgrades are generally not anticipated. Transportation studies are underway for larger redevelopments closer to Lonsdale which will result in some area improvements in the short term.

During the study, concerns were raised regarding the availability of parking in the neighbourhood; often in reference to hospital staff using available on-street parking. Parking standards for the area will be confirmed at the time of rezoning. One space per unit would be consistent with current bylaw requirements that are applied City-wide.

Parkland Considerations

The study area is located within one block of Ray Perrault Park at the south end and two blocks from Grand Boulevard through the blocks to the north. This proximity is consistent with standards for parkland access outlined in the Parks Master Plan. The 2014 Official Community Plan identifies Central Lonsdale East as a priority for park land acquisition which would provide additional open space in the higher density neighbourhood to the west of the study area.

Implementation Considerations

Some community members expressed concern about the potential pace of redevelopment in the area, some citing the rapid transformation of the Moodyville neighbourhood. The Duplex Study area is different in two ways. First, the increase in development potential or value as a result of the change is much smaller in the Duplex Study area. The northern half of the area which would change from Residential Level 1 to Level 2 would see no increase in density and would remain at 0.5 FSR. Second, the forms involved do not involve large consolidations. It is anticipated that the redevelopment of this area will occur more piecemeal over time as a result.

STATUTORY REVIEW:

When an amendment to the Official Community Plan is being considered, Section 882 (3)(a) of the Local Government Act requires municipalities to note whether the change would have any impact on the City's Financial Plan or Waste Management Plan. While the OCP Amendment proposed would see an increase in low density development in the study area, it is anticipated this increase can be accommodated within planned upgrades and otherwise not impact the Financial Plan or Waste Management Plan.

OPTIONS:

Option 1 – Direct Staff to Report Back with OCP and Zoning Bylaw Amendments to Implement the Preferred Option (Recommended)

Based on the input received and subsequent analysis, staff recommend concluding the study and proceeding with land use changes in the study area (Attachment #5).

With direction to proceed staff would return with the Official Community Plan Amendment Bylaw to introduce new land use density designations and new zoning that could be applied to the area. These bylaws would be referred to public hearing at the same time. The associated timeline forward would be as shown below:



With this change, these properties would have the potential for different forms of development, some at the same density level, some with an increase. This approach would also include zoning amendments to introduce new zones for rowhouse and garden apartment development and options for rezoning the area. Zones currently exist in the City's Zoning Bylaw for duplex and townhouse forms.

Some of the proposed implementation would occur through existing zoning and potentially guidelines. For the northern blocks, the transition from Residential Level 1 (0.5 FSR) to Level 2 (0.5 FSR), and the corresponding change in zoning from RS-1 changing to RT1-A zoning (duplex) could occur through existing zoning and the existing Duplex Development Permit and guideline process. If the blocks were rezoned, where compliance with Duplex Development Permit Guidelines is confirmed, a Development Permit would be issued at the staff level.

For portions of the study area proposed for Residential Levels 3 and 4 (0.75 FSR), a customized rowhouse and townhouse zone will be proposed for inclusion in the zoning bylaw. The same approach would be applied to the block proposed for Residential Level 4 (1.0 FSR).

When staff return with bylaws for introduction, the report would include options for area wide rezoning of some or all of the study area to new zones or implementing the new zoning on a case by case rezoning basis. Area wide rezoning involves the approval of new zoning across multiple lots with consideration at one collective public hearing. This compares with site specific re-zonings which would require an individual application and public hearing for each development.

To proceed with this option, the staff recommendation outlined at the front of this report would apply.

Option 2 – Further Study

Should Council wish to explore additional housing opportunities for the study area that could result in lower cost per unit forms, staff could be directed to return with options for proceeding. If this is the direction for Council, the staff resolution could be changed to:

THAT staff be directed to report back with a wider range of housing opportunities for the 300 Block East Special Study area including higher densities;

AND THAT staff outline a process to engage the community on those opportunities.

Option 3 – Receive and File the Results and Thank the Community

Alternatively, should Council choose not to proceed with the recommended changes resulting from the study, the results could be received and filed and community members thanked for their participation in the process. The staff recommendation could then be changed to:

THAT the results of the Duplex Special Study be received and filed

AND THAT community members thanked for their input.

FINANCIAL IMPLICATIONS:

The costs associated with conducting the Duplex Special Study Area have been taken from existing funding and have worked within existing staff resources.

The City's Density Bonus & Community Benefits Policy does not apply to lower density OCP designations (Levels 1 & 2). A community amenity contribution is therefore not anticipated for the blocks proposed to change to Residential Level 2. For the lots proposed to change to Residential Levels 3 & 4, community amenity contributions would be collected at the time of rezoning; or, if Council decides to implement area-wide rezoning, they would be collected at the building permit stage.

A review of underground infrastructure capacity revealed no concerns regarding water, sewer and drainage to accommodate future growth. As the introduction of Residential Levels 2 & 3 on the east side of Lonsdale Avenue mirror similar development on the blocks west of Lonsdale, localized major transportation upgrades are not anticipated. Future regular upgrades to both transportation and infrastructure would come through those set out in the City's asset management process and capital plan, as is the case in other lower density areas of the City.

INTER-DEPARTMENTAL IMPLICATIONS:

This report was reviewed by the Civic Projects Team and the Directors' Team at their joint meeting on February 27, 2018. All comments have been incorporated into the report.

SUSTAINABILITY COMMENTS:

Ensuring a variety of housing forms to meet diverse community needs is a fundamental element in meeting the City's vision of becoming a more sustainable community. Ground oriented dwelling units like duplexes and rowhouses with suites produce smaller and less costly units than the traditional single family house form. Located close to transit, this housing form encourages active transportation and reduces the need to use a vehicle which is more environmentally sustainable and contributes to a more complete community.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS:

Increasing the stock of ground-oriented multi-family housing stock in the City is consistent with the vision and goals of both the Official Community Plan and Housing Action Plan. The proposed changes are in keeping with the desired pattern of urban form transitioning from Lonsdale down to the lower density blocks to the east. Significantly, the continued diversification of the City's housing stock provides for more housing forms suitable for families with children and multi-generational families.

Relevant OCP policy includes:

- 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods;
- 1.3.2 Avoid "zoning cliffs" at the edges of high and medium density residential areas by designating lower density multiple residential development between higher density and single family areas;
- 5.7.1 To provide a range of housing densities diversified in type, cost and location, to accommodate the diverse needs of the community.

Future implementation of the Housing Action Plan and improvements to the Duplex Development Permit Area guidelines to refine details related to improving the livability of accessory secondary suites will be forthcoming in the near future. These considerations will involve community and Council input.

RESPECTFULLY SUBMITTED:

S. A. Smith, MCIP, RPP Planner 2

SS:eb

Attachment 5



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

INFORMATION REPORT

To:Mayor Linda Buchanan and Members of CouncilFrom:Karen Montgomerie, Planner 2Subject:DUPLEX SPECIAL STUDY IMPLEMENTATION UPDATEDate:May 11, 2021File No:13-6520-20-0056

ATTACHMENTS

- 1. Duplex Special Study Area Existing Land Use Map (Citydocs #2051505)
- 2. Duplex Special Study Recommended Option Land Use Map (Citydocs #2051508)
- 3. Staff Report: Duplex Special Study Results and Direction, dated February 28, 2018 (Citydocs <u>#2051510</u>)

PURPOSE

The results of the Duplex Special Study were received by Council at its regular meeting on March 5, 2018. At that time, staff were directed to return with draft bylaws and a process for implementation of the recommended option. This report provides an overview of the study to-date and outlines the next steps required to implement the Duplex Special Study recommended option.

BACKGROUND

In 2015, during the final stages of the 2014 OCP update, a number of residents between East 15th and East 19th Streets approached Council and requested a change from Residential Level 1 (0.5 FSR) to Residential Level 2 (0.5 FSR) in the Official Community Plan (OCP). This was to allow for duplex development, consistent with the proposal for the eastern half of the 300 blocks between 13th and 15th Streets to the south. This request came late in the process, and in response a Special Study Area designation was applied to this area in the OCP; Special Study Areas are areas that have been identified for a possible Schedule A land use change at a later date. The blocks on the eastern half of the 300 blocks from 13th to 15th Streets were designated Residential Level 2 (0.5 FSR) in the OCP, however they were not rezoned at the time which means currently individual re-zonings are required to build duplexes on these properties.

Duplex Special Study Process

In spring of 2017, staff were directed by Council to initiate the Duplex Special Study and explore housing options for the 300 blocks of East 13th to 19th Streets in consultation with area residents. The following resolution was passed:

THAT, as set out in Option 1 of the report, staff be directed to proceed with the OCP Duplex Special Study to consider expanding the Residential Level 2 designation to apply to the 300 blocks East 15th through East 19th Streets, and to explore zoning the land and the east half of 300 blocks East 13th through 15th Streets to allow for duplex development.

CARRIED UNANIMOUSLY

There are a total of 146 properties in the Duplex Special Study area, with the following land use designations (Attachment 1, Existing Land Use Map):

- 115 lots at Residential Level 1 (0.5 FSR)
- 24 lots at Residential Level 2 (0.5 FSR)
- 7 lots at Residential Level 3 (0.75 FSR)

Staff conducted community engagement and analysis of options through various techniques. A Preference Survey was mailed to owners and occupants of the 151 properties in the area to assess the level of interest in considering land use change and to invite input on initial options. The survey was also made available more broadly online. A total of 138 responses were received, 88 (64%) from residents within the study boundary, and there was majority support for change in the area.

Input from the Preference Survey assisted staff in their analysis and development of a series of land use change options. These options were presented at an Open House, with a paper and online feedback form used to gather results. The greatest support was for the option that would provide for more ground oriented housing including duplex and rowhouse forms with the potential for accessory secondary suites on nearly all lots.

Recommended Option

The results of further staff analysis and the two rounds of public engagement led to a recommended option (Attachment 2, Recommended Option Land Use Map) being presented to Council as follows:

- Duplex development on 76 lots (Residential Level 2, 0.5 FSR);
- Small lot duplex (no suites) on 12 lots (Residential Level 2, 0.5 FSR);
- Rowhouse or townhouse development on 51 lots (Residential Level 3, 0.75 FSR);
- Garden apartment development on seven lots (Residential Level 4A, 1.0 FSR).

From an urban form perspective, the structure of development in the City follows a pattern of transitional densities, with higher densities along the north/south spine of Lonsdale Avenue stepping down in density along the blocks to the east and west. The 300 blocks east of Lonsdale Avenue function as a transition between highest density to the west and lower density to the east. The study area is bisected along East 15th Street by a significant arm of the Frequent Transit Network, providing 15 minute connectivity from the west, through the Lonsdale Regional Centre and into Lynn Valley Town Centre.

The recommended option provides for a wide range of ground orientated housing in the study area, including the potential for accessory secondary suites on nearly all lots. For the 88 lots proposed to change from Residential Level 1 to duplex development (Residential Level 2), there would be no increase in density, as Residential Level 1 also has a density of 0.5 FSR. For the 58 lots proposed to change to Residential Levels 3 and 4 in the southern part of the study area, there would be a marginal increase in density of between 0.25 - 0.5 FSR which would create a more gradual transition to the medium density areas to the west.

By transitioning from traditional single family forms, more ground orientated rental suites and smaller, less expensive ownership options can be made available in the community. With the introduction of varied development options, the potential number of units within the study area increases to 648 (as compared to the current OCP potential of 477 units) and an estimated population of 1,749 should every lot redevelop to its full potential. The forms of development proposed do not involve large consolidations, and it is anticipated that redevelopment in this area would occur at a small scale incrementally over time.

The introduction of rowhouse, townhouse and garden apartment development forms of development would also support the transit network and encourage active transportation. A review of underground infrastructure capacity revealed no concerns regarding water, sewer and drainage to accommodate future growth. Any longer term infrastructure upgrades would come through regular upgrades set out in the City's capital plan, as is the case in other lower density areas of the City.

At the time of developing the recommended option, staff also met with representatives of the North Vancouver School District regarding the potential increase in population and the potential need for additional school spaces. The School District advised that should Council proceed with the proposed changes, they would request additional funding from the Province to add additional capacity.

Based on the staff recommended option (Attachment 3, Duplex Special Study: Results and Direction) at its regular meeting on March 5, 2018, Council passed the following resolution:

PURSUANT to the report of the Planner 2, dated February 28, 2018, entitled "Duplex Special Study: Results and Direction":

THAT the results of the Duplex Special Study be received and community members thanks for their input;

CARRIED

AND THAT the study be concluded and staff be directed to return with draft bylaws and process for implementation.

CARRIED

PROCESS FOR IMPLEMENTATION

Change from Residential Level 1 to Residential Level 2

For the properties (88 lots) on the northern blocks that are currently zoned One Unit Residential (RS-1) with a current OCP land use designation of Residential Level 1, the process for implementing the recommended option requires an OCP amendment to change the land use designation to Residential Level 2 and a corresponding change in zoning to Two Unit Residential (RT-1). This would allow for duplex development potential without a requirement for individual rezoning applications for properties within the area. These changes require consideration by Council and referral to a Public Hearing, and can be implemented without further analysis.

Changes to Residential Level 3 and Residential Level 4A

The recommended option proposes a change to OCP land use designations for the remaining properties to Residential Level 3 (51 lots) and Residential Level 4A (7 lots). The process for implementing this is more complex, as the rowhouse and garden apartment forms do not currently exist in the Zoning Bylaw. This means that if an OCP amendment was taken forward for these plots, individual rezoning applications would still be required to take forward this form of development. Further analysis is required to develop the required guidance and/or corresponding changes to zoning that would allow for rowhouse, garden apartment or other small lot options in the southern part of the study area.

The increase in density proposed in the southern portion of the study area also presents an opportunity to explore how the development of new affordable home ownership options could be supported on these properties through the OCP amendment and rezoning process. The City's *Density Bonus and Community Benefits Policy*, in conjunction with the OCP, requires community benefit cash contributions based on the lift gained for certain forms of development, including Residential Levels 3 and 4 (the policy does not apply to lower density OCP designations). The further analysis will consider the interaction of the density bonus policy and the potential for supporting affordable home ownership options.

NEXT STEPS

Due to the period of time that has passed since the results of the Duplex Special Study were received by Council, prior to returning to Council with draft bylaws for implementation of the recommended option in the northern part of the study area, staff will notify residents in the study area about the indicative timeline and proposed two-stage process for implementing the recommended option. Residents will also be invited to attend a virtual open house where staff will present on the study and the public can ask questions and provide comments.

Following this period of reengagement, staff will prepare a report to Council with the OCP Amendment Bylaw to introduce new land use density designations and a corresponding change in zoning to Two Unit Residential (RT-1) for the 88 plots in the northern part of the study area. These bylaws would be referred to a public hearing at the same time should Council resolve to progress the proposed changes. With this change, these properties would have the potential for duplex development without a requirement for an individual rezoning application. The controls for any new development would be handled through the building permit process. The process for implementing this change is expected to take approximately four to six months. Outreach and information would be made available on the project page of the City's website and on other communication tools.

For the portions of the study area proposed for Residential Levels 3 and 4A, staff will undertake further analysis of this area following adoption of the bylaws for the northern area. Given the number of current priorities, the timeframe for the implementation of the recommended option for the southern properties will be the subject of a future report.

RESPECTFULLY SUBMITTED:

Karen Montgomerie Planner 2

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8757

A Bylaw to amend "Official Community Plan Bylaw, 2014, No. 8400"

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

- 1. This Bylaw shall be known and cited for all purposes as "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8757" (Change Residential Levels in the Duplex Special Study Area Northern Part and Revise the Duplex Special Study Area Boundary).
- 2. "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by:
 - A. Amending "Schedule 'A' Land Use" by deleting the 'Special Study Area' designation in the 300 blocks East 15th to 19th Streets and replacing with the attached Schedule 138;
 - B. Subsection 2.8.3 "Duplex Special Study Area (300 block East 15th 19th Street)" is deleted in its entirety and replaced with the following:

"Duplex Special Study Area – Southern Part

Parts of the 300 blocks of East 13th, 14th, 15th and 16th Streets are designated as a Special Study Area in consideration of a potential change to Residential Level 3 (0.75 FSR mixed housing) or Residential Level 4A (1.0 FSR ground orientated). These properties comprise the Southern Part of the Duplex Special Study Area. Land use changes in the Northern Part of the Duplex Special Study Area have been implemented through a previous OCP amendment. The Residential Level 3 and 4A designations would allow for ground-oriented housing in a variety of forms, including smaller, more affordable housing."

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MAYOR

CORPORATE OFFICER



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8758

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. 8758" (New Residential Levels in the Duplex Special Study Area – Northern Part, RT-1).
- 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 RT-1 (Two-Unit Residential 1) Zone:

ADDRESS	LOT	BLOCK	DISTRICT LOT	PLAN	ZONE
308 E 17th St	25	16A	550	2642	From RS-1
363 E 18th St	13	16A	550	2642	From RS-1
329 E 19th St	6	16	550	2642	From RS-1
359 E 17th St	J	33	550	7665	From RS-1
314 E 19th St	AM31	9A	550	3738	From RS-1
342 E 17th St	18	16A	550	2642	From RS-1
323 E 18th St	5	16A	550	2642	From RS-1
326 E 17th St	21	16A	550	2642	From RS-1
350 E 19th St	E	9A	550	9912	From RS-1
1848 St. Andrews Ave	1	16	549/550	2642	From RS-1
315 E 19th St	3	16	550	2642	From RS-1
331 E 18th St	6	16A	550	2642	From RS-1
333 E 19th St	7	16	550	2642	From RS-1
335 E 18th St	7	16A	550	2642	From RS-1
356 E 18th St	15	16	550	2642	From RS-1
352 E 17th St	16	16A	550	2642	From RS-1
353 E 19th St	11	16	550	2642	From RS-1
353 E 18th St	11	16A	550	2642	From RS-1
345 E 19th St	10	16	550	2642	From RS-1
322 E 18th St	22	16	550	2642	From RS-1
1790 St. Andrews Ave	1	16A	549/550	2642	From RS-1
342 E 18th St	18	16	550	2642	From RS-1
318 E 17th St	23	16A	550	2642	From RS-1
336 E 17th St	19	16A	550	2642	From RS-1
306 E 19th St	В	9A	550	LMP48079	From RS-2
322 E 19th St	29	9A	550	3738	From RS-1
357 E 18th St	12	16A	550	2642	From RS-1
337 E 17th St	D	33	550	7665	From RS-1
362 E 17th St	14	16A	550	2642	From RS-1
312 E 17th St	24	16A	550	2642	From RS-1
339 E 17th St	E	33	550	7665	From RS-1
339 E 19th St	8	16	550	2642	From RS-1
312 E 18th St	24	16	550	2642	From RS-1

ADDRESS	LOT	BLOCK	DISTRICT LOT	PLAN	ZONE
343 E 19th St	9	16	550	2642	From RS-1
302 E 19th St	А	9A	549/550	LMP48079	From RS-2
318 E 19th St	30	9A	550	3738	From RS-1
364 E 18th St	14	16	550	2642	From RS-1
350 E 15th St	26	33	549/550	1657	From RS-1
1551 Ridgeway Ave	2	33	550	20549	From RS-1
333 E 17th St	С	33	550	7665	From RS-1
1541 Ridgeway Ave	1	33	550	15895	From RS-1
363 E 17th St	К	33	550	7665	From RS-1
358 E 19th St	2	9A	550	BCP48143	From RS-2
307 E 18th St	2	16A	550	2642	From RS-1
338 E 19th St	G	9A	550	11101	From RS-1
348 E 17th St	17	16A	549/550	2642	From RS-1
348 E 18th St	17	16	549/550	2642	From RS-1
308 E 19th St	J	9A	549/550	11323	From RS-1
308 E 18th St	25	16	550	2642	From RS-1
332 E 17th St	20	16A	550	2642	From RS-1
317 E 17th St	А	33	550	7665	From RS-1
1521 Ridgeway Ave	24	33	550	1657	From RS-1
304 E 17th St	26	16A	550	2642	From RS-1
359 E 19th St	12	16	550	2642	From RS-1
364 E 19th St	18	9A	550	3738	From RS-1
323 E 19th St	5	16	550	2642	From RS-1
360 E 16th St	26	33	550	2308	From RS-1
332 E 19th St	26	9A	550	3738	From RS-1
347 E 18th St	10	16A	550	2642	From RS-1
328 E 18th St	21	16	550	2642	From RS-1
319 E 18th St	4	16A	550	2642	From RS-1
1845 Ridgeway Ave	13	16	550	2642	From RS-1
324 E 17th St	22	16A	550	2642	From RS-1
356 E 19th St	1	9A	550	BCP48143	From RS-2
343 E 17th St	F	33	550	7665	From RS-1
1808 St. Andrews Ave	26	16	549/550	2642	From RS-1
318 E 18th St	23	16	550	2642	From RS-1
1625 Ridgeway Ave	23	33	550	2308	From RS-1
319 E 19th St	4	16	550	2642	From RS-1
343 E 18th St	9	16A	550	2642	From RS-1
1513 Ridgeway Ave	25	33	550	1657	From RS-1
347 E 17th St	G	33	550	7665	From RS-1
1529 Ridgeway Ave	23	33	550	1657	From RS-1
315 E 18th St	3	16A	549/550	2642	From RS-1
338 E 18th St	19	16	550	2642	From RS-1
339 E 18th St	8	16A	550	2642	From RS-1
334 E 18th St	20	16	550	2642	From RS-1
1621 Ridgeway Ave	24	33	549/550	2308	From RS-1
325 E 17th St	В	33	550	7005	From RS-1
351 E 17th St	Н	33	550	/005	From RS-1
1535 Ridgeway Ave	2	33	550	15895	From RS-1

ADDRESS	LOT	BLOCK	DISTRICT LOT	PLAN	ZONE
326 E 19th St	28	9A	550	3738	From RS-1
358 E 17th St	15	16A	550	2642	From RS-1
309 E 19th St	2	16	550	2642	From RS-1
1615 Ridgeway Ave	25	33	550	2308	From RS-1
1557 Ridgeway Ave	1	33	550	20549	From RS-1
352 E 18th St	16	16	550	2642	From RS-1
344 E 19th St	Н	9A	550	11101	From RS-1

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MAYOR

CORPORATE OFFICER

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n Department Director CAC Manager



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: 322 WEST 14TH STREET (FARID SAYARI / ROYAL PALACE CONSTRUCTION & DESIGN)

Date: October 6, 2021

File No: 08-3400-20-0019/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 1, dated October 6, 2021, entitled "Rezoning Application: 322 West 14th Street (Farid Sayari / Royal Palace Construction & Design)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8873" (Farid Sayari / Royal Palace Construction & Design, 322 West 14th Street, CD-739) be considered and the Public Hearing be waived;

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

AND 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.

ATTACHMENTS

- 1. Context Map (CityDocs 2090577)
- Architectural and Landscaping Drawings Consolidated for Council, dated August 20, 2021 (CityDocs <u>2094072</u>)
- 3. Public Consultation Summary (CityDocs 2094066)
- 4. Zoning Bylaw Amendment Bylaw No. 8873 (CityDocs 2093806)

SUMMARY

This report presents a rezoning application to allow a three-unit development consisting of a duplex and rear infill building. No secondary suites are proposed.

DISCUSSION

Site Context

The site is located on the north side of West 14th Street between Mahon Avenue and Jones Avenue near the western edge of the Central Lonsdale neighbourhood. It is designated Residential Level 2 in the OCP, and is situated between higher density areas to the east, and lower density areas to the north and west.

The surrounding area consists of mainly detached houses, duplexes and triplexes. A heritage building is directly located to the west. The buildings immediately surrounding the subject site are described in Table 1 below.

Direction	Address	Description	Zoning
North – across the lane	323 West 15 th Street	Detached house	RS-1
South – across the street	319-323 West 14th Street	Triplex	CD-679
East	310-312 West 14th Street	Duplex	RT-1
West	328 West 14 th Street	Detached house – Heritage A	RS-1

Table 1. Surrounding uses

The existing 1953 duplex on site is proposed to be demolished.

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-739), for the reasons of the variances to existing Zoning Bylaw as outlined in Table 1 below.

	Current Designation/Regulation	Proposed Designation/Regulation
Buildings	One Principal Building	Two Principal Buildings
Use	Two-Unit Residential Use	Two Principal Dwelling Units in the southernmost duplex, and One Principal Unit in the northernmost infill building.
GFA	Lesser of 0.35 FSR + 93 sq. m (1000 sq. ft), or 0.5 FSR. For this site, this equates to 320.5 sq. m (3,449 sq. ft.) of gross floor area.	0.5 FSR. This equates to 325.1 sq. m (3,499 sq. ft.) of gross floor area.

Table 2. Requested Changes to the Zoning By-law

	Attached garages/carports are included.	Attached garage /carport excluded.
Lot Coverage	35%	41%
Setbacks	Principal Buildings: 14.9 m (49 ft.) from Rear Lot Line, and 1.2 m (4 ft.) from Interior Side Lot Line	Northernmost Principal Building: 1.22 m (4 ft.) from the Rear Lot Line, and 0.91 m (3ft.) from the west Interior Side Lot Line.
	Accessory Buildings behind the front face of, and 3.1 m (10 ft.) from, the Principal Building.	Accessory Building for bike storage in front of, and not less than 1 m (3.3 ft.) from, the northernmost Principal Building.

<u>Use</u>

The policy framework supports the proposed triplex use.

Density

The OCP Residential Level 2 designation permits a density up to 0.5 FSR. The City's Density Bonusing Policy does not apply to this OCP designation. The proposed density of 0.5 FSR would be a minor increase, by approximately 5 sq. m. (54 sq. ft.), from what is permitted by the current zoning of the site.

Generally, for development with three or more units, the attached parking garage is excluded from GFA calculation. Therefore staff support the proposed attached garage to the infill building being excluded from GFA calculation.

Lot Coverage and Setbacks

The lot coverage permitted by the current zoning is intended for duplexes, so it's typical that a triplex may require a modest increase in lot coverage. The proposed lot coverage leaves sufficient outdoor space on site and is supported.

The principal building setbacks are also considered appropriate for a proposed triplex form with attached parking. In response to the local context, the proposed front setback is greater than required by zoning in order to be more consistent with neighbours; this supports a cohesive streetscape. The bike storage enclosure is appropriately setback from neighbouring property lines, and provides six bike parking spaces for the three units.

Landscaping

The landscaping plan provides private patios and outdoor space for each unit. A robust planting plan includes six new trees on site.

Permeable paving is provided along the pathways. The two-fold benefit of permeable paving is: helping to protect a significant tree on a neighbour's property to the west, and

supporting the City's Sustainable Development Guideline of providing hardscaping that enhances rainwater infiltration.

Advisory Body Review

Advisory Design Panel

The proposed design was reviewed by the Advisory Design Panel in November 2020, and again in March 2021. At the second meeting, the Panel recommended approval subject to some minor issues to be addressed to the satisfaction of staff.

Staff are satisfied that the Panel's comments have been addressed, including:

- · Refining and simplifying the architecture in terms of massing and colour palette;
- Landscaping improvements such as pathways design and permeable paving;
- Increasing natural lighting to the basement; and
- Drawing clarifications.

COMMUNITY CONSULTATION

A virtual Developer's Information Session was held on September 15, 2020. Two parties attended the virtual session. There were some concerns regarding height and architectural style, and questions about the window placement and overlook.

The proposal responds to these concerns:

- The proposed building is well below the maximum allowable height;
- The proposal was supported by the Advisory Design Panel, and the modern architectural style is aligned with general policy and good urban design practice which encourage neighbourhoods with varied designs; and
- Windows are offset from those of neighbouring properties to maintain privacy.

Given the modest increase in density of the proposal from what could be permitted under existing zoning, 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. 8873" (Farid Sayari / Royal Palace Construction & Design, 322 West 14th Street, CD-739) be considered and referred to a Public Hearing;"

DENSITY BONUSING & COMMUNITY BENEFITS

In addition to the standard City bylaw requirement to reconstruct the south half of the lane adjacent the site, the applicant is required to reconstruct the north half of the lane. This condition would be secured as part of the Servicing Agreement.

CONCLUSION

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

Attachment 1






Attachment 2



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SALEHI ARCHITECT INC.

207 - 132 15th West Street NORTH VANCOUVER TEL : 778-996 7833 EMAIL : rsalehl⊚salehlarchitect.ca

CLIENT : LTD.

PROJECT NO. 01 - 18

PROJECT :

322 - W 14TH NORTH VANCOUVER

DRAWING TITLE :

CONTEXT PLAN

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SCALE :	CHECKED : R.S.



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SALEHI ARCHITECT INC.

207 - 132 15th West Street NORTH VANCOUVER TEL : 778-996 7833 EMAIL : rsalehi@salehiarchitect.ca

CLIENT : LTD.

PROJECT NO. 01 - 18

PROJECT :

322 - W 14TH NORTH VANCOUVER

DRAWING TITLE :

3D VIEW





DATE

A-000 00

DRAWN: M.K

CHECKED : R.S.

DATE: 10-04-2019

SCALE :

INFILL SOUTH EAST VIEW



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DATE - 04 - 21 - 08 - 202

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DRAWN: M.K

CHECKED : R.S.

DATE: 10-04-2019

SCALE :

DUPLEX NORTH VIEW



PROJCECT DATA:

LEGAL DESCRIPTION

LOT 18 BLOCK 47 DISTRICT LOTS 271 AND 548 GROUP 1 NWD PLAN 1658 P.I.D 009-788-735

CIVIC ADDRESS

322 WEST 14TH STREET, NORTH VANCOUVER, BC

ZONING

EXISTING ZONING: RS1 PROPOSED ZONING: CD (COMPEREHENSIVE DEVELOPMENT R2)

SITE AREA: 650.14 M²(6998 FT²) FSR : 0.5

BUILDABLE AREA= 650.14 M²X 0.5 = 325.07 M² (3499 FT²)

PROPOSED BUILDABLE AREA UNIT A: 55.51 + 57.44 = 112.95 M²(1215.78 FT²)

UNIT A: 55.51 + 57.44 = 112.95 M²(1215.78 F1²) BASEMENT= 55.51 M²(597.50 FT²) (EXEMPT) UNIT B: 53.85+57.33=111.18 M²(1196.73 FT²) BASEMENT= 53.85 M²(579.66 FT²) (EXEMPT) INFILL UNIT: 49.06+51.79=100.85 M²(508.54 FT²) BASEMENT= 47.82 M² (514.73 FT²) (EXEMPT)

TOTAL AREA: 324.98 M² (3498.05 FT²)

BUILDING HEIGHT

HEIGHT ENVELOPE CALCULATION: AVERAGE FRONT = (227.2+230.2) / 2 = 228.7' AVERAGE REAR = (231.2+234.0) / 2 = 232.6' REF. GRADE = 228.7+(322.6-228.7)x0.4 = 228.7+1.56 = 230.26'(70.18M) FIRST FLOOR ELEVATION: 230.26+2.50 = 232.76'(70.95M) TOP OF UPSTAND = 232.76'+2.1.2' = 253.96'(77.41M) PERMITED HEIGHT ENVELOPE: 7.986M (26.2') PROVIDED HEIGHT ENVELOPE: 7.28M (23.72')

SET BACKS:

DUPLEX BUILDING (TYPE "A+B") FRONT SETBACK: 4.57M (15.0) REAR SETBACK: 11.14M (36.55') (DISTANCE BETWEEN DUPLEX AND UNIT "C") WEST SETBACK: 2.96M (9.71') EAST SETBACK: 1.87M (6.13')

INFILL UNIT (TYPE "C") FRONT SETBACK: 11.14M (36.55') (DISTANCE BETWEEN UNIT "C" AND DUPLEX REAR SETBACK: 3.69M (11.87') WEST SETBACK: 3.69M (11.87') WEST SETBACK: 1.75M (5.74') WEST SETBACK: 0.67AGE): 0.99M (3.25') EAST SETBACK: 3.24M (10.63')

SITE COVERAGE

PERMITTED= 650.14 X35%=227.55M²(2449.3 FT²) PROVIDED: 28.787M²(3098.60 FT²) 44.28% INCLUDING GARAGES, CARPORT, BICYCLE STORAGE AND GARBAGE/RECYCLING ROOM

PARKING & BIKE STORAGE

REQUIRED PARKING: 3 STALLS PROVIDED PARKING: 4 STALLS REQUIRED BIKE STORAGE: 6 PROVIDED BIKE STORAGE: 6



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CLIENT : LTD.

