



AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, FEBRUARY 28, 2022 AT 6:00 PM

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

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, February 28, 2022

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, February 14, 2022
3. Special Regular Council Meeting Minutes, February 23, 2022

PROCLAMATIONS

Rare Disease Day – February 28, 2022

World Lymphedema Day – March 6, 2022

PUBLIC INPUT PERIOD

PUBLIC HEARING – Coach House Requirements

BYLAW – THIRD READING

4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8883”
(Additional Coach House Requirements)

PUBLIC MEETING – 502 East 3rd Street

MOTION

5. Temporary Use Permit No. PLN2021-00025 (502 East 3rd Street)

FINANCE COMMITTEE MEETING

Draft 2022 Operating Budget and Proposed New Items

RECOMMENDATION OF THE FINANCE COMMITTEE

6. Draft 2022 Operating Budget and Proposed New Items

REPORTS

7. 2022-2031 Preliminary Capital Plan
8. New Measures for Expanding and Protecting the Urban Tree Canopy

BYLAWS – FIRST, SECOND AND THIRD READINGS

9. “Tree Bylaw, 2022, No. 8888”
10. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2022, No. 8895” (Tree Bylaw)
11. “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8897” (Tree Bylaw)

PRESENTATION

Harry Jerome Community Recreation Centre and Silver Harbour Update
– Deputy Chief Administrative Officer

REPORTS

12. Harry Jerome Community Recreation Centre and Silver Harbour Projects
– Commencement of On-Site Works
13. UBCM Community Emergency Preparedness Fund Grant Application
– Emergency Support Services
14. Zoning Bylaw Amendment – 149 West 3rd Street (Anthem Sunshine Developments)
15. Update on RS-2 (Small Lot) Rezoning Applications
16. Connect and Prepare Program Opportunity for Vulnerable Seniors
17. Development Variance Permit Application – 324 Ridgeway Avenue (Cornerstone Architecture)

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, February 28, 2022

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, February 14, 2022
3. Special Regular Council Meeting Minutes, February 23, 2022

PROCLAMATIONS

Rare Disease Day – February 28, 2022

World Lymphedema Day – March 6, 2022

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.

Speakers during the Public Input Period are permitted to join the meeting electronically via Webex or in person in the Council Chamber. Due to continuing changes with health restrictions, all in-person speakers will be required to wear a mask at all times within City Hall, except when speaking during the Public Input Period. Reduced room capacity will be implemented. Proof of vaccination is not required.

There are 2 ways to sign up to speak during the Public Input Period.

- 1) Speakers who choose to participate electronically must pre-register by 12:00 noon on the day of the Council meeting by completing the online form at cnv.org/PublicInputPeriod, or by phoning 604-990-4230. These pre-registrants will receive instructions via email or phone on the afternoon before the Council meeting, including a request to connect to the meeting 15-30 minutes before the meeting start time.
- 2) Speakers who choose to participate in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:55 pm on the day of the Council meeting.

If a speaker has written material to accompany their comments, the material must be sent to the Corporate Officer at clerks@cnv.org no later than 12:00 noon on the day of the Council 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”.

PUBLIC HEARING – Coach House Requirements – 6:00 pm

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8883” (Additional Coach House Requirements) would amend the Zoning Bylaw to incorporate siting and massing provisions for Coach House developments and to bring into effect the updated Coach House Development Permit Guidelines, all to guide the design of Coach Houses and streamline City review process.

Bylaw No. 8883 to be considered under Item 4.

AGENDA

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

BYLAW – THIRD READING

4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8883”
(Additional Coach House Requirements)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8883”
(Additional Coach House Requirements) be given third reading.

PUBLIC MEETING – 502 East 3rd Street (following Item 4)

Temporary Use Permit No. PLN2021-00025 would temporarily allow the use of a portion of a parking area for a retail garden centre, including on-site vehicle and bicycle parking. The garden centre will be seasonal and housed in temporary tent structures.

Temporary Use Permit No. PLN2021-00025 to be considered under Item 5.

AGENDA

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

MOTION

5. Temporary Use Permit No. PLN2021-00025 (502 East 3rd Street)
– File: 08-3400-20-0070/1

RECOMMENDATION:

THAT Temporary Use Permit No. PLN2021-00025 (502 East 3rd Street) be issued to the Greater Vancouver Transportation Authority (Urban Roots Garden Market), in accordance with Section 493 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign Temporary Use Permit No. PLN2021-00025.

FINANCE COMMITTEE MEETING (following Item 5)

Re: Draft 2022 Operating Budget and Proposed New Items
– File: 05-1715-20-0001/2022

Chair: Mayor Linda Buchanan

Purpose: The purpose of the Finance Committee Meeting is to present the City of North Vancouver's Draft 2022 Operating Plan and 2022-2031 Preliminary Capital Plan for consideration.

AGENDA

1. Opening Comments – Chief Financial Officer
2. Public Comments – 3 minutes per speaker

Members of the community are provided an opportunity to submit comments until 12:00 pm on Monday, February 28, 2022. The public may also provide comments in person or by phone via Webex at the Finance Committee Meeting.

3. Questions / Comments of the Finance Committee
4. RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated February 16, 2022, entitled "Draft 2022 Operating Budget and Proposed New Items":

THAT Council provide input on the Draft 2022 Operating Budget and Proposed New Items that reflects a baseline tax rate increase of 3.75%, which includes 1.24% for Operating expenses, 2.00% for the Capital Plan, and 0.51% for requested new items;

AND THAT the Draft 2022 Operating Plan be adjusted on the basis of the feedback received and submitted to Council for consideration.

5. Adjourn

Item 6 refers.

RECOMMENDATION OF THE FINANCE COMMITTEE

6. Draft 2022 Operating Budget and Proposed New Items
– File: 05-1715-20-0001/2022

Report: Chief Financial Officer, February 16, 2022

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated February 16, 2022, entitled “Draft 2022 Operating Budget and Proposed New Items”:

THAT Council provide input on the Draft 2022 Operating Budget and Proposed New Items that reflects a baseline tax rate increase of 3.75%, which includes 1.24% for Operating expenses, 2.00% for the Capital Plan, and 0.51% for requested new items;

AND THAT the Draft 2022 Operating Plan be adjusted on the basis of the feedback received and submitted to Council for consideration.

REPORTS

7. 2022-2031 Preliminary Capital Plan – File: 05-1705-30-0001/2022

Report: Chief Financial Officer, February 16, 2022

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated February 16, 2022, entitled “2022-2031 Preliminary Capital Plan”:

THAT the 2022-2031 Preliminary Capital Plan for the City of North Vancouver be endorsed.

8. New Measures for Expanding and Protecting the Urban Tree Canopy
– File: 13-6410-01-0001/2021

Report: Deputy Director, Planning and Development, February 16, 2022

RECOMMENDATION:

PURSUANT to the report of the Deputy Director, Planning and Development, dated February 16, 2022, entitled “New Measures for Expanding and Protecting the Urban Tree Canopy”:

Continued...

REPORTS – Continued

8. New Measures for Expanding and Protecting the Urban Tree Canopy
– File: 13-6410-01-0001/2021 – Continued

THAT the following bylaws be considered:

- “Tree Bylaw, 2022, No. 8888”;
- “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2022, No. 8895” (Tree Bylaw); and
- “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8897” (Tree Bylaw);

THAT staff be directed to report to Council on the project impacts with details on program costs, annual predictions and outcomes in 2023;

AND THAT staff be further directed to report back with revised Sustainable Development Guidelines and Development Permit Guidelines, to ensure a harmonized City-wide approach toward tree regulation, tree replacement and environmental enhancement through replacement of ecological services.

Items 9, 10 and 11 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

9. “Tree Bylaw, 2022, No. 8888”

RECOMMENDATION:

THAT “Tree Bylaw, 2022, No. 8888” be given first, second and third readings.

10. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2022, No. 8895” (Tree Bylaw)

RECOMMENDATION:

THAT “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2022, No. 8895” (Tree Bylaw) be given first, second and third readings.

11. “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8897” (Tree Bylaw)

RECOMMENDATION:

THAT “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8897” (Tree Bylaw) be given first, second and third readings.

PRESENTATION

Harry Jerome Community Recreation Centre and Silver Harbour Update
– Deputy Chief Administrative Officer

Item 12 refers.

REPORTS

12. Harry Jerome Community Recreation Centre and Silver Harbour Projects
– Commencement of On-Site Works – File: 02-0800-30-0028/1

Report: Manager, Strategic Initiatives, February 18, 2022

RECOMMENDATION:

PURSUANT to the report of the Manager, Strategic Initiatives, dated February 18, 2022, entitled “Harry Jerome Community Recreation Centre and Silver Harbour Projects – Commencement of On-Site Works”:

THAT staff be directed to initiate construction of the Harry Jerome Community Recreation Centre and Silver Harbour projects;

THAT staff be directed to award necessary contracts to undertake Site Preparation and Excavation;

THAT staff be directed to proceed with the tender for Foundation Works and return to Council for appropriation and authority to award necessary contracts to undertake Foundation Works;

THAT staff be directed to tender the remaining scope of works to prequalified trades;

AND THAT staff report back with recommendations for appropriation and awarding of tender contracts.

13. UBCM Community Emergency Preparedness Fund Grant Application
– Emergency Support Services – File: 01-0360-20-0057/2022

Report: Director, North Shore Emergency Management, February 16, 2022

RECOMMENDATION:

PURSUANT to the report of the Director, North Shore Emergency Management, dated February 16, 2022, entitled “UBCM Community Emergency Preparedness Fund Grant Application – Emergency Support Services”:

THAT the application submitted to the UBCM Community Emergency Preparedness Fund for ‘Response Support Technical Integration’ in the amount of \$69,542.65 be endorsed;

AND THAT the District of North Vancouver, in partnership with North Shore Emergency Management, be authorized to manage the project and funds.

REPORTS – Continued

14. Zoning Bylaw Amendment for 149 West 3rd Street (Anthem Sunshine Developments) – File: 08-3400-20-0022/1

Report: Planner 2, February 16, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated February 16, 2022, entitled “Zoning Bylaw Amendment for 149 West 3rd Street (Anthem Sunshine Developments)”:

THAT the application submitted by Anthem Sunshine Developments Ltd. / McFarlane Biggar Architects, to rezone the property located at 149 West 3rd Street from Special Commercial (CS-3) Zone to Comprehensive Development (CD-744) Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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.

15. Update on RS-2 (Small Lot) Rezoning Applications – File: 13-6520-20-0064/1

Report: Planner 1, February 16, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated February 16, 2022, entitled “Update on RS-2 (Small Lot) Rezoning Applications”:

THAT staff continue to process RS-1 to RS-2 rezoning applications and bring the individual applications forward for Council consideration.

REPORTS – Continued

16. Connect and Prepare Program Opportunity for Vulnerable Seniors
– File: 10-5080-20-0004/1

Report: Planner 1, February 16, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated February 16, 2022, entitled “Connect and Prepare Program Opportunity for Vulnerable Seniors”:

THAT the proposal for the City to work with the Hey Neighbour Collective / Building Resilient Neighbourhoods and North Shore Emergency Management to develop and implement a Connect and Prepare Program to support seniors in the City be endorsed;

THAT a joint grant application with North Shore Emergency Management, to the Community Housing Transformation Fund, requesting project funding to support the Connect and Prepare Program, be endorsed;

AND THAT, subject to confirmation that full funding is available, the project be authorized to proceed.

17. Development Variance Permit Application – 324 Ridgeway Avenue (Cornerstone Architecture) – File: 08-3400-20-0074/1

Report: Manager, Development Planning, February 23, 2022

RECOMMENDATION:

PURSUANT to the report of the Manager, Development Planning, dated February 23, 2022, entitled “Development Variance Permit Application – 324 Ridgeway Avenue (Cornerstone Architecture)”:

THAT Development Variance Permit No. PLN2022-00002 be considered for issuance under Section 498 of the *Local Government Act* and a Public Meeting be held;

THAT notification be circulated in accordance with Section 499 of the *Local Government Act*;

AND THAT staff report back on a bylaw review to examine pathways to meet the City’s district energy as well as high performance building design requirements.

PUBLIC CLARIFICATION PERIOD

The Public Clarification Period is limited to 10 minutes in total and is an opportunity for the public to ask a question regarding process or clarification on an item on the Regular Council Agenda. The Public Clarification Period concludes after 10 minutes and the Regular Council Meeting reconvenes.

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES

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 – by speaking 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.

To provide written input:

All written submissions must include your name and address. If this information is not provided, it cannot be included as part of the public record. Email submissions sent to the Corporate Officer at input@cnv.org are preferred, and hand-delivered or mailed submissions will also be accepted. **The deadline to submit written submissions is 12:00 noon on the day of the Public Hearing.**

To speak at the Public Hearing:

Via Webex/phone: Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4230 to provide contact details, so call-in instructions can be forwarded to you. **All Webex/phone pre-registration must be submitted no later than 12:00 noon on the day of the Public Hearing.**

In person at City Hall: On the day of the meeting, a sign-up sheet will be available at City Hall reception (14th Street entrance) between 9:00am and 4:00pm, and then outside the Council Chamber from 5:30pm. Enter City Hall through the doors at the southwest corner of the building. Capacity limits will be in place and masks are required within City Hall at all times.

Non-registered speakers: Speakers who have not pre-registered will also have an opportunity to provide input. Once all registered speakers have spoken, the Mayor will call for a recess to allow time for additional speakers to phone in. Call-in details will be displayed on-screen during the livestream at cnv.org/LiveStreaming.

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.

Continued...



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES – Continued

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. Everyone will be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known.

Procedural rules for the conduct of the Public Hearing are set at the call of the Chair. 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).

THIS PAGE INTENTIONALLY LEFT BLANK



MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, FEBRUARY 14, 2022**

PRESENT

COUNCIL MEMBERS

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

**participated electronically*

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
L. Sawrenko, Director, Finance
L. Garber, Deputy Director, Finance
D. Van Heerden, Manager, Financial Planning
J. Svancara, Budget Analyst
M. Epp, Director, Planning and Development
A. Devlin, Manager, Transportation Planning
R. de St. Croix, Manager, Long Range and Community Planning
Y. Zeng, Manager, Development Planning
E. Chow, Planner
L. Karlberg, Planner
J. Spitale, Community Development Coordinator
D. Pope, Director, Engineering, Parks and Environment
K. Magnusson, Deputy Director, Engineering, Parks and Environment
M. Hunter, Deputy Director, Engineering, Parks and Environment
R. Skene, Director, Community and Partner Engagement
L. Orr, Deputy Director, Community and Partner Engagement
S. Smith, Manager, Economic Development
K. Chan, Manager, Information Technology
J. Roy, Manager, Facilities
D. Foldi, Senior Project Manager
M. Friesen, Manager, Strategic Initiatives
G. Schalk, Public Safety Director and Fire Chief
D. Hutchison-Koep, Chief Librarian

The meeting was called to order at 6:00 pm.

APPROVAL OF AGENDA

Moved by Councillor Girard, seconded by Councillor McIlroy

1. Regular Council Meeting Agenda, February 14, 2022

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Bell, seconded by Councillor Girard

2. Regular Council Meeting Minutes, February 7, 2022

CARRIED UNANIMOUSLY

PROCLAMATION

Mayor Buchanan declared the following proclamations:

Heritage Week – February 21-27, 2022 – read by Councillor Valente

PUBLIC INPUT PERIOD

Nil.