PROJECT NO. 01 - 18

PROJECT :

322 - W 14TH NORTH VANCOUVER

DRAWING TITLE :

SITE PLAN

SEAL	
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ATE: 10-04-2019	DRAWN : F.N.
0415	01/50/50



A-02 DATE: 10-04-2019 DRAWN: F.N. SCALE: 1/100 CHECKED: R.S.



DATE : 10-04-2019 DRAWN : F.N. SCALE : 1/100 CHECKED : R.S.



DATE: 10-04-2019

SCALE : 1/100

DRAWN : F.N.

CHECKED : R.S.







FINISH MATERIALS LIST :	5 RESIDENTIAL VINYL WINDOW FRAMES WHITE COLOUR	10	INSULATED PVC GARAGE DOOR SHADOW GRAY- 2125-40 BENJAMIN MOORE
1 STAINED CEDAR SIDING PINE CONE - SW 3046	6 ALUMINUM GUARDRAIL WITH CLEAR GLAZING BLACK	11	ALUMINUM PATIO / BALCONY DOORS
2 FIBER CEMENT HARDIE PANEL HAMMERED SILVER - SW 2840	7 METAL FLASHING TO MATCH BACKGROUND COLOUR	2	GALLERY BUFF- 305P-225 BENJAMIN MOORE
3 FIBER CEMENT HARDIE PANEL WHITE DOVE - OC 17 BENJAMIN MOORE	B PAINTED CAST IN PLACE CONCRETE (SW 6254)	9	CEDAR MILL SW 3512
4 METAL ROOF LIGHT BRONZE	9 OAK SOLID WOOD DOOR PINE CONE - SW 3046	14	ALUMINUM GUARDICAL (BLACK)

	2.09 M2 52.87 M2	1.67 M2	
UNPRO	DTECTED OPENING	GS UNIT "A"	
EXPOSING	BUILDING FACE AREA : TOT,	AL: 52.87 m ²	
LIMITING D	DISTANCE :	2.96 m	
ALLOWAB	LE UNPROTECTED OPENING	S: 8.06 m ² = 22.99%	

207 - 132 15th West Street NORTH VANCOUVER TEL : 778-996 7833 EMAIL : rsalehi@salehiarchit CLIENT : LTD. PROJECT NO. 01 - 18 PROJECT : 322 - W 14TH NORTH VANOUVER DRAWING TITLE : WEST ELEVATION "DUPLEX" SEAL A-07 DATE: 10-04-2019 DRAWN : F.N. SCALE : 1/100 CHECKED : R.S.

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CLIENT :

LIMITING DISTANCE :

REF. : TABLE 9.10.15.4 BCBC 2018

ALLOWABLE UNPROTECTED OPENINGS : PROPOSED UNPROTECTED OPENINGS : 1.87 m

3.68 m²= 11.22%

3.76 m²= 8 %

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FINISH MATERIALS LIST :	5	RESIDENTIAL VINYL WINDOW FRAMES WHITE COLOUR	10	INSULATED PVC GARAGE DOOR SHADOW GRAY- 2125-40 BENJAMIN MOORE
1 STAINED CEDAR SIDING PINE CONE - SW 3046	6	ALUMINUM GUARDRAIL WITH CLEAR GLAZING BLACK	11	ALUMINUM PATIO / BALCONY DOORS
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3 FIBER CEMENT HARDIE PANEL WHITE DOVE - OC 12 BEN JAMIN MOORE	8	PAINTED CAST IN PLACE CONCRETE (SW 6254)	13	STAINED CEDAR POST CEDAR MILL SW 3512
METAL ROOF LIGHT BRONZE	9	OAK SOLID WOOD DOOR PINE CONE - SW 3046	14	ALUMINUM GUARDRAIL (BLACK)





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LTD.

PROJECT NO. 01 - 18

PROJECT :

322 - W 14TH NORTH VANOUVER

DRAWING TITLE :

NORTH & SOUTH ELEVATIONS "INFILL"





UNPROTECTED OPENINGS UN	IT "C"
EXPOSING BUILDING FACE AREA : TOTAL :	56.82 m²
LIMITING DISTANCE :	5.48 m.
ALLOWABLE UNPROTECTED OPENINGS :	25.17 m ² = 48.87%
PROPOSED UNPROTECTED OPENINGS :	12.67 m ² = 22.3 %

REF. : TABLE 9.10.15.4 BCBC 2018







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1	ISSUED FOR PRE-CONSULTATION	10 - 04 - 2019	
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3	ISSUED FOR REZONING AND ADP	02 - 23 - 2021	
1	RE-ISSUED FOR REZONING AND ADP	04 - 16 - 2021	
5	RE-ISSUED FOR DP	08 - 12 - 2021	



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PROJECT NO. 01 - 18

PROJECT :

322 - W 14TH NORTH VANCOUVER

DRAWING TITLE :

MATERIAL BOARD

SEAL A-12 DATE : 10-04-2019 DRAWN : F.N. SCALE : CHECKED : R.S.



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LTD.

CLIENT :

PROJECT NO. 01 - 18

PROJECT :

322 - W 14TH NORTH VANCOUVER

DRAWING TITLE :

REFLECTED EAST & WEST ELEVATIONS NEIGHBOR'S WINDOWS ON SIDE ELEVATIONS

SEAL A-14
DATE: 10-04-2019 DRAWN: F.N.
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PROJECT NO. 01 - 18

PROJECT :

322 - W 14TH NORTH VANCOUVER

DRAWING TITLE :

SUMMER STREETSCAPE

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	A-15
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CONTRACTOR'S RESPONSIBILITIES: Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the appropriate design professional (eg Landscape Architect, Engineer)

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1	1/20/2020	REVIEW					
2	7/1/2020	SUBMIT					
3	11/2/2020						
1	2/2/2020						
4	2/2/2021						
5	3/1/2021						
6	4/7/2021						
7	8/9/2021	BUILDING PERMIT					
COI and Arc with	COPYRIGHT RESERVED: This drawing and design are, and at all times shall remain the property of SW Landscape Architect , and cannot be used, reproduced or distributed without the written consent of SW Landscape Architect.						
Design F	SW LAN	DSCAPE ARCHITECT					
919	MELBOURNE	AVENUE, NORTH VANCOUVER					
	www.sw 7	landscapearchitect.com 78 834-8959 cell					
Client							
	12	209661 BC LTD.					
Project 1							
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NORTH VANCOUVER							
Sheet Title							
LAYOUT							
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PLANT LIST 322 WEST 14 ST., CNV

Botanical Name	Common Name	No.	Size	Spacing	Sym
TREES					
Acer circinatum	Vine maple	2	2.4m	as shown	AC
Cercidiphyllum japonicum	Katsura tree	2	7 cm cal	as shown	CJ
(suggested street tree species)					
Cornus kousa 'Milky Way	Chinese dogwood	4	7 cm cal	as shown	СК
SHRUBS					
Azalea 'Girard Fuchsia'	Azalea	21	#2 pot	as shown	AzG
Cornus alba 'Elegantissima'	Variegated dogwood	13	#2 pot	as shown	Ca
Cornus stolonifera	Redtwig dogwood	9	#2 pot	as shown	Cs
Magnolia stellata	Star magnolia	2	1.8m	as shown	Ms
Magnolia stellata 'Pink Star'	Star magnolia PS	4	1.8m	as shown	MsP
Rhododendron 'Dora Amateis'	Rhododendron	4	#5 pot	as shown	RhD
Rhododendron 'PJM'	Rhododendron	16	#5 pot	as shown	RhP
Taxus media 'Hillii'	Yew	119	1.2m	as shown	Tm
Vaccinium parvifolium	Red huckleberry	26	#2 pot	as shown	Vp
VINES, GROUND COVERS AND HERBA					
Carey oshimensis 'Evergold'	Sedge	67	#1 pot	as shown	60
		62	#1 pot		mn
	Western sword forn	0Z	#1 pot		
	western sword tern	51	#1 pot	as shown	рт
		+	+	<u> </u>	

Contractor to be certified by BCLNA

All plants and installation to meet or exceed latest Canadian Landscape standard (CLS) #1 standards Contractor to verify numbers and placement of plants prior to installation

No.	Date	Issue/Revision Notes				
1	1/20/2020	REVIEW				
2	7/1/2020	SUBMIT				
3	11/2/2020	ADP				
4	2/2/2021	ADP				
5	3/1/2021	ADP				
6	4/7/2021	SUBMIT TO CITY				
7	8/9/2021	BUILDING PERMIT				
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919	MELBOURNE www.sw	AVENUE, NORTH VANCOUVER				
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^{Client} 1209661 BC LTD.						
322 WEST 14TH STREET						
NORTH VANCOUVER						
Sheet Title						
PLANTING PLAN						
Project Manager Project ID 2020-06						
Drawn By Scale SW AS NOTED						
		Sheet No.				
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NOTE: REFER TO, AND COORDINATE LANDSCAPE DRAWINGS WITH ARCHITECT AND ENGINEER DRAWINGS

LIGHTING SCHEDULE

LIGHTING: ALL FIXTURES TO BE ENERGY EFFICIENT WITH LED LAMPS: by Maxtar Lighting, available from Builderpack Supplier, 604 770-3315, all lights to be LED lighting, 3000k running on 24 volts. Upighting/ Spotlights: Model EM-SP16W292L-COL, 6 watt/fixture; Powdercoated black aluminum. Wall/ Step Lighting: Model EM-STE5WW245407-KP, 5.3 watts/fixture; Stainless Steel finish. Pathlighting: Model EM-LAW8W12558-600/1000-ROY, 7.5 watt/fixture; Powdercoated black aluminum

LIGHTING LEGEND



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LANDSCAPE STATEMENT OF INTENT

The landscape was designed to be compatible with the 3 dwelling units that are planned for this small area. The plants help to define and provide some degree of separation and privacy between adjacent dwelling units. The landscape plants were chosen to be attractive in all seasons, low maintenance, sustainable and at a reasonable cost.

The exterior landscape provides for safe passage through the site at night, as well as including some upward spot lights directed to the trees for ambience as well as general lighting. All the lighting fixtures are low voltage LED for sustainable operation and long life.

GENERAL NOTES

- Contractor and their subcontractors and workers to be sufficiently insured and have WCB coverage
- Work to be done by the industry certified personnel. All work to be done to meet or exceed industry standards
- Contractor to adhere to safe work practices on site
- Contractor to confirm location of all utilities and to protect throughout construction
- Contractor to verify layout dimensions, measurements and grades prior to bidding and construction and to inform consultant of any discrepancies
- The landscape drawings are intended to meet municipal Zoning and Building By-Laws. The Contractor is responsible for obtaining approved Engineering drawings and sign-off for all structural and geotechnical work, including all retaining walls over 4 feet in height, or where there are issues with soil stability
- All stairs to have handrails and all drops in elevation of 600 mm or more to have guardrails per BC Building By-Law
- All manufactured products (eg segmental block walls/stairs, pavers, irrigation, lighting) to be installed per manufacturer's instructions
- If there are retained trees on site, all work to be outside the tree protection zone unless approved by certified ISA arborist

LANDSCAPE NOTES

- All landscape works are to meet the specifications and standards of the latest edition of the CANADIAN LANDSCAPE STANDARD, published by the Canadian Society of Landscape Architects and the Canadian Nursery landscape Association, per Specifications section.
- All landscape works to be carried out by a contractor with minimum 5 years' experience doing similar work, who is a member in good standing with the appropriate trade organization: eg, B.C. Landscape and Nursery Association (BCLNA), Irrigation industry Association of B.C. (IIABC). Execution of work to be under the direct supervision of qualified industry certified technicians.
- All grades to meet adjacent grades at property line
- All stormwater is to be contained on site and away from adjacent properties
- All hard surfaces to be sloped a minimum of 1.0% to avoid standing water
- All lawns to be sloped a minimum of 2% to avoid standing water
- No slopes to be steeper than 2.5 horizontal: 1 vertical
- All plant material and growing medium to meet Canadian Landscape Standard #1 specifications
- All shrub beds to contain minimum 18" (450) mm depth of approved growing medium over scarified subgrade

Scale: 1:20

- All lawn areas to contain minimum 6" (150) mm of approved growing medium over scarified subgrade
- Installation to be reviewed by a registered Landscape Architect

MATERIALS LIST (as applicable)

CONCRETE WALKS: Medium broom finish with 2% cross slope, over 4" compacted granular base, expansion joints as required, control joints 5'OC and where potential for cracking

CONCRETE STEPS: Medium broom finish, sloped 2% to front of tread

PAVERS: by Abbotsford Concrete Products. Standard Series, 4 7/16" by 8 7/8" by 2 3/8" inches, Granite Blend, mixed with half standard and double standard sizes to suit owner; pavers over 1" bedding sand and minimum 4" compacted ³/₄" minus base course.

PERMAEABLE PAVERS: by Abbotsford Concrete Products, Standard Series, 4 5/16" by 8 3/4" by 3 1/8" inches, Granite Blend, running bond with soldier course, installed per manufacturer's instructions.

LANDSCAPE SLABS: by Abbotsford Concrete Products, Hydrapressed slabs, typically 18" by 18", 24" by 24" by 1 5/8", over 4" compacted granular base

ASPHALT: 3" of compacted hot mix asphalt applied in 2 lifts over 4" of well compacted 3/4" minus base course.

ADDRESS POST: Architectural concrete finish, with square edges

WOOD FENCE: 1 X6 cedar boards, finished with Sikkens semi-transparent cedar stain

GATES: 1 X6 cedar boards. finished with Sikkens semi-transparent cedar stain

RAILINGS: 42" high, powder coated medium gloss black aluminum, where there is a fall height of 2' or more, installed to code

HANDRAILS FOR STAIRS: 36 " high, powder coated medium gloss black aluminum, installed to code

PLANT MATERIAL: All plant material are to meet current Canadian Landscape Standard (CLS) #1 and installed according to current CLS standards.

SOD: sand based sod (Perennial rye/Kentucky bluegrass) with no netting. Supplied by Bos Sod Farms, or equivalent

GROWING MEDIUM: in accordance with CLS standards; FOR TURF AREAS: Level 2H (High Traffic Lawn Areas), containing by weight: 70-90% sand, maximum 15% fines (max 15% clay), 3-5% organic matter, with pH between 6-7; FOR PLANTING AREAS: Level 2P (Planting Areas), containing by weight: 40-80% sand, maximum 35% fines (max 25% clay), 10-20% organic matter, with pH between 4.5-6.5. Supplied by Veratec Engineered Products, or equivalent; 6"min for lawn areas, 18" min for planted areas, over scarified base. Soil samples to be submitted by contractor to Pacific Soil Analysis for analysis to confirm conformance with CLS specifications. Address: 5-11720 Voyageur Way Richmond, BC V6X 3G9: Phone (604) 273-8226

MULCH: to be composted fir bark, having dark brown, fine texture and ¹/₂" minus, applied evenly at a 2" depth over plant beds. Available from Augustine Soil and Mulch (604 465-5193) or equivalent.

IRRIGATION: SUSTAINABLE, LOW FLOW SYSTEM: Rainbird ESP-mw WiFi compatible controller, 4-22 stations, or equivalent, with outdoor control box, mounted on side of the house, with electrical plug-in. Shrub spray, turf heads and valves to be Rainbird, and installed per Irrigation Industry Association of B.C. (IIABC) standards for residential installations, with shrub and lawn areas on separate zones. Contractor to submit proposed irrigation design for approval by Landscape Architect.

LIGHTING: ALL FIXTURES TO BE ENERGY EFFICIENT WITH LED LAMPS: by Maxtar Lighting, available from Builderpack Supplier, 604 770-3315, all lights to be LED lighting, 3000k running on 24 volts. Upighting/ Spotlights: Model EM-SP16W292L-COL, 6 watt/fixture; Powdercoated black aluminum. Wall/ Step Lighting: Model EM-STE5WW245407-KP, 5.3 watts/fixture; Stainless Steel finish. Pathlighting: Model EM-LAW8W12558-600/1000-ROY, 7.5 watt/fixture; Powdercoated black aluminum





300mm MIN. CLEAR OF

ROOTBALL ALL SIDES

L-PATH LIGHT

SPECIFICATIONS

Performance	
Wattage	6W
Voltage	10-15V
Lumen	500lm
CCT	3000K/4000K
CRI	>80





Scale: N/A

THE GROWING MEDIUM VOLUME MUST HAVE A DIRECT RELATIONSHIP TO THE

MATURE DRIP LINE WITH OUTWARD

ADJUSTMENT FOR COLUMNAR SPECIES

TREE PLANTING DETAIL

STAKES 1500mm LONG; PLACE 1/3RD OF THE STAKE BELOW GRADE. STAKES TO BE POSITIONED PARALLEL TO STREET FOR STREET TREES OR TO PREVAILING WIND. STAKES NOT TO PENETRATE

CREATE A 50mm DEEP WELL IN GROWING MEDIUM FOR THE FIRST YEAR OF WATERING. ENSURE WELL IS A CLEAN-EDGED CIRCLE WITH A DIA. OF

SURROUNDING GRADE. FINISHED GRADE OF PLANTING TO BE EQUIVALENT TO NURSERY - PLACE 50mm DEPTH OF MULCH OVER THE PLANTING WELL. KEEP MULCH BACK FROM TRUNK A MINIMUM DISTANCE OF 100mm - PLANTING HOLE SHALL BE MINIMUM DEPTH OF ROOTBALL. PLANTING HOLE EDGE TO BE A SHALLOW ANGLE. SCARIFY SIDES AND BOTTOM OF TREE PIT PRIOR TO PLANTING.

REMOVE COMPLETELY THE TOP 1/3 OF THE WIRE BASKET, BURLAP, AND ALL NYLON AND BINDING MATERIAL. CUT OFF WIRE BASKET AND BURLAP, DO NOT FOLD THEM INTO THE HOLE PRIOR TO BACKFILLING SOIL DEPTH MAY VARY TO ACCOMMODATE REQUIRED VOLUME WITHIN 900mm MAXIMUM DEPTH. - ENSURE A MIN. 300mm DEPTH OF COMPACTED SUBGRADE UNDERNEATH ROOTBALL TO PREVENT SETTLING OF

POST CAP

2" X 4" TOP RAIL (PT)

1"X 6" CEDAR (NO GAPS)

4" X 4" POST (PT)

2" X 4" BOT. RAIL (PT)

CONCRETE (SLOPED ON TOP)

GRAVEL COMPACTED EARTH



3

Scale: 1:20

Gardon	CDOT	псит
Guiuch	5101	LIGIII

SPECIFICATIONS

Performance

l		
l	Efficiency	80 lm/watt
l	ССТ	3000 K
l	CRI	≥80
	Voltage	12V AC/DC
l	Wattage	6W

LED SPOTLIGHT





DESCRIPTION

•Housing: 12" Die-Casting Grey Powder



SPECIFICATIONS

Performance		
ССТ	3000 K	
Operating Current	227 MA	
Voltage	24V DC	
Wattage	5.4W	
Lumens	96.5 lm	





REMOVE BURLAP AND ROPE FROM AROUND BASE OF SHRUB REMOVE ALL 'ORGANIC' POTS PRIOR TO PLANTING FINISH GRADE MULCH

450mm GROWING MEDIUM

COMPACTED SUBGRADE SCARIFY SURFACE PRIOR TO PLACEMENT OF SHRUB SLOPE SURFACE TO DRAIN AWAY FROM ROOTBALL

NOTES:

1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE OF GROWING MEDIUM. 2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF SHRUB 3. PLANTING PIT MUST BE FREE DRAINING



POST CAP
2" X 4" TOP RAIL (PT)
1"X 6" CEDAR (NO GAPS)
_2" X 4" TOP RAIL (PT)
4" X 4" POST (PT)
2" X 4" BOT. RAIL (PT)
CONCRETE (SLOPED ON TOP)
GRAVEL
COMPACTED EARTH

6' WOOD FENCE-BACK/SIDE YARD

No.	Date	Issue/Revision Notes					
1	1/20/2020	REVIEW					
2	7/1/2020	SUBMIT					
3	11/2/2020	ADP					
4	2/2/2021	ADP					
5	3/1/2021	ADP					
6	4/7/2021	SUBMIT TO CITY					
COI and Arc with	COPYRIGHT RESERVED: This drawing and design are, and at all times shall remain the property of SW Landscape Architect , and cannot be used, reproduced or distributed without the written consent of SW Landscape Architect.						
Design F	SW LAN	DSCAPE ARCHITECT					
919	MELBOURNE www.sw 7	AVENUE, NORTH VANCOUVER landscapearchitect.com 78 834-8959 cell					
Client	1:	209661 BC LTD.					
Project 7	Project Title MULTI-FAMILY DWELLING 322 WEST 14TH STREET NORTH VANCOUVER						
Sheet Ti	tie	DETAILS					
Project N S	^{Manager} TEVE WONG	Project ID 2020-06					
Drawn B	sw						
	<u></u>	Sheet No.					
Date		L-4					
	NUARY/20/2020	of					
W	/ 14 ST v5.vwx	5					

Attachment 3



DIS VIRTUAL MEETING REPORT

Regarding 322 West 14th On September 15th, 2020 from 6:00 to 7:30 pm a DIS Virtual meeting was held.

Two parties attended in the virtual meeting, one family and one real estate agent and his client.

Three topics were discussed:

1- Building height.

2- Elevation design style.

3- East side and West Side windows place to provide maximum privacy for neighbours.

Project's architect answered:

1-This is a two story building and height is limited to city zoning bylaw.

2- We can see modern and classic design in the area and most of the brand new houses are modern style.

3- We make sure there is no face to face windows or overlooking with the neighbours.

Regards,

Farid

ROYAL , PALACE

WWW.ROYALPALACECONSTRUCTION.CA

933 Eyrmount Dr West Vancouver BC V7S2B2

Phone :+1 604-220-9967

info@royalpalaceconstruction.ca

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8873

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. 8873" (Farid Sayari / Royal Palace Construction and Design, 322 West 14th Street, CD-739).
- 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-739 (Comprehensive Development 739 Zone):

Lots	Block	D.L.	Plan	
18	47	271 and 548	1658	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-738 Comprehensive Development 738 Zone":

"CD-739 Comprehensive Development 739 Zone"

B. Adding the following to Section 1101, thereof, after the "CD-738 Comprehensive Development 738 Zone":

"CD-739 Comprehensive Development 739 Zone"

In the CD-739 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) Two Principal Buildings shall be permitted on one Lot;
- (2) The permitted Principal Use on the Lot shall be limited to:
 - (a) Two Principal Dwelling Units in the southernmost duplex building;
 - (b) One Principal Dwelling Unit in the northernmost infill building;
- (3) Gross Floor Area (One-Unit and Two-Unit Residential) combined and in total, shall not exceed 0.5 FSR:
 - (a) Attached parking garage and carport shall be excluded;
- (4) Lot Coverage shall not exceed 41%, which shall include the parking garage and carport;

- (5) Siting shall be as in the RT-1 Zone, except that:
 - (a) The northernmost Principal Building shall be sited not less than:
 - i. 1.22 metres (4.0 feet) from the Rear Lot Line;
 - ii. 0.91 metres (3.0 feet) from the west Interior Side Lot Line;
 - (b) Siting of the Accessory Building bike storage use shall be in front of, and not less than 1 metre (3.3 feet) from, the northernmost Principal Building;
- (6) The garbage and recycling Accessory Structure shall be screened and may be covered by a trellis without a waterproof roof up to 2.44 metres (8 feet) in height.

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

IM Department Director CAO Manager



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 2

Subject: REZONING APPLICATION: 115 EAST KEITH ROAD (VICTORIA PARK (DENNA HOMES) GP LTD. / INTEGRA ARCHITECTURE INC., CD-741)

Date: October 6, 2021

File No: 08-3400-20-0058/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated October 6, 2021, entitled "Rezoning Application: 115 East Keith Road (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., CD-741)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8877" (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741) be considered and referred to Public Hearing;

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

THAT staff be directed to receive and review detailed drawings for the proposal;

THAT all conditions noted in the report section, Project Conditions, be addressed prior to the scheduling of a Public Hearing;

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

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

ATTACHMENTS

- 1. Context Map (CityDocs 2096545)
- 2. Conceptual Drawings Dated August 31, 2021 (CityDocs 2094624)
- 3. Co-Creation Workshop Summary and Design Response (CityDocs 2077485)
- 4. DIS Summary (CityDocs 2094789)
- 5. Let's Talk Survey on Development Application (CityDocs 2077448)
- 6. Tenant Relocation Plan (CityDocs 2094784)
- 7. Proposed Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8877 (CityDocs <u>2082819</u>)

SUMMARY

This report presents, for Council's consideration, a rezoning proposal for the property at 115 East Keith Road. This proposal was selected as a pilot of a new *Development Approvals Process*, which was an action identified in the Balanced Housing Lab. The pilot approval process includes early community consultation and earlier Council consideration. An accompanying report provides background on the pilot process as well as an overview of the public engagement outcomes for this project.

Under this pilot approval process, the application is being processed in two stages: the first stage would review the project at the concept and present to Council (the subject of this report); the second stage will include more detailed application drawings for staff review (this would follow should Council direct staff to proceed). Staff recommend Council refer this application to a public hearing, and for the application to proceed to detailed design development for staff review.

SITE CONTEXT

This double-fronting site is located directly south of Victoria Park and fronts on East Keith Road and East 6th Street. The building directly to the west, at 616 Lonsdale Avenue, is a 5-storey strata building, and directly to the east, at 123 East Keith Road, is a 17-storey strata building. To the south, across East 6th Street are a mix of rental and strata buildings ranging from two to nine storeys in height.

Direction	Address	Description	Zoning
North	e	Victoria Park (East)	Public Use and Assembly 1 (P-1)
East	123 East Keith Rd.	17-storey strata building	Comprehensive Development 155 (CD-155)
West	616 Lonsdale Ave.	Five-storey strata building	High Density Apartment Residential 1 (RH-1)
South	115 East 6 th Street	Four-storey rental residential building	Comprehensive Development 316 (CD-316)
	540 Lonsdale Ave.	Nine-storey strata residential building	High Density Apartment Residential 1 (RH-1)

Table 1. Site Context

REPORT: Rezoning Application: 115 East Keith Road (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., CD-741) Date: October 6, 2021

119 East 6 th St.	Two-storey strata residential building	Comprehensive Development 324 (CD-324)
123 East 6 th St.	Three-storey strata residential building	Medium Density Apartment Residential 1 (RM-1)

PROJECT DESCRIPTION

A conceptual design is presented at this time (Attachment 2). In accordance with the Pilot Development Approvals Process, full reviews of the detailed application will be completed after Introduction.

The proposed development is six storeys from East Keith road and eight storeys from East 6th Street. There are seven full storeys of rental units on top of two levels of parking and storage. Elevators and stairs provide access to a common amenity area on the rooftop.

Proposed setbacks are 4.57 metres (15 feet) from both the front and rear property lines, 3.05 metres (10 feet) from the east property line, and from the west property line, the setback is 3.2 metres (10.5 feet) at the north end of the building, increasing to 4.45 metres (14.6 feet) at the south end. In comparison to the adjacent properties, the proposed development would be two storeys taller than the existing building to the west and eleven storeys shorter than the building to the east.

To allow the proposed massing, the proposed bylaw would vary the standard RH-1 Zone FSR, setbacks, lot coverage, building width and length, and minimum tower separation requirements.

	Base Zone Requirements	Proposal
Zoning	RH-1 Zone	CD-741 (RH-1 base)
Permitted Principal Uses	Various Residential Uses	Rental Apartment Residential Use
Maximum Density	2.6 Floor Space Ratio (FSR)	3.3 Floor Space Ratio (FSR)
Lot Coverage	Maximum 50 percent	65 percent
Maximum Building Width and Length	Maximum 30.48 m (100 feet) above the third storey.	(waived)
Setbacks	Front: 7.62 m / 25 ft. Rear: 7.62 m / 25 ft. Interior Side: 7.62 m / 25 ft.	Front: 4.57 m / 15 ft. Rear: 4.57 m / 15 ft. West Interior Side: 3.2 m / 10.5 ft. East Interior Side: 3.05 m / 10 ft.
Minimum Tower Separation Above Four Storeys	24.38 m / 80 ft.	(waived)
Off-Street Parking	48	46

The proposed Bylaw would limit the permitted principal uses to rental apartment residential and, in addition to the variances relating to massing, would allow for a parking variance of two vehicle parking spaces. The bylaw is expected to remain unchanged going forward, however, should changes be required, the bylaw would need to be amended at a Council meeting. This scenario is outlined further in the Next Steps section of this report.

PUBLIC ENGAGEMENT

The purpose of the pilot project has been to test a new approvals process that includes early public engagement and early Council consideration. With public engagement happening early in the process, input can be more meaningfully incorporated into the project design early on and prior to staff and advisory body reviews, which typically make up the longest portion of the rezoning process timeline. Further details on the public engagement completed for this project are provided in the accompanying information report and a brief summary is provided below.

The early public engagement under the pilot was more extensive than the typical process and was made up of four components: 1) a Co-Creation Workshop; 2) a Visual Preference Survey; 3) Developer Information Session; 4) online engagement. The Co-Creation Workshop was attended by residents across North Vancouver as well as representatives from the adjacent buildings and a tenant currently living at 115 East Keith Road. A number of topics were discussed, oriented around four themes:

- Building height, setbacks, and massing;
- · Parking, traffic and site access;
- Amenities, public realm and landscaping;
- Other ideas, hopes and concerns.

The public engagement consultant prepared a summary of the workshop discussion, which is attached to the accompanying report. The applicant has used the summary as a framework for their design response (Attachment 3), which describes how the final conceptual design addresses the input received at the workshop.

The proposed design is referred to in the Pilot Development Approvals Process as the Project Brief. This includes the conceptual drawings and supplemental materials like a survey and the tenant relocation plan. After the Project Brief was submitted, a Developer's Information Session (DIS) was held, hosted by the applicant, following standard CNV requirements for public engagement for rezoning applications. This session was open to the general public and was advertised via mail-out, newspaper ad, and signage posted on site.

A summary of the DIS is included with this report as Attachment 4. Attendees were encouraged to provide input regarding the proposal through the CNV Let's Talk portal. The Let's Talk project page was open to the public before the DIS and during the two weeks following; it provided information about the proposed project and included a survey. A summary of the survey responses is included in this report as Attachment 5. In total, there were 33 completed surveys, with the following responses:

- 22 in support
- 7 opposed
- 3 mixed
- 1 don't know

Key concerns heard at the DIS and in the comments provided in the Let's Talk survey were primarily regarding relocation of the tenants in the existing building and the affordability and livability of the units in the proposed building. Other themes of discussion included sustainability and accessibility elements of the proposal, and unit size and mix were also discussed. The applicant's proposed Tenant Relocation Plan is outlined in the section below. The topics of livability, sustainability and accessibility are guided by City policies including the Sustainable Development Guidelines, Adaptable Design requirements and Active Design Guidelines, which will all be considered during the full review stage.

TENANT RELOCATION PLAN

The existing building is a three storey rental apartment building with a total of 23 units, all currently occupied as of the date of this report. The 23 units consist of 1 twobedroom unit, three studio units, and 19 one-bedroom units. Of all the tenancies, nine have been in the building less than five years, three are between five and ten years, and eleven have been in the building for ten years or more.

The application (Project Brief) was submitted in early June 2021 after completion of the Co-Creation Workshop. Because this precedes the latest amendment of the Residential Tenant Relocation Policy, the applicant is expected to meet the requirements set out in the 2015 version of the Policy, including finding comparable units for the existing tenants at rental rates that are within 10 percent of either their current rent, or 10 percent of the CMHC average market rents, whichever is greater. Compensation equivalent to three months' rent, and an unspecified amount of funds for moving costs are also expected, and tenants must be given first right of refusal for the mid-market units to be provided in the new development.

The applicant has prepared a Tenant Relocation Plan (Attachment 6) that satisfies the requirements of the 2015 Policy as well as some of the new requirements that have been added in the 2021 amendment. These include moving expenses of \$1000 to \$1500 depending on unit size, and compensation equivalent to four months' rent instead of three.

PLANNING ANALYSIS

The proposal is consistent with the OCP with 3.3 FSR of proposed density and approximately seven storeys of height. The proposed height is well under the maximum that can be considered under the OCP, which allows up to 46 metres, or approximately 15 storeys, for residential developments around Victoria Park. Some variances are

needed to enable redevelopment of the site, and to achieve the full density identified in the OCP. The main variances are to the required minimum setbacks and tower separation requirements. Minor variances to Lot Coverage and Parking are proposed as well.

An analysis of the proposed massing has been completed as part of a preliminary review of the proposal. Setback and tower separation distances as written in the current RH-1 Zone are generally designed to consider tall buildings similar to the 17-storey residential building at 123 East Keith Road rather than mid-rise buildings such as the one proposed in the conceptual drawings. The standard zoning requirement for setbacks is 7.62 metres (25 feet), with a tower separation distance of 24.38 metres (80 feet). As a mid-rise building of six to eight storeys, impacts such as shadowing on adjacent buildings and public space - in this case, Victoria Park - are less concerning. The shadow study provided shows that the shadow impact on Victoria Park would be minimal. The proposed tower separation distance is approximately 59 feet from 123 East Keith Road to the east, and 20 feet from 616 Lonsdale Avenue to the west. At 6 to 8 storeys, a reduction in the standard 80-foot separation distance is considered reasonable. 59 feet should provide adequate distance to ensure shadow and view impacts on 123 East Keith Road will not be significantly impacted. Due to a relatively minimal separation distance from 616 Lonsdale Avenue, there is a greater risk of view and shadow impacts to occur for that building. Responding to this concern, the proposed massing incorporates an increasing setback along the west side of the building, with a distance of 24 feet at the south end. This increasing setback helps by allowing solar access and mitigating view impacts for 616 Lonsdale Avenue.

The preliminary review also considered how the conceptual design responds to input provided at the co-creation workshop. A summary of the input as well as the applicant's response is provided as Attachment 3. This document was prepared and submitted by the applicant based on the Co-Creation Workshop Summary prepared by the engagement consultant, which is not included with this report but is included as an attachment to the accompanying report on the Pilot Development Approvals Process.

The concept design responds well to concerns that were heard at the Co-Creation Workshop regarding the relationship to the adjacent buildings, particularly the building directly to the west. Though the proposed side setbacks are relatively narrow, the massing of the building is set back a greater distance toward the south end, allowing for greater solar access for the building to the west. This approach serves to orient the building massing on the west side along a north-south axis, helping to preserve solar access as well as views from the adjacent building and from Victoria Park.

Though details are not shown, the proposed design allows for various rooftop amenities to be considered and potentially accommodated; provision of adequate rooftop amenities was an important discussion item among the Co-Creation Workshop participants. An interior amenity spaces is also proposed. A number of suggestions were made regarding transportation alternatives. With a requested variance of two parking spaces, the applicant will be required to provide a transportation study that will consider alternative transportation options such as car share and e-bike share program for tenants. Sustainable design was another comment made by several attendees. The

proposal would meet Step 3 of the Step Code, as required by the Construction Regulation Bylaw.

Further assessment of the items mentioned above will be completed once detailed drawings are submitted for review. Further to these items, the Project Conditions listed below will also be reviewed.

PROJECT CONDITIONS

Comments were provided by various departments prior to submission of the Project Brief. No major concerns were identified at the preliminary stage that would significantly impact the feasibility of the redevelopment of the site. Full reviews to be completed would identify items to be addressed by the applicant through the rezoning process.

Prior to the project being brought back to Council for Public Hearing and Third Reading of the Bylaw, the following conditions must be met:

- The applicant provides drawings and other information required for staff to conduct full reviews of the proposed development;
- A thorough Planning review is completed and all concerns are addressed by the applicant, including, but not limited to: urban design, transportation issues, livability, sustainability, any topics relating to City policies as well as any other practices or design elements deemed relevant to the proposal;
- All other relevant departments review the detailed drawings of the proposal and are satisfied that applicable codes and bylaws can be met;
- The applicant commits to any off-site works that are deemed, through staff reviews, to be required by bylaw or other parameters to accommodate the proposed development;
- The detailed proposal is presented to the Advisory Design Panel and other advisory bodies as needed for their review and recommendation;
- The applicant continues to follow their Tenant Relocation Plan and provides an update on the progress;
- The applicant completes a Transportation Study and incorporates transportation demand management (TDM) features into the proposed project to support sustainable transportation and offset the parking variance. TDM measures may include subsidized transit passes and/or credits toward car share use;
- The applicant provides a tree study from a qualified arborist including a survey and health assessment of all private and public trees and recommendations for retention or removal;

- The applicant provides summaries indicating compliance with CNV policies, including the Sustainable Development Guidelines, Active Design Guidelines, and the Housing Action Plan;
- The applicant agrees to a Housing Agreement that secures the rental housing . and a minimum of 10 percent mid-market units, in perpetuity, in accordance with the Housing Action Plan.

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 in the Residential Level 6 designation, up to a maximum of 3.3 FSR.

A bonus beyond the maximum FSR currently permitted in the RH-1 Zone (2.6 FSR) is proposed. The total proposed bonus is 0.7 FSR, or 9797.9 square feet, which is to be achieved through the provision of secured rental and mid-market units. As the existing building on site is a rental apartment building, policies do not support a benefit other than new rental housing. The value of the bonus density can be roughly calculated by using the standard cash contribution amount for areas within the Lonsdale City Centre, \$190 per square foot of bonus floor area.

Table 3. Estimated Value of Community Benefits through Density Bonusing				
Density Value Calculation	Value			
Density Bonus to 3.3 FSR (@ \$190 / sq. ft.)	\$1,861,601			
Total Value of Community Benefits	\$1,861,601			

wefite through Density Denusing

Works beyond standard bylaw requirements may be warranted, to accommodate the new development. The specific works would be determined through a full review of the application and would be secured through legal agreements. In accordance with the Density Bonus and Community Benefits Policy, these works would not be considered as community benefits, but as essential works to support the development.

NEXT STEPS

Should Council support this project moving forward, staff would direct the applicant to submit full drawings and materials required for the proposal to be fully reviewed. The project would also be presented to relevant advisory bodies (e.g. Advisory Design Panel). Public Engagement stages for this project have been completed and no formal events would be scheduled going forward. As is general practice, inquiries regarding the project would be addressed by staff and the applicant on an ongoing basis. During the review stage, the applicant would continue to follow their Tenant Relocation Strategy.

Once full reviews have been completed, staff would advise City Clerks to schedule a Public Hearing and prepare notifications. The process from this point would be the same as standard practice. After Third Reading, legal agreements would be drafted and signed by the applicant, and Fourth Reading would be scheduled once that process is complete.

Should there be a need to revise the proposed bylaw after full reviews are complete, staff would prepare a brief report to Council before the Public Hearing is scheduled so the bylaw can be amended. After the bylaw is amended by Council, the Public Hearing would then be scheduled and notifications completed.

FINANCIAL IMPLICATIONS

There are no financial cost implications for the City relating to the development project. The development would provide secured rental housing, at least 10 percent of which would be mid-market units. The approximate value of this Community Benefit Contribution is \$1.86 Million.

INTER-DEPARTMENTAL IMPLICATIONS

Should Council direct staff to receive detailed drawings for review, the process moving forward will follow standard practices, including reviews by Planning, Building, Fire, Engineering, Environment and Transportation staff.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The Pilot Development Approvals Process aims to gather learnings and recommendations on how the standard rezoning process could be improved, particularly as it relates to public influence to shape projects at early stages. This goal is in keeping with the City's Strategic Plan as public participation and delivering better buildings within an efficient timeline are important City objectives. These learnings and recommendations will be presented to Council separately when they are available. At this time, direction is being sought regarding the development project itself, which is in keeping with the OCP.

CONCLUSION

Presented in this report is an early conceptual proposal for a rezoning application on this site. It is the result of early engagement with the community and will be further developed and subject to full staff review if Council were to refer the application to a public hearing. Staff support the proposal as shown as it has generally demonstrated policy compliance and a good contextual fit. Staff recommend this application be referred to a public hearing – this would allow the applicant to fully develop their plans and fulfill all conditions as a result of a more thorough staff review.

RESPECTFULLY SUBMITTED:

Mulul

Emily Macdonald Planner 2


Attachment 2



115 KEITH ROAD EAST | NORTH VANCOUVER | BC | PROJECT BRIEF APPLICATION

A-0.100



Project: Date: Issue:

13.997 sq.ft.

13.997 sq.ft.

32,193 sq.ft.

46,190 sq.ft. 56,397 sq.ft.

10,207 sq.ft 46,190 sq.ft

6,999 sq.ft. 8,832 sq.ft.

nit Total Exclusions 0.00 sq.ft

10,207.2 sq.

8.253.56 sq.ft.

7,877.90 sq.ft. 7,965.90 sq.ft.

7,965.90 sq.ft. 7,965.90 sq.ft. 7,965.90 sq.ft.

7,965.90 sq.ft

6,397.1 sq.ft

46 spaces

3.0 snaces

16 spaces max

120 spaces long term 120 spaces long term

40 spaces long term 40 spaces long term

8 spaces short term 8 spaces short term 128 spaces total bicycle spaces provide

18 spaces

0.00 sq.ft. 20.0 420.00 sq.ft. 7662.74 sq.ft. 2124.46 sq.ft.

6-STOREY PURPOSE BUILT RENTAL BUILDING

LOT A (REFERENCE PLAN 9816) BLOCK 114 DISTRICT LOT 274 GP1 NWD PLAN 878

115 Keith Road East, North Vancouver, BC, V7L 1V1 115 Keith Road East, North Vancouver, BC, V7L 1V1

Integra Architecture Cascadia Geen Development High Rise Apartment - Residential Level 6 - R8 RH-1 CD

2.30 OCP Density 1.00 With Public Benefits

50%

Unit Mix 74% 16%

> 10% 100%

3.30 Purpose Built Rental Housing

Min. 25% No Units Stair 01 Stair 02

175 44 949 02 89

6.417.57 sq.ft.

6,485.57 sq.ft. 6,960.40 sq.ft.

6,960.40 sq.ft. 6,960.40 sq.ft. 6,960.40 sq.ft.

6,960.40 sq.ft.

47,705 sq.ft.

0.50 space/unit 0.10 space/unit

1.5 spaces/unit 1.5 spaces/unit

35% max 35%

1.835.99 sq.ft.

1,392.33 sq.ft 1,005.50 sq.ft

1,005.50 sq.ft. 1,005.50 sq.ft. 1,005.50 sq.ft.

1,005.50 sq.ft

8,692.0

21

20507 August 20/2021

1.300.35 m2

1.300.35 m2

2,990.81 m2

4,291.2 m2 5,239.4 m2

948.3 m2 4,291.1 m2

650.18 m2

820.55 m2

0.00 m

39.02 m2 712.15 m2 197.37 m2 .0%

948.27 m2

767 m2

732 m2 740 m2

740 m2 740 m2 740 m2

740 m

40 spaces 8 spaces inclusive of required parking 0.0 spaces

inclusive of require

3 spaces inclusive of required parking

5,239 m2 Overa

8% (Floor 1-6)

mments ive Design Guidelines 0% Units AD Level 2 ive Design Guidelines

77.8% 77.8% 82.3% 87.4% 87.4% 87.4% 87.4% 87.4% 0.0% 86.5%

Integra ARCHITECTURE INC.

2330-200 Granville Street Vancouver, BC, V6C 1S4

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Cascadia Green

80 units 80 units

80 units @ 80 units @ 0%

0.038 /dwelling

35% of required space

39% of provided sp

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed Note 2: All areas are approximate and are for zoning purposes only Note 3: Net 8 groups and rates are measured to the center of optividals and to the exterior of sheathing of exterior walls Note 4: Dedications and setbacks subject to City of North Vancouver approval

Project Name: 115 Keith Road East

Client: Cascadia Green Developent PROJECT DATA

EXISTING ADDRESS PROPOSED ADDRESS

LEGAL DESCRIPTION

PROPOSED ZONING SITE AREA : Gross Site Area

Max GFA (Gross Site Area)

Max Bonus GFA Max GFA (Gross Site Area) Total Proposed Floor Area

Total Proposed Exclusions Proposed GFA (Gross site

Max. Site Coverage Lot Coverage

UNTI SUMMARY Unit Type 1 Bed 2 Bed

GFA CALCULATION Exclusion Summary

Total Exclusions

Floor Area - Ground

Floor Area - 1st Floor Floor Area - 2nd Floor

Floor Area - 3rd Floor Floor Area - 4th Floor Floor Area - 5th Floor

loor Area - 6th Floor

Total Parking Provided

abled Parking Re

Max. Small Cars

Provided Small Cars BICYCLE SPACES: quired Secure Bicycle Parking wided Secure Bicycle Parking

Disabled Parking Provided

vertical parking Spaces ical parking Spaces Provided

Required Short Term Bicycle Parking Provided Short Term Bicycle Parking

Total Floor Area

PARKING SPACES inimum Parking Required isitor Parking Required arking Reduction otal Parking Required

Floor Ar

ptable Units Level 2 (20 sf / unit

ind Level rs (Active Design) - 8% m

3 Bed

Road Dedicati Net Site Area

PROJECT ARCHITECT PROJECT OWNER OCP LAND USE DESIGNATION EXISTING ZONING

[PROJECT] Keith Rd

115 Keith Rd East North Vancouver, BC

Data

[PROJECT] 21562 [SCALE] Not To Scale Tuesday, August 31, 2021 [ISSUE] CITY REVIEW [DRAWING]

A-0.101

[TITLE]



OCP - RESIDENTIAL LEVEL 6 (HIGH DENSITY)

- 2.3 FSR (MAX BONUS OF 1.0 FSR)

- FSR BONUS WITH PUBLIC BENEFITS:

- SECURE MARKET RENTAL HOUSING OR NON-MARKET RENTAL - MAX HEIGHT 15 STOREYS (46 METERS)

APPLICATION GUIDELINES

- 2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY
 - ACTIVE DESIGN GUIDELINES
 - ADAPTABLE DESGIN GUIDELINES







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2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220 Ophreum Extension 40 6684 4220

ARCHITECT SEAL

Cascadia Green

Keith Rd

115 Keith Rd East North Vancouver, BC

Zoning OCP

21562	(PROJECT]
Not To Scale	[SCALE]
luesday, August 31, 202	1 [DATE]
CITY REVIEW	(ISSUE)
	[DRAWING]

A-0.102





115 KEITH ROAD EAST





VIEW WEST DOWN KEITH RD TOWARDS LONSDALE AVE





VIEW WEST DOWN 6TH ST TOWARDS LONSDALE AVE



REGIONAL CONTEXT









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[PROJECT TEAM]

[ARCHITECT SEAL]



Cascadia Green

Keith Rd

115 Keith Rd East North Vancouver, BC

Context Photos

21562	ROJECT
Not To Scale	SCALE
Tuesday, August 31, 2021	[DATE
CITY REVIEW	(ISSUE)

A-0.103





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[ARCHITECT SEAL]



Cascadia Green

[PROJECT]

Keith Rd

115 Keith Rd East North Vancouver, BC

TITLE

Level P2 Parking Plan

21562 [PROJECT] [SCALE] 1/8" = 1'-0" Tuesday, August 31, 2021 [ISSUE] CITY REVIEW [DRAWING]

RESIDENTIAL SMALL MNIMM RESIDENTIAL RESIDENTIAL REGULAR RESIDENTIAL ALLAR ILAR RESID P:82 RESIDENTIAL ESIDENTIAL SMALL MINNUM RESIDENTIAL SMALL WINNUM EVLEVEL2 RESIDENTIAL MINIMUM EV LEVEL 2 RESIDENTIAL REGULAR XIT STAIR P:82 RESIDENTAL ESIDENTIAL SAALL MINNUM EVLEVEL2 RESIDENTIA. RESIDENTIAL PARKING P1 - 6 Spaces P2 - 32 Spaces RESIDENTIA SMALL WINNUM ELEV. 66 LOBBY 193.67 sq ft RESIDENTIAL SMALL MNNNUM EV LEVEL 2 RESIDENTIAL ELEV. Exc2 Charles Lawres RESIDENTIAL RESIDENTIAL SMALL MNMMM RESIDENTIAL ACCESSIBLE MINNUM Q NINNU REGULAR NNINUM EVLEVEL2 RESIDENTIAL REGULAR MNNUM EVLEVEL 2 RESIDENTIAL REGULAR NNNNN EVILEVEL 2 36 **34**0 RESIDENTML ACCESSIBLE MNMMM 18-1/2 Ŕ Contraction of Contract Solese Mag c=====BAIT STAIRS RESIDENTIAL ACCESSIBLE MNNUM Ð P22 RESIDENTIAL SMALL MINNUM EV LEVEL 2 MINIMUM EV LEVEL 2 RESIDENTIAL REGULAR MINIMUM EV LEVEL 2 RESIDENTIAL REGULAR MINIMUM EV LEVEL 2 RESIDENTIAL REGULAR RESIDENTIAL REGULAR RESIDENTIAL REGULAR RESIDÊNTIAL RESIDÊNTIAL RESIDÊNTIAL RESIDENTIAL SMALL MINNUM EVILEVEL2 Π 1222 158.0% NAMES AND ADDRESS OF THE DESIGNATION OF THE 87"-2" 11'-6' 98'-8"

MECH

188.97 sc ft

Level P2 Plan (1)

A-2.000



Integra



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[ARCHITECT SEAL]



Cascadia Green

[PROJECT]

Keith Rd 115 Keith Rd East North Vancouver, BC

[TITLE]

Level P1 Parking Plan

 21562
 [PROJECT]

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

 Tuesday, August 31, 2021
 [OATE]

 CITY REVIEW
 [ISSUE]

A-2.010

1) Level P1 Plan









CITY REVIEW





CITY REVIEW





A-2.200

CITY REVIEW





CITY REVIEW





CITY REVIEW



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[ARCHITECT SEAL]



Cascadia Green

[PROJECT]

TITLE

Keith Rd

115 Keith Rd East North Vancouver, BC

Lower Roof Plan

[PROJECT] 21562 [SCALE] 1/8" = 1'-0" Tuesday, August 31, 2021 [ISSUE] CITY REVIEW

> [DRAWING] A-2.700



Lower Roof Plan

1





A-4.100



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[PROJECT TEAM]



CASCADIA

[ARCHITECT SEAL]

Cascadia Green

[PROJECT] Keith Rd

115 Keith Rd East North Vancouver, BC

TITLE **Building Elevation**

- East [PROJECT] 21562

[SCALE] 1/8" = 1'-0" Tuesday, August 31, 2021 [ISSUE] CITY REVIEW

A-4.200

[DRAWING]



A-4.300



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2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220 Onment effective. The Service action is and at 11 these tensions the factures are proved or intrasa, and effective.

[PROJECT TEAM]



CASCADIA Liter Development Journal Cascadia Green

[ARCHITECT SEAL]

(PROJECT) Keith Rd 115 Keith Rd East North Vancouver, BC

Building Elevation
- West

TITLE

21562 [PROJECT] 1/8" = 1'-0" [SCALE] Tuesday, August 31, 2021 [OATE] CITY REVIEW [ISSUE] [DRAWING]

A-4.400

PCA Submission to the City: February 04, 2021 Memo to CGD: March 23, 2021 Co-Creation Workshop: April 08, 2021 Co-Creation Workshop Summary to CGD: April 15, 2021 Project Brief Submission to the City: June 07, 2021 Developer Information Session: June 22, 2021 Co-Creation Workshop Report to the City: June 28, 2021

Cascadia Green Development Report on Co-Creation Workshop

Introduction

As part of Balanced Housing Lab's alternative approval process a Co-Creation Workshop was held on April 8, 2021. This workshop was held by the City of North Vancouver, and Urban Matters was the facilitator for this workshop. 14 volunteer members of the public participated in this workshop. Facilitator, the developer, and participants were divided into four groups and given four topic areas for discussions as below:

- Building height, setbacks, and massing
- Parking, traffic and site access
- Amenities, public realm and landscaping
- Other ideas, hopes and concerns.

For each topic area, participants were asked to consider the following questions

- What must the project achieve? (Not an option; we will fail if these are not present)
- What should the project achieve? (Degree of option to pursue is present but this is a category of value add considerations that sometimes are also the difference between success and failure)
- What could the project achieve? (Space for innovation. Not immediately obvious or low hanging fruit criteria but offers something of unique value that could really accelerate efforts)
- What should the project not do? (Defeats the purpose of the project. Will create more harm than good if present)

Participants were also asked to vote for the top four ideas that emerged from the four questions they thought were the highest priority from their perspective.

A summary report was delivered to the Cascadia Green Development and the City by Urban Matters. Cascadia Green Development used that data to understand what stakeholders were asking for. The four topic areas of discussion had some overlapping comments. All the comments were studied. Comments and responses are explained in the tables below. Comments that are fully addressed in the proposal are marked as "Included" in green color. There are some comments that have been marked "Partially Included" in blude color. These comments either have been addressed partially in the Project Brief submission or they will be addressed with e next submission under the advice of the relative consultants. Comments that couldn't be achieved in the proposal are marked as "Not Included" and shown in yellow color. Some comments were not clear. These comments are not marked.

Comments regarding "Building Height, Setbacks, and Massing" and responses are explained in the Table 1.

Building Height, Setbacks, and Massing			
	Comments	Responses	Action
Must	Adequate setback and reduce noise for neighbours on the east side (4)	Proposed east side setback is 10.52'. Proposed setbacks are supported by balconies to provide more privacy and further distance to the adjacent neighbours. Balconies increase the setback to 14.54' on this side. Proposed setbacks are close to the existing condition. The diagram #1 in this report compares the proposed setbacks with the existing setbacks. Project Brief, Architectural package, page # 8 shows proposed setbacks including neighbours' setbacks.	Included
Must	Greenspace with similar feel to the park so it fits within the community (3)	The 15' north side setback allows to include adequate green space on this side to create a smooth connection to the Park. Project Brief, Landscape package, page #1	Included
Must	Terracing (e.g., podium) (3)	Proposed design includes a Ground Level with a larger footprint than the Level 1 creating a podium like mass. Project Brief, Architectural package, page # 11&12	Included
Must	Windows with natural light for all units (4)	The proposed massing is simple in form with strong corners and recessed sides to increase privacy and allow light into the studios on the East and West. Level 1 has raised up about 3' to allow adequate natural light to all dwelling units located on Ground Level. All the dwelling units have access to adequate natural light. Project Brief, Architectural package, page # 11-17	Included
Must	Landscaping around building	The proposed building includes one level residential dwelling below the East Keith RD grade, surrounded by a series of garden patios and landscape on the east and west side of the building. The south end of the site has been designed with terraced landscape to give greenery and privacy to the south facing dwelling units, providing privacy for the residents but also providing overlook and eyes on the street along East 6th. A 15' setback is proposed to the north side of the building to create adequate landscaping on this side on level 1. Project Brief, Landscape package, page # 4	Included
Must	Mid-rise building (6-12 floors)	With respect to comments asking for a mid-rise building the proposal is a 6-storey building from the E Keith, and a 7-storey building from the East 6th.	Included
Must	Lighting for all sides of the building	There will be lighting for all sides of the building. Exterior lighting fixture will be shown in the next submission.	Included
Should	Rooftop garden, meeting area, gardening space (5)	An adequate rooftop amenity area facing Victoria Park has been proposed in response to the comments asking for "rooftop amenity" and "outdoor space to meet". Project	Included

		Brief, Landscape package, page # 2. An indoor multi-	
		functional amenity area is proposed with respect to	
		comments asking for "meeting area". Project Brief,	
		Architectural package, page # 11.	
Should	Limited shadowing on Victoria	With respect to concerns around shadow cast on Victoria	Included
	park (2)	Park, our proposal of a 6-storey building creates a minor	
		shadow on Victoria Park especially compared to the shadow	
		casted by the project's neighbours on the east side. A	
		shadow study was submitted with the Project Brief package.	
		Project Brief, Architectural package, page # 35 & 36.	
		-,,	
Should	Use terracing to minimize	Although terracing has not been applied directly, minimizing	Partially
	shadowing (2)	shadowing has been addressed with different approaches.	Included
		The proposal of a 6-storey building creates a minor shadow	
		on Victoria Park. To minimize shadowing the design proposes	
		adequate setbacks increased by balconies. Project Brief	
		Architectural package, page # 35 & 36	
		Alchitectural package, page # 55 & 50.	
Should	Mid-rise building with 8-11 floors	Based on the conversation in Co-Creation Workshop.	Partially
	(2)	concerns of the participants asking for "mid-rise 8-11 floors"	Included
	(-)	were to have a reasonable floor plate landscaping and a	monuacu
		minimized chadow cast	
		The proposal is a mid-rise building, 6 storeys from E Keith, 7	
		storeys from East 6 th , with a reasonable floor plate of 57%.	
		With respect to the concerns around shadow cast, roofton	
		amenity area, and landscaning schematic design and various	
		sketches showed that a 6.7 storey building was a sweet spot	
		sketches showed that a 6-7 storey building was a sweet spot.	
Should	Use concrete (1)	To support sustainability and environmentally friendly	Partially
Should		notions we are planning to have a wood frame building over	Included
		a concrete foundation with two lovels of underground	melducu
		a concrete roundation with two levels of underground	
		with the next submission	
		with the next submission.	
Should	Larger floor plate (1)	A lot coverage of 57% is proposed allowing us having	Included
Should		and coverage of 37% is proposed allowing as having	meludeu
		nrivacy and natural light to all dwolling units	
		privacy and natural light to all dwelling units.	
Should	Wide setbacks and/or planted	Wide setback has been a concern in the proposed design	Included
Should	sotbacks	while setback has been a concern in the proposed design.	melducu
	SetDacks	Proposed setbacks are as below:	
		• North: 15'	
		 Side Yard (West Side): 10.52' 	
		• Side Yard (East Side): 6'	
		• South (East 6th St): 20'	
		West and east side setbacks are supported by balconies to	
		provide more privacy and further distance to the adjacent	
		neighbours. The west side setback is increased to 14.52' in	
		some parts. The east side setback is increased to 12.7' in	
		some parts. The diagram #1 in this report shows that our	

		proposed setbacks are very close to the existing building's setbacks.	
		Proposed setbacks are planted. Project Brief, Landscape package page # 1.	
Should	Ensure neighbouring units receive lighting through windows	With respect to this concern, the design increases the minimum west side setback of 10.52' to 14.52' (in the middle part along the façade) to minimize shadow cast on the units from adjacent neighbour that are not corner units and their access to natural light is more limited. Project Brief, Architectural package, page # 12-17, 35 & 36.	Included
Should	Move away from flat grey concrete blocks and use textures that absorb heat, look good, and allow light to pass through	The architectural design has tastefully considered articulation in all facades of the building. We propose a simple, modern, familiar North Vancouver vernacular that is consistent with a rental residential building and will blend harmoniously with the neighbourhood. The massing is simple in form with strong corners and recessed sides to increase privacy and allow light into the studios on the East and West. The paneling and windows create a pattern of texture that visually animates the simple massing. The exterior will include Fibre cement cladding composed of tone-on-tone colours with wood tone accents. The wood tone accents create a warm appearance while maintaining durability and low maintenance. Project Brief, Architectural package, page # 5, 6.	Included
Should	Larger setbacks from park	North side setback is 15' in the Project Brief package. The proposed north side setback allows us to create adequate green space on this side. Project Brief, Landscape package, page #1.	Included
Could	Terracing with different uses and amenities to balance height and landscaping (4)	Proposal includes a Ground Level with a larger footprint than the Level 1 creating a podium like mass. Project Brief, Architectural package, page # 11&12.	Partially Included
Could	Taller building with greenspaces (3)	We are proposing a mid-rise building in response to the comments asking for a "mid-rise" building. However, the proposed lot coverage of 57% allows to include adequate green space all around the building. Thus, while we are not proposing a taller building, we are proposing adequate green space. Project Brief, Landscape package, page # 1.	Partially Included
Could	Terrace away from shorter building (2)	Proposal includes a Ground Level with a larger footprint than the Level 1 creating a podium like mass. Project Brief, Architectural package, page # 11&12.	Partially Included
Could	Basement area for multi- purposes such as workshops,	An indoor multi-functional amenity area is provided in the Ground Level. Project Brief, Architectural package, page # 11.	Included

	commercial kitchen, bikeshare,	The proposal includes 120 secured bike spaces per the City's	
	charging electric cars (1)	requirement.	
		100% roughed-in services will be provided in response to the comments asking for "charging electric cars".	
Could	Maintain views (1)	With respect to the concern around maintaining the views a mid-rise building is proposed.	Included
Could	10 to 12 storeys (1)	With respect to the concerns around shadow cast, view, and height a mid-rise building is proposed.	Not Included
Could	Playground in half of the lot	The proposed rooftop amenity area includes a flex area that families can use it as an outdoor activity area. Project Brief, landscape package, page #: 2.	Included
Could	Unique designs	The architectural design of the building is unique. The paneling and windows create a pattern of texture that visually animates the simple massing. The exterior will include Fibre cement cladding composed of tone-on-tone colours with wood tone accents. The wood tone accents create a warm appearance while maintaining durability and	Included
		low maintenance. Project Brief, Architectural package, page # 5, 6.	
Shouldn't	Shadow neighbours (1)	With respect to this concern, the design increases the minimum west side setback of 10.52' to 14.52' (in the middle part along the façade) to minimize shadow cast on the units from adjacent neighbour that are not corner units and their access to natural light is more limited. Project Brief, Architectural package, page # 12-17, 35 & 36.	Included
Shouldn't	Footprint that differs from the aesthetics of the neighbourhood	Comment is not clear.	
Shouldn't	Be the same height as highest neighbouring building	In response to the comments asking for a building shouldn't be as high as the neighbouring building the proposed building is a 6-7 storey building instead of a 15-storey building.	Included
Shouldn't	Have the same setback as the current one on the east side of the 616 Lonsdale Avenue low- rise rental.	The proposed west side setback of 10.52' is similar to the east side neighbour's setback. However, west and east side setbacks are supported by balconies to provide more privacy and further distance to the adjacent neighbours. The west side setback of 10.52 is increased to 14.54' in some parts by creating balconies. The east side setback of 6' is increased to 12.7' through balconies as well. Project Brief, Architectural package.	Included

Shouldn't	Use wood	To support sustainability and environmentally friendly	Partially
		notions we are planning to have a wood frame building over	Included
		a concrete foundation with two levels of underground	
		parking. The exact structure of the building will be submitted	
		with the next submission.	