CONSENT AGENDA

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT Items 5 and 6 be removed from the “Consent Agenda” and the remaining recommendations listed within the “Consent Agenda” be approved.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

REPORTS

- *3. Rogers Wireless Communication Type 3 Tower Facility Adjacent to Cotton Road
– File: 08-3050-20-0001/1

Report: Planner 1, February 2, 2022

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Planner 1, dated February 2, 2022, entitled “Rogers Wireless Communication Type 3 Tower Facility Adjacent to Cotton Road”:

THAT the Corporate Officer be authorized to sign the Letter of Approval to approve the proposed Tower Facility, as required by the City’s Wireless Communication Design and Consultation Policy.

(CARRIED UNANIMOUSLY)

CONSENT AGENDA – Continued

REPORTS – Continued

- *4. Alternative Approval Process Regarding Derek Inman Parklands Adjustment
– Petition Results – File: 09-4250-20-0005/1

Report: Corporate Officer, February 7, 2022

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Corporate Officer, dated February 7, 2022, entitled “Alternative Approval Process Regarding Derek Inman Parklands Adjustment – Petition Results”:

THAT the Corporate Officer’s Certification for the Alternative Approval Process Opportunity regarding Derek Inman Parklands Adjustment be received and filed;

AND THAT “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2021, No. 8869” (Derek Inman Parklands Adjustment) be considered for final adoption.

(CARRIED UNANIMOUSLY)

BYLAWS – ADOPTION

- *7. “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2021, No. 8869” (Derek Inman Parklands Adjustment)

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2021, No. 8869” (Derek Inman Parklands Adjustment) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

- *8. “Indemnification Against Proceedings Bylaw, 2022, No. 8845”

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Indemnification Against Proceedings Bylaw, 2022, No. 8845” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

- *9. “Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2022, No. 8910” (Acute Healthcare Buildings and Pilot Study)

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2022, No. 8910” (Acute Healthcare Buildings and Pilot Study) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

BYLAWS – ADOPTION

5. “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 McIlroy, seconded by Councillor Valente

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

CARRIED

Councillor Bell is recorded as voting contrary to the motion.

6. “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 McIlroy, seconded by Councillor Valente

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

CARRIED

Councillor Bell is recorded as voting contrary to the motion.

PRESENTATION

2022-2031 Draft Preliminary Capital Plan – Chief Financial Officer

The Chief Financial Officer provided a PowerPoint presentation regarding the “2022-2031 Draft Preliminary Capital Plan” and responded to questions of Council.

REPORTS

10. 2022-2031 Draft Preliminary Capital Plan – File: 05-1705-30-0019/2022

Report: Chief Financial Officer, February 4, 2022

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Chief Financial Officer, dated February 4, 2022, entitled “2022-2031 Draft Preliminary Capital Plan”:

THAT members of Council provide feedback on the 2022-2031 Draft Preliminary Capital Plan;

THAT \$200,000 of previously allocated COVID-19 Safe Restart Grant funds be returned and \$746,198 from the COVID-19 Safe Restart Grant be allocated to address 2020 COVID-19 related revenue shortfalls and be transferred to the General Capital Reserve to fund the 2022-2031 Capital Plan;

Continued...

REPORTS – Continued

10. 2022-2031 Draft Preliminary Capital Plan – File: 05-1705-30-0019/2022 – Continued

AND THAT the 2022-2031 Draft Preliminary Capital Plan be adjusted on the basis of feedback received and be brought back to a future meeting for consideration.

CARRIED UNANIMOUSLY

11. Crickmay and Rodger Burnes Park Task Force Update – File: 01-0360-20-0115/2022

Report: Deputy Director, Engineering, Parks and Environment, February 2, 2022

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Deputy Director, Engineering, Parks and Environment, dated February 2, 2022, entitled “Crickmay and Rodger Burnes Park Task Force Update”:

THAT the Crickmay and Rodger Burnes Park Task Force be disbanded;

AND THAT the members be thanked for their interest and participation in the park planning process.

CARRIED UNANIMOUSLY

PRESENTATION

Update on Economic Development – Manager, Economic Development

The Manager, Economic Development provided a PowerPoint presentation regarding the “Update on Economic Development” and responded to questions of Council.

REPORTS

12. Council Appointments to the Civic Youth Awards and Centennial Scholarships Committee – File: 01-0360-20-0010/2022

Report: Community Development Coordinator, February 2, 2022

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Community Development Coordinator, dated February 2, 2022, entitled “Council Appointments to the Civic Youth Awards and Centennial Scholarships Committee”:

THAT Councillor McIlroy and Councillor Valente be appointed to the Civic Youth Awards and Grants Committee;

AND THAT the North Vancouver Board of Education (School District No. 44) be invited to appoint one City School Trustee to be a member of the Civic Youth Awards and Grants Committee to review the grant applications and youth award nominations submitted for the year 2022.

CARRIED UNANIMOUSLY

REPORTS – Continued

13. UBCM Poverty Reduction Planning and Action Program Stream 2 – North Shore Grant Application – File: 10-5080-01-0001/2021

Report: Manager, Long Range and Community Planning, February 2, 2022

Moved by Councillor Valente, seconded by Councillor Back

PURSUANT to the report of the Manager, Long Range and Community Planning, dated February 2, 2022, entitled “UBCM Poverty Reduction Planning and Action Program Stream 2 – North Shore Grant Application”:

THAT staff be directed to work with the District of North Vancouver and the District of West Vancouver to submit a joint regional application for the North Shore under Stream 2 of the UBCM Poverty Reduction Action for 2022;

THAT Council support the District of West Vancouver as the primary applicant for the North Shore application to apply for, receive and manage the 2022 UBCM Poverty Reduction Planning and Action Program grant funding on behalf of the City of North Vancouver;

AND THAT, subject to confirmation that full funding is made available, the project be authorized to proceed.

CARRIED UNANIMOUSLY

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES / REPORTS

14. Mobility Route – St. Andrews Avenue – File: 01-0220-01-0001/2021

Inquiry by Councillor Valente

Councillor Valente inquired of Mayor Buchanan requesting an update from staff regarding implementation of the mobility route on St. Andrews Avenue. Mayor Buchanan advised that this matter has been forwarded to staff for a report back to Council.

15. Strengthening Communities’ Services Program – File: 01-0220-01-0001/2021

Inquiry by Mayor Buchanan

Mayor Buchanan inquired of the CAO requesting an update from staff regarding the grant for the Strengthening Communities’ Services Program, including the rationale for services currently in place and recommendations on expanding the shower program. The CAO advised that staff will report back to Council.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor Back, seconded by Councillor Valente

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:36 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK



MINUTES OF THE SPECIAL REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **WEDNESDAY, FEBRUARY 23, 2022**

PRESENT

COUNCIL MEMBERS

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

ABSENT

Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
H. Granger, City Solicitor
L. Sawrenko, Director, Finance
M. Epp, Director, Planning and Development
R. de St. Croix, Manager, Long Range and Community Planning
G. Schalk, Public Safety Director and Fire Chief
D. Owens, Deputy Fire Chief, Fire Prevention and Public Safety
P. Duffy, Manager, Bylaw Services

GUEST

Elizabeth Anderson, Solicitor, Young Anderson

The meeting was called to order at 6:00 pm.

APPROVAL OF AGENDA

Moved by Councillor Bell, seconded by Councillor Girard

1. Special Regular Council Meeting Agenda, February 23, 2022

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*, Sections 90(1)(a) [personal information], 90(1)(e) [land matter], 90(1)(i) [legal advice] and 90(1)(k) [proposed service].

CARRIED UNANIMOUSLY

The meeting recessed at 6:01 pm and reconvened at 6:53 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

2. Legal Advice – File: 09-4020-01-0001/2022

Report: Manager, Bylaw Services, February 16, 2022

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Manager, Bylaw Services, dated February 16, 2022, regarding 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 Manager, Bylaw Services, dated February 16, 2022, remain in the Closed session.