Table 1: Building height, setbacks, and massing comments and responses

Below is a table summarizing response to the comments from parking, traffic, and site access section:

Parking, Ti	raffic and Site Access		
	Comments	Responses	Action
Must	Parking suitable for residents (5)	In response to the concerns around providing parking suitable for residents, the proposal includes 46 parking stalls. We are asking for a minor variance of 2 parking stalls.	Partially Included
Must	Electric charging for cars and bikes (5)	With respect to comments regarding "electric charging" for cars and bikes, Cascadia will be providing 100% roughed in electric charging services for cars. For electric charging services for bikes we will follow Transportation Study recommendation.	Partially Included
Must	Rapid EV charging for every stall (3)	Unfortunately challenging to include in an affordable rental building.	Not Included
Must	Adequate parking for at least 0.8 spaces per unit	To support active modes of transportation, we are not increasing the parking bylaw requirement.	Not Included
Must	Find alternative areas for parking to reduce traffic (i.e., City Market parking) (1)	The proposal includes two underground parking levels providing 46 parking spaces.	Not Included
Must	Increase bike parking from 1 to 2 stalls per unit to encourage people to get out of their cars (2)	The proposal provides 1.5 secured bike parking per unit as required by the City's Zoning Bylaw.	Partially Included
Must	Car share options (1)	Open to follow Transportation Study and TDM strategies.	Partially Included
Must	Bike storage and security (1)	120 secured bike parking spaces are proposed in the Parking Level 1. Project Brief, Architectural package, page #: 10.	Included
Must	Developers should consider shuttles or transit options during construction to reduce traffic impacts on the neighbourhood	Will be considered with Transportation Management Plan at Building Permit stage.	Partially Included
Must	Off-peak construction traffic	Will be considered with Transportation Management Plan.	Partially Included

Should	Increase alternative transportation options and increase number of car share parking spots (3)	Rely on Transportation Study recommendation.	Partially Included
Should	Pedestrian walkways that would cut through the sit (3)	As there is already a pathway connecting East Keith to East 6th a few steps toward the east from the project, this comment was found unnecessary to be addressed.	Not Included
Should	Parking that meets the needs of number of units (2)	In response to the concerns around providing parking suitable for residents, the proposal includes 2 underground parking levels providing 46 parking stalls. We are asking for a minor variance of 2 parking stalls.	Included
Should	Electric bike charging (1)	Wil be open to Transportation Study recommendations.	Partially Included
Should	Better pick up and drop off area (1)	Landscape plans illustrate the proposed sidewalks for both Keith Road and East 6th. To create a better pick up and drop off area further input from the City required to resolve connections to adjacent lots and off-site grading to install curb.	Included
Should	Car share options and parking (1)	Rely on Transportation Study recommendations.	Partially Included
Should	Bike parking	In response to concerns around bike parking the proposal followed the City's Bylaw requirement and provided 120 secured bike spaces as well as 8 short term bicycle parking spaces.	Included
Should	Car charging station	With respect to comments regarding "electric charging" for cars and bikes, Cascadia will be providing 100% roughed in electric charging services for cars.	Included
Should	Additional parking fees in building (i.e. unbundling parking from rental, so units pay for a stall)	This will be reflected in the strata PDS at occupancy permit stge.	Included
Should	Allocate certain units to tenants without cars	Parking stalls are not assigned to any units. They will be given to the tenants requesting for.	Included
Should	Nearby public transportation options	The prime location of the site encourages using transportation infrastructure.	Included
Should	Limit impact to traffic during construction	Will be considered with Transportation Management Plan.	Partially Included
Should	Options for contractor parking not on streets	Will be considered with Transportation Management Plan.	Partially Included

Could	E-bike sharing program (3)	Rely on the Transportation Study recommendations.	Partially
			Included
0.11			
Could	More projects that show pro	Cascadia will follow CNV's instruction	Included
	forma elements of losing		
	parking (2)		
Could	Signal upgrades on 6th avenue	Cascadia's community contribution is according to the	Not Included
	at Lonsdale (1)	comments was received in the Memo.	
Could	Stricter parking requirements	The project proposed 46 parking stalls asking for 2 parking	Included
		stalls variance.	
Could	Connection between E. Keith	There is an existing walkway at the adjacent site already.	Not Included
	and 6th Avenue with pedestrian		
	walkways and setbacks		
Shouldn't	Lousy security for bikes (2)	With respect to the concerns regarding secures space for bikes	Included
		the proposal includes 120 secured bike spaces located on the	
		Parking Level 1. Project Brief, Architectural package, page # 10.	
Shouldn't	Cut back on parking stalls (2)	In response to the concerns around adequate number of	Partially
		parking space, and not cutting back on the number of parking	Included
		stalls proposal is asking for only 2 parking stalls variance.	
Chouldn't	Contractor streat side parking	Will be considered with Transportation Management Plan at	Dartially
Shoulan't		will be considered with transportation management Plan at	railidily
	(1)	Bunding Permit Stage.	included
Table 2: Park	ing. traffic. and site access commer	I hts and responses	

Below is a table summarizing response to the comments from Amenities, public realm and landscaping section:

Amenitie	s, Public Realm and Landscaping		
	Comments	Responses	Action
Must	Rooftop gardens with storage, water, amenities and high railings (4)	A rooftop amenity area with handrails and lights has been proposed. Project Brief, Landscape package, page #: 2.	Included
Must	Car sharing (3)	Rely on Transportation Study recommendations.	Partially Included
Must	Sports gear storage (e.g., kayak) (2)	An adequate storage space located on the Ground Level is proposed. Project Brief, Architectural package, page # 11.	Included
Must	Dog wash, car wash (2)	Cascadia will be providing dog wash facilities. Will be submitted with the next submission. Car wash cannot be addressed.	Partially included

Must	Combination of covered and	The proposed rooftop amenity area includes	Included
	uncovered spaces (2)	covered/uncovered spaces. Project Brief, Landscape package,	
		page #: 2.	
Must	Net positive impact to Victoria	The proposed 6 storeys building has a minimized shadow	Included
	Park (1)	impact on Victoria Park. Also, upgrading of the sidewalks, and	
		landscaping will have positive impact on the whole area	
		including Victoria Park	
Must	Building aesthetic suitable for	Comment was not clear. However, the architectural design has	Included
	the park (1)	tastefully considered articulation in all facades of the building.	
		Landscape design is thoughtfully considered to provide	
		adequate green space terracing and privacy Project Brief	
		Architectural and Landscane packages	
		Architecturar and Lanuscape packages.	
Must	Balconies with sufficient space	In response to the comments regarding balconies, all dwelling	Included
	for tenants and to create a	units have balconies. The proposed rooftop will increase the	
	sense of community (1)	sense of community	
Must	Landscaping all the way around	Regarding the concerns around landscaping around the	Included
	the building with Indigenous	building the proposed building includes one level residential	
	plants (1)	dwelling below the East Keith RD grade, surrounded by a	
		series of garden patios and landscape. The south end of the	
		site has been designed with terraced landscape to give	
		greenery and privacy to the south facing dwelling units	
		providing privacy for the residents but also providing overlook	
		and eves on the street along East 6th. An Arborist report was	
		provided for this site. Landscape and Architectural drawings	
		are in compliance with the Arberict report. Project Priof	
		Landscane nackage	
		Lanuscape package.	
Must	Hot tub. BBQ	The proposal includes a rooftop amenity area with BBQ.	Partially
		Project Brief, Landscape package, page: # 1. Hot tub is not	, Included
		proposed.	
Must	Functional amenities	In response to the comments asking for amenities, the	Included
		proposal includes rooftop amenity area, and an indoor multi-	
		functional amenity area. Project Brief, Architectural package,	
		page #: 11. Landscape package, page #: 2.	
		Cascadia will be providing bike wash and dog wash facilities.	
		Will be included with the next submission.	
Must	Covered outdoor space on	In response to this comment the proposed rooftop amenity	Included
	ground level, setback area, roof	area provides a covered area as well. Project Brief, Landscape	
		package, page #: 2.	
Should	Pet wash, bike wash (4)	Cascadia will be providing bike wash and dog wash facilities.	Included
		Will be included with the next submission.	

Should	Green spaces, garden, BBQ area on roof (4)	The proposal includes a rooftop amenity area having seating area, raised planters, artificial turf, harvest table and a BBQ area. Project Brief, Landscape package, page #: 2.	Included
Should	Different outdoor spaces suited for different age groups (3)	With respect to the comments around outdoor space, a rooftop amenity area as well as open space on the Ground level and Level 1 have been proposed. Project Brief, Landscape package, page #: 1 & 2.	Included
Should	Garden improvements in the back (2)	The south end of the site has been designed with terraced landscape to give greenery and privacy to the south facing dwelling units, providing privacy for the residents but also providing overlook and eyes on the street along East 6th. An Arborist report was provided for this site. Project Brief, Landscape package, page #: 1.	Included
Should	Taller building with more surrounding greenspaces and windows (1)	The proposal is a mid-rise building. However, a reasonable proposed lot coverage provides an adequate green space. A taller building is not proposed in respect with concerns around shadow cast, and view. Also, all the dwelling units have access to natural lights. Project Brief, Architectural package.	Partially Included
Should	Building should manage their own setbacks and not rely on greenspaces from other lots (1)	 Proposed setbacks are as below: North: 15' Side Yard (West Side): 10.52' Side Yard (East Side): 6' South (East 6th St): 20' West and east side setbacks are supported by balconies to provide more privacy and further distance to the adjacent neighbours. The diagram 1 shows that our proposed setbacks are very close to the existing building's setbacks. The Landscape package provides adequate green space for this project. 	Included
Should	Common rooftop floor (1)	An adequate rooftop amenity area facing Victoria Park is proposed in response to the comments asking for "rooftop amenity". Project Brief, Landscape package, page # 2.	Included
Should	Natural gas connection for BBQ	Natural gas connection is fire hazardous. Tenants can use propane tanks to use the BBQ.	Not Included
Should	Common room with seating and water facilities	In response to the comments asking for a common room with seating and water facilities the proposal includes an indoor multi-functional amenity area with a kitchen, universal washroom, and storage. Project Brief, Architectural package, page # 11.	Included
Should	Car wash station	Unfortunately, cannot address this comment in our proposal.	Not Included

Should	Simple landscaping to reduce	Please refer to the Project Brief, Landscape page.	Included
	costs		
Should	Balconies and outdoor spaces	The submitted project proposes balconies for each unit	Included
	for each unit	located on Level 1 and up. All the units located on Ground	
		Level have garden patios. Project Brief, Architectural package.	
Should	More greenspace with more	An adequate green space has been proposed with a 6-7 storey	Included
	height	building. The proposal maximizes the open space by creating	
		rooftop amenity area and garden patios	
Could	Garden spaces (4)	Landscape package proposes garden space on the roof as well	Included
		as all around the building.	
Could	Childcare and spaces for	Proposed rooftop amenity area includes a flex space can be	Included
	children (2)	used for children to play.	
Could	Outdoor play space on the roof	Proposed rooftop amenity area includes a flex space can be	Included
		used as an outdoor play space.	
Could	Library in common area	Proposed common indoor area is multi-functional.	Included
Could	Energy efficient features (e.g.,	Noted- at the stage of selecting features will be addressed.	Partially
	solar panels, automatic water		Included
	shutoffs, sensors)		
Could	Accommodation for residents'	Noted. Will be included in the mailbox order.	Included
	parcel deliveries		
Could	Pathway	As there is already a pathway connecting East Keith to East 6th	Not
		a few steps toward the east from the project, this comment	Included
		was found unnecessary to be addressed.	
Could	Accessible bike entrances	An accessible ramp is proposed on the north side of the site.	Included
		Project Brief, Landscape package, page #: 1. Architectural	
		package, page #: 12.	
Could	Designated car wash area	Only bike wash and pet wash will be provided.	Not
			Included
Could	Pathway between buildings	There is an existing walkway at the adjacent site already.	Not
			Included
Could	Washing area/washroom in	The proposed indoor amenity area has a washing	Included
	common area	area/washroom. Project Brief, Architectural package, page #:	
		11	
Shouldn't	Gym (2)	The proposal has an indoor multi-functional amenity area	Included
		located on Ground Level. Project Brief package, Architectural	
		package, page # 11.	

Shouldn't	Create a shadow on Green	With respect to concerns around shadow cast on Victoria Park,	Included
	Necklace (1)	our proposal of a 6-storey building creates a minor shadow on	
		Victoria Park especially compared to the shadow casted by the	
		project's neighbours on the east side. Project Brief,	
		Architectural package, page #: 35 & 36.	
Shouldn't	Cast shadow on Victoria Park	With respect to concerns around shadow cast on Victoria Park,	Included
	(1)	our proposal of a 6-storey building creates a minor shadow on	
		Victoria Park especially compared to the shadow casted by the	
		project's neighbours on the east side. Project Brief,	
		Architectural package, page #: 35 & 36.	
Shouldn't	Landscaping and large trees	Garden patios on the Ground level creates space between the	Included
	close to building	building and the landscaping. Project Brief, Landscape	
		package, page # 1.	
Shouldn't	Cast shadow on neighbour to	With respect to this concern, the design increases the	Included
	the west	minimum west side setback of 10.52' to 14.52' (in the middle	
		part along the façade) to minimize shadow cast on the units	
		from adjacent neighbour that are not corner units and their	
		access to natural light is more limited. Project Brief,	
		Architectural package, page # 12-17, 35 & 36.	
Table 3: Ame	nities nublic realm and landscanin	g comments and responses	

Below is a table summarizing response to the comments from other ideas, hopes, or concerns section:

Other Ide	eas, Hopes, or Concerns		
	Comments	Responses	Actions
Must	Pet friendly (e.g., flooring) (4)	The project finishing will go through marketing reviews to	Partially
		make sure it meets tenants needs.	Included
Must	Healthy community with outdoor	A rooftop amenity area has been proposed for tenants to	Included
	spaces for tenants to meet (3)	meet in an outdoor space. Project Brief, Landscape Package,	
		page #: 2.	
Must	Undistinguishable as a rental	The main concern in the design has been given to	Included
	building and a home people are	landscaping, setbacks, and shadows regardless of a rental	
	proud of (1)	project.	
Must	Adequately sized units no smaller	Various sizes are proposed. Average unit size varies from	Included
	than current units in buildings (1)	478 sq ft to 1024 sq ft.	
Must	LEED gold standard	We believe the intention of this comment is to consider	Partially
		sustainability in the design. The proposed design meets the	Included
		step code 3.	
Must	Include accessible units that are	Per the City's requirement (min 25% of the units) should be	Included
	affordable for people on disability	Adaptable Level 2 units. The proposed design includes 21	

		Adaptable Units Level 2. Project Brief, Architectural	
		package, page # 11 – 17.	
Must	Accessibility for aging in place (1)	Per the City's requirement (min 25% of the units) should be	Included
		Adaptable Level 2 units. The proposed design includes 21	
		Adaptable Units Level 2. Project Brief, Architectural	
		package, page # 11 – 17.	
Must	Double paned windows	All the windows will be double glazed.	Included
Must	Maintain community and current	Existing tenants are in priority for the development. Current	Included
	tenants	tenants will have the first right of refusal for the mid-market	
		units. Cascadia will follow the City's Tenant Relocation	
		Policy for assisting the current tenants through relocation.	
Must	Right of refusal for existing	First right of refusal for mid-market units will be given to	Included
	tenants	current tenants.	
Must	City to require adaptable design	Per City's requirement 25% of the units will be Adaptable	Included
		Level 2.	
Must	Include one bedroom with dens	The proposed unit mix includes studios, one-bedroom, two-	Include
		bedroom, and three-bedroom units.	
Must	Opportunities for social	The proposal creates opportunities for social contacts by	Included
	connection	proposing a rooftop amenity area as well as an indoor multi-	
		functional amenity area. Walkability of the neighbourhood	
		encourages social interactions.	
Should	Use of building exterior and	The architectural design has tastefully considered	Included
	useable balconies (4)	articulation in all facades of the building. All the units on	
		Level 1 and up have balconies. Project Brief, Architectural	
		package, page # 12-17.	
Should	Variety of spaces and textures,	Articulation has been a main concern with strong attention	Included
	setbacks, and private and semi-	to recess sides to increase privacy and allow light into the	
	private spaces, (2)	studios on the East and West. The paneling and windows	
		create a pattern of texture that visually animates the simple	
		massing. The exterior will include Fiber cement cladding	
		composed of tone-on-tone colours with wood tone accents.	
		The wood tone accents create a warm appearance while	
		maintaining durability and low maintenance.	
Should	Affordable units (1)	Project will include mid-market units (10% below the	Included
		average market rent).	
Should	Set aside units for individuals with	Per the City's requirement (min 25% of the units) should be	Included
	special needs (1)	Adaptable Level 2 units. The proposed design includes 21	
		Adaptable Units Level 2. Project Brief, Architectural	
		раскаде, раде # 11 – 17.	
Should	Landscaping and greenery	Regarding the concerns around landscaping around the	Included
		building the proposed building includes one level residential	

		dwelling below the East Keith RD grade, surrounded by a	
		series of garden patios and landscape. The south end of the	
		site has been designed with terraced landscape to give	
		greenery and privacy to the south facing dwelling units,	
		providing privacy for the residents but also providing	
		overlook and eyes on the street along East 6th. An Arborist	
		report was provided for this site. The north side of the	
		building has a 15' setback with adequate landscaping on this	
		side. Landscape and Architectural drawings are in	
		compliance with the Arborist report. Project Brief,	
		Landscape package.	
Should	Great living spaces	All dwelling units are livable, having access to adequate	Included
		natural light, either garden patios or balconies. Project Brief,	
		Architectural package.	
Should	Some building recesses and	Proposed design includes a Ground Level with a larger	Included
	culverts	footprint than the Level 1 creating a podium like mass. We	
		believe the intention of this comment to create articulation	
		to minimize the shadow impact as well as create open	
		space. In order to do that a strong concern has been given	
		to the articulation, limiting the shadow and landscape	
		design. Project Brief, Architectural package, and Landscape	
		package.	
Should	Minimize physical access barriers	An accessible ramp is proposed on the north side of the	Included
		project on Level 1. Project Brief, Architectural package, page	
		#: 11.	
Could	Bike storage above ground (3)	Bike spaces are proposed in the Parking Level 1 meeting the	Partially
		City's Bylaw requirement.	Included
Could	Dog park on the property (2)	Not achievable.	Not
could			Included
Could	Priority given to current residents	The first right of refusal for the mid-market units will be	Included
		given to the current tenants.	
Could	Diversity of tenants (e.g., seniors,	The proposed unit mix of 58% studios, 16.3% one-bedroom,	Included
	parents)	16.3% 2-bedroom, and 10% 3-bedroom will accommodate	
		various tenants. Our proposal follows City's requirement	
		regarding the 10% of the units to be 3 bedrooms. Project	
		Brief, Architectural package, page #: 2.	
Could	Below market units with	Some of mid-market units will be Adaptable Level 2.	Included.
	accessibility (e.g., width of		
	doorway) (1)		
Could	Affordability (1)	This project includes 8 mid-market units	Included
Could	Wash area or service area	The proposed design includes an indoor amenity area	Included
		having a washroom and kitchen.	

Could	Mass timer or passive house	The potential alternative structure will be reviewed by	Partially
	design	structure team and energy consultant.	Included
Could	Reduced energy use	The proposed design will meet step code 3.	Included
Shouldn't	Displace tenants in 115 E. Keith	Cascadia will follow CNV's Tenant Relocation Policy. Current	Included
	low-rise rental building (3)	tenants will have the first right of refusal for the mid-market	
		units.	
Shouldn't	Become a future burden (1)	Comment is very general. However, the design of this	Included
		project is meeting all the standards and requirements of the	
		future residents to avoid creating any disturbance in the	
		future.	
Shouldn't	Be unfriendly	The proposal of a mid-rise building, providing Adaptable	Included
		units, following the Active Design Guidelines, and creating	
		articulation on the facade were some of the efforts to make	
		a user-friendly building.	
Shouldn't	Have inadequate wayfinding and	Noted – will be considered	Partially
	slippery surfaces (e.g., ICBC		Included
	huilding)		
	Sanang,		
	1		

Table 4: Other ideas, hopes, or concerns comments and responses

At the Co-Creation Workshop, participants said that it was very important for the new building to have a rooftop amenity deck to provide opportunities for outdoor social interaction. It should be mentioned that as the building gets taller, the building footprint gets smaller, which means the rooftop deck gets smaller. Providing adequate setbacks, windows with natural lights, green space (including balconies), outdoor spaces to meet, landscaping all around the building and limiting shadow cast on Victoria Park were among most frequent ideas.

Overall, Cascadia has put forth a proposal that addresses the majority of all the comments received from Co-Creation Workshop.

The diagram below shows that our proposed setbacks are very close to the existing building's setbacks



Diagram 1: Proposed Setbacks and Existing Setbacks

115 East Keith Road, North Vancouver

Development Information Session Summary Report

Event Date:	June 22, 2021
Time:	6:00pm – 8:00pm
Location:	Virtual – Zoom Webinar
Attendance:	19 members of the public signed in
Comments:	Attendees were advised to provide comments on the City's website at: https://letstalk.cnv.org/
Meeting Purpose:	 To present development proposal materials to neighbours To provide an opportunity for the public to ask questions about the proposa To provide an opportunity for neighbours to comment on the proposal

Notification:

In accordance with City of North Vancouver policies:

Invitation Brochures

The City requires invitations to be sent to all households and businesses within 40m of the site. Cascadia Green delivered 388 invitations, exceeding the 40m radius in all directions. Invitations were sent to all households fully/partially within 100 meters of the development site as well as the project site. Appendix A includes a copy of this invitation and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, June 9, 2021 and Wednesday, June 16, 2021. A copy of the ad is included in Appendix A.

Notification Signs

Two signs were installed on the property on June 12, 2021 providing two weeks' notice to neighbours of the meeting. One sign was installed on the Keith Rd frontage, and the other was installed on the East 6th Street frontage. Photographs of the installed signs are provided in Appendix A.

Attendance:

As part of Rezoning process, a Developer Information Session was held on June 22, 2021. Because of the COVID-19 state of emergency this session was held virtually instead of an in-person session. A Zoom Webinar platform was used by Cascadia Green Development to host this session. A Zoom Webinar platform had the option to participate the session via computer and via phone with audio. The selected platform allowed the chat to be moderated. Participants used a Q&A feature to ask their questions. In order to respect the privacy of the participants, for the pre-registration only an email address was required.


31 public members requested to participate in this session in advance and Zoom invitations were sent to them. However, 19 public members attended the session. This session was facilitated by Cascadia. All attendees were encouraged to participate and share their input on the proposed development.

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

• Attendees: 19

City of North Vancouver:

- Emily MacDonald, City Planner
- Coreen Alexander, City Planner

Project Team:

- Farzad Mazarei, CEO, Cascadia Green Development
- Shirazeh Dabiri, Executive Manager, Cascadia Green Development
- Maryam Lotfi, Development Planner, Cascadia Green Development
- Saina Ahmadnia, Facilitator, Cascadia Green Development
- Rhys Leitch, On Behalf of the Project Architect, Integra Architecture
- Michael Patterson, Landscape Architect, Perry & Associate
- Victor Ngo, Transportation Planner, WATT Consulting Group
- Ayda Sahaf, Energy Consultant, Muri Consulting Group

Introduction

The Developer Information Session was started with a brief introduction and a presentation by applicant and a facilitated question and answer session. Attendees were encouraged to use "Q&A" feature to ask their question during or after the presentation. After the presentation questions were answered in the order they were received. The participants were also invited to submit their questions and concerns on the City's website at: <u>https://letstalk.cnv.org/</u>

The general tone of the session was that there were minimal concerns about the proposed design and most of the concern were about tenant relocation. All the comments and questions discussed in the session can be categorized in six topic areas as below:

- Tenant Relocation
- Balanced Housing Lab and Co-Creation Workshop
- Affordability
- Community Amenity Contribution
- Transportation
- Project Design

Questions and answers discussed in each category is discussed below.

Tenant Relocation

Tenants at the DIS were questioning the mechanism that Cascadia would use to select tenants for the proposed mid-market units. They were asking about the project timeline, additional compensation, moving cost support, market rent price, rent-to-own and Affordable Homeownership Program (AHOP) units.



Tenants were concerned about being relocated not within the City of North Vancouver.

The City of North Vancouver Tenant Relocation Policy was discussed with the tenants and their rights and compensation were explained to them. It was discussed with the participants that there is four-month notice and three-month rent compensation. It was explained that Cascadia will follow the City of North Vancouver policies and requirements regarding the relocation. It was explained to the attendees that Pacific Asset Management Corporation (PAMC) is the Property Manager hired by Cascadia Green Development to manage the 115 East Keith Road relocation process as well. It was discussed that PAMC has access to a broad portfolio of rental residential buildings and would assist tenants to find a place in the City of North Vancouver.

Three days after the DIS, on June 25th, a package including the B.C. Residential Tenancy Guidelines, the City of North Vancouver Residential Tenant Displacement Policy, and the Cascadia Green Development compensation package was distributed to all the tenants to make sure they were aware of their rights and compensation they would receive. Compensation proposed to them at that time included three-month rent, as well as \$1000 cash toward the moving cost. It was discussed that they do not need to wait to receive the Notification letter to receive the compensation. If they wish to move before the four-month notice, they will still be supported to find a place as well as receiving the compensation.

At the DIS, it was explained that tenants would have the first right of refusal for the mid-market and market units in the new building. It was explained to them that if more than 8 tenants want to move into these units, then the units will be distributed according to the demonstration of the greatest need. Selection of those in greatest need will be according to the judgement of Cascadia Green Development. Mid-market rents and market rents were discussed with the participants. It was explained to the tenants that the mid-market rents are relatively low. A table demonstrating an estimated rent for mid-market units by unit type was presented to the participants. The resource for this piece of information was CMHC Rental Market Report, 2020. An estimated market rent for a one-bedroom unit in a new building was discussed with the tenants as well. It was discussed that we would consider that our projects and initiatives are only a small part of the holistic situation. Paying the existing rent for a brandnew suite with the same area and number of units requires substantial support from government bodies.

It was discussed with the attendees that Cascadia has other affordable initiatives including rent-to-own and Affordable Home Ownership program in their East Third project. Also, Cascadia's other rental project AXIR was mentioned to the participants.

Balanced Housing Lab and Co-Creation Workshop

There were some questions and concerns raised in the DIS around Balanced Housing Lab. Some of the attendees were interested to know what the Balanced Housing Lab is, what has it accomplished so far, how Cascadia Green Development was selected for this pilot project, how people were selected to the Co-Creation workshop, including why only one tenant was invited to the Co-Creation workshop. Also, a question was raised asking to see if the intention of this pilot project is to increase the rental supply or to also get the supply faster to the market to help with the rising price control.

Coreen Alexander from the City of North Vancouver responded to these questions. Definition of BHL was explained to participants. It was discussed that four lab workshops have been held, and currently the City and the BHL are testing new ideas on an alternative approval process on this pilot project. Attendees were encouraged to visit the BHL's website for further information. Regarding how Cascadia was selected for this pilot project, it was explained that CNV recently posted an Expression of Interest (EOI) for "Development Approvals Process" as part of the BHL project. The intent of this EOI was to determine the range and level of interest in participating in the Development



Approvals Pilot process. Interested parties were invited to submit a response to this EOI. Cascadia Green Development submitted a proposal and got selected. It was mentioned that all the details and notification are located on City's website under Bid Notices: www.cnv.org/city-services/bid-notices.

Regarding concerns around the Co-Creation workshop, it was explained that invitations were sent to the residents of the building and neighbours. The City looked for 1-2 representatives per building. It was emphasized that the City is collecting feedback on the process. There is always an opportunity to provide feedback outside of the Co-Creation workshop.

It was discussed that the City always likes to proceed with projects as fast as reasonably possible.

Affordability

Questions in this category were about the definition for affordability, normal vacancy rate, and how mid-market units can create affordable rentals in the City. The Definition of the affordability by CMHC was explained to the attendees. It was mentioned that a 3% to 4% vacancy rate would be considered a healthy vacancy rate that tenants will have sufficient options and rents can be held at a reasonable level. The number of proposed midmarket units in the new building was discussed with tenants and explained that that this number is based on the City's requirement. Mid-market rent for various unit types was shown to participants based on the CMHC 2020 data, and explained that we would consider that our projects and initiatives are only a small part of the holistic solution.

Community Amenity Contribution

One question was raised if Cascadia Green Development is paying any CAC for this project. The answer was that rental developments are exempt from a CAC.

Transportation

One of the attendees was interested to know about a Traffic Demand Management plan. It was explained to attendees that a transportation demand management (TDM) refers to policies, programs, and services that influence why, when, where, and how people travel. TDM measures can be applied to reduce vehicle ownership among building residents by supporting them to walk, roll, cycle, or take transit instead of driving. This can help reduce the amount of vehicle parking required on-site. It was mentioned that a TDM and a transportation study have been submitted to the City for this project.

Project Design

Below is the explanation of the questions raised in the DIS regarding the proposed design and specification of the project. People were asking about unit types, deconstruction of the building, and the structure of the building. There were questions about the proposed height and shadow of the building, number of secured bike space, high performance windows and materials, installation of the solar panels on the roof, flood concerns, accessibility, parking space for electrical cars, tree removal, demolition and construction dates, water issues challenges, and the rooftop amenity area.

Regarding the unit type it was discussed in the session that the proposed unit mix is based on the market demand, City's demography, and the location of the project. It was discussed that the project follows the City's requirement of 10% of the units to be 3-bedroom units. Also, it was explained to the attendees that more than quarter of the proposed units are family-friendly units (mix of 2-bedroom units and 3-bedroom units). It should be mentioned



4

that there were also some support for the smaller units as they would be more affordable. It was clarified in the session the proposed number of the secured bike spaces are meeting the City's requirement. It was clarified that Cascadia will provide EV roughed-in services for 100% of the parking spaces. Regarding the questions about installing solar panels on the roof, Cascadia provided information that based on previous solar panels studies, it would not be efficient in Vancouver's weather. Although Cascadia always take further steps to make their projects energy efficient, solar panels would not be one of their options. It was explained to the attendees that the Level 1 has been raised about 3 feet for flood concerns as well as to provide adequate natural light to units located on Ground Level.

It was discussed that every building in the City of North Vancouver is required to be accessible to all. An accessible ramp is provided on the north side of the site where the main entrance is. Also, 25% of the total units will be Adaptable Level 2 units as per the City of North Vancouver requirement. There are also 3 accessible parking spaces included in the parkade. It was clarified that the building will be a 6-storey building from the Keith Rd, and a 7-storey building from the East 6th St. A shadow study was presented to the attendees and explained how the proposed project's shadow cast on Victoria is very minimal compared to the project's adjacent neighbour to the east side. It was discussed that rooftop amenity area's closing time, as well as non-smoking requirements will be in compliance with the City's requirement. It was clarified that there will be tree removal on the site. However, an arborist report has been submitted to the City for this project and all architectural and landscape designs are compatible with the arborist report for this project. It was explained in the session that the building will be most probably two levels concrete and the rest wood frame. It was clarified that proposed design will go through a rigorous design process with the City to ensure past problems will not resurface.

Conclusion

The purpose of this public information meeting was to present to neighbours the proposed rezoning application, and to provide them with an opportunity to ask questions and comments on the proposal. 388 invitations were distributed to the surrounding community, and 19 community members signed in to participate at the virtual session. Two newspaper ads notified the community of the meeting, and two signs were posted on the property. Per the City's request no comment sheet was sent to participants. Instead, they were encouraged to write on the City's website at: https://letstalk.cnv.org/

The public could participate in this process in several ways:

- Using the Q&A feature to raise their questions to the project team and CNV Planners
- Watching a presentation
- Participating in a facilitated question and answer period
- Writing on the City's website at https://letstalk.cnv.org/

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team a variety of questions. Concerns were mostly related to tenant relocation process. The community was given ample opportunity to express their views of the proposal.

The proposed design was supported by the participants. They were supporting the rooftop amenity area, height, and shadow cast of the project. They were supporting that the proposed design is providing sufficient secured bike space.

Existing tenants expressed concern over finding alternative, affordable rental accommodations in the neighbourhood, and Cascadia Green indicated a willingness to help them. In order to assure the current tenants that Cascadia will support them through the process three days after the DIS, on June 25th, a package including the B.C. Residential Tenancy Guidelines, the City of North Vancouver Residential Tenant Displacement Policy, and the Cascadia Green Development compensation package was distributed to all the tenants. Cascadia wanted to make sure tenants were aware of their rights and compensation they would receive. Since then, recently, Cascadia's Tenant Relocation Plan has been updated. Cascadia will be updating the tenants regarding their updated compensation package.

Development Application for 115 East Keith Road -Survey

SURVEY RESPONSE REPORT

16 September 2019 - 05 July 2021

PROJECT NAME: Development Approval Process Pilot: 115 East Keith Road



SURVEY QUESTIONS







Q3 Which of the following best describes you:



Mandatory Question (33 response(s)) Question type: Radio Button Question

Q4 Postal Code



Question options

North Vancouver, BC, V7L1V1	North Vancouver, BC, V7N3Z4	North Vancouver, BC, V7M2V7
North Vancouver, BC, V7P3E3	North Vancouver, BC, V7L1V4	North Vancouver, BC, V7M2B6
North Vancouver, BC, V7K1R9	North Vancouver, BC, V7M1W6	North Vancouver, BC, V7L4N9
North Vancouver, BC, V7M3M2	North Vancouver, BC, V7M1P3	North Vancouver, BC, V7M2G8
North Vancouver, BC, V7M0A6	North Vancouver, BC, V7L1P1	North Vancouver, BC, V7P1S3
North Vancouver, BC, V7L2Z3	North Vancouver, BC, V7P0A1	Vancouver, BC, V6Z0E3
North Vancouver, BC, V7G1P8	Vancouver, BC, V6B1T7	North Vancouver, BC, V7K2M2
North Vancouver, BC, V7L0B2	West Vancouver, BC, V7T2H5	North Vancouver, BC, V7L1H7
North Vancouver, BC, V7N2T3		

Mandatory Question (33 response(s)) Question type: Region Question

Development Application for 115 East Keith Road: Community Feedback

Please share your comments on the proposed development for 115 East Keith Road.

- This is a seven story rental building. The lobby entrance off E Keith goes onto the 2nd floor. There seem to be too many "junior" one bedroom / bachelor units with poor layout not much actual living space.
- I am opposing this development because it fails to include truly affordable options for seniors, pensioners, people with mental health issues, and most importantly exorbitant proposed rents for multiple-person family units.
- Sad/Shocked & Stressed I have to move in this tight expensive housing market on the North Shore after living here for 13 & half years.
- The proposed project will lead to the eviction from their home community of 23 households who cannot afford market rentals and will thus not be able to stay in their home community of North Vancouver. Only 8 midmarket suites will be offered to residents despite the 23 suites evicted. The suites are also much smaller than their current residence. This is insufficient and not creating affordable housing, but rather, taking a great number of affordable rentals away and dismantling a community of residents who have lived there for 10 to 43 years. There is no planned meaningful monetary compensation for the years of hardship to come for the current residents who are kicked out. This project, as laid out currently, does not address the current needs of the residents of North Vancouver nor creates more affordable housing, despite its claims.

115 E Keith Road North Vancouver Updated Tenant Relocation Plan

Submitted by

Cascadia Green Development

September 14, 2021



1 Introduction

After Council approved the updated Tenant Displacement Policy in July 12th, 2021 Cascadia Green Development decided to update their already submitted Tenant Relocation Plan (TRP) for the 115 East Keith Rd development. Below is a summary of the updated Tenant Relocation Plan proposed by Cascadia. Cascadia's updated TRP follows the majority of the elements of the CNV's new policy excluding one item of: "(total tenancy length in months – 60) * \$25)" financial compensation. Below is a summary of the updated Tenant Relocation Plan proposed by Cascadia Green Development.

2 Tenant Relocation Plan

2.1 Relocation Assistance

Cascadia designated Pacific Asset Management Corporation (PAMC) as their Tenant Relocation Coordinator to support tenants through the displacement process.

PAMC will identify three comparable rental dwelling units for each eligible tenant household. The comparable units will be located in the City of North Vancouver and the maximum rent will not be more than the greater of:

- a) 10% above the tenant's current rent; or
- b) 10% above the most recently published CMHC median rental level, by number of bedrooms, for the City of North Vancouver.

2.2 Additional Assistances for Low Income Tenants and others Facing Barriers

Cascadia will be providing individualized support to those tenant households identified as having additional needs such as elderly residents on fixed incomes, tenants with low incomes as defined in the CNV's 2021 Displacement Policy, and people with disabilities. Examples of additional supports can be as follows:

- a) Early communication and notification, in person if requested;
- b) Additional support with arranging and attending viewings;
- c) Support with accessing social housing or rent supplements
- d) Connecting with health organizations and non-profit services; and
- e) Free support with activates such as packing

2.3 Financial Compensation:

This application will compensate all eligible tenants with financial assistance equivalent to 4 months' of their current rent.

Tenants who have been already moved and received the previously submitted compensation package will be receiving the differed compensation.

2.4 Moving Cost

Tenants will be compensated for moving expenses with a flat rate payment based on number of bedrooms according to the CNV's 2021 Displacement policy.



- a) \$1000 for studio and 1 bedroom units;
- b) \$1250 for 2 bedroom units; and
- c) \$1500 for 3 bedroom and larger units.

2.5 Notice Period:

Tenants will be receiving a four months-notice, after a Demolition Permit is issued for this application.

2.6 First Right of Refusal:

All tenants will be provided with the first right of refusal to live in any purpose-built rental units in the new building. Also, they will be offered the first right of refusal to live in the 8 mid-market units proposed in the new building.





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

INFORMATION REPORT

Mayor Linda Buchanan and Members of Council		
Coreen Alexander, Planner 1		
PILOT DEVELOPMENT APPROVALS PROC UPDATE	ESS – ENGAGEMENT	
October 6, 2021	File No: 10-5040-20-0002/1	
	Mayor Linda Buchanan and Members of Cour Coreen Alexander, Planner 1 PILOT DEVELOPMENT APPROVALS PROC UPDATE October 6, 2021	

ATTACHMENTS

- Balanced Housing Lab Development Approvals Process Pilot (Document #<u>1992443</u>)
- 2. Co-Creation Workshop Summary (Document #2091953)
- 3. Applicant's DIS Summary (Document #2094789)
- 4. Development Application LetsTalk Survey Results (Document #2077448)

PURPOSE

The purpose of this report is to provide Council with an overview of the engagement components and background information for the Pilot Development Approvals Process, one of the prototype solutions that emerged from the Balanced Housing Lab project. This report is intended to be a reference document for the pilot process, to support Council's review of the rezoning report for 115 East Keith Road.

BACKGROUND

The Balanced Housing Lab (BHL) is an innovative partnership between the City of North Vancouver, District of West Vancouver, and Squamish Nation. The lab was focused on developing solutions to address the housing challenges facing middle-income earners. Project work was led by consulting firm Urban Matters, with supporting direction from City staff, a political steering committee, and a project working group with representation from the partnering organizations.

One of the solutions, referred to as a "prototype", that emerged from the BHL was reimaging the development approvals process. In order to improve upon the process for reviewing new developments - which lab participants described as often adversarial and which considers input from stakeholders late in the application process, participants worked to develop an alternative development approvals process for projects that align with the *Official Community Plan (OCP)* and include a housing component for moderate to middle-income households. This process is intended to engage with the public earlier, before a detailed development application is submitted, and to provide more opportunities for diverse voices to be heard by utilizing new engagement tools beyond the conventional public hearing. It is also intended to inform Council and municipal staff of concept designs in the earlier stages of the process to ensure projects align with broader community objectives, before detailed design work is carried out. The pilot development approvals process is outlined in *Attachment #1*.

On October 19, 2020, Council provided direction: "THAT staff be directed to prepare a Request for Expressions of Interest to seek developers to participate in a pilot alternative development approvals process". The Request for Expressions of Interest (REOI) closed in December 2020 and Cascadia Green Development was selected to participate in the pilot for the proposed residential development at 115 East Keith Road.

The development proposal is more than half way through the pilot process having completed the early engagement components and the rezoning report is before Council for Introduction. This report accompanies the rezoning report and is intended to provide Council with an overview of the Pilot Development Approvals Process and provides highlights of the various engagement components.

DISCUSSION

Comparison of Existing and Pilot Development Approvals Process

The key differences between the existing and pilot development approvals process relate to the engagement components as well as the timing and level of detail presented at Council Introduction (First Reading).

The City's existing development approvals process is outlined in Figure 1 below. It includes two engagement opportunities: Developer Information Session and Public Hearing (both in green boxes below). Both of which occur after a detailed development application is submitted to the City. In the existing process Council is first informed of the project at Introduction after a fulsome review of the proposal by City staff and after a detailed design is prepared by the applicant. This typically occurs 8-12 months after a development application is submitted.



The pilot development approvals process is outlined in Figure 2 below. It introduces additional engagement opportunities earlier in the process including the following: Co-Creation Workshop, Visual Preference Survey, and LetsTalk Online Engagement (all in green boxes below). The objectives of the additional engagement components of the pilot process are twofold. One, to reduce the potential for contention with a development project by moving the engagement components to earlier in the process so that it informs design development, rather than feedback to a polished design late in the process. Two, to provide more opportunities for diverse voices to be heard by offering multiple feedback channels that make it easier for people to participate, beyond the public hearing. A detailed summary of all the engagement activities completed for the Pilot Project is provided below.

The pilot process also introduces the concept of a "Project Brief", in which the applicant submits a more conceptual development application package that is reviewed by staff at a high-level. Following the new engagement components, staff prepare a report for Council Introduction (First and Second Reading) with their recommendation on the proposal subject to certain conditions to be addressed at the Detailed Application stage. This enables development proposals to come to Council for Introduction within a shorter timeframe (5-6 months) and provides more opportunity for feedback to be incorporated before detailed design work is carried out. Following Second Reading, the applicant submits their Detailed Application for staff review and must address all conditions that were laid out at Introduction prior to the proposal coming forward to Council for Public Hearing/Third Reading.

Figure 2: Pilot Development Approvals Process



Summary of Engagement Activities

Table 1 provides a summary of the engagement activities conducted for the development proposal at 115 E Keith Road. A detailed explanation of each component is described below.

Table 1: Summary of Engagement Activities – 115 E Keith Road			
Engagement Method	Date	Existing or New Method	
Co-Creation Workshop	April 8, 2021	New	
Visual Preference Survey	May 14, 2021	New	
LetsTalk Online Engagement	June 8 – July 6, 2021	New	
Developer Information Session	June 22, 2021	Existing	

Co-Creation Workshop

The Co-Creation Workshop was held on April 8, 2021. It was attended by 14 members of the public, 4 City staff, 4 applicant representatives, and 5 staff from the facilitating consultant, Urban Matters. The purpose of the Co-Creation Workshop was to bring together a diverse group of people including local residents, neighbours, businesses, and design experts to help co-create design elements prior to the formalization of any development concept. It was originally envisioned as a highly visual in-person event. However, due to the COVID-19 pandemic, it was transitioned to an online format.

Due to the online format, participation was limited to 20 people. As part of the pilot process evaluation, staff will consider the potential for larger involvement and in-person opportunities, health guidelines permitting. Invitations were sent to the subject building and surrounding properties within approximately 40m, seeking 1-2 representatives from each building. An application to participate was also posted on the City's website and promoted through City social media channels seeking participants from the broader public, 28 applications were received and 11 participants were selected by the project's consultant team. A direct invite was also sent to the Advisory Design Panel seeking one member to attend. A summary of the invitations and responses received is provided in Table 2 below.

Table 2: Summary of Co-Creation Workshop Invitations			
Direct Invitations	Description	Notification	Response
115 East Keith Rd	Subject Building - Rental	Mail-out to residents	1 response
115 East 6 th St	Neighbouring Rental	Mail-out to residents	No response
616 Lonsdale Ave	Neighbouring Rental	Mail-out to residents	1 response
119 East 6th St	Neighbouring Strata	Mail-out to residents	No response
123 East Keith Rd	Neighbouring Strata	Email to Strata Council	1 response
123 East 6th St	Neighbouring Strata	Email to Strata Council	1 response
Advisory Design Panel (ADP)	Design Expert	Participant selected at ADP Meeting	1 response

A background document was circulated to participants in advance of the workshop to inform participants of the intent of the workshop, site context, and regulatory framework. The workshop included brief presentations from City staff, facilitator, and developer. Participants were then split into groups to discuss their ideas around key design elements including the following:

- Building height, setbacks, and massing
- Parking, traffic, and site access
- Amenities, public realm, and landscaping
- Other ideas, opportunities, and concerns

Participants were asked to provide feedback on what the project must, should, could, and should not achieve in relation to the design elements. A detailed summary of the Co-Creation Workshop outcomes and process is provided in *Attachment #2*.

Visual Preference Survey

Following the Co-Creation Workshop, a summary of the feedback was provided to the applicant. As an output of the workshop the applicant was asked to prepare a Visual Preference Survey that graphically summarized the design elements that emerged from the workshop. This survey was circulated to the workshop participants as an opportunity to provide additional thoughts and opinions on the many design elements discussed. The survey included conceptual development options for a 5, 6 and 7 storey building and asked preference questions around key design elements. The survey was circulated by Urban Matters, 14 responses were received and the data was provided to the applicant to help further refine their development concept.

Developer Information Session

A Developer Information Session (DIS) was held virtually by the applicant on June 22, 2021 and was attended by 19 members of the public. The DIS is one of the standard engagement components included in the existing development approvals process. It provides an opportunity for interested members of the public to learn about the development proposal, ask questions, and provide feedback. It is attended by City staff and the developer. Notification requirements per City policy include onsite signage, two newspaper advertisements, and mail-out to properties within 40m of the subject site. The applicant's summary of the DIS and key themes discussed is provided in *Attachment #3*.

LetsTalk Online Engagement

The City launched a LetsTalk project webpage on June 8, 2021 for interested members of the public to learn more about the pilot process and development proposal at 115 E Keith Road. Two surveys were posted on the page, one seeking public sentiment on the development proposal and the other seeking feedback on the pilot process and use of online engagement. The page also included an open comment box for members of the public to share their thoughts on the development proposal. The surveys and comments section were open from June 8 to July 6 and were promoted as an engagement opportunity at the DIS. The LetsTalk page was visited by 188 people, in which 33 responded to the development application survey, 16 responded to the process survey, and 1 replied to the guestbook. A summary of the development related responses is provided in *Attachment #4*.

Analysis of the feedback received through the various engagement activities and the response to the design development is articulated in the rezoning report. Feedback from City staff, developer, and the general public is also being collected specific to the learnings from the pilot and will be presented to Council in a subsequent report, following the conclusion of the pilot.

NEXT STEPS

Staff intend to return to Council with an evaluation report and lessons learned from the pilot process, upon completion of the project. To date, the project team has conducted internal and applicant interviews and circulated a feedback survey on the process to workshop participants. The City has collected feedback on the pilot process and online engagement through the LetsTalk webpage. Further evaluation and feedback will be

collected after key project milestones and presented to Council as a final report on the pilot.

RESPECTFULLY SUBMITTED:

Coreen Alexander Planner 1

Attachment 1



Development Approvals Process Pilot

Overview

The Balanced Housing Solutions Lab (BHL) is an innovative partnership of local governments on the North Shore of the Metro Vancouver area, and includes the City of North Vancouver, District of West Vancouver, and Squamish Nation. BHL is an engagement and technical exercise intended to generate new solutions that shift the way our housing system as a whole is addressing the current housing crisis, particularly the growing problem of affordability for moderate to middle-income earners on the North Shore.

One focus area identified in the Solutions Lab is the need to reimagine the current development approvals process, which can be divisive, time-consuming, and contentious. This focus area aims to answer the following question:

How might we...

Reimagine the development approvals process such that it builds, rather than divides, community?

As part of the work in this focus area, input from lab participants from the first phase of the BHL has informed the design of an alternative development approvals process that promotes more meaningful opportunities for community members, Municipal Staff, Council, and developers to cocreate and engage with proposed housing projects.

Purpose of the Pilot Project

The alternative development approvals prototype outlined below is intended to provide community members a 360-degree view of the potential development concept and more opportunities for diverse voices to be heard in the early stages of the process. It is also intended to inform the City of North Vancouver and District of West Vancouver Councils and municipal staff of concept designs and ensure projects align with broader community objectives in the earlier stages of the project.

In order to select projects that will help the City and District pilot this prototype, two key criteria are being used to select projects: the proposed concepts should include a component of mid-market housing and conform with the Official Community Plan policies.

Please note: This pilot project is a work in progress and this brochure will be updated over time as the City of North Vancouver and District of West Vancouver and its partners gather learnings and insights from participants of the program. The following pilot process will be illustrated using the City of North Vancouver as an example.

Stages of Development Approvals Process

STAGE 1: PRE-CONSULTATION

MONTH 1

Description:

- **Developer** and **City of North Vancouver staff** (e.g. engineering, planning, fire, building, etc.) discuss early development concept and any potential technical challenges to the proposed project concept.
- **Developer's** early project concept should provide a high-level site plan and demonstrate how the project intends to meet the policies in the City of North Vancouver's Official Community Plan.
- City Staff will provide high-level feedback on designs (e.g. comments on site access, height, massing, known off-site requirements) and identify any concerns.
- A public call will be posted on the City's project page for community members to apply to participate in the co-creation workshop. When applying, community members will be asked about their demographics, lived experiences, and professional expertise. Selected community members will be trained on OCP policies, zoning bylaw, and other City policies and provide advice on the development concept.

- City Staff
- Developer
- External Facilitator

- City Staff, developer, and an external facilitator will manage the public call and select up to 20 stakeholders, with high consideration for selecting those with lived experiences or who identify as Indigenous or groups that are underrepresented, to participate in the co-creation workshop (Stage 2) from the following groups:
 - Advisory Design Panel representatives¹
 - People who have faced housing challenges on the North Shore²
 - Local business representatives
 - Local neighbourhood representatives
 - Local services (e.g. fire and police department, school districts, hospitals)
 - Other relevant stakeholders as determined on a case-by-case basis
- A date will be mutually agreed upon by the developer and City Staff for the co-creation workshop with community stakeholders in Stage 2.
- City staff, developer, and external facilitator will identify key questions and themes that will guide stakeholder and public engagement and further shape the project concept.
- **City staff, developer**, and **external facilitator** will select the appropriate engagement mechanisms for stakeholder and public engagements.



¹Two to three Advisory Design Panel representatives will be selected for the process based on relevance of their professional expertise and on a rotating fashion.

²According to best practices, stakeholders with lived experiences will be compensated for their participation.

³To support a World Café style workshop during COVID-19, City staff and developer can use a virtual meeting platform that follows the City's guidelines for virtual engagement. City staff can manage and can use the "breakout rooms" function in a virtual meeting platform to mimic the idea of rotating tables. Using the breakout rooms function, City staff can manually assign participants to different rooms with City staff, the developers, and architect. After a set amount of time, City staff can switch the rooms of participants.

Description:

- City Staff and developer will host a World Café style workshop with community stakeholders and representatives of the advisory design panel.
- **City staff** will present Official Community Plan policies and what the land use designation allows for the subject site (e.g. land use, density) at the beginning of the workshop.
- Developer will present their project vision and brings their architect to engage in dialogue with community stakeholders.
- Tables will be set up around a room with a mix of City Staff, the developer, architect, and stakeholders that create opportunities for dialogue and collaboration to explore key engagement questions and topic areas. Stakeholders will move from table to table.
- Stakeholders will provide local knowledge, lived experiences, understanding of local neighbourhoods, and professional expertise to inform the concept development (e.g. guiding principles, history, vision, outcomes, aspirational goals).

City staff and **developer** will facilitate and guide conversations, take minutes and record conversation and synthesize project outcomes. Input received in the co-creation workshop will inform the concept development prior to Stage 3.

*We aim to work with two developers through this process; one will lead the co-creation independently, and one will have the support of an external facilitator. In piloting this, the external facilitator will use Urban Matters as part of the prototype evaluation process.

- City Staff
- Advisory Design Panel
 representatives
- Developer (and architect)
- Community Stakeholders





Description:

- **City staff** and **developer** will present the concept developed in Stage 2 to the public through a virtual platform and engagement process that includes a menu of options for engagement.
- City staff will launch an online City project page that will act as a digital hub and allow the public to learn about the project, stay updated with upcoming engagement events, and share their experiences through all stages of the project.
- This stage is intended to serve as an alternative to the Public Hearing Process, which can be contentious and may not always capture a diverse cross-section of community voices. This public engagement is intended to find a variety of ways for the public to engage with the project and provide input in advance of First Reading. These opportunities meaningfully engage participants to ask questions, express concerns or excitement for the project, and to check in on the project progress.
- In addition, this stage is designed to increase access of engagement by offering multiple formats for both residents and stakeholders to participate, at different times throughout the day, and encourage dialogue between the **developer**, the City, and the public.
- The public can register through the City's project page to stay informed throughout the pilot project by providing their email and postal code.
- The public is invited to provide feedback to the concept through various forms of engagement and dialogue with **City staff** and the **developer**.
- City staff will incentivize the public to engage by demonstrating that their participation and feedback will have real influence on the outcomes of the process.

Engagement Tools:

Engagement tools and approaches may vary depending on the purpose, project cycle, and target audiences. The engagement tools described below provide a menu of options for the two pilot projects. The selection of tools and approaches will be tailored to each pilot project and compared against each other for effectiveness of meaningful engagement. The City and developer will work together to determine the most appropriate engagement approaches.

For the purposes of the pilot project, an additional evaluation survey will be posted to the City's project page and emailed to participants at the end of each engagement stream for the public to provide feedback on their experience of the overall engagement process. This evaluation survey is not intended to be replicated outside of the pilot project, rather the findings from the survey will be used to improve the overall process in either Pilot 1 and Pilot 2 (whichever occurs later).

- City Staff
- Developer
- External Facilitator (optional)



Virtual Town Hall:

- **City staff** and **developer** will host a virtual town hall using an online meeting platform that follows the City's guidelines for virtual engagement.
- **City staff** will advertise the virtual town hall on the City's project page and through the City's social media platforms (e.g. Facebook, Twitter, Instagram).
- Participants will sign up to attend the live town hall on the City project page and will be asked to provide their name, email and postal codes⁴. City staff will use participant postal codes (collected via log in) to track community perceptions by geographic distribution.
- **External facilitator** will help moderate Q+A sessions between City Staff, developer, and participants at the end of their presentation.
- Participants can use the 'raise your hand' option on online meeting platform to comment or ask questions in turn.
- **Developer** will answer specific comments and questions related to the concept in real-time.
- The virtual town hall can be recorded and shared on the City's project page for those who were not able to participate during the live presentation.

Survey:

- City staff will design the project survey to include questions that will provide a better understanding of the diverse range of respondents and their perspectives on the project.
- City staff will advertise project survey on the City's social media platforms (e.g. Facebook, Twitter, Instagram).

Community QR Code Survey Advertisement:

- **City staff** will put up posters and advertisement about the project in locations where residents shop or visit (e.g., grocery and retail stores, schools, community centre) and for those who work in the North Shore but cannot afford to live here (e.g. bus shelters, SeaBus terminals, hospitals, fire halls).
- Posters and advertisement will include a short description of the project, the project page link, and a QR code that can be scanned by residents using their phone cameras. QR codes will direct residents to a short survey about the pilot project on the project page with a chance to win a prize draw (e.g. gift card) at the end.
- City staff will design the project survey to include questions that will provide a better understanding of the diverse range of respondents and their perspectives on the project.
- **Developer** will provide gift card for draw.

Digital Posters:

 City staff will post digital posters, including concept renderings and infographics, on the City's project page to provide information about the pilot project to the public.



⁴ Providing postal codes will not be mandatory

MONTH 2

Online Forum:

- City staff will create a moderated forum section on the City's project page that allows the public to submit comments related to their experience or ask questions of City Staff and the developer related in Stages 3 to 8.
- **City staff** will approve posts that abide by City guidelines and rules.
- City staff and developer will post answers to questions from participants within 2 to 3 business days.
- A visual map of where virtual town hall and engagement participants live can be included on the project page to show where respondents are responding from and increase transparency of the process.

Digital Advertising:

 City staff will use social media advertisements and project graphics to promote and boost posts about the project, the project page, and survey on all platforms.

Webchat Forum:

- **Developer** will set-up a webchat (e.g. Discord, Slack, etc.) forum to facilitate online discussions with the public .
- Participants will sign up for the webchat forum on the City project page and will be asked to provide their name, email and postal codes. City staff will use participant postal codes to track community perceptions by geographic distribution.
- **Developer** will monitor and moderate posts. Questions will be automatically set to be posted privately and made public once approved.
- **Developer** will reply to comments and questions from participants within 2 to 3 business days.
- **City staff** will participate in the webchat forum and reply to comments and questions that are applicable.
- Webchat forum will abide by general City guidelines and rules while an external communication channel hosted by the developer will allow for a more streamlined process for the developer to participate.

Pop-Up Booths:

 Due to COVID-19 and its implications, City staff and developer will be unable to organize pop-up booths to engage with the public at convenient locations at this time; however, this could be a viable option for future projects.

STAGE 4: CONCEPT REVISION

Description:

- **Developer** will review the feedback received from the public in Stage 3.
- **Developer** will consider community feedback and incorporate changes to the project concept while maintaining viability of the proposal. City staff will also ensure that high-level feedback from Pre-Consultation has been incorporated into the concept.

MONTH 3

Developer



Description:

- **Developer** will provide a project brief outlining the proposal that outlines certain parameters (e.g. density, height, community amenities, etc.).
- **City Staff** will review the project brief to ensure that the major challenges identified in Stage 1 that could stall the proposal at the application stage are addressed by the developer.
- City Staff will provide a summary of geographic representation of engagement participants from across the City, neighbouring communites, and beyond, as well as community perceptions by postal code using findings from Stage 3 to inform Council's decision making.
- **City Staff** will prepare a report back to Council outlining their recommendation for Council to

approve the proposed project subject to certain conditions or to reject the proposal until certain provisions are met. These could include, but are not limited to, review and refinement of the public realm and off-site works, further negotiation regarding proposed project amenities, and further design refinement to address issues and concerns identified in previous stages.

City Staff will prepare a draft zoning bylaw amendment based on the proposed project brief

Participants:

- City Staff
- Developer

STAGE 6: FIRST AND SECOND READINGS

MONTH 5

Description:

- City Council will receive the staff report on recommendations to inform their decision making.
- **City Council** will receive the draft zoning bylaw amendment.
- City Council opts to proceed or reject the application. If the application proceeds, Council undertakes the first and second readings and determines any conditions required to be resolved prior to adoption.
- If Council decides at this stage that a public hearing is not needed, i.e. the proposed project and the proposed zoning bylaw are consistent with the OCP and the engagement approach and summary report of engagement findings is sufficient, then Council can waive the public hearing.

- If the public hearing is waived, then the application proceeds to the next Stage. If the public hearing is not waived, then a public hearing will be held after notice is given.
- City Staff and the applicant work to resolve any conditions required prior to adoption.

- City Staff
- City Council



Description:

- If the project concept passes second reading, then the **developer** revises the proposal based on the conditions laid out.
- Developer submits a detailed application to City Staff for consideration.
- The application is checked by City Staff for completion to ensure it meets all technical requirements.
- If the application is complete, it will proceed forward to the Advisory Design Panel, then to Council.

STAGE 8: THIRD AND FOURTH READINGS

Description:

- Staff ensures all proposed amenities and commitments are secured through agreements as required.
- City Council will undertake 3rd reading. If the application moves forward, then the final reading will be undertaken during the same session.
- After final reading, the zoning bylaw amendment is adopted and the application is approved.

Participants:

- City Staff
- Developer

Participants:

- City Staff
- City Council
- Developer

MONTH 8

Balanced Housing Lab:

Alternative Development Approvals Prototype Co-Creation Workshop Summary

A Co-Creation Workshop was held on April 8, 2021 and convened 14 members of the public, 4 City of North Vancouver Staff, 4 representatives of the developer, Cascadia Green, and 5 team members from the facilitating consultant, Urban Matters. The purpose of the Co-Creation Workshop was to bring together a group of people, representing different groups including local neighbours, residents, local businesses, and members of the Advisory Design Panel, to help co-create design elements for a purpose-built rental housing project.

Presentations

The workshop began with the following brief presentations:

- City staff presentation: overview of Balanced Housing Lab, Pilot Process, and regulatory context
- Facilitator presentation: overview of workshop agenda, format, and intent
- Developer presentation: site context, constraints, and opportunities

World Café Discussion

After brief presentations from City Staff, the facilitator, and the developer, participants were then divided into four groups and given four topic areas for world cafe style discussions, which consisted of an icebreaker exercise and four roundtable discussions of key development components:

- Building height, setbacks, and massing
- Parking, traffic and site access
- Amenities, public realm and landscaping
- Other ideas, hopes and concerns.

Personas exercise

The workshop walked through an icebreaker exercise. This exercise identified 2-3 personas of households earning a moderate to middle-income on the North Shore and experiencing housing issues. Participants were not required to adopt the persona for the discussion, but were asked to consider the following questions for about 15 minutes:

- What parts of the new development are going to be most important to these personas?
- What concerns or issues might arise from this development?
- How might this type of development support their own housing issues?

Rountable Discussion

For each topic area, participants were asked to consider the following questions and use sticky notes on a Mural Whiteboard to record their ideas:

- What must the project achieve? (Not an option; we will fail if these are not present)
- What should the project achieve? (Degree of option to pursue is present but this is a category of value add considerations that sometimes are also the difference between success and failure)
- What could the project achieve? (Space for innovation. Not immediately obvious or low hanging fruit criteria but offers something of unique value that could really accelerate efforts)
- What should the project not do? (Defeats the purpose of the project. Will create more harm than good if present)

Participants were also asked to vote for the top four ideas that emerged from the four questions they thought were the highest priority from their perspective.

Discussion Summary

Themes that emerged from these discussions are summarized below. The total number of votes for each idea received are noted in brackets.

Building Height, Setbacks and Massing

The top ideas that participants voted as priority were related to increased terracing (11), additional greenspaces (6), adequate setbacks (4), and access to lighting for all units (4).

What must the project achieve?	What should the project achieve?	What could the project achieve?	What should the project not do?
 Adequate setback and reduce noise for neighbours on the west side (4) Greenspace with similar feel to the park so it fits within the community (3) Terracing (e.g., podium) (3) Windows with natural light for all units (4) Landscaping around building Mid-rise building (6- 12 floors) Lighting for all sides of the building 	 Rooftop garden, meeting area, gardening space (5) Limited shadowing on Victoria park (2) Use terracing to minimize shadowing (2) Mid-rise building with 8-11 floors (2) Use concrete (1) Larger floor plate (1) Wide setbacks and/or planted setbacks Ensure neighbouring units receive lighting through windows Move away from flat grey concrete blocks and use textures that absorb heat, look good, and allow light to pass through Larger setbacks from park 	 Terracing with different uses and amenities to balance height and landscaping (4) Taller building with greenspaces (3) Terrace away from shorter building (2) Basement area for multi-purposes such as workshops, commercial kitchen, bikeshare, charging electric cars (1) Maintain views (1) 10 to 12 storeys (1) Playground in half of the lot Unique designs 	 Shadow neighbours (1) Footprint that differs from the aesthetics of the neighbourhood Be the same height as highest neighbouring building Have the same setback as the current one on the east side of the 616 Lonsdale Avenue low-rise rental. Use wood

Parking, Traffic and Site Access

The top ideas that participants voted as priority were related to electric charging stations and parking spots for cars and bikes (12), suitable and adequate parking for the needs of residents (9), and increased alternative transportation options (6).

What must the project achieve?	What should the project achieve?	What could the project achieve?	What should the project not do?
 Parking suitable for residents (5) Electric charging for cars and bikes (5) Rapid EV charging for every stall (3) 	 Increase alternative transportation options and increase number of car share parking spots (3) Pedestrian walkways that would cut through the sit (3) 	 E-bike sharing program (3) More projects that show pro forma elements of losing parking (2) 	 Lousy security for bikes (2) Cut back on parking stalls (2) Contractor street- side parking (1)

 Adequate parking for at least 0.8 spaces per unit Find alternative areas for parking to reduce traffic (i.e., City Market parking) (1) Increase bike parking from 1 to 2 stalls per unit to encourage people to get out of their cars (2) Car share options (1) Bike storage and security (1) Developers should consider shuttles or transit options during construction to reduce traffic impacts on the neighbourhood Off-peak construction traffic 	 Parking that meets the needs of number of units (2) Electric bike charging (1) Better pick up and drop off area (1) Car share options and parking (1) Bike parking Car charging station Additional parking fees in building (i.e. unbundling parking from rental, so units pay for a stall) Allocate certain units to tenants without cars Nearby public transportation options Limit impact to traffic during construction Options for contractor parking not on streets 	 Signal upgrades on 6th avenue at Lonsdale (1) Stricter parking requirements Connection between E. Keith and 6th Avenue with pedestrian walkways and setbacks
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Amenities, Public Realm and Landscaping

The top ideas that participants voted as priority were related to a desire to see garden spaces and green spaces (14), pet wash/bike wash areas (4), car sharing options (3), and different outdoor spaces suited for different age groups (3). Participants also indicated some concern about the building shadow that would be cast on Victoria Park (3).

What must the project achieve?	What should the project achieve?	What could the project achieve?	What should the project not do?
 Rooftop gardens with storage, water, amenities and high railings (4) Car sharing (3) Sports gear storage (e.g., kayak) (2) Dog wash, car wash (2) Combination of covered and uncovered spaces (2) Net positive impact to Victoria Park (1) Building aesthetic suitable for the park (1) Balconies with sufficient space for tenants and to create 	 Pet wash, bike wash Green spaces, garden, BBQ area on roof (4) Different outdoor spaces suited for different age groups (3) Garden improvements in the back (2) Taller building with more surrounding greenspaces and windows (1) Building should manage their own setbacks and not rely 	 Garden spaces (4) Childcare and spaces for children (2) Outdoor play space on the roof Library in common area Energy efficient features (e.g., solar panels, automatic water shutoffs, sensors) Accommodation for residents' parcel deliveries Pathway Accessible bike entrances Designated car wash area 	 Gym (2) Create a shadow on Green Necklace (1) Cast shadow on Victoria Park (1) Landscaping and large trees close to building Cast shadow on neighbour to the west

 a sense of community (1) Landscaping all the way around the building with Indigenous plants (1) Hot tub, BBQ Functional amenities Covered outdoor space on ground level, setback area, roof 	 on greenspaces from other lots (1) Common rooftop floor (1) Natural gas connection for BBQ Common room with seating and water facilities Car wash station Simple landscaping to reduce costs Balconies and outdoor spaces for each unit More greenspace with more height 	 Pathway between buildings Washing area/washroom in common area 	
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Other ideas, hopes, or concerns

The top ideas that participants voted as priority were related to a desire to see pet friendly units (4), useable balconies (4), healthy community living (3), and above ground bike storage (3). Participants also indicated concerns of displacing tenants in the 115 E. Keith low-rise rental building (3).