CARRIED UNANIMOUSLY

3. Proposed Service – File: 10-4750-01-0001/2022

Report: Manager, Long Range and Community Planning, February 16, 2022

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Manager, Long Range and Community Planning, dated February 16, 2022, regarding a proposed service:

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

AND THAT the wording of the recommendation and the report of the Manager, Long Range and Community Planning, dated February 16, 2022, remain in the Closed session.

CARRIED UNANIMOUSLY

4. Appointment to the Advisory Design Panel – File: 01-0360-20-0001/2022

Report: Corporate Officer, February 4, 2022

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Corporate Officer, dated February 4, 2022, entitled “Appointment to the Advisory Design Panel”:

THAT Liane McKenna be appointed to the Advisory Design Panel, as the Landscape Architect Representative, for the term commencing on February 23, 2022 and concluding on January 31, 2024;

AND THAT the report of the Corporate Officer, dated February 4, 2022, entitled “Appointment to the Advisory Design Panel”, remain in the Closed session.

CARRIED UNANIMOUSLY

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

5. Appointment to the North Vancouver Museum and Archives Commission
– File: 01-0360-20-0073/2022

Report: Corporate Officer, February 4, 2022

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Corporate Officer, dated February 4, 2022, entitled “Appointment to the North Vancouver Museum and Archives Commission”:

THAT Sheryl Fisher-Rivers be appointed to the North Vancouver Museum and Archives Commission for the term commencing on February 23, 2022 and concluding on December 31, 2024;

AND THAT the report of the Corporate Officer, dated February 4, 2022, entitled “Appointment to the North Vancouver Museum and Archives Commission”, remain in the Closed session.

CARRIED UNANIMOUSLY

6. Reappointment to the North Vancouver Recreation and Culture Commission
– File: 01-0360-20-0074/2022

Report: Corporate Officer, February 4, 2022

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Corporate Officer, dated February 4, 2022, entitled “Reappointment to the North Vancouver Recreation and Culture Commission”:

THAT Franci Stratton be reappointed to the North Vancouver Recreation and Culture Commission for the term commencing on February 23, 2022 and concluding on November 30, 2024;

AND THAT the report of the Corporate Officer, dated February 4, 2022, entitled “Reappointment to the North Vancouver Recreation and Culture Commission”, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Back, seconded by Councillor Girard

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 6:54 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

RARE DISEASE DAY

Whereas

there are more than 7,000 diagnosed, and many more undiagnosed, rare diseases in Canada;

Whereas

many people with a rare disease suffer, unaware of their symptoms, before they obtain a diagnosis and medical treatment; and

Whereas

on February 28, 2022, communities worldwide will recognize Rare Disease Day to increase awareness of rare diseases and the impact on peoples' lives, and to show support to researchers, volunteers and families in the collective fight against rare diseases;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **February 28, 2022** as **Rare Disease Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, February 28, 2022

Linda C. Buchanan

Mayor Linda Buchanan



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

WORLD LYMPHEDEMA DAY

Whereas

lymphedema, an accumulation of lymphatic fluid that causes swelling in the arms, legs or other areas of the body, is an incurable condition affecting more than 250 million people worldwide with disfigurement, disabilities, discomfort and distress;

Whereas

it is estimated that up to 1 million Canadians are living with lymphedema; and

Whereas

by raising awareness of lymphedema and its symptoms, the Lymphatic Education and Research Network aims to ensure that people suffering from lymphedema no longer go undiagnosed, and that they receive the best treatment options available;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **March 6, 2022** as **World Lymphedema Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, February 28, 2022

Mayor Linda Buchanan



 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: Bram van der Heijden, Planner I

Subject: ACCESSORY COACH HOUSE DEVELOPMENT PERMIT GUIDELINES
AND ZONING BYLAW UPDATE

Date: January 12, 2022 File No: 09-3900-30-0005/1

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

RECOMMENDATION

PURSUANT to the report of the Planner I, dated January 12, 2022, entitled "Accessory Coach House Development Permit Guidelines and Zoning Bylaw Update":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8883" (Additional Coach House Requirements)", to amend the Zoning Bylaw, 1995, No. 6700 and Accessory Coach House Development Permit Guidelines, be considered and referred to a Public Hearing;

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

ATTACHMENTS

1. Accessory Coach House Development Permit Guidelines 2021 (CityDocs [2134939](#))
2. Accessory Coach House Development Permit Guidelines 2018 (CityDocs [1667370](#))
3. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8883" (Additional Coach House Requirements) (CityDocs [2092903](#))

PURPOSE

The purpose of this report is to present, for Council's consideration, Zoning Bylaw amendments as well as a new set of significantly simplified Accessory Coach House Development Permit Guidelines (the "Guidelines") to facilitate a more streamlined permitting process for Coach Houses in the city.

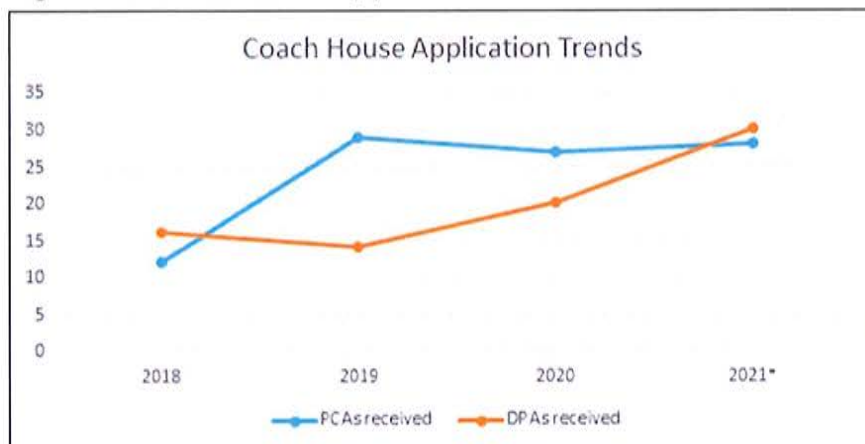
BACKGROUND

Prior to 2010, Coach Houses as an infill building form accessory to single family houses were permitted on a case-by-case basis. Since then, Accessory Coach House Development Permit Guidelines and Zoning Bylaw requirements have guided the development permit process. Over time, multiple changes have been made to simplify Coach House requirements as listed below:

- 2010:
 - Coach House Development Permit (DP) area added to 2002 OCP
 - Adoption of Guidelines for Coach Houses – Two Levels (A and B)
 - Coach Houses require Development Permit (DP), with level B Coach Houses also requiring a Council-approved Development Variance Permit
- 2015:
 - Removal of distinction between Level A and Level B Coach Houses
 - Delegation of approval authority to Director of Planning for all Coach Houses
- 2017:
 - Zoning Bylaw Amendment to permit both an Accessory Secondary Suite and an Accessory Coach House on the same lot
- 2018:
 - Pre-application (PCA) introduced for all development applications, including Coach House DPs, to provide formal interdepartmental feedback on preliminary proposals
 - Zoning Bylaw Amendment to allow basement in Coach Houses (for storage only) and other minor changes
 - Guidelines simplified for a more streamlined DP process (Attachment 2)

Over the last several years, there has been a significant increase in Coach House DP applications as demonstrated in Figure 1.

Figure 1: Coach House Application Trends



It is clear that Coach Houses have become an increasingly common building type. By and large, residents have become accustomed and comfortable with this form of development in their neighbourhoods and neighbour feedback on applications has been minimal in most instances. At the same time, the permitting process for Coach Houses remains involved, relative to the scale of development. Reducing processing time and complexity of the Guidelines while increasing clarity of City requirements are strongly supported by designers and homeowners.

In March of 2021, Council directed staff to complete an end-to-end development process review as part of the City's ongoing commitment to deliver excellent customer service. Removing barriers and streamlining the City's regulatory framework is a key part of this work.

DISCUSSION

Current Development Permit Process and Guidelines

Currently, a Coach House application goes through a pre-application review (a PCA), followed by a concurrent Development Permit (DP) and Building Permit (BP) review. The current guidelines aim to ensure a desirable design outcome for applicants and the neighbours and have, in general, been working. However, some issues still exist:

- The Guidelines require interpretation from staff, which can lead to a lengthy review process between staff and the applicant. The current influx of Coach House DP applications has resulted in an increase of staff time required to process these applications and, often, delays for applicants.
- The PCA process for Coach Houses is seen by many experienced applicants as adding time delay in comparison to the value it may add.
- Despite general support for Coach Houses in the City, requirements for Coach Houses remain significantly more stringent than other low-density developments such as single family homes and duplexes.

Guiding Principles

Several guiding principles were established in considering the appropriate process for Coach House development permits:

- *The complexity of Coach House application requirements should align with other low-density forms of development in the City;*
- *As much as possible, issue DPs based on Zoning By-law provisions to significantly reduce the need for staff interpretation;*
- *Focus review on ensuring neighbourly fit; and*
- *Proactively guide successful application submission by "front-loading" requirements on City websites and through communication materials.*

These principles support the removal of existing provisions in the Guidelines that are not critical to a project's success and the simplification of difficult-to-interpret provisions.

Highlights of Regulation Changes

Two key regulatory changes are explained in this section:

1. *Zoning Bylaw*: The bylaw has been updated to include several requirements currently regulated through the Guidelines (Attachment 1).
2. *DP Guidelines*: Guidelines become more directive and simplified, with some requirements becoming more flexible to eliminate the need for common variances seen today. Additionally the requirement to notify neighbours will be removed to be consistent with other low density development applications (such as duplexes), where no notice is required. Signage at the property for the building permit will remain a requirement, and the City website will include a map and listing of all active applications, providing means for neighbours to remain informed about the development.

Setback, massing and lot coverage requirements, which are currently in the Guidelines, are integrated into the Zoning Bylaw. New or refined Bylaw provisions include:

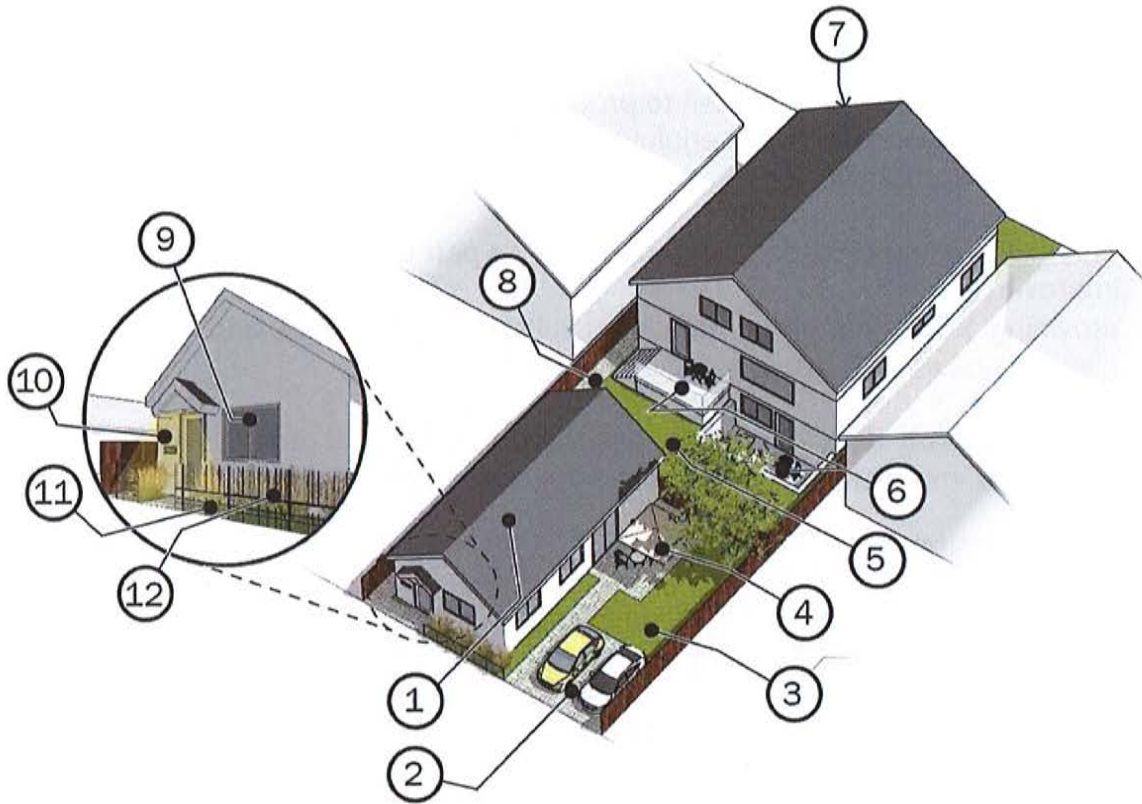
- maximum size of second storey increased from 60% to 70%;
- maximum height for landscape screens along lane and side street capped at 3 feet; and
- setback to side street (corner lots) reduced to 1.5 m.

The Guidelines are to retain key requirements for building articulation and neighbourliness, with a focus on:

- the Coach House is identifiable from the street (as seen behind the main house);
- the Coach House clearly fronts the side street (if applicable);
- a private outdoor amenity space for the Coach House is provided;
- a landscape buffer along the rear and exterior side property lines;
- an emergency pathway is provided; and
- minimal overlook on neighbouring properties.

A summary of applicable (simplified) coach house design controls is shown in Figure 1 below.

Figure 1 Illustrative Design Objectives



1. The Coach House is sited at the rear of the property and is secondary in size and massing compared to the main building.
2. The parking is located at the back of the property, close to the lane and on permeable pavement.
3. Adequate open space is provided
4. The Coach House has a private outdoor amenity space.
5. An appropriate setback to the main House is provided
6. The primary building has direct access to a private outdoor amenity space.
7. A House number/unit identity number is visible from the street,
8. An access pathway is provided from the street to the Accessory Coach House
9. There is active frontage to the lane with at least one window and one door visible from the lane
10. There is a well-lit entrance and House number/unit identity number from the lane
11. Fence heights are not more than 4' along rear and exterior side lot lines to ensure active frontage
12. A landscape buffer is provided along rear and exterior side lot lines

IMPLEMENTATION

Should Council approve these regulatory changes, staff will implement the new regulations for all forthcoming coach house applications. The proposed bylaw includes a clause protecting any in-stream applications from complying with the new regulations, though in-stream applicants may wish to proceed, at this option, under the simplified new regulations. In addition to the regulatory changes, the following process improvements are proposed:

- enhancing communication with applicants as part of ongoing process improvement;
- providing a user-friendly informational bulletin for public use; and
- eliminating the PCA process.

Through the third party development process review, additional process changes may be proposed and implemented to streamline the coach house reviews.

PUBLIC ENGAGEMENT

In developing the simplified regulations, staff held workshops and focus group discussions with designers who have worked on Coach Houses in the City.

The following key messages were heard through stakeholder engagement on the current process:

- The current application process has a long turn-around time compared to other low-rise developments in the City and compared to Coach House development permitting processes in other Metro Vancouver municipalities.
- Stakeholders found it challenging to determine their staff contact for specific questions. A single contact point is preferred.
- There is uncertainty regarding some provisions in the current Guidelines as they are vague and can be interpreted in multiple ways.
- Stakeholders pointed out that the PCA process has more value for complex sites (i.e. in Streamside Protection areas), but limited value for standard applications. They would appreciate readily available information and the opportunity to connect with staff on the interpretation of more complex issues ahead of application submission.