What must the project	What should the project	What could the project	What should the project not
achieve?	achieve?	achieve?	do?
 Pet friendly (e.g., flooring) (4) Healthy community with outdoor spaces for tenants to meet (3) Undistinguishable as a rental building and a home people are proud of (1) Adequately sized units no smaller than current units in buildings (1) LEED gold standard Include accessible units that are affordable for people on disability assistance (1) Accessibility for aging in place (1) Double paned windows Maintain community and current tenants Right of refusal for existing tenants City to require adaptable design 	 Use of building exterior and useable balconies (4) Variety of spaces and textures, setbacks, and private and semi- private spaces, (2) Affordable units (1) Set aside units for individuals with special needs (1) Landscaping and greenery Great living spaces Some building recesses and culverts Minimize physical access barriers 	 Bike storage above ground (3) Dog park on the property (2) Priority given to current residents Diversity of tenants (e.g., seniors, parents) Below market units with accessibility (e.g., width of doorway) (1) Affordability (1) Wash area or service area Mass timer or passive house design Reduced energy use 	 Displace tenants in 115 E. Keith low-rise rental building (3) Become a future burden (1) Be unfriendly Have inadequate wayfinding and slippery surfaces (e.g., ICBC building)

 Include one bedrooms with dens Opportunities for 		
Opportunities for social connection		

115 East Keith Road, North Vancouver

Development Information Session Summary Report

Event Date:	June 22, 2021
Time:	6:00pm – 8:00pm
Location:	Virtual – Zoom Webinar
Attendance:	19 members of the public signed in
Comments:	Attendees were advised to provide comments on the City's website at:
	https://letstalk.cnv.org/
Meeting Purpose:	1) To present development proposal materials to neighbours
	2) To provide an opportunity for the public to ask questions about the proposa
	3) To provide an opportunity for neighbours to comment on the proposal

Notification:

In accordance with City of North Vancouver policies:

Invitation Brochures

The City requires invitations to be sent to all households and businesses within 40m of the site. Cascadia Green delivered 388 invitations, exceeding the 40m radius in all directions. Invitations were sent to all households fully/partially within 100 meters of the development site as well as the project site. Appendix A includes a copy of this invitation and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, June 9, 2021 and Wednesday, June 16, 2021. A copy of the ad is included in Appendix A.

Notification Signs

Two signs were installed on the property on June 12, 2021 providing two weeks' notice to neighbours of the meeting. One sign was installed on the Keith Rd frontage, and the other was installed on the East 6th Street frontage. Photographs of the installed signs are provided in Appendix A.

Attendance:

As part of Rezoning process, a Developer Information Session was held on June 22, 2021. Because of the COVID-19 state of emergency this session was held virtually instead of an in-person session. A Zoom Webinar platform was used by Cascadia Green Development to host this session. A Zoom Webinar platform had the option to participate the session via computer and via phone with audio. The selected platform allowed the chat to be moderated. Participants used a Q&A feature to ask their questions. In order to respect the privacy of the participants, for the pre-registration only an email address was required.



31 public members requested to participate in this session in advance and Zoom invitations were sent to them. However, 19 public members attended the session. This session was facilitated by Cascadia. All attendees were encouraged to participate and share their input on the proposed development.

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

• Attendees: 19

City of North Vancouver:

- Emily MacDonald, City Planner
- Coreen Alexander, City Planner

Project Team:

- Farzad Mazarei, CEO, Cascadia Green Development
- Shirazeh Dabiri, Executive Manager, Cascadia Green Development
- Maryam Lotfi, Development Planner, Cascadia Green Development
- Saina Ahmadnia, Facilitator, Cascadia Green Development
- Rhys Leitch, On Behalf of the Project Architect, Integra Architecture
- Michael Patterson, Landscape Architect, Perry & Associate
- Victor Ngo, Transportation Planner, WATT Consulting Group
- Ayda Sahaf, Energy Consultant, Muri Consulting Group

Introduction

The Developer Information Session was started with a brief introduction and a presentation by applicant and a facilitated question and answer session. Attendees were encouraged to use "Q&A" feature to ask their question during or after the presentation. After the presentation questions were answered in the order they were received. The participants were also invited to submit their questions and concerns on the City's website at: <u>https://letstalk.cnv.org/</u>

The general tone of the session was that there were minimal concerns about the proposed design and most of the concern were about tenant relocation. All the comments and questions discussed in the session can be categorized in six topic areas as below:

- Tenant Relocation
- Balanced Housing Lab and Co-Creation Workshop
- Affordability
- Community Amenity Contribution
- Transportation
- Project Design

Questions and answers discussed in each category is discussed below.

Tenant Relocation

Tenants at the DIS were questioning the mechanism that Cascadia would use to select tenants for the proposed mid-market units. They were asking about the project timeline, additional compensation, moving cost support, market rent price, rent-to-own and Affordable Homeownership Program (AHOP) units.


Tenants were concerned about being relocated not within the City of North Vancouver.

The City of North Vancouver Tenant Relocation Policy was discussed with the tenants and their rights and compensation were explained to them. It was discussed with the participants that there is four-month notice and three-month rent compensation. It was explained that Cascadia will follow the City of North Vancouver policies and requirements regarding the relocation. It was explained to the attendees that Pacific Asset Management Corporation (PAMC) is the Property Manager hired by Cascadia Green Development to manage the 115 East Keith Road relocation process as well. It was discussed that PAMC has access to a broad portfolio of rental residential buildings and would assist tenants to find a place in the City of North Vancouver.

Three days after the DIS, on June 25th, a package including the B.C. Residential Tenancy Guidelines, the City of North Vancouver Residential Tenant Displacement Policy, and the Cascadia Green Development compensation package was distributed to all the tenants to make sure they were aware of their rights and compensation they would receive. Compensation proposed to them at that time included three-month rent, as well as \$1000 cash toward the moving cost. It was discussed that they do not need to wait to receive the Notification letter to receive the compensation. If they wish to move before the four-month notice, they will still be supported to find a place as well as receiving the compensation.

At the DIS, it was explained that tenants would have the first right of refusal for the mid-market and market units in the new building. It was explained to them that if more than 8 tenants want to move into these units, then the units will be distributed according to the demonstration of the greatest need. Selection of those in greatest need will be according to the judgement of Cascadia Green Development. Mid-market rents and market rents were discussed with the participants. It was explained to the tenants that the mid-market rents are relatively low. A table demonstrating an estimated rent for mid-market units by unit type was presented to the participants. The resource for this piece of information was CMHC Rental Market Report, 2020. An estimated market rent for a one-bedroom unit in a new building was discussed with the tenants as well. It was discussed that we would consider that our projects and initiatives are only a small part of the holistic situation. Paying the existing rent for a brandnew suite with the same area and number of units requires substantial support from government bodies.

It was discussed with the attendees that Cascadia has other affordable initiatives including rent-to-own and Affordable Home Ownership program in their East Third project. Also, Cascadia's other rental project AXIR was mentioned to the participants.

Balanced Housing Lab and Co-Creation Workshop

There were some questions and concerns raised in the DIS around Balanced Housing Lab. Some of the attendees were interested to know what the Balanced Housing Lab is, what has it accomplished so far, how Cascadia Green Development was selected for this pilot project, how people were selected to the Co-Creation workshop, including why only one tenant was invited to the Co-Creation workshop. Also, a question was raised asking to see if the intention of this pilot project is to increase the rental supply or to also get the supply faster to the market to help with the rising price control.

Coreen Alexander from the City of North Vancouver responded to these questions. Definition of BHL was explained to participants. It was discussed that four lab workshops have been held, and currently the City and the BHL are testing new ideas on an alternative approval process on this pilot project. Attendees were encouraged to visit the BHL's website for further information. Regarding how Cascadia was selected for this pilot project, it was explained that CNV recently posted an Expression of Interest (EOI) for "Development Approvals Process" as part of the BHL project. The intent of this EOI was to determine the range and level of interest in participating in the Development



Approvals Pilot process. Interested parties were invited to submit a response to this EOI. Cascadia Green Development submitted a proposal and got selected. It was mentioned that all the details and notification are located on City's website under Bid Notices: www.cnv.org/city-services/bid-notices.

Regarding concerns around the Co-Creation workshop, it was explained that invitations were sent to the residents of the building and neighbours. The City looked for 1-2 representatives per building. It was emphasized that the City is collecting feedback on the process. There is always an opportunity to provide feedback outside of the Co-Creation workshop.

It was discussed that the City always likes to proceed with projects as fast as reasonably possible.

Affordability

Questions in this category were about the definition for affordability, normal vacancy rate, and how mid-market units can create affordable rentals in the City. The Definition of the affordability by CMHC was explained to the attendees. It was mentioned that a 3% to 4% vacancy rate would be considered a healthy vacancy rate that tenants will have sufficient options and rents can be held at a reasonable level. The number of proposed midmarket units in the new building was discussed with tenants and explained that that this number is based on the City's requirement. Mid-market rent for various unit types was shown to participants based on the CMHC 2020 data, and explained that we would consider that our projects and initiatives are only a small part of the holistic solution.

Community Amenity Contribution

One question was raised if Cascadia Green Development is paying any CAC for this project. The answer was that rental developments are exempt from a CAC.

Transportation

One of the attendees was interested to know about a Traffic Demand Management plan. It was explained to attendees that a transportation demand management (TDM) refers to policies, programs, and services that influence why, when, where, and how people travel. TDM measures can be applied to reduce vehicle ownership among building residents by supporting them to walk, roll, cycle, or take transit instead of driving. This can help reduce the amount of vehicle parking required on-site. It was mentioned that a TDM and a transportation study have been submitted to the City for this project.

Project Design

Below is the explanation of the questions raised in the DIS regarding the proposed design and specification of the project. People were asking about unit types, deconstruction of the building, and the structure of the building. There were questions about the proposed height and shadow of the building, number of secured bike space, high performance windows and materials, installation of the solar panels on the roof, flood concerns, accessibility, parking space for electrical cars, tree removal, demolition and construction dates, water issues challenges, and the rooftop amenity area.

Regarding the unit type it was discussed in the session that the proposed unit mix is based on the market demand, City's demography, and the location of the project. It was discussed that the project follows the City's requirement of 10% of the units to be 3-bedroom units. Also, it was explained to the attendees that more than quarter of the proposed units are family-friendly units (mix of 2-bedroom units and 3-bedroom units). It should be mentioned



4

that there were also some support for the smaller units as they would be more affordable. It was clarified in the session the proposed number of the secured bike spaces are meeting the City's requirement. It was clarified that Cascadia will provide EV roughed-in services for 100% of the parking spaces. Regarding the questions about installing solar panels on the roof, Cascadia provided information that based on previous solar panels studies, it would not be efficient in Vancouver's weather. Although Cascadia always take further steps to make their projects energy efficient, solar panels would not be one of their options. It was explained to the attendees that the Level 1 has been raised about 3 feet for flood concerns as well as to provide adequate natural light to units located on Ground Level.

It was discussed that every building in the City of North Vancouver is required to be accessible to all. An accessible ramp is provided on the north side of the site where the main entrance is. Also, 25% of the total units will be Adaptable Level 2 units as per the City of North Vancouver requirement. There are also 3 accessible parking spaces included in the parkade. It was clarified that the building will be a 6-storey building from the Keith Rd, and a 7-storey building from the East 6th St. A shadow study was presented to the attendees and explained how the proposed project's shadow cast on Victoria is very minimal compared to the project's adjacent neighbour to the east side. It was discussed that rooftop amenity area's closing time, as well as non-smoking requirements will be in compliance with the City's requirement. It was clarified that there will be tree removal on the site. However, an arborist report has been submitted to the City for this project and all architectural and landscape designs are compatible with the arborist report for this project. It was explained in the session that the building will be most probably two levels concrete and the rest wood frame. It was clarified that proposed design will go through a rigorous design process with the City to ensure past problems will not resurface.

Conclusion

The purpose of this public information meeting was to present to neighbours the proposed rezoning application, and to provide them with an opportunity to ask questions and comments on the proposal. 388 invitations were distributed to the surrounding community, and 19 community members signed in to participate at the virtual session. Two newspaper ads notified the community of the meeting, and two signs were posted on the property. Per the City's request no comment sheet was sent to participants. Instead, they were encouraged to write on the City's website at: https://letstalk.cnv.org/

The public could participate in this process in several ways:

- Using the Q&A feature to raise their questions to the project team and CNV Planners
- Watching a presentation
- Participating in a facilitated question and answer period
- Writing on the City's website at https://letstalk.cnv.org/

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team a variety of questions. Concerns were mostly related to tenant relocation process. The community was given ample opportunity to express their views of the proposal.

The proposed design was supported by the participants. They were supporting the rooftop amenity area, height, and shadow cast of the project. They were supporting that the proposed design is providing sufficient secured bike space.

Existing tenants expressed concern over finding alternative, affordable rental accommodations in the neighbourhood, and Cascadia Green indicated a willingness to help them. In order to assure the current tenants that Cascadia will support them through the process three days after the DIS, on June 25th, a package including the B.C. Residential Tenancy Guidelines, the City of North Vancouver Residential Tenant Displacement Policy, and the Cascadia Green Development compensation package was distributed to all the tenants. Cascadia wanted to make sure tenants were aware of their rights and compensation they would receive. Since then, recently, Cascadia's Tenant Relocation Plan has been updated. Cascadia will be updating the tenants regarding their updated compensation package.

Development Application for 115 East Keith Road -Survey

SURVEY RESPONSE REPORT

16 September 2019 - 05 July 2021

PROJECT NAME: Development Approval Process Pilot: 115 East Keith Road



SURVEY QUESTIONS







Q3 Which of the following best describes you:



Mandatory Question (33 response(s)) Question type: Radio Button Question

Q4 Postal Code



Question options

North Vancouver, BC, V7L1V1	North Vancouver, BC, V7N3Z4	North Vancouver, BC, V7M2V7
North Vancouver, BC, V7P3E3	North Vancouver, BC, V7L1V4	North Vancouver, BC, V7M2B6
North Vancouver, BC, V7K1R9	North Vancouver, BC, V7M1W6	North Vancouver, BC, V7L4N9
North Vancouver, BC, V7M3M2	North Vancouver, BC, V7M1P3	North Vancouver, BC, V7M2G8
North Vancouver, BC, V7M0A6	North Vancouver, BC, V7L1P1	North Vancouver, BC, V7P1S3
North Vancouver, BC, V7L2Z3	North Vancouver, BC, V7P0A1	Vancouver, BC, V6Z0E3
North Vancouver, BC, V7G1P8	🛑 Vancouver, BC, V6B1T7 🛛 🔵 I	North Vancouver, BC, V7K2M2
North Vancouver, BC, V7L0B2	West Vancouver, BC, V7T2H5	North Vancouver, BC, V7L1H7
North Vancouver, BC, V7N2T3		

Mandatory Question (33 response(s)) Question type: Region Question

Development Application for 115 East Keith Road: Community Feedback

Please share your comments on the proposed development for 115 East Keith Road.

- This is a seven story rental building. The lobby entrance off E Keith goes onto the 2nd floor. There seem to be too many "junior" one bedroom / bachelor units with poor layout not much actual living space.
- I am opposing this development because it fails to include truly affordable options for seniors, pensioners, people with mental health issues, and most importantly exorbitant proposed rents for multiple-person family units.
- Sad/Shocked & Stressed I have to move in this tight expensive housing market on the North Shore after living here for 13 & half years.
- The proposed project will lead to the eviction from their home community of 23 households who cannot afford market rentals and will thus not be able to stay in their home community of North Vancouver. Only 8 midmarket suites will be offered to residents despite the 23 suites evicted. The suites are also much smaller than their current residence. This is insufficient and not creating affordable housing, but rather, taking a great number of affordable rentals away and dismantling a community of residents who have lived there for 10 to 43 years. There is no planned meaningful monetary compensation for the years of hardship to come for the current residents who are kicked out. This project, as laid out currently, does not address the current needs of the residents of North Vancouver nor creates more affordable housing, despite its claims.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8877

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. 8877" (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741).
- 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-741 (Comprehensive Development 741 Zone):

Lots	Block	D.L.	Plan	Plan	
A (Reference Plan 9816)	114	274	878	from RH-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-740 Comprehensive Development 740 Zone":

"CD-741 Comprehensive Development 741 Zone"

B. Adding the following to Section 1101, thereof, after the "CD-740 Comprehensive Development 740 Zone":

"CD-741 Comprehensive Development 741 Zone"

In the CD-741 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 741 Zone, except that:

- (1) The permitted Principal Use on the Lot shall be limited to:
 - (a) Rental Apartment Residential Use;
- (2) Gross Floor Area
 - (a) The maximum Gross Floor Area is 2.6 Floor Space Ratio (FSR);
 - (b) Notwithstanding (2)(a), the Gross Floor Area may be increased as follows:

ADDITIONAL (BONUS) DENSITY				
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE	
Rental Housing	100 percent secured rental apartment units with a minimum of 10 percent of the units being mid-market	Maximum 910.2 square metres (9797.9 square feet)	As per OCP Policy Section 2.2.1	

Such that the total effective on-site Gross Floor Area is not to exceed 3.3 FSR;

(3) Lot Coverage

The Principal Building shall not exceed a Lot Coverage of 65 percent;

- (4) Section 510(3), Building Width and Length, shall be waived;
- (5) Siting

Sections 513(4) and 513(5) shall be waived and the Principal Building shall be sited not less than:

- (a) 4.57 metres (15 feet) from a front or rear property line;
- (b) 3.20 metres (10.5 feet) from the west property line;
- (c) 3.05 metres (10 feet) from the east property line;
- (6) Off-Street Parking and Short-Term and Secure Bicycle Parking shall be provided in conformity with the requirements of Division IV, Parts 9, and 10A, except that:
 - (a) The total number of required vehicle parking spaces may be reduced by two, of which, a reduction of up to one visitor parking space may be permitted;
 - (b) Notwithstanding Section (5)(a), the required disability parking shall be calculated as per Section 908(11) and may not be reduced;
- (7) A building constructed on the lot shall achieve an energy efficiency of Step 3 or better, subject to Section 419;
- (8) Unit mix within the Rental Apartment Residential Use shall include a minimum 10 percent of three-bedroom or larger units;

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

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

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

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

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

MAYOR

CORPORATE OFFICER

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Bram van der Heijden, Planner 1

Subject: ROOFTOP ANTENNA DEVELOPMENT PERMIT GUIDELINES AND ZONING BYLAW UPDATE

Date: October 6, 2021

File No: 09-3900-30-0004/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 1, dated October 6, 2021, entitled "Rooftop Antenna Development Permit Guidelines and Zoning Bylaw Update":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882" (Third Party Rooftop Antenna Systems)" be considered and referred to a Public Hearing;

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

ATTACHMENTS

- 1. 2021 Rooftop Antenna Development Permit Guidelines (CityDocs 2082816)
- 2. 2017 Rooftop Antenna Development Permit Guidelines (CityDocs 1563008)
- Guide to Assist Land-use Authorities in Developing Antenna System Siting Protocols (CityDocs 2097687)
- Client Procedures Circular Radiocommunication and Broadcasting Antenna Systems (CityDocs <u>2097684</u>)
- 5. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882" (Third Party Rooftop Antenna Systems) (CityDocs 2091175)

PURPOSE

This report outlines an update to the existing Rooftop Antenna Development Permit Guidelines (the "Guidelines") and a Bylaw amendment to the City's Zoning Bylaw. The Zoning Bylaw amendment would remove any height restriction from the City's Zoning Bylaw and would also bring into effect the updated Guidelines to guide the design and siting of Development Permit Applications (DPAs).

BACKGROUND

Over the last three decades, cellular communication infrastructure has become an essential part of daily life. The cellphone/wireless industry continues to expand rapidly, putting pressure on existing communications infrastructure. As data demand increases and more wireless spectrum becomes available to a greater number of carriers, the demand for additional cellular infrastructure including rooftop antennas will increase as well.

Regulatory Framework

Cellular Infrastructure is regulated in the federal *Radiocommunication Act*. Additionally, *Safety Code 6: Health Canada's Radiofrequency Exposure Guidelines* regulates the health and safety considerations of cell sites. Innovation, Science and Economic Development Canada (ISED) is the regulating body administering antenna installations.

Because cellular infrastructure is regulated federally, the opportunities for local government to influence siting and design of antennas are somewhat limited. The City's role in approving cellular infrastructure lies in ensuring land use and neighbourly compatibility.

It should be noted, under the *Radiocommunication Act*, public engagement, including engagement with local governments, is only required for larger cellphone towers, meaning that engagement with local governments for rooftop installations is not necessarily required (Attachments #3 and #4). Nevertheless, it is considered best practice for proponents to engage local governments. A permit from local government is not required under the act.

DISCUSSION

Current City Approval Process

In 2012, the Wireless Communication Design and Consultation Policy was adopted by Council to guide the design and consultation process for all cell site developments. A DPA, administered by staff, is required to install such devices.

In 2017, the City's Zoning Bylaw was amended to allow rooftop antennas to project beyond a roof or mechanical penthouse, up to a maximum of 1.22 metres (4.0 feet). At the same time, the current Guidelines were adopted (Attachment #2). The goal of adopting the Guidelines was to provide a formalized process to address concerns about private property rooftop installations while ensuring a streamlined approval process.

However, Rooftop Antenna Installations (Third Party Rooftop Antenna Systems) in the City frequently involve an additional layer of complexity as these installations for commercial purposes were not exempted from height calculation in the City's Zoning Bylaw. Most of the existing tall buildings in the City have been constructed to the maximum heights permitted in the Zoning Bylaw, often through a site-specific rezoning. This situation leads to Development Variance Permits (DVPs) being required for any rooftop antenna systems. The approval authority for a DVP rests with Mayor and Council.

The current Guidelines and height restrictions in the Zoning Bylaw no longer reflect most technological advances in use today; moreover, the current Guidelines do not provide adequate guidance or support for the best design outcomes.

At this time, there are two instream Rooftop Antenna applications that cannot comply with the current Bylaw and Guidelines, and no development permits for Rooftop Antenna Installations have been issued without a variance since the adoption of the 2017 DP Guidelines. Effectively, the changes made in 2017 have not resulted in the envisioned streamlined process as DVPs are still required to permit rooftop antennas on buildings.

On October 7th 2020, City Council adopted the following resolution:

THAT staff be directed to review the Rooftop Antenna Development Permit Guidelines and Zoning Bylaw with regard to requirements for Third Party Rooftop Antennas and prepare revisions to the Development Permit Guidelines and prepare a Zoning Bylaw text amendment for Council's consideration.

Challenges with Existing Guidelines

There are three main issues that hinder the development of rooftop antennas in the current Bylaw and Guidelines.

• Inadequate Height

The Zoning Bylaw and Guidelines require that Rooftop antennas do not extend further than 1.22 metres (4.0 feet) above the maximum building height. Rooftop antennas are substantially higher than the specified height. Therefore, it is not possible to comply with this requirement. (Figure 1).



Figure 1 issues caused by height and setback requirements

Setback Requirements

Safety Code 6 outlines maximum exposure allowances, Setback requirements specified in the current Guidelines often make it impossible to meet these requirements, unless the Antenna is placed higher. Additionally, the setback can severely reduce the effectiveness of rooftop antennas, rendering some Rooftop Antenna Installation projects unfeasible (Figure 1). For these reasons it is better to allow antennas to be placed at the roof edge.

Design Considerations

The maximum width of antennas specified in the current Guidelines is narrower than that of most antennas currently in production, making it impossible to comply with this requirement

Some of these issues have been exacerbated by technical advancement. For instance, antennas have become larger and safety requirements have become stricter. Additionally, technical site specific antenna placement requirements can make it even more challenging to comply with the current guidelines.

The current Development Permit Guidelines require proponents of Rooftop Antenna Installations to notify area residents. However, during the stakeholder engagement for this project, it became clear it is uncommon for municipalities to require proponents to notify area residents. The main reason being that by notifying area residents, residents may get false expectations of how their concerns will be taken into consideration. Since municipalities can only comment on the design quality and visual impact of rooftop antenna installations, it is challenging to adequately address concerns from residents, especially concerns related to topics such as health and safety, effect on property value or any other aspects the federal government has explicitly excluded from engagement procedures for cellular Infrastructure.

The revised Guidelines have been carefully written to address concerns we have heard, and expect to hear, from residents regarding the visual impact of rooftop antennas. While public response to future antenna installations will be considered and will be used to inform any future revisions to the Guidelines, consultation for each proposed installation is not common practice and is not recommended, for the reasons noted above.

Proposed New Guidelines

The Proposed new DP guidelines are written to provide a broad toolkit to accommodate a wide range of scenarios while ensuring rooftop antennas are installed in a desirable manner. Additionally, the Director, Planning and Development will have the discretion to consider alternative solutions if certain guidelines cannot be achieved.

In contrast to the current DP Guidelines, no height restrictions, setback requirements or any specific measurements of Rooftop Antenna Installations are included since these kinds of requirements may result in issues similar to those associated with the current DP Guidelines. Instead, the proposed DP Guidelines provide:

- · Guidance consistent with the OCP regarding site selection;
- Direction to ensure the effect on the public realm is minimized;
- General design considerations to ensure Antennas are installed in an orderly manner and in a way that complements the building massing and materiality, and;
- Design standards for a variety of common scenarios.

Through the proposed guidelines, a high standard of design can be achieved while ensuring a wide range of Rooftop Antenna Development Scenarios can be accommodated now and in the future. With flexibility for site-specific considerations built into the Guidelines, it is unlikely that any applications would have to be referred to Council for a Development Variances Permit, thus ensuring a streamlined approval process.

Another change in the process is the elimination of neighbourhood notification, given that a City permit is not required and the City has limited discretionary authority. The removal of the notification requirement would align the City's review process with most municipalities in Canada.

Additionally, the Development Planning team is exploring ways to connect developers of proposed buildings with wireless carriers early on. By doing so, there is an opportunity to ensure Rooftop Antennas are integrated within the building design. This approach will allow for the installation of infrastructure during construction of the building without the need for additional work once the building is already completed.

Stakeholder Engagement

As part of the Rooftop Antenna Update, two stakeholder engagement sessions were conducted. Stakeholders from Cypress Land Services, a planning consulting firm that specializes in cellular infrastructure, and stakeholders from the wireless carriers Freedom Mobile, Rogers and TELUS were present. The aim of the stakeholder consultation was to gain a fulsome understanding about:

- the technical requirements of Rooftop Cell Sites,
- trends in cellular infrastructure,
- what cellular infrastructure industry professionals foresee will need to be installed in the City of North Vancouver and
- their view on the direction of the Rooftop Antenna Guidelines.

In these sessions it became evident that in order to achieve the required network coverage and comply with safety code 6, the siting of Rooftop Antennas is dependent on site specific considerations and that it can be challenging to comply with all guidelines due to technical requirements or due to regulations in Safety Code 6. Height restrictions and setback requirements are especially challenging. For this reason it is better to have guidelines that focus on the orderly installation of rooftop antennas and provide a degree of discretion. Additionally, concerns were raised regarding the current requirement to notify area residents as this is typically not required by municipalities. The feedback from the stakeholders has been used to inform the proposed new Rooftop Antenna Guidelines. By doing so, The proposed Guidelines provide a framework to achieve rooftop antenna installations that are well integrated with buildings without causing significant challenges that would conflict with technical requirements to achieve network coverage, and federal requirements (Safety Code 6)

In addition to the information regarding Rooftop Antenna Installations, staff acquired valuable insights in the future of cellular infrastructure at street level. This included the installation of small cell sites (small local antennas for extra capacity) and how local governments can respond to these, for instance, by integrating them in new bus stops or utility poles. These insights were communicated to the Engineering department. Currently some interest has been expressed to install small cell sites in the City, but no specific applications for small sites have been submitted. The City does have policies in place to accommodate this infrastructure and can work with carriers to roll this kind of infrastructure out when required.

Advisory Body Input

The City's Advisory Design Panel reviewed the draft guidelines and regularly moved and seconded:

THAT the Advisory Design Panel has reviewed and considered the overview of changes to the Rooftop Antennas Design Guidelines and recommends approval subject to addressing the following issues to the satisfaction of the Director of Planning:

Proposed Guidelines should emphasize the importance of creating a highquality public realm and should guide the design of Rooftop Antenna installations to mitigate potential visual impacts within the public realm;

AND THAT the Panel wishes to thank staff for their presentation.

Carried Unanimously

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The proposed approach supports the goals and objectives of the Official Community Plan including the provision of basic services that contribute to the social and economic wellbeing of the community; and by mitigating potential localized impacts through design reviews and specifying preferred locations of cellular infrastructure. This approach also supports the City's Strategic Plan goals to enhance community wellbeing while balancing the economic and social needs of the community.

CONCLUSION

The proposed Development Permit Guidelines will lead to rooftop antenna systems that are well integrated with buildings, minimizing visual impacts, all through a relatively simple process that does not require Council consideration. At the same time the REPORT: Rooftop Antenna Development Permit Guidelines and Zoning Bylaw Update Date: October 6, 2021

Zoning bylaw requirements and the development Permit Guidelines will be better aligned with the federal policy framework that regulate such installations to avoid conflict with federal regulations.

The new guidelines are designed to be achievable, allow for discretion, be mindful of changing requirements of future technology; and be able to accommodate site specific consideration within the review criteria. Moreover, over time, the community (residents and businesses alike) will benefit from a cellular network that is faster and more reliable as a result.

RESPECTFULLY SUBMITTED:

B. van der Heijden Planner 1



Rooftop Antenna Development Permit Guidelines

Updated October 2021



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Part I – General Regulations

1. Introduction

These guidelines apply to development applications for "third party rooftop antenna system" installations in the City of North Vancouver. The City of North Vancouver recognizes that cellular communication infrastructure is imperative in the lives of residents and in the functioning of businesses operating in the City. The cellphone/wireless industry continues to expand rapidly, putting pressure on existing communications infrastructure; as data demand increases and more wireless spectrum becomes available to a greater number of carriers, the increase of towers and rooftop antennas and new technology is inevitable. These guidelines serve to provide a comprehensive understanding of the City of North Vancouver's expectations regarding siting and the quality of design of rooftop antenna installations.

A City policy for design and consultation on other wireless communication forms (e.g. tower and utility pole installations) exists separately, in Council Policy 6: Wireless Communication Design and Consultation Policy (adopted November 20, 2017).

2. Intent and Use of the Guidelines

These guidelines are intended to provide a framework to ensure rooftop cell sites are installed in a desirable manner and ensure the impact on the public realm is minimized as much as possible. The proponent of a rooftop antenna installation should comply with the guidelines where possible.

If, due to technical constraints, certain aspects of the Rooftop Antenna Development Permit Guidelines cannot be achieved:

- A suitable alternative proposal should be provided, reflecting the intent of the guidelines;
- If satisfactory, the Director of Planning may provide a relaxation to any of the guidelines to accommodate the alternative proposal.

3. Exemptions

Installations to facilitate emergency service providers such as police, fire, ambulance and search and rescue services are exempt from the DPA guidelines.

4. Regulatory Framework and authority

Section 488 of the Local Government Act (LGA) gives local governments in BC the authority to establish development permit areas and their associated guidelines to address issues such as the form and character of commercial, industrial or multifamily residential development.

The City's 2014 Official Community Plan establishes development permit areas (DPA) for rooftop antennas to identify specific land use categories in the city where third party rooftop antenna systems should be located, subject to compliance with these DPA guidelines and other applicable city permit requirements. The DPA guidelines work in conjunction with the Zoning Bylaw 1995, No. 6700 to provide a building height exemption for rooftop antennas and associated screening structures.

The City of North Vancouver recognizes that Innovation, Science and Economic Development Canada (ISED) regulates the location and installation of antenna systems, including masts, towers, and other antenna-supporting structures under the Radiocommunication Act and that the engagement of carriers with the City regarding Rooftop Antenna Installations is voluntary. The City also recognizes that ISED refers to Safety Code 6 as the standard to which wireless facilities are held and that the health and safety of wireless facilities in their many forms are under the jurisdiction of Health Canada. It is the applicant's responsibility to ensure compliance with Safety Code 6 guidelines for the protection of the general public.

5. Approval Process

All sites need approval of the land owner, whether public or private. In the case of a strata corporation, a letter from the strata council agreeing to the installation is required.

A. Pre-Application Meeting

To facilitate a preliminary discussion about the proposed Rooftop Antenna installation.

B. Preliminary revision

To address concerns raised during the reapplication process.

- C. Application submission
- D. Staff design review
- E. Final revision
- F. Development Permit issuance and registration at Land Titles
- G. Building and Electrical permit (as required)
- H. Removal (or upgraded replacement) of obsolete equipment
- I. Installation of Rooftop Antennas

5.1. Submission Requirements

Each application for a development permit for rooftop antennas should be accompanied by relevant development information in the form prescribed by the city. This information includes, but is not limited to:

- 5.1.1. Plans to demonstrate the location of the proposed building site in context;
- 5.1.2. Plans to demonstrate the location of the proposed installation including equipment dimensions;
- 5.1.3. Plans to demonstrate the location and type of existing rooftop antenna structures and associated equipment currently located on the building by any provider;
- 5.1.4. Plans for screening, painting, or other measures to blend into the existing building.

Part II- Design Guidelines

6. General Considerations

6.1. Site Selection

- 6.1.1. Third party rooftop antennas are preferred in Residential Levels 5 and 6, Mixed-Use, Commercial, Industrial, and Mixed Employment designated lands as identified on Schedule A in Appendix 1.0 in the 2014 Official Community Plan, and are discouraged from locating on buildings near schools, institutions or on buildings in lower density residential areas.
- 6.1.2. Third party rooftop antenna systems should be located on buildings not less than three storeys above grade;
- 6.1.3. Third party rooftop antenna systems should not impede maintenance and building operations, this may include but is not limited to access to mechanical installations and facade maintenance systems;
- 6.1.4. Third party rooftop antenna systems should not impede access to nor diminish the quality of rooftop amenities such as playgrounds, roof decks and urban agriculture;
- 6.1.5. Third party rooftop antenna systems should not be installed on sloped roofs.

6.2. Design considerations

- 6.2.1. The visual impact of third party rooftop antenna systems should be minimized to reduce visual impact and clutter;
- 6.2.2. The visual impact on the public realm should be considered and should be minimized as much as possible.
- 6.2.3. The height of third party rooftop antennas should be minimized as much as possible;
- 6.2.4. Equipment cabinets and cable raceways included in the third party rooftop antenna system should be internal to the building, and, where external installations cannot be avoided, should be oriented for minimum visibility and treated with materials and colours similar to the building.

7. Standard of design

- 7.1. Unscreened third party rooftop antennas
 - 7.1.1. Unscreened third party rooftop antennas should not be located within 30.48 metres (100 feet) of neighbouring residential dwelling units.
 - 7.1.2. Unscreened third party rooftop antennas should only be located on the highest roof and mechanical penthouse of a building.
- 7.2. Unscreened third party rooftop antennas along the roof edge:
 - 7.2.1. Third party rooftop antennas should be grouped on each building face and should be equally spaced.
 - 7.2.2. Spacing between third party rooftop antennas should not exceed 1.52 metres (5 feet).
 - 7.2.3. Except for microwave dishes, antenna groupings should be aligned with each other (see Figure 1).





Figure 1 Antenna alignment

- 7.2.4. The top of all third party rooftop antennas should be aligned.
- 7.2.5. Mounting/cabling hardware should be cleanly housed.
- 7.2.6. Third party rooftop antennas may be mounted by means of a through-wall face mount, suspended over the parapet or can be installed on the roof edge.
- 7.2.7. Except for microwave dishes, the method of installation should be consistent for all third party rooftop antennas located on the same building.

7.2.8. On midrise and low-rise buildings, the maximum number of antennas should be determined according to the following formula:

 $Max number of antennas = roof edge length in meters \times 0.1$ The maximum number of antennas should be rounded up to a whole number.

7.2.9. On high-rise buildings, the maximum number of antennas should be determined according to the following formula:

 $Max number of antennas = roof edge length in meters \times 0.15$ The maximum number of antennas should be rounded up to a whole number.

7.3. Unscreened third party rooftop antennas on a penthouse

- 7.3.1. An unlimited number of units per face is permitted, except on penthouse walls flush with the exterior of the building.
- 7.3.2. For antennas on a penthouse wall flush with the exterior of the building, antennas should be screened to support an unlimited number of antennas or the number of antennas should be limited to 4.
- 7.3.3. Antenna units should align with each other (see Figure 1).
- 7.3.4. Mounting/cabling and hardware should be cleanly housed.
- 7.3.5. The tops of antennas should be aligned.
- 7.3.6. Antennas should be grouped and equally spaced
- 7.3.7. Antennas or associated equipment should not extend above the penthouse.
- 7.3.8. Antennas and mounting equipment colours should match the penthouse behind it.

7.4. Screened antennas along the roof edge

7.4.1. An unlimited number of antennas are permitted along a roof edge if adequately screened.



Figure 2 Screening

- 7.4.2. Screens should extend no more than 2.1 m (7 feet) high above the parapet (Figure 2).
- 7.4.3. Antennas should extend no more 0.91 m (3 feet) above the top of the screen (Figure 2).
- 7.4.4. The top of antennas that extend above a screen should be aligned.
- 7.4.5. Screens should have a minimum setback of 300 mm (1 feet) from the parapet.
- 7.4.6. Gable ends should be installed on screens if the rear of antennas is visible from adjacent streets (Figure 2).
- 7.4.7. Screens should cover no more than 40% of the roof edge.
- 7.4.8. A maximum of 4 screens are allowed per building.
- 7.4.9. Screens should be respectful of building massing, materials and articulation.

7.5. Screened antennas on top of penthouse

- 7.5.1. The entire penthouse roof should be screened
- 7.5.2. Antennas or associated equipment should not extend above or under the screen.
- 7.5.3. Screens should respect massing, materials and articulation of the building
- 7.5.4. A 30.48 metres (100 feet) minimum setback to dwelling units in neighbouring buildings should be provided (see Figure 3).
- 7.5.5. Rooftop antennas on top of a penthouse should only be permitted on buildings taller than 23 metres (75.50 feet).



Figure 3 30.48 (100ft) setback

7.6. Obsolete antennas

7.6.1. For a development application for rooftop antennas on a roof with existing antennas, obsolete antennas should be identified and removed prior to the installation of any new antennas.





Rooftop Antenna

Development Permit Area Guidelines



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Part I – General Regulations

1.0 INTRODUCTION

These guidelines apply to development applications for "Third Party Rooftop Antenna System" installations in the City of North Vancouver. The 2014 Official Community Plan, No.8400 (OCP) establishes the Rooftop Antennas Development Permit Area (DPA) to respond to location, design and consultation issues in the local context. These guidelines work in conjunction with the Zoning Bylaw 1995, No.6700 to direct future installations to specific land use areas and ensure adequate design considerations and community consultation on them. City policy for design and consultation on other wireless communication forms exists separately.

The cellphone/wireless industry continues to expand rapidly putting pressure on existing communications infrastructure. As more wireless spectrum becomes available to a greater number of carriers the need for more towers and rooftop antennas and new technology increases. The widespread increase in the use of devices is drawing on the network capacity to the extent that cell sites that could once be counted on are now suffering from reduced coverage and gaps in service are appearing. The industry is expanding in its demand for new sites around the region.

The City of North Vancouver has seen increased demand for rooftop antenna on taller buildings. As an urban municipality with a growing number of tall buildings taking advantage of views to the south toward Burrard Inlet and beyond and to the north to take in mountain views, visual obstructions must be treated sensitively.

These guidelines serve to balance the desire for improved service levels, ensuring quality design in new installations and transparency in the process.

1.1 INTENT AND USE OF THE GUIDELINES

Development Permit guidelines allow for more detailed consideration of development. This includes more certainty of the form and character of new Third Party Rooftop Antenna Systems on Buildings in the City to the benefit of owners, neighbours and the broader community.

- 1.1.1 Objectives: Applicants are encouraged to consider the location, design and existing local conditions and the potential impact on neighbours.
- 1.1.2 Development Permit applications are reviewed against these guidelines by staff. In some instances, review by the City's Advisory Design Panel may be required.

The Rooftop Antenna guidelines should be considered in conjunction with the City's Zoning Bylaw, 1995, No.6700 and other City regulations.

1.2 REGULATORY FRAMEWORK AND AUTHORITY

Section 488 of the Local Government Act (LGA) gives local governments in BC the authority to establish Development Permit Areas and their associated guidelines to address issues such as the form and character of commercial, industrial or multi-family residential development.

The City's 2014 Official Community Plan established Development Permit Areas (DPA) for Rooftop Antennas to identify specific land use categories in the City where Third Party Rooftop Antenna Systems may be located, subject to compliance with these DPA guidelines and other applicable City permit requirements. Other types of antenna installations are guided by the City's Wireless Design and Communication Policy.

The City of North Vancouver recognizes that Industry Canada regulates the location and installation of antenna systems, including masts, towers, and other antenna-supporting structures under the Radiocommunication Act and that Industry Canada mandates that where local governments have established policy and procedure this be adhered to by proponents of new installations.

The City also recognizes that Industry Canada refers to Safety Code 6 as the standard to which wireless facilities are to held. And that the health and safety of wireless facilities in their many forms are under the jurisdiction of Health Canada. It is the applicant's responsibility to ensure compliance with Safety Code 6 guidelines for the protection of the general public. The City of North Vancouver will refer inquiries regarding public health and safety to the applicant for response.

2.0 APPROVAL PROCESS

2.1 APPLICATION

- 2.1.1 Rooftop Antennas Development Permit Guidelines apply to those Lots designated in the Official Community Plan as Residential Level Five and Six, Mixed-Use, Commercial, Industrial and Mixed Employment designated lands on Schedule A in Appendix 1.0 of the 2014 Official Community Plan on Buildings at not less than three stories above grade. Third Party Rooftop Antenna Systems are not permitted to locate adjacent to schools or on lots designated Residential Level 4 or lower in the OCP.
- 2.1.2 Projects identified by staff as requiring particular attention can be referred to the Advisory Design Panel as needed. It is the expectation that most projects will not need to appear before the Panel, provided that reasonable design requests are considered and accommodated where possible by the applicant.
- 2.1.3 All sites need approval of the land owner, whether public or private. In the case of a strata corporation, a letter from the Strata Council agreeing to the installation is required.
- 2.1.4 Rooftop facilities shall follow this process:
 - a) Pre-application meeting;
 - b) Preliminary revisions;
 - c) Application submission;
 - d) Notification of Installation (mailout and lobby notice);
 - e) Staff design review;
 - f) Advisory Design Panel (as required);
 - g) Final revisions;
 - h) Building and Electrical Permit (as required);
 - i) Removal (or upgrade replacement) of obsolete equipment.

2.2 EXEMPTION

- 2.2.1 Exceptions to the Rooftop Antenna DPA Guidelines include:
 - a) Installations to facilitate Emergency Service providers such as police, fire, ambulance and search and rescue services.



2.3 SUBMISSION REQUIREMENTS

- 2.3.1 Each application for a Development Permit for Rooftop Antennas must be accompanied by relevant development information in the form prescribed by the City. This information includes, but is not limited to:
 - a) Plans demonstrating the:
 - i. Location of the proposed building site in context;
 - ii. Location of the proposed installation including equipment dimensions;
 - iii. Location and type of existing rooftop antenna structures and associated equipment currently located on the building by any provider;
 - iv. Plans for screening, painting, or other measures to blend into the existing building.
 - b) Proposed materials for area notification:
 - i. A notification map indicating the properties that are within 40m of the subject property (as measured from the edge of the subject property line);
 - ii. Proposed materials for area notification:
 - A notification map indicating the properties that are within 40m of the subject property (as measured from the edge of the subject property line);
 - A copy of the notice to be mailed to residents within 40m; and,
 - A copy of the notice to be placed in the lobby of the building in a prominent location and include a description of the proposed installation and contact information for the applicant.

Part II – Form and Character

3.0 GENERAL

These guidelines are applied to Third Party Rooftop Antenna Systems located on the roof of Mixed Use, Multifamily, Commercial & Industrial Buildings in the City.

3.1 SITE SELECTION

- 3.1.1 Third Party Rooftop Antenna Systems are to be located on lots designated as Residential Level Five and Six, Mixed-Use, Commercial, Industrial and Mixed Employment identified on Schedule A in Appendix 1.0 of the 2014 Official Community Plan with Buildings not less than three storeys above grade;
- 3.1.2 Third Party Rooftop Antenna Systems shall not impede access to rooftop amenities such as playgrounds, roof decks and urban agriculture;
- 3.1.3 Third Party Rooftop Antenna Systems are to be disclosed to Building tenants (see Part III Consultation).

3.2 DESIGN CONSIDERATIONS

- 3.2.1 The visual impact of Third Party Rooftop Antenna Systems should be minimized to reduce visual impact and clutter (see examples in Appendix A);
- 3.2.2 Where more than one Third Party Rooftop Antenna System is located on the same building shrouding should be used where possible without increasing the visual bulk of the Building;
- 3.2.3 Equipment cabinets and cable raceways included in the Third Party Rooftop Antenna System should be internal to the Building, and where external installations cannot be avoided, should be oriented for minimum visibility and treated with materials and colours similar to the Building.

3.3 STANDARD OF DESIGN

- 3.3.1 Third Party Rooftop Antenna Systems are permitted in designated areas provided that:
 - a) They not exceed a maximum Height of 1.22 metres (4.0 feet) vertically beyond the top of the building it is being attached to (see examples in Appendix A);
 - b) They are set back a minimum of 0.91 metres (3 feet) horizontally from the parapet of the Building in consideration of the roof as a visible elevation from the street and other buildings'
 - c) Panel antennas included in the Third Party Rooftop Antenna System are not to exceed 0.15 metres (0.5 feet) in width or 1.22 metres (4 feet) in length;
 - d) Microwave dishes included in the Third Party Rooftop Antenna System are not to exceed 0.61 metres (2 feet) in diameter per facility.

- 3.3.2 Where a combined total of more than five panel antennas and microwave dishes are proposed for one side of the Building rooftop they should be shrouded without increasing the visual bulk of the Building.
- 3.3.3 Obsolete technology or equipment should be removed from the Building as soon as possible.

Part III – Consultation

4.0 CONSULTATION

- 4.1 Applicants shall conduct a Notification of Installation of their application in conjunction with the City of North Vancouver's standards for Rooftop Antennas outlined below:
 - a) Notification of Installation to properties within a 40m radius of the subject site:

Notification should be sent with the subject site shown in a map with a description of the installation and include contact information for the applicant.

b) Post a notice in the lobby of the subject Building:

The notice should be placed in a prominent location and include a description of the proposed installation and contact information for the applicant. A draft of the notice is to be approved in advance by City staff.

Part IV – Appendix

Appendix A:

Examples of Rooftop Antenna installations include:

1. Preferred



2. Acceptable

i) Attached to existing mechanical penthouse



ii) Projecting from the top of existing mechanical penthouse



iii) Setback from edge of building (parapet) and grouped



3. Not Acceptable



Source: City of North Vancouver photo library.



Issue 2 August 2014

Spectrum Management and Telecommunications

Guide to Assist Land-use Authorities in Developing Antenna System Siting Protocols



Aussi disponible en français

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1. Introduction

This guide is intended to assist Land-use Authorities (LUA) in ensuring effective local participation in decisions regarding proposals to build antennas and their supporting structures within their communities. For the purposes of this guide, an LUA means any local authority that governs land-use issues and includes a municipality, town council, regional commission, development authority, township board, band council or similar body. This guide complements Industry Canada's Client Procedures Circular CPC-2-0-03, Issue 5, *Radiocommunication and Broadcasting Antenna Systems*. LUAs are encouraged to consult CPC-2-0-03 to better understand roles and responsibilities.

The requirements of CPC-2-0-03 apply to anyone (referred to as a "proponent") who is planning to install or modify an antenna system,¹ regardless of the type. This includes telecommunications carriers, businesses, governments, Crown agencies, operators of broadcasting undertakings and the public (including for amateur radio operation and over-the-air and satellite TV reception). The requirements also apply to those who install towers or antenna systems on behalf of others or for leasing purposes ("third party tower owners"). As well, the procedures contain obligations that apply to existing antenna system owners and operators, including those relating to the use of existing infrastructure (sharing).

This guide specifically addresses two areas:

- **Participation Process:** Addresses the LUA's role in effectively participating and influencing decisions with respect to proposed antenna systems within Industry Canada's antenna siting procedures. Industry Canada believes that antenna siting protocols jointly developed between proponents and LUAs can supplement the Department's antenna siting procedures, while at the same time having a higher degree of acceptance and compliance.
- Local Protocol Development: Sets out elements that LUAs might wish to include when developing protocols with proponents of antenna systems.

The federal Minister of Industry has the authority under the <u>Radiocommunication Act</u> to issue radio authorizations, to approve each site on which radio apparatus, including antenna systems(referred to as "antenna systems" or "installations"), may be located and to approve the erection of all masts, towers and other antenna-supporting structures. Industry Canada's role includes ensuring the orderly development and efficient operation of radiocommunications in Canada. In this regard, Industry Canada considers that the questions, comments and concerns of the local public and the LUA are important elements for proponents to consider when seeking to install, or make major modifications to, an antenna system.

Radiocommunication and broadcasting services are important for all Canadians and are used daily by the public, safety and security organizations, all levels of government, wireless service providers, broadcasters, utility companies and other businesses. Antenna systems are an essential component in providing these services and must be installed on towers, buildings or other antenna-supporting structures. Antennas and the structures that support them are integral to wireless network communication systems

¹ For the purposes of this document, an "antenna system" is normally composed of an antenna and some sort of supporting structure, normally a tower. Most antennas have their own integral mast so they can be fastened directly to a building or a tower.

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and they provide the radio coverage the public and safety services need. With advancements in technology and given the growing demand for high-speed wireless access, communities in Canada are currently experiencing, or will soon experience, the deployment of new antenna systems.

Thanks to their local knowledge, LUAs are well qualified to explain to proponents the particular amenities, cultural or environmental sensitivities, planning priorities and other relevant characteristics of their area. The LUA may also be aware of potential Aboriginal or treaty rights or land claims that may be affected by a proposed installation. Working together, LUAs and proponents can find solutions which address reasonable and relevant concerns or point the way to alternative antenna system siting arrangements. Accordingly, Industry Canada encourages LUAs to develop local protocols to manage the process of identifying their own concerns, as well as those of the public they represent, regarding antenna system modifications or installations.

For the purposes of this document, Industry Canada will refer to any written local guideline, policy or process that addresses the issue of antenna placement as a "protocol". Cooperation between LUAs and proponents through clear and reasonable protocols can result in the development of new and enhanced wireless services in a community-friendly manner.

Industry Canada² is available to assist in the creation of local land-use protocols for antenna system installations.

2. Participation Process

There are a number of steps a proponent typically follows in choosing a site for an antenna system installation; unless specifically excluded under Industry Canada's process, one of these steps is consulting with the LUA. The community in an LUA's area expect it to provide local knowledge, experience and leadership. The LUA can also ensure that any questions, comments or concerns are appropriately addressed by the proponent.

The subsections that follow suggest various aspects of a consultation process that an LUA may want to take into consideration when developing antenna siting protocols. Protocols are an effective means for an LUA to use to convey its preferences, as well as those of the community it represents, to antenna system proponents.

2.1 Placement of Antenna System

Proponents must consider various antenna system placement options, including using existing structures such as building rooftops and water towers, to minimize the impact on the local community. Radiocommunication antennas need to be strategically located to satisfy specific technical criteria and operational requirements. Therefore, there is a limited measure of flexibility in the placement of antennas and proponents are constrained to some degree by:

² Please refer to *Radiocommunication Information Circular RIC-66* for a list of addresses and telephone numbers for Industry Canada's regional and district offices. <u>RIC-66</u> is available via the Internet at: http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h_sf06073.html.

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- the need to achieve the required radiocommunication coverage, often in response to public demand;
- the availability and physical limitations of nearby existing structures (towers, rooftops, water towers, etc.) to accommodate additional antennas; and
- the securing of lease agreements to permit access to an existing structure.

Consequently, the LUA's or the public's preferred location for siting an antenna installation may not always be feasible.

LUAs are encouraged to develop protocols that are clear and within their area of responsibility. Protocols can include promoting the placement of antennas in optimal locations from a land-use point of view, or excluding certain types of installations from protocol requirements. Through protocols, an LUA can highlight its local knowledge and expertise related to area sensitivities, including environmental or cultural concerns, and land-use compatibility. Protocols can recognize local amenities and planning priorities while expediting the planning and approvals necessary for the installation of radiocommunication and broadcasting antenna systems.

2.2 Use of Existing Infrastructure (Sharing)³

The installation of a new antenna structure may at times reveal sensitivity in the local community. Therefore, Industry Canada requires proponents to first consider using existing towers or infrastructure (such as rooftops, water towers, utility poles, etc.). This approach is intended to minimize the proliferation of antenna towers. However, it is important to note that technical constraints, such as the need to: achieve a certain amount of radiocommunication coverage; re-use frequencies; and address equipment isolation issues; etc., may prevent a proponent from using an existing structure.

2.3 Preliminary Consultation

LUAs may wish to include in their protocols a mechanism for preliminary consultation. This would allow the proponent, before making any site selection decisions, to inform the LUA of its plans. Also, this initial contact allows a proponent to determine whether an LUA has a protocol in place regarding antenna system installations preferences. Within its own process, Industry Canada considers written formal contact as marking the official commencement of its 120-day⁴ consultation process between the LUA and the proponent.

With a protocol in place, this initial contact allows the LUA an excellent opportunity to:

• inform the proponent of established and documented local requirements and consultation procedures;

³ See also Client Procedures Circular CPC-2-0-17, <u>Conditions of Licence for Mandatory Roaming and Antenna Tower and</u> <u>Site Sharing and to Prohibit Exclusive Site Arrangements</u>. CPC-2-0-17 is available via the Internet at: http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf09081.html.

⁴ The 120-day consultation period commences only once the proponent has formally submitted, in writing, all plans required by the LUA, and does not include preliminary discussions with the LUA.

- advise the proponent of historic and environmental land-use sensitivities including any related to potential Aboriginal or treaty right or land claim;⁵
- provide guidance and preferences to the proponent on the various preferred areas and sites to be considered;
- indicate its preferences; and
- provide information concerning any aesthetic or landscaping preferences.

2.4 Involving Local Public

Local public consultation offers a forum for members of the public located near the proposed installation to make comments, ask questions or raise concerns related to the proposed antenna system installation. This is an opportunity for the local public and the LUA to make the proponent aware of local considerations and, in so doing, influence the siting.

Industry Canada's own process recognizes two possible public consultation scenarios:

- 1. The LUA can set the format for public consultation in its protocol. This could identify situations that require public consultation and those that do not. It is important to note that, in all cases, telecommunications carriers, broadcasting undertakings and third party tower owners must notify and consult with the local public when proposing a new antenna tower.
- 2. If an LUA's protocol is silent on the issue of public consultation, or if there is no protocol, then the proponent will be required to follow Industry Canada's default public consultation process.

However an LUA is in an ideal position to develop a public consultation process because of its local experience and knowledge. For this reason, the Department encourages LUAs to include public consultation as part of their processes. The LUA, as the representative of the local community, can assist and guide proponents to conduct meaningful consultation by establishing reasonable and timely protocols which ensure local land-use concerns are appropriately addressed.

2.5 Responding to Consultation

Even in cases where the LUA does not have a local protocol, the LUA should take the opportunity built into Industry Canada's procedures to examine carefully the details of the proponent's proposal. During its examination of the proposal, an LUA may ask the proponent for additional information to determine whether there are any local land-use or public concerns. As part of the discussions, the LUA can engage the proponent by suggesting reasonable alternatives and/or mitigation measures that would address any questions, comments or concerns.

To maximize the benefit of this consultation process, both parties have to consider each other's requirements and constraints so they can work effectively together. In so doing, the parties can devise solutions that will minimize the impact of the proposed structure on the local surroundings, while at the same time taking into consideration each other's interests.

⁵ LUAs are encouraged to refer to online resources [for example, the Aboriginal and Treaty Rights Information System (ATRIS) (<u>http://sidait-atris.aadnc-aandc.gc.ca/atris_online/home-accueil.aspx</u>)] as applicable.

2.6 Concluding Consultation

Industry Canada advises that an LUA's protocol should include a mechanism for issuing a formal concurrence to mark the end of the consultation with the proponent. This may consist of a formal decision by a designated official or relevant committee or another formal means, such as a sentence or other reference in the town council minutes. If an LUA decides that a consultation ends with the issuance of a building permit, then the protocol should indicate this.

If the proponent has met the public consultation requirements, either through the LUA's or Industry Canada's default process, and neither the LUA nor the public formally communicates any concerns to the proponent about its proposal, Industry Canada will deem that the land-use authority and the public have no objections.

2.7 Impasse Negotiations, Dispute Resolution Process

When developing protocols, LUAs should consider the means by which disputes will be resolved, ensuring they are appropriate for the local community. By documenting this process, all stakeholders will understand their roles and responsibilities as well as the process for resolving disputes. Industry Canada generally favours having the proponent, the local public and the LUA work toward a solution which takes each other's interests into consideration. Where an LUA or a proponent feels it may be helpful to do so, it may engage Industry Canada in an effort to move the discussions forward. Under Industry Canada procedures, if either the LUA or proponent believes discussions have reached an impasse, either can formally request departmental intervention concerning a reasonable and relevant concern. It is anticipated this will occur rarely.

LUAs may wish to consider incorporating alternate dispute resolution options into their protocols. Many alternate dispute resolution processes are interest-based rather than regulatory in nature. Therefore, the parties are more likely to find a mutually beneficial resolution.

2.8 A Timely Process

To avoid unnecessary delays, Industry Canada's process indicates that LUAs are normally expected to conclude the consultation process within 120 days from the receipt of the formal consultation request. Accordingly, when developing protocols, LUAs should not exceed these timelines.

3. Local Protocol Guide Development⁶

3.1 Protocol Principles

The following set of considerations and suggested principles may serve as a guide to LUAs developing protocols that respectfully balance local land-use interests with the benefits that radiocommunication, including broadcasting, brings to a community. The protocol should, as appropriate, address the following:

⁶ Municipalities may also wish to refer to the protocol template developed in partnership between the Federation of Canadian Municipalities (FCM) and the Canadian Wireless Telecommunications Association (CWTA). The FCM/CWTA template can be found on the FCM's website, <u>www.fcm.ca</u>.

- Information to proponents describing:
 - areas of historic or environmental importance to the community and the need to minimize the impact of the proposal on these areas; and
 - local preferences for antenna siting.
- Incentives to encourage aesthetically pleasing structures.
- Exclusions, which may build upon those established by Industry Canada (CPC-2-0-03, Section 6).
- Public consultation requirements that Industry Canada believes should be proportional to the proposal and its impact on the local surroundings. LUAs may wish to consider establishing a two-track process:
 - a streamlined concurrence process for less controversial proposals, such as new sites in industrial areas or on municipal properties, for emergency services or personal installations by members of the public (including for amateur radio operation and over-the-air and satellite TV reception), and
 - a process that includes broader public consultation for non-excluded structures likely to be of interest to the local community, such as the construction of new towers used by telecommunications carriers, broadcasting undertakings and third party tower owners.

The protocol should also establish a reasonable processing timeline that respects the timelines established in CPC-2-0-03 for proposals submitted to the LUA for concurrence.

3.2 General Protocol Template

The following elements are provided to aid LUAs in developing protocols dealing with antenna system installations:

Objectives

A short discussion on the overall objectives of the local protocol.

Jurisdiction

A discussion of the LUA's responsibilities and obligations in safeguarding legitimate concerns related to local land-use. Also, the role and responsibility of Industry Canada and the authority granted under the *Radiocommunication Act* to approve the location of radiocommunication facilities.

Consultation with the LUA

This may include:

- criteria for excluding additional antenna systems, other than those listed in the CPC-2-0-03, from LUA consultation;
- process for LUA notification;
- list of all documents and drawings that the proponent must submit;
- processing and administrative fees;
- the means by which the LUA will indicate concurrence; and
- process time frames that respect those established by CPC-2-0-03.

Excluded Antenna Structures

Industry Canada believes that not all antenna systems should be subject to a full land-use or public consultation process. Subjecting all proposals to the full consultation process would place an unnecessary and significant administrative burden on proponents, the LUA and the local public. Under Industry Canada's process, certain proposals are considered to have minimal impact on the local surroundings and so are excluded from public and land-use consultations. Industry Canada believes that consultation requirements should be proportional to the potential impact of the proposal. When establishing a local protocol, LUAs should consider the types of proposals that have minimal impact and so would warrant exemption from land-use and/or public consultation. It should be noted that any exclusion criteria established by the LUA can only augment, as appropriate, those established under Industry Canada's Exclusion List (CPC-2-0-03, Section 6).

Antenna Structures Not Excluded

LUAs may wish to consider the following when developing consultation protocols:

- the type of structure: new, temporary or existing antenna systems as well as non-tower structures;
- the intended use of the structure, whether personal, commercial or safety;
- the effect on significant natural or cultural features; and
- the landscaping, access control, fencing and road access.

Furthermore, LUAs can:

- encourage the placement of new towers in commercial, industrial/agricultural areas and utility or roadway easements;
- ask the proponent to suggest various options for consideration; and
- identify preferred criteria for antenna structure siting for new structures that exceed a specified height.

Public Consultation

Public consultation is an important part of the overall consultation process. Industry Canada believes that the local public should be consulted regarding non-excluded antenna proposals. Consultation allows the community to be involved and so ultimately influence the proposal's siting. Discussions can allow stakeholders to work towards a consensus. While LUAs are free to structure their public consultation process to meet their needs, Industry Canada's process consists of two distinct components:

- Public Notification where the proponent informs the public of the proposed antenna system installation or modification, providing the information needed for a complete understanding of the proposal.
- Public Engagement where the proponent engages the public and responds to all questions and comments, addressing all reasonable and relevant concerns. Public engagement may take various forms, from answering letters to hosting a public meeting or drop-in, depending on the community's level of interest.

Establishing Appropriate Time Frames

It is important that the protocol establish time frames for a consultation process, to ensure timely response to any questions or concerns and to avoid unnecessary delays to the proponent and the LUA. Industry Canada expects that any time frames established within an LUA's protocol will respect those established by CPC-2-0-03.

Under Industry Canada's procedures (CPC-2-0-03, Section 4.4), construction of an antenna system must be completed within three years of the conclusion of consultation. After three years, consultations will no longer be deemed valid except in the case where a proponent secures the agreement of the relevant land-use authority to an extension for a specified time period in writing. While Industry Canada does not

support a reduction of the three-year time limit, LUAs may wish to consider including in their protocols procedures related to extending the time limit for construction.

Criteria not Necessary to Address Through Local Protocols

As described in Industry Canada's procedures (CPC-2-0-03, Section 7), proponents have specific obligations already subject to federal requirements. Protocols should not impose additional obligations in these areas. However, an LUA may wish to ask questions or seek clarification from proponents concerning their proposed steps and the alternatives available to satisfy these and any other radio authorization requirements. Proponents must comply with:

Health Canada's public radio frequency exposure guidelines - <u>Safety Code 6</u> (*Limits of Human Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3 kHz to 300 GHz - Safety Code (2009)*);

Radio Frequency Interference and Immunity - <u>EMCAB-2</u> — <u>Criteria for Resolution of Immunity</u> Complaints Involving Fundamental Emissions of Radiocommunications Transmitters;

- <u>Canadian Environmental Assessment Act, 2012</u> CEAA 2012
- Aeronautical Safety <u>Transport Canada</u> and <u>NAV CANADA</u> requirements for aeronautical safety

4. Conclusion

Land-use authorities, with their local knowledge, experience and leadership ability, have an important role in the consultation process relating to the siting of antenna systems. Clear and reasonable protocols will enable effective participation and cooperation between the LUA and the proponent. Such protocols can be used to identify the interests of the community as well as guiding land-use principles. Moreover, protocols allow for the introduction of radiocommunication services, including broadcasting, in the local community in a timely manner. Protocols can assist proponents planning to install antenna systems, while at the same time giving due consideration to local land-use issues.



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Spectrum Management and Telecommunications

Client Procedures Circular

Radiocommunication and Broadcasting Antenna Systems



Comments and suggestions may be directed to the following address:

Industry Canada Spectrum Management Operations Branch 235 Queen Street Ottawa, Ontario K1A 0H5

Attention: DOSP

Via e-mail: spectrum_pubs@ic.gc.ca

All <u>Spectrum Management and Telecommunications</u> publications are available on the following website at: http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/home.