The proposed simplification of regulations and new process were well-received, key comments are as follows:

- Directive guideline provisions were encouraged to provide more clarity on requirements for applicants (no ambiguity in interpretation of the Guidelines).
- The efficiency of the revised review process was strongly supported.
- It was recommended to slightly increase the maximum lot coverage and maximum floor area of the second floor. This would improve the liveability of single-storey Coach Houses (suitable for seniors and people with mobility

challenges) and two-storey Coach Houses with multiple bedrooms and bathrooms (suitable for families).

In addition to feedback directly related to the Guidelines and process, stakeholders voiced an interest in relaxing parking requirements for Coach Houses, especially for development close to transit. It was stated that parking reductions would allow more flexibility in Coach House siting for better design outcomes and enhanced lane interface. Staff are currently working on a City-wide Mobility Strategy which lays out high-level framework to consider parking requirements. No changes to parking requirements for Coach Houses are proposed through these guidelines updates and parking standards will be reviewed comprehensively as a forthcoming workplan item.

ADVISORY BODY INPUT

Staff presented the Bylaw and Guidelines to the Advisory Planning Commission and Advisory Design Panel. The proposed amendments were strongly supported by both committees, which passed the following resolutions:

The City's Advisory Planning Commission reviewed the draft guidelines and regularly moved and seconded:

THAT The Advisory Planning Commission has reviewed and considered the overview of changes to the Coach House Guidelines and Zoning Bylaw Requirements as presented by staff and is supportive of the general direction of the Accessory Coach House Bylaw and Process Update.

Carried Unanimously

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 Coach House Guidelines and Zoning Bylaw Requirements and recommends approval;

AND THAT the Panel wishes to thank staff for their presentation.

Carried Unanimously

FINANCIAL IMPLICATIONS

The proposed Bylaw and Guideline amendments present no additional costs to the City. With the process improvement, staff resources will be used more effectively, allowing the City to better meet the needs of all clients for development applications.

INTER-DEPARTMENTAL IMPLICATIONS

Staff from Planning, Building and Development Services have collaborated on this project to ensure that proposed changes do not conflict with building code and servicing requirements.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This Coach House regulatory streamlining aligns with the Strategic Plan, OCP and other relevant policies. It addresses key goals to support housing diversity and affordability described in the OCP, Housing Action Plan and Strategic Plan. Coach Houses will become easier to develop. This will allow for an increase of rental housing in the City's low-density areas and provide housing options for family members, including support for seniors to age in place.

CONCLUSION

By adopting the proposed streamlined Coach House DP Guidelines and Zoning Bylaw amendment, a more efficient application process can be established. These changes will benefit applicants and City staff alike, while ensuring a good standard of design is achieved.

RESPECTFULLY SUBMITTED:



Bram van der Heijden
Planner I



Accessory Coach House

Development Permit Guidelines

Updated January 2022



Contents

Part I – General Regulations.....	3
1. Introduction.....	3
2. Approval Process.....	3
Part II - Design Guidelines	5
3. Site Design	5
4. Building Design.....	6

Part I – General Regulations

1. Introduction

Coach Houses are detached rental units, also known as granny suites, laneway houses, garden suites and carriage houses, which are permitted accessory to One-Unit Residential Use on site. Generally, these can be permitted on RS-1 zoned properties within the city, where one principal dwelling unit, one Accessory Secondary Suite (contained within the principal dwelling unit) and one Accessory Coach House (a detached dwelling unit) may be permitted, for a total of three dwelling units on a site.

1.1. Intent and Use of the Guidelines

These guidelines apply to all Accessory Coach House development applications on lots where One-Unit Residential Use is permitted, in accordance with Zoning Bylaw 1995, No. 6700.

The intent is to establish objectives for the form and character of Accessory Coach Houses. All Accessory Coach Houses must comply with zoning requirements and must be self-contained units consisting of a full bathroom, sleeping and living area and cooking facility (kitchen).

These guidelines supplement the Zoning Bylaw and emphasize compatibility with existing single-family surrounding context. Applicants and designers are advised to consider appropriate size, massing and landscape design for a Coach House in the context of any potential impact on adjacent neighbours, in order to achieve integration with the existing residential fabric.

As the guidelines form part of the Zoning Bylaw, applications which are not consistent with the intent of the guidelines may be required to resubmit.

2. Approval Process

2.1. Exemptions

Minor exterior renovations to existing coach houses which do not significantly alter the footprint or character of the building may be exempted from Development Permit requirements at the discretion of the Director of Planning and Development.

2.2. Planning Application Requirements

A Coach House Development Permit application must be accompanied by relevant development information in the form prescribed by the City. This submission includes, but is not limited to:

- 1) Plans demonstrating:
 - a. a site plan showing the proposed location of all buildings and structures on the site;
 - b. the proposed siting and pavement material of parking areas on the site;
 - c. the proposed siting of private outdoor amenity spaces serving the dwelling units on site;
 - d. relevant information such as existing mature trees and heritage status of the principal building;
 - e. the proposed siting of entrances;
 - f. the proposed siting of pathways;
 - g. the proposed siting of all landscape features including pavement, lawns, planters and accessory structures (including fences);
 - h. the proposed locations of all exterior lighting;
 - i. larger scale floor plans and elevation plans indicating floor area information and heights as required under the Zoning Bylaw.
- 2) A checklist indicating how the proposal complies with all relevant provisions of the Zoning Bylaw as well as these guidelines, and a design rationale to accompany any deviation from these guidelines.

2.3. Amendments

A Development Permit Amendment Application may be required for minor amendments to Development Permits already issued and registered on title, at the discretion of the Director of Planning and Development.

Part II - Design Guidelines

3. Site Design

3.1. Emergency Access and Unit Identification

- 1) A 1.0 m (3.28 ft.) wide paved pathway connecting the main entrance of the Coach House to a street shall be provided.
- 2) The pathway shall be illuminated at night and fully located within the lot except for a direct connection to the sidewalk.
- 3) The pathway shall not be obstructed or overlap with any parking spaces, garbage storage areas, or other paved areas that may be occupied by movable items.
- 4) A Coach House shall have addressing (including a unit number) that is clearly visible from both the street and lane and which shall be illuminated at night.
- 5) If located on a non-corner lot, addressing at the front of the lot shall be located within 0.9 m (3 ft.) of the required pathway to the main entrance of the Coach House.

3.2. Landscaping

- 1) A 0.9 m (3 ft.) wide landscape buffer along the rear lot line and exterior side yard should be provided within 4.6 m (15.0 ft.) adjacent to the Coach House.
- 2) The landscape buffer may be interrupted by a maximum of two driveways and two foot pathways each of a maximum width of 1.1 m (3.6 ft.).
- 3) Landscape Screens such as fences along the Exterior Side Lot Line and the Rear Lot Line located within 4.57 metres (15 feet) of a Coach House should not be taller than 0.91 metres (3 feet).

3.3. Private Outdoor Amenity Spaces

- 1) The Coach House and Principal Building should each have their own private outdoor amenity space no less than 7.1 sq. m (76.0 sq. ft.), located adjacent to and directly accessible from the unit.

3.4. Parking

- 1) Where a lane exists, parking should be accessed from the lane and existing driveways providing access from a street should be removed.
- 2) All uncovered parking areas should be constructed of permeable pavement material.

4. Building Design

4.1. Interface with the Lane

- 1) If not located on a corner lot, the main entrance of the Coach House should be visible from the rear lane.
- 2) At least one window on the main floor level should be provided on the elevation facing the rear lot line. The windows should have a minimum clear glazed dimension of 0.9 m (3 ft.) tall by 1.5 m (5.0 ft.) wide including a moderate number of muntins, transoms, casements and mullions, and:
 - The lowest part of clear glazed area should be at least 1.1 m (3.5 ft.) above the main floor level.
 - On lots where a rear lot line is less than 11 m (36.0 ft.) wide, the width of the clear glazed area may be reduced to 0.9 m (3 ft.).

4.2. Interface with Side Streets (for Corner Lots)

- 1) The Coach House's main entrance and address number should be provided on the elevation fronting the side street and should be visible from the side street.
- 2) At least one window on the main floor level should be provided on the elevation facing the exterior side lot line. The windows should have a minimum clear glazed area of 0.9 m (3 ft.) tall by 1.5 m (5.0 ft.) wide including a moderate number of muntins, transoms, casements and mullions, and;
 - The lowest part of clear glazed area should be at least 1.1 m (3.5 ft.) above the main floor level.

4.3. Privacy

- 1) Balconies and decks located on the second floor should face the rear lot line or exterior side lot line, and any portion of the balcony or deck facing interior lot lines should provide a privacy screen that is minimum of 1.5 m (5 ft.) high.
- 2) Windows on the second floor facing interior side yards or the front lot line should either have a sill height of at least 1.1 m (3.5 ft.) or should have no clear glazing below that height.



Updated July 2018

Accessory Coach House Development Permit Guidelines

city
of north
vancouver

Contents

Part I – General Regulations

1	Introduction	3
1.1	Intent and Use of the Guidelines	4
1.2	Guiding Principles	4
2	Approval Process	5
2.1	Exemptions	5
2.2	Pre-Application Requirements	5
2.3	Application Requirements	5
2.4	Amendments	5

Part II – Environmental Guidelines

3	Energy Conservation	6
4	Rainwater Management	6
5	Waste and Recycling	6

Part III - Form and Character Guidelines

6	Site Requirements	6
7	Building Scale and Massing	7
7.1	Maximum Gross Floor Area	7
7.2	Height Envelope	7
8	Site Design	8
8.1	General	8
8.2	Lot coverage	8
8.3	Corner Lots	8
8.4	Landscape	8
9	Size, Shape and Siting	9
9.1	Setbacks	9
10	Building Design	11
10.1	Habitable Space at Grade	11
10.2	Relationship to Neighbours	11
10.3	Sloping Sites	11
10.4	Unit Identity	11
10.5	Architectural Elements	11
10.6	Heritage	12
11	Parking and Access	12
11.1	Required Parking Stalls	12
11.2	Parking Access and Location	12
11.3	Driveways	13
12	Servicing	13
13	Accessory Uses	13

Part I – General Regulations

1 Introduction

Coach Houses are detached non-strata units also known as granny suites, lane way housing, garden suites and carriage houses. Coach houses have been present in the community over the last century. In the early 1900s, a coach house was sometimes the first unit built on a lot to house the owners while the principal residence was constructed. The coach house sometimes survived afterwards at the rear of the lot. Usually they were replaced by a garage. Other times they were built to provide housing for expanding or extended families.

All lots zoned RS or lots with a zoning designation that permits one-unit residential are allowed to have one principal dwelling unit and one accessory secondary suite which is contained within the existing dwelling. Coach houses are similar to secondary suites except they are detached from the principal residence usually located at the rear of the lot.

COACH HOUSE BENEFITS

There are a number of benefits that coach houses can offer to the community including:

- Additional diversity and choice in the housing stock;
- More opportunities for rental housing units;
- Greater privacy and independence for both the owner and the tenant;
- Ground-oriented living with garden access;
- A more livable alternative to basement suites;
- Potential accommodation for extended family or caregivers;
- Rental income for homeowners;
- Opportunities for people to age in place and stay on their properties as their lifestyles change over time;
- Rental housing for young people, seniors and families;
- Improvement to the “streetscape” and character of our existing laneways.

ACCESSORY COACH HOUSE UNITS VS. INFILL UNITS

The City distinguishes between accessory coach houses and infill units. An “infill unit” is a full principal dwelling unit in a duplex or higher density zoning category that is detached, and may be stratified. A “coach house” is detached unit that is subordinate in size to the principal home, and must be non-stratified (both units under common ownership). The owner must reside on the property. In effect, an Accessory Coach House is a detached accessory secondary suite.

1.1 INTENT AND USE OF THE GUIDELINES

These Guidelines apply to Accessory Coach House development applications on Lots with a One-Unit Residential Use as designated in Zoning Bylaw 1995, No. 6700 for the purpose of establishing objectives for the form and character of Intensive Residential Development. Accessory Coach Houses may be up to 1,000 square feet and two storeys (plus an uninhabitable cellar level) / 6.7 metres (22.0 feet) high and may contain a toilet, bathroom, sleeping and living areas and cooking facilities. Coach Houses should be subordinate in size to the one-unit principal residence on the property and may not be stratified. Applications are reviewed against these Guidelines. Applications which are not consistent with the guidelines may require revisions or a Development Variance Permit or Rezoning at Council's discretion.

The objective is to introduce detached accessory secondary suites into the housing mix in a way that integrates and blends these buildings into existing one unit neighbourhoods as secondary buildings that add value and provide a new form of rental housing. Applicants and designers are asked to consider the appropriate size and massing, and potential impact on adjacent neighbours, in order to achieve this integration into the existing residential fabric.

These Guidelines have been created to guide applicants through the design process for developing Accessory Coach Houses. Related Zoning Bylaw requirements have also been included (in italics and bold) for the convenience of an applicant and designer. Refer to Divisions II - IV of Zoning Bylaw 1995, No. 6700 for all applicable regulations.

1.2 GUIDING PRINCIPLES

Coach houses introduce more detached accessory secondary suites into the housing mix in a way that integrates and blends into existing single family neighbourhoods. A variety of coach house sizes and forms is encouraged to optimize choices for extended families, aging-in-place, and to serve as possible mortgage helpers.

Coach Houses should:

- Be subordinate in size to the principal or future residence on the property;
- Compliment but not replicate the principal residence;
- Respect the scale and built form of neighbouring properties;
- Respect the privacy of adjacent neighbours by trying to minimize overlook and shadowing impacts;
- Animate the lane and/or adjacent streets by locating habitable space at ground level and providing articulation in the facades;
- Respect prominent existing trees and landscape features;
- Incorporate sustainable design elements into site and building design and construction;
- Exhibit design excellence.

2 Approval Process

2.1 EXEMPTIONS

Minor exterior renovations to existing coach houses which do not significantly alter the footprint or character of the building may be exempted from Development Permit requirements at the discretion of the Director of Planning.

2.2 PRE-APPLICATION REQUIREMENTS

Prior to application submission, a pre-application proposal summary must be provided to the Planning Department for preliminary review. Staff will work with the applicant to submit a formal application.

2.3 APPLICATION REQUIREMENTS

Every application for a Development Permit must be accompanied by relevant development information in the form prescribed by the City. This information includes, but is not limited to:

- 1) Plans demonstrating:
 - a. the proposed location of all buildings and structures;
 - b. the proposed siting of parking areas;
 - c. the extent and nature of existing and proposed landscaping, including details of trees to be maintained or proposed to be planted;
 - d. the proposed exterior finish, materials, and colour of buildings and roofs;
 - e. the proposed locations of all exterior lighting.
- 2) Supporting information demonstrating that neighbours within 40 metres have been notified;
- 3) A checklist indicating how the proposal complies with the Guidelines. Where some element of the design does not comply with a Guideline, a justification describing the divergence and the reason must be provided.

2.4 AMENDMENTS

A Development Permit amendment may be required for minor amendments to Development Permits already issued and registered on title, at the discretion of the Director of Planning.

Part II – Environmental Guidelines

3 Energy Conservation

Guideline 3.1 Consider incorporating solar energy systems or pre-plumbing for future installation.

“Any portion of a mechanical room containing a Green Building System, up to a maximum of 9.29 square meters (100 square feet) for each building, provided that the system be located in an accessible location within the building, having a minimum headroom clearance of 2.0 meters (6.5 feet);” [Part II: Interpretation Gross Floor Area (Coach House, Accessory)]

4 Rainwater Management

Guideline 4.1 Natural filtration of rainwater into the site is encouraged.

Guideline 4.2 All uncovered parking areas should be constructed of permeable materials.

Guideline 4.3 For hard surface areas (other than roofs) where discharge to infiltration facilities is not practical, permeable paving materials that allow rainwater to filter into the ground should be used.

5 Waste and Recycling

Guideline 5.1 Waste and recycling bins should be provided for each unit.

Guideline 5.2 Bins should be screened and secured within an enclosed structure that is set back a minimum of 1.5 metres (5.0 feet) from the rear property line.

Waste and recycling bins integrated into the coach house building with no interior access may be excluded from Gross Floor Area calculations to a maximum of 4.6 square metres (50 square feet).

“Gross Floor Area (Coach House, Accessory) means the total areas of all of the floors... excluding... floor areas with no access from the interior of the Building up to a maximum 4.6 square metres (50 square feet) for the purpose of storing recycling and waste bins;”[Part II: Interpretation Gross Floor Area (Coach House, Accessory)]

Part III - Form and Character Guidelines

6 Site Requirements

MINIMUM LOT AREA - Accessory Coach Houses are permitted on lots that are a minimum 10 metres (32.81 feet) in width. Lane access is not required.

An Accessory Coach House “shall not be permitted on a Lot with a width of less than 10 metres (32.81 feet);” [S.509(6)(a)]

MAXIMUM NUMBER OF UNITS - A property may have both a secondary unit as part of the principal residence (Accessory Secondary Suite) and a detached Accessory Coach House.

OWNER OCCUPANCY - The owner must reside on the lot, either in the Accessory Coach House or in the Principal Building.

“An Accessory Coach House Use shall be permitted where the One-Unit Residential building or the Accessory Coach building is Owner-occupied;” [S.507(12)(b)]

MAXIMUM SITE LOT COVERAGE - Maximum of 40% for all buildings on the lot of which the coach house should not exceed 15%.

Lot Coverage (Principal Building plus Accessory Coach House Building) “shall not exceed a maximum total combined Lot Coverage of 40% of which the Principal Building shall not exceed 30%;” [S.509(3)]

7 Building Scale and Massing

7.1 MAXIMUM GROSS FLOOR AREA

Accessory Coach House Gross Floor Area is limited by both (a) the total Gross Floor Area permitted on a Lot with a One-Unit Residential Use AND (b) by the maximum allowable Gross Floor Area for an Accessory Coach House building. Please note that the GFA of the Principal Building and Lot Coverage may limit the potential size of the Accessory Coach House.

MAXIMUM SITE GROSS FLOOR AREA - The total density on a Lot with an Accessory Coach House may not exceed 0.5 x lot area.

“...on a Lot with Accessory Coach House Use, Gross Floor Area (One-Unit and Two-Unit Residential), combined and in total, may be increased to, but shall not exceed, 0.5 times the Lot Area;” [S. 509(2)]

AND

MAXIMUM GROSS FLOOR AREA (COACH HOUSE, ACCESSORY) - The total Gross Floor Area of an Accessory Coach House is limited to 92.9 square metres (1,000 square feet);

“...the maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use shall not exceed 92.9 square metres (1,000 sq. ft.)” [S. 509(2)]

7.1 HEIGHT ENVELOPE

Height shall not exceed a maximum overall Building Height of 6.71 metres (22 feet) as measured from the average Building Grades on the Rear Lot Line.

“shall not exceed a maximum overall Building Height of 6.7 metres (22 feet) as measured from the average Building Grades on the Rear Lot Line;” [S. 509(6)(b)]

- Guideline 7.2.1** Height shall not exceed one storey and a partial second storey. The second storey shall not exceed 60% of the total area of the floor beneath it. For example, the maximum coach house floor area of 92.9 sq. m. (1,000 sq. ft.) could be divided between a 58 sq. m. ground floor (625 sq. ft.) and a 35 sq. m (375 sq. ft.) upper floor.
- Guideline 7.2.2** Coach houses with a one-storey form must be built lower, generally to a maximum of 4.57 m (15 feet).

8 Site Design

8.1 GENERAL

- Guideline 8.1.1** Identify and maximize usable and private outdoor space associated with both the Accessory Coach House and the Principal Building.
- Guideline 8.1.2** Coach houses should be located in the rear 25% of the lot.
- Guideline 8.1.3** Coach houses should be visible from the street if site conditions allow. Clear address unit identity signage and/or directional signage should be incorporated.

8.2 LOT COVERAGE

Lot Coverage - should not exceed a Lot Coverage of 15%, or 92.9 square metres (1,000.0 square feet) whichever is less. The total combined Lot Coverage (Principal Building plus Accessory Coach House Building) shall not exceed a maximum of 40%.

“Lot Coverage (Principal Building plus Accessory Coach House Building) shall not exceed a maximum total combined Lot Coverage of 40% of which the Principal Building shall not exceed 30%;”[S.509(3)]

8.3 CORNER LOTS

- Guideline 8.3.1** Accessory Coach Houses at the rear of corner lots should front the flanking street;
- Guideline 8.3.2** Living space should front the flanking street and parking uses should be located off the lane towards the interior side yard;
- Guideline 8.3.3** Create transition in the massing by increasing the scale from the interior side property line to the flanking street.

8.4 LANDSCAPE

- Guideline 8.4.1** Prominent existing trees and landscape features outside of the coach house footprint should be retained unless proven to be diseased by a certified arborist or in conflict with utilities and services.

- Guideline 8.4.2** Tree protection fencing should be installed before land clearing, demolition or construction phases are commenced.
- Guideline 8.4.3** Conserve existing significant vegetation through flexible and innovative design and siting of the coach house.
- Guideline 8.4.4** Private outdoor spaces with direct connection to habitable space should be provided for each unit.
- Guideline 8.4.5** Define and screen outdoor spaces through the use of landscaping: plantings, architectural elements such as trellises, low fencing or planters; and changes in grade or elevation.
- Guideline 8.4.6** Rear space between a coach house and the rear property line should be enhanced by incorporating, low maintenance soft landscaping and/or high quality permeable paving materials.
- Guideline 8.4.7** Side yards should be attractively landscaped and integrated with usable outdoor spaces. Narrow side yard spaces should be landscaped using permeable surfaces and drought resistant plant materials.
- Guideline 8.4.8** Exterior side yards on corner lots should be designed and treated as the front yard to the coach house development using high quality soft and hard surface treatments. Screening and landscaping between the street and the outdoor space should be incorporated to define the transition between public and private spaces.

9 Size, Shape and Siting

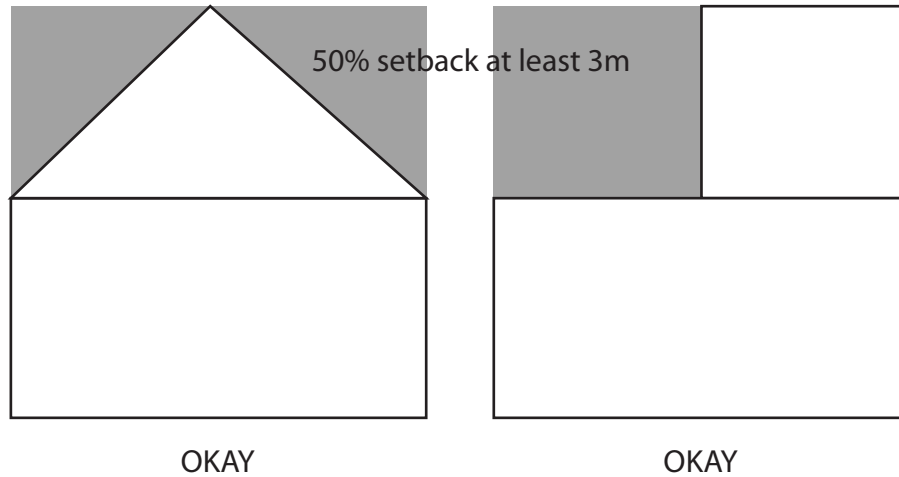