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1. Introduction

Radiocommunication and broadcasting services are important for all Canadians and are used daily by the public, safety and security organizations, government, wireless service providers, broadcasters, utilities and businesses. In order for radiocommunication and broadcasting services to work, antenna systems including masts, towers, and other supporting structures are required. Antenna systems are normally composed of an antenna and some type of supporting structure, often called an antenna tower. Most antennas have their own integral mast so that they can be fastened directly to a building or a tower. There is a certain measure of flexibility in the placement of antenna systems which is constrained to some degree by: the need to achieve acceptable coverage for the service area; the availability of sites; technical limitations; and safety. In exercising its mandate, Industry Canada believes that it is important that antenna systems be deployed in a manner that considers the local surroundings.

1.1 Mandate

Section 5 of the *Radiocommunication Act* states that the Minister may, taking into account all matters the Minister considers relevant for ensuring the orderly development and efficient operation of radiocommunication in Canada, issue radio authorizations and approve each site on which radio apparatus, including antenna systems, may be located. Further, the Minister may approve the erection of all masts, towers and other antenna-supporting structures. Accordingly, proponents must follow the process outlined in this document when installing or modifying an antenna system. Also, the installation of an antenna system or the operation of a currently existing antenna system that is not in accordance with this process may result in its alteration or removal and other sanctions against the operator in accordance with the *Radiocommunication Act*.

1.2 Application

The requirements of this document apply to anyone (referred to in this document as the proponent) who is planning to install or modify an antenna system,¹ regardless of the type. This includes telecommunications carriers,² businesses, governments, Crown agencies, operators of broadcasting undertakings and the public (including for amateur radio operation and over-the-air TV reception). Anyone who proposes, uses or owns an antenna system must follow these procedures. The requirements also apply to those who install towers or antenna systems on behalf of others or for leasing purposes ("third party tower owners"). As well, parts of this process contain obligations that apply to existing antenna system owners and operators.

1.3 **Process Overview**

This document outlines the process that must be followed by proponents seeking to install or modify antenna systems. The broad elements of the process are as follows:

¹ For the purposes of this document, an "antenna system" is normally composed of an antenna and some sort of supporting structure, normally a tower. Most antennas have their own integral mast so that they can be fastened directly to a building or a tower. Thus, where this document refers to an "antenna," the term includes the integral mast.

² For the purpose of this document, a "telecommunications carrier" means a person who owns or operates a transmission facility used by that person or another person to provide telecommunications services to the public for compensation.

- 1. Investigating sharing or using existing infrastructure before proposing new antenna-supporting structures.
- 2. Contacting the land-use authority (LUA) to determine local requirements regarding antenna systems.
- 3. Undertaking public notification and addressing relevant concerns, whether by following local LUA requirements or Industry Canada's default process, as is required and appropriate.
- 4. Satisfying Industry Canada's general and technical requirements.
- 5. Completing the construction.

It is Industry Canada's expectation that steps (2) to (4) will normally be completed within *120 days*. Some proposals may be excluded from certain elements of the process (see Section 6). It is Industry Canada's expectation that all parties will carry out their roles and responsibilities in good faith and in a manner that respects the spirit of this document. If the requirements of this document are satisfied and the proposal proceeds then, under step (5), construction of the antenna system must be completed within three years of conclusion of consultation.

2. Industry Canada Engagement

There are a number of points in the processes outlined in this document where parties must contact Industry Canada to proceed. Further, anyone with any question regarding the process may contact the local Industry Canada office³ for guidance. Based on a query by an interested party, Industry Canada may request parties to provide relevant records and/or may provide direction to one or more parties to undertake certain actions to help move the process forward.

3. Use of Existing Infrastructure (Sharing)⁴

This section outlines the roles of proponents and owners/operators of existing antenna systems. In all cases, parties should retain records (such as analyses, correspondence and engineering reports) relating to this section.

Before building a new antenna-supporting structure, Industry Canada requires that proponents first explore the following options:

• consider sharing an existing antenna system, modifying or replacing a structure if necessary;

³ Please refer to Radiocommunication Information Circular RIC-66 for a list of addresses and telephone numbers for Industry Canada's regional and district offices. <u>RIC-66</u> is available via the Internet at: http://www.ic.gc.ca/eic/site/smtgst.nsf/eng/h_sf06073.html.

⁴ See also Client Procedures Circular CPC-2-0-17, Conditions of Licence for Mandatory Roaming and Antenna Tower and Site Sharing and to Prohibit Exclusive Site Arrangements. CPC-2-0-17 is available via the Internet at: <u>http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf09081.html</u>.

• locate, analyze and attempt to use any feasible existing infrastructure such as rooftops, water towers etc.

A proponent is not normally expected to build a new antenna-supporting structure where it is feasible to locate an antenna on an existing structure, unless a new structure is preferred by the land-use authority.

Owners and operators of existing antenna systems are to respond to a request to share in a timely fashion and to negotiate in good faith to facilitate sharing where feasible. It is anticipated that 30 days is reasonable time for existing antenna system owners/operators to reply to a request by a proponent in writing with either:

- a proposed set of reasonable terms to govern the sharing of the antenna system; or
- a detailed explanation of why sharing is not possible.

4. Land-use Authority and Public Consultation

Contacting the Land-use Authority

Proponents must always contact the applicable land-use authorities to determine the local consultation requirements and to discuss local preferences regarding antenna system siting and/or design, unless their proposal falls within the exclusion criteria outlined in Section 6. If the land-use authority has designated an official to deal with antenna systems, then proponents are to engage the authority through that person. If not, proponents must submit their plans directly to the council, elected local official or executive. The 120-day consultation period commences only once proponents have formally submitted, in writing, all plans required by the land-use authority, and does not include preliminary discussions with land-use authority representatives.

Proponents should note that there may be more than one land-use authority with an interest in the proposal. Where no established agreement exists between such land-use authorities, proponents must, as a minimum, contact the land-use authority(ies) and/or neighbouring land-use authorities located within a radius of three times the tower height, measured from the tower base or the outside perimeter of the supporting structure, whichever is greater. As well, in cases where proponents are aware that a potential Aboriginal or treaty right or land claim may be affected by the proposed installation,⁵ they must contact Industry Canada in order to ensure that the requirements for consultation are met.

Following the Land-use Authority Process

Proponents must follow the land-use consultation process for the siting of antenna systems, established by the land-use authority, where one exists. In the event that a land-use authority's existing process has no public consultation requirement, proponents must then fulfill the public consultation requirements contained in Industry Canada's Default Public Consultation Process (see Section 4.2). Proponents are not required to follow this requirement if the LUA's established process explicitly excludes their type of

⁵ Proponents are encouraged to refer to local community and online resources (for example, the Aboriginal and Treaty Rights Information System (ATRIS) (<u>http://sidait-atris.aadnc-aandc.gc.ca/atris_online/home-accueil.aspx</u>) as applicable.

proposal from consultation or it is excluded by Industry Canada's criteria.⁶ Where proponents believe the local consultation requirements are unreasonable, they may contact the local Industry Canada office in writing for guidance.

Broadcasting Undertakings

Applicants for broadcasting undertakings are subject to Canadian Radio-television and Telecommunications (CRTC) licensing processes in addition to Industry Canada requirements. Although Industry Canada encourages applicants to consult as early as practical in the application process, in some cases it may not be prudent for the applicants to initiate public and municipal/land-use consultation before receiving CRTC approval, as application denial by the CRTC would have result in unnecessary work for all parties involved. Therefore, assuming that the proposal is not otherwise excluded, broadcasting applicants may opt to commence land-use consultation after having received CRTC approval. However, broadcasting applicants choosing this approach are required, at the time of the CRTC application, to notify the land-use authority with a Letter of Intent outlining a commitment to conduct consultation after receiving CRTC approval. If the land-use authority raises concerns with the proposal as described in the Letter of Intent, applicants are encouraged to engage in discussions with the land-use authority regarding their concerns and attempt to resolve any issues. Refer to Broadcasting Procedures and Rules, Part 1 (BPR-1), for further details.

4.1 Land-use Authority Consultation

Industry Canada believes that any concerns or suggestions expressed by land-use authorities are important elements to be considered by proponents regarding proposals to install, or make changes to, antenna systems. As part of their community planning processes, land-use authorities should facilitate the implementation of local radiocommunication services by establishing consultation processes for the siting of antenna systems.

Unless the proposal meets the exclusion criteria outlined in Section 6, proponents must consult with the local land-use authority(ies) on any proposed antenna system prior to any construction. The aim of this consultation is to:

- discuss site options;
- ensure that local processes related to antenna systems are respected;
- address reasonable and relevant concerns (see Section 4.2) from both the land-use authority and the community they represent; and
- obtain land-use authority concurrence in writing.

Land-use authorities are encouraged to establish reasonable, relevant, and predictable consultation processes⁷ specific to antenna systems that consider such things as:

⁶ In all cases, telecommunications carriers, broadcasting undertakings and third party tower owners must notify and consult with the local public when proposing a new antenna tower either by following Industry Canada's Default Public Consultation Process or, where one exists, the land-use authority's public consultation process.

⁷ Industry Canada is available to assist land-use authorities in the development of local processes. In addition, land-use authorities may wish to consult Industry Canada's guide for the development of local consultation processes.

- the designation of suitable contacts or responsible officials;
- proposal submission requirements;
- public consultation;
- documentation of the concurrence process; and
- the establishment of milestones to ensure consultation process completion within 120 days.

Where they have specific concerns regarding a proposed antenna system, land-use authorities are expected to discuss reasonable alternatives and/or mitigation measures with proponents.

Under their processes, land-use authorities may exclude from consultation any antenna system installation in addition to those identified by Industry Canada's own consultation exclusion criteria (Section 6). For example, an authority may wish to exclude from consultation those installations located within industrial areas removed from residential areas, low visual impact installations, or certain types of structures located within residential areas such as personal antenna systems (e.g. used for over the air and satellite television reception or amateur radio operation).

4.2 Industry Canada's Default Public Consultation Process

Proponents must follow Industry Canada's Default Public Consultation Process where the local land-use authority does not have an established and documented public consultation process applicable to antenna siting. Industry Canada's default process has three steps whereby the proponent:

- 1. provides written notification to the public, the land-use authority and Industry Canada of the proposed antenna system installation or modification (i.e. public notification);
- 2. engages the public and the land-use authority in order to address relevant questions, comments and concerns regarding the proposal (i.e. responding to the public); and
- 3. provides an opportunity to the public and the land-use authority to formally respond in writing to the proponent regarding measures taken to address reasonable and relevant concerns (i.e. public reply comment).

Public Notification

1. Proponents must ensure that the local public, the land-use authority and Industry Canada are notified of the proposed antenna system. As a minimum, proponents must provide a notification package (see Appendix 1) to the local public (including nearby residences, community gathering areas, public institutions, schools, etc.), neighbouring land-use authorities, businesses, and property owners, etc.

Municipalities may also wish to refer to the protocol template developed in partnership between the Federation of Canadian Municipalities (FCM) and the Canadian Wireless Telecommunications Association (CWTA). The FCM/CWTA template can be found on the <u>FCM's website</u> www.fcm.ca.

located within a radius of three times the tower height.⁸ The radius is measured from the outside perimeter of the supporting structure. For the purpose of this requirement, the outside perimeter begins at the furthest point of the supporting mechanism, be it the outermost guy line, building edge, face of the self-supporting tower, etc. Public notification of an upcoming consultation must be clearly marked, making reference to the proposed antenna system, so that it is not misinterpreted as junk mail. The notice must be sent by mail or be hand delivered. The face of the package must clearly reference that the recipient is within the prescribed notification radius of the proposed antenna system.

- 2. It is the proponent's responsibility to ensure that the notification provides at least 30 days for written public comment.
- 3. In addition to the minimum notification distance noted above, in areas of seasonal residence, the proponent, in consultation with the land-use authority, is responsible for determining the best manner to notify such residents to ensure their engagement.
- 4. In addition to the public notification requirements noted above, proponents of an antenna system proposed to be 30 metres or more in height must place a notice in a local community newspaper circulating in the proposed area.⁹ Height is measured from the lowest ground level at the base, including the foundation, to the tallest point of the antenna system. Depending on the particular installation, the tallest point may be an antenna, lightning rod, aviation obstruction lighting or some other appurtenance. Any attempt to artificially reduce the height (addition of soil, aggregate, etc.) will not be included in the calculation or measurement of the height of the antenna system.

Responding to the Public

Proponents are to address all reasonable and relevant concerns, make all reasonable efforts to resolve them in a mutually acceptable manner and must keep a record of all associated communications. If the local public or land-use authority raises a question, comment or concern relating to the antenna system as a result of the public notification process, then the proponent is required to:

- 1. respond to the party in writing within *14 days* acknowledging receipt of the question, comment or concern and keep a record of the communication;
- 2. address in writing all reasonable and relevant concerns within *60 days* of receipt or explain why the question, comment or concern is not, in the view of the proponent, reasonable or relevant; and
- 3. in the written communication referred to in the preceding point, clearly indicate that the party has *21 days* from the date of the correspondence to reply to the proponent's response. The proponent must provide a copy of all public reply comments to the local Industry Canada office.

⁸ Proponents are advised that municipalities may set reasonable public notification distances appropriate for their communities when establishing their own protocols.

⁹ The notice must be synchronized with the distribution of the public notification package. It must be legible and placed in the public notice section of the newspaper. The notice must include: a description of the proposed installation; its location and street address; proponent contact information and mailing address; and an invitation to provide public comments to the proponent within *30 days* of the notice. In areas without a local newspaper, other effective means of public notification must be implemented. Proponents may contact the local Industry Canada office for guidance.

Responding to reasonable and relevant concerns may include contacting a party by telephone, engaging in a community meeting or having an informal, personal discussion. Between steps 1 and 2 above, the proponent is expected to engage the public in a manner it deems most appropriate. Therefore, the letter at step 2 above may be a record of how the proponent and the other party addressed the concern at hand.

Public Reply Comments

As indicated in step 3 above, the proponent must clearly indicate that the party has *21 days* from the date of the correspondence to reply to the response. The proponent must also keep a record of all correspondence/discussions that occurred within the *21-day* public reply comment period. This includes records of any agreements that may have been reached and/or any concerns that remain outstanding.

The factors that will determine whether a concern is reasonable or relevant according to this process will vary but will generally be considered if they relate to the requirements of this document and to the particular amenities or important characteristics of the area surrounding the proposed antenna system. Examples of concerns that proponents are to address may include:

- Why is the use of an existing antenna system or structure not possible?
- Why is an alternate site not possible?
- What is the proponent doing to ensure that the antenna system is not accessible to the general public?
- How is the proponent trying to integrate the antenna into the local surroundings?
- What options are available to satisfy aeronautical obstruction marking requirements at this site?
- What are the steps the proponent took to ensure compliance with the general requirements of this document including the *Canadian Environmental Assessment Act* (CEAA), Safety Code 6, etc.?

Concerns that are not relevant include:

- disputes with members of the public relating to the proponent's service, but unrelated to antenna installations;
- potential effects that a proposed antenna system will have on property values or municipal taxes;
- questions whether the *Radiocommunication Act*, this document, Safety Code 6, locally established by-laws, other legislation, procedures or processes are valid or should be reformed in some manner.

4.3 Concluding Consultation

The proponent may only commence installation/modification of an antenna system after the consultation process has been completed by the land-use authority, or Industry Canada confirms concurrence with the consultation portion of this process, and after all other requirements under this process have been met. Consultation responsibilities will normally be considered complete when the proponent has:

- 1. concluded consultation requirements (Section 4.1) with the land-use authority;
- 2. carried out public consultation either through the process established by the land-use authority or Industry Canada's Default Public Consultation Process where required; and
- 3. addressed all reasonable and relevant concerns.

Concluding Land-use Authority Consultation

Industry Canada expects that land-use consultation will be completed within *120 days* from the proponent's initial formal contact with the local land-use authority. Where unavoidable delays may be encountered, the land-use authority is expected to indicate when the proponent can expect a response to the proposal. If the authority is not responsive, the proponent may contact Industry Canada. Depending on individual circumstances, Industry Canada may support additional time or consider the land-use authority consultation process concluded.

Depending on the land-use authority's own process, conclusion of local consultation may include such steps as obtaining final concurrence for the proposal via the relevant committee, a letter or report acknowledging that the relevant municipal process or other requirements have been satisfied, or other valid indication, such as the minutes of a town council meeting indicating LUA approval. Compliance with informal city staff procedures, or grants of approval strictly related to zoning, construction, etc. will not normally be sufficient.

Industry Canada recognizes that approvals for construction (e.g. building permits) are used by some land-use authorities as evidence of consultation being concluded. Proponents should note that Industry Canada does not consider the fact a permit was issued as confirmation of concurrence, as different land-use authorities have different approaches. As such, Industry Canada will only consider such approvals as valid when the proponent can demonstrate that the LUA's process was followed and that the LUA's preferred method of concluding LUA consultation is through such an approval.

Concluding Industry Canada's Default Public Consultation Process

Industry Canada's Default Public Consultation Process will be considered concluded when the proponent has either:

- received no written questions, comments or concerns to the formal notification within the *30-day* public comment period; or
- if written questions, comments or concerns were received, the proponent has addressed and resolved all reasonable and relevant concerns and the public has not provided further comment within the *21-day* reply comment period.

In the case where the public responds within the *21-day* reply comment period, the proponent has the option of making further attempts to address the concern on its own, or can request Industry Canada engagement. If a request for engagement is made at this stage, Industry Canada will review the relevant material, request any further information it deems pertinent from any party and may then decide that:

- the proponent has met the consultation requirements of this process and that Industry Canada concurs that installation or modification may proceed; or
- the parties should participate in further attempts to mitigate or resolve any outstanding concern.

4.4 **Post-Consultation**

Whether the proponent followed a land-use authority's consultation process or Industry Canada's default public consultation process, construction of an antenna system must be completed within three years of the conclusion of consultation. After three years, consultations will no longer be deemed valid except in the case where a proponent secures the agreement of the relevant Land-Use Authority to an extension for a specified time period in writing. A copy of the agreement must be provided to the local Industry Canada office.

5. Dispute Resolution Process

The dispute resolution process is a formal process intended to bring about the timely resolution where the parties have reached an impasse.

Upon receipt of a written request from a stakeholder other than the general public, asking for Departmental intervention concerning a reasonable and relevant concern, the Department may request that all involved parties provide and share all relevant information. The Department may also gather or obtain other relevant information and request that parties provide any further submissions if applicable. The Department will, based on the information provided, either:

- make a final decision on the issue(s) in question, and advise the parties of its decision; or
- suggest the parties enter into an alternate dispute resolution process in order to come to a final decision. Should the parties be unable to reach a mutually agreeable solution, either party may request that the Department make a final decision.

Upon resolution of the issue under dispute, the proponent is to continue with the process contained within this document as required.

6. Exclusions

All proponents must satisfy the General Requirements outlined in Section 7 regardless of whether an exclusion applies to their proposal. All proponents must also consult the land-use authority and the public unless a proposal is specifically excluded. Individual circumstances vary with each antenna system installation and modification, and the exclusion criteria below should be applied in consideration of local circumstances. Consequently, it may be prudent for the proponent to consult even though the proposal meets an exclusion noted below. Therefore, when applying the criteria for exclusion, proponents should consider such things as:

• the antenna system's physical dimensions, including the antenna, mast, and tower, compared to the local surroundings;

- the location of the proposed antenna system on the property and its proximity to neighbouring residents;
- the likelihood of an area being a community-sensitive location; and
- Transport Canada's marking and lighting requirements for the proposed structure.

The following proposals are excluded from land-use authority and public consultation requirements:

- New Antenna Systems: where the height is less than 15 metres above ground level. This exclusion does not apply to antenna systems proposed by telecommunications carriers, broadcasting undertakings or third party tower owners;
- Existing Antenna Systems: where modifications are made, antennas added or the tower replaced¹⁰, including to facilitate sharing, provided that the total cumulative height increase is no greater than 25% of the height of the initial antenna system installation¹¹. No increase in height may occur within one year of completion of the initial construction. This exclusion does not apply to antenna systems using purpose built antenna supporting structures with a height of less than 15 metres above ground level operated by telecommunications carriers, broadcasting undertakings or third party tower owners;
- Non-Tower Structure: antennas on buildings, water towers, lamp posts, etc. may be excluded from consultation provided that the height above ground of the non-tower structure, exclusive of appurtenances, is not increased by more than 25%;¹² and
- **Temporary Antenna Systems**: used for special events or emergency operations and must be removed within three months after the start of the emergency or special event.

No consultation is required prior to performing maintenance on an existing antenna system.

Proponents who are not certain if their proposals are excluded, or whether consultation may still be prudent, are advised to contact the land-use authority and/or Industry Canada for guidance.

Height is measured from the lowest ground level at the base, including the foundation, to the tallest point of the antenna system. Depending on the particular installation, the tallest point may be an antenna, lightning rod, aviation obstruction lighting or some other appurtenance. Any attempt to artificially reduce the height (addition of soil, aggregate, etc.) will not be included in the calculation or measurement of the height of the antenna system.

7. General Requirements

In addition to roles and responsibilities for site sharing, land-use consultation and public consultation, proponents must also fulfill other important obligations including: compliance with Health Canada's

¹⁰ The exclusion for the replacement of existing antenna systems applies to replacements that are similar to the original design and location.

¹¹ Initial antenna system installation refers to the system as it was first consulted on, or installed.

¹² Telecommunication carriers, operators of broadcasting undertakings and third party tower owners may benefit from local knowledge by contacting the land-use authority when planning an antenna system that meets this exclusion criteria.

Safety Code 6 guideline for the protection of the general public; compliance with radio frequency immunity criteria; notification of nearby broadcasting stations; environmental considerations; and Transport Canada/NAV CANADA aeronautical safety responsibilities.

7.1 Radio Frequency Exposure Limits

Health Canada has established safety guidelines for exposure to radio frequency fields, in its Safety Code 6 publication, entitled: *Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz to 300 GHz*.¹³ While the responsibility for developing Safety Code 6 rests with Health Canada, Industry Canada has adopted this guideline for the purpose of protecting the general public. Current biomedical studies in Canada and other countries indicate that there is no scientific or medical evidence that a person will experience adverse health effects from exposure to radio frequency fields, provided that the installation complies with Safety Code 6.

It is the responsibility of proponents and operators of installations to ensure that all radiocommunication and broadcasting installations comply with Safety Code 6 at all times, including the consideration of combined effects of nearby installations within the local radio environment.

Telecommunications common carriers and operators of broadcasting undertakings are to carry out an exposure evaluation on all new installations and following any increases in radiated power. Either measurement surveys or mathematical or numerical computations can be used for this evaluation. Where the radio frequency emission of any installation, whether telecommunications carrier or broadcasting operator, is greater than, or is equal to, 50%, of the Safety Code 6 limits for uncontrolled environments at locations accessible to the general public (i.e. not solely available for access by workers), the operator(s) of radio frequency emitters must notify Industry Canada and demonstrate compliance with Safety Code 6. This determination of 50% of Safety Code 6 must be in consideration of the local radio environment.

For all proponents following Industry Canada's Default Public Consultation Process, the proponent's notification package must provide a written attestation that there will be compliance with Safety Code 6 for the protection of the general public, including consideration of nearby radiocommunication systems. The notification package must also indicate any Safety Code 6 related signage and access control mechanisms that may be used.

Compliance with Safety Code 6 is an ongoing obligation. At any time, antenna system operators may be required, as directed by Industry Canada, to demonstrate compliance with Safety Code 6 by (i) providing detailed calculations, and/or (ii) conducting site surveys and, where necessary, by implementing corrective measures.¹⁴ At the request of Industry Canada, telecommunications carriers and operators of broadcasting undertakings must provide detailed compliance information for individual installations within five days of the request. Proponents and operators of existing antenna systems must retain copies of all information related to Safety Code 6 compliance such as analyses and measurements.

¹³ To obtain an electronic copy of Safety Code 6, contact: <u>publications@hc-sc.gc.ca</u>.

¹⁴ See Client Procedures Circular <u>CPC-2-0-20</u>, *Radio Frequency (RF) Fields – Signs and Access Control.*

7.2 Radio Frequency Immunity

All radiocommunication and broadcasting proponents and existing spectrum users are to ensure that their installations are designed and operated in accordance with Industry Canada's immunity criteria as outlined in EMCAB-2¹⁵ in order to minimize the malfunctioning of electronic equipment in the local surroundings. Broadcasting proponents and existing undertakings should refer to Broadcasting Procedures and Rules - Part 1, *General Rules* (BPR-1) for additional information and requirements¹⁶ on this matter.

Proponents are advised to consider the potential effect that their proposal may have on nearby electronic equipment. In this way, they will be better prepared to respond to any questions that may arise during the public and land-use consultation processes, or after the system has been installed.

Land-use authorities should be prepared to advise proponents and owners of broadcasting undertakings of plans for the expansion or development of nearby residential and/or industrial areas. Such expansion or development generally results in the introduction of more electronic equipment in the area and therefore an increased potential for electronic equipment to malfunction. By keeping broadcasters aware of planned developments and changes to adjacent land-use, they will be better able to work with the community. Equally, land-use authorities have a responsibility to ensure that those moving into these areas, whether prospective residents or industry, are aware of the potential for their electronic equipment to malfunction. For example, the LUA could ensure that clear notification be provided to future prospective purchasers.

7.3 **Proximity of Proposed Structure to Broadcasting Undertakings**

Where the proposal would result in a structure that exceeds 30 metres above ground level, the proponent is to notify operators of AM, FM and TV undertakings within 2 kilometres, due to the potential impact the physical structure may have on these broadcasting undertakings. Metallic structures close to an AM directional antenna array may change the antenna pattern of the AM broadcasting undertaking. These proposed structures can also reflect nearby FM and TV signals, causing "ghosting" interference to FM/TV receivers used by the general public.

7.4 Canadian Environmental Assessment Act

Industry Canada requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the *Canadian Environmental Assessment Act, 2012* (CEAA 2012), where the antenna system is incidental to a physical activity or project designated under CEAA 2012, or is located on federal lands.

An antenna system may not proceed where it is incidental to a designated project (as described in the *Regulations Designating Physical Activities*), or is otherwise expressly designated by the Minister of the

¹⁵ For more information see <u>EMCAB-2</u>, entitled: *Criteria for Resolution of Immunity Complaints Involving Fundamental Emissions of Radiocommunications Transmitters* available at: http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf01005.html.

¹⁶ <u>BPR-1 - Part I: General Rules</u> can be found on the Spectrum Management and Telecommunications website at: http://strategis.ic.gc.ca/epic/internet/insmt-gst.nsf/en/sf01326e.html.
Environment without satisfying certain requirements applicable to designated projects. Therefore, a proponent of this type of project must contact Industry Canada for direction on how to proceed.

Any proposed antenna system on federal land may not proceed without a determination of environmental effects by Industry Canada. In order to assist the Department in making such a determination, proponents must submit a project description to Industry Canada, considering and addressing those elements of the environment described in CEAA 2012, as well as any determination of environmental effects that may have been made by the authority responsible for managing the federal land. Industry Canada may also require further information before it can complete its assessment. Industry Canada will inform the proponent of the results of its determination and may impose conditions related to mitigating any adverse effects after making its determination and/or may need to refer the matter to the Governor-in-Council under CEAA 2012.

In addition, notices under Industry Canada's default public consultation process require written confirmation of the project's status under CEAA 2012 (e.g., whether it is incidental to a designated project or, if not, whether it is on federal lands).

In addition to CEAA requirements, proponents are responsible to ensure that antenna systems are installed and operated in a manner that respects the local environment and that complies with other statutory requirements, such as those under the *Canadian Environmental Protection Act*, 1999, the *Migratory Birds Convention Act*, 1994, and the *Species at Risk Act*, as applicable.

For projects north of the 60th parallel, environmental assessment requirements may arise from federal statutes other than the aforementioned Acts or from Comprehensive Land Claim Agreements. Industry Canada requires that installation or modification of antennas or antenna supporting structures be done in accordance with these requirements, as appropriate.

7.5 Aeronautical Safety

Proponents must ensure their proposals for any antenna system are first reviewed by Transport Canada and NAV CANADA.

Transport Canada will perform an assessment of the proposal with respect to the potential hazard to air navigation and will notify proponents of any painting and/or lighting requirements for the antenna system. NAV CANADA will comment on whether the proposal has an impact on the provision of their national air navigation system, facilities and other services located off-airport.

As required, the proponent must:

- 1. submit an Aeronautical Obstruction Clearance form to Transport Canada;
- 2. submit a Land-use Proposal Submission form to NAV CANADA;
- 3. include Transport Canada marking requirements in the public notification package;
- 4. install and maintain the antenna system in a manner that is not a hazard to aeronautical safety; and

5. retain all correspondence.

For those antenna systems subject to Industry Canada's Default Public Consultation Process, the proponent will inform the community of any marking requirements. Where options are possible, proponents are expected to work with the local community and Transport Canada to implement the best and safest marking options. Proponents should be aware that Transport Canada does not advise Industry Canada of marking requirements for proposed structures. Proponents are reminded that the addition of, or modification to, obstruction markings may result in community concern and so any change is to be done in consultation with the local public, land-use authority and/or Transport Canada, as appropriate.

References and Details

Aeronautical Obstruction Clearance forms are available from any Transport Canada Aviation Group Office. Both the Aeronautical Obstruction Clearance form (#26-0427) and a list of Transport Canada Aviation Group regional offices are available on the Transport Canada website.¹⁷ Completed forms are to be submitted directly to the nearest Transport Canada Aviation Group office. (Refer to Canadian Aviation Regulations, Standard 621.19, Standards Obstruction Markings).

Land-use Proposal Submission forms are available from NAV CANADA¹⁸ and completed forms are to be sent to the appropriate NAV CANADA General Manager Airport Operations (GMAO) office, East or West.

¹⁷ The <u>Transport Canada website</u> can be found at: http://www.tc.gc.ca.

¹⁸ Search keywords "Land-use Proposal" on the <u>NAV CANADA website</u> at: http://www.navcanada.ca.

Appendix 1 – Industry Canada's Default Public Consultation Process - Public Notification Package

The proponent must ensure that at least *30 days* are provided for public comment. Notification must provide all information on how to submit comments to the proponent in writing. Notices must be clearly marked, making reference to the proposed antenna system, so that it is not misinterpreted as junk mail. The notice must be sent by mail or be hand delivered. The face of the package must clearly indicate that the recipient is within the prescribed notification radius of the proposed antenna system. The proponent must also provide a copy of the notification package to the land-use authority and the local Industry Canada office at the same time as the package is provided to the public.

Notification must include, but need not be limited to:

- 1) the proposed antenna system's purpose, the reasons why existing antenna systems or other infrastructure cannot be used, a list of other structures that were considered unsuitable and future sharing possibilities for the proposal;
- 2) the proposed location within the community, the geographic coordinates and the specific property or rooftop;
- 3) an attestation¹⁹ that the general public will be protected in compliance with Health Canada's Safety Code 6 including combined effects within the local radio environment at all times;
- 4) identification of areas accessible to the general public and the access/demarcation measures to control public access;
- 5) information on the environmental status of the project, including any requirements under the *Canadian Environmental Assessment Act*, 2012;
- 6) a description of the proposed antenna system including its height and dimensions, a description of any antenna that may be mounted on the supporting structure and simulated images of the proposal;
- 7) Transport Canada's aeronautical obstruction marking requirements (whether painting, lighting or both) if available; if not available, the proponent's expectation of Transport Canada's requirements together with an undertaking to provide Transport Canada's requirements once they become available;
- 8) an attestation that the installation will respect good engineering practices including structural adequacy;
- 9) reference to any applicable local land-use requirements such as local processes, protocols, etc.;

¹⁹ Example: I, (*name of individual or representative of company*) attest that the radio installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public, including any combined effects of nearby installations within the local radio environment.

- 10) notice that general information relating to antenna systems is available on Industry Canada's Spectrum Management and Telecommunications website (http://www.ic.gc.ca/towers);
- 11) contact information for the proponent, land-use authorities and the local Industry Canada office; and
- 12) closing date for submission of written public comments (not less than *30 days* from receipt of notification).

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8882

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. 8882" (Third Party Rooftop Antenna Systems).
- 2. Division II: General Zoning Standards, Part 4, section 409 Height Exceptions, in "Zoning Bylaw, 1995, No. 6700", is hereby amended as follows:
 - A. By removing Section (9) in its entirety and replacing it with "Third Party Rooftop Antenna Systems and any associated screening structures;"
 - B. By removing section (10) in its entirety.
- 3. The "Rooftop Antenna Development Permit Area Guidelines", as attached to this bylaw, replace the "Rooftop Antenna Development Permit Area Guidelines" currently integral to "Zoning Bylaw, 1995, No. 6700".

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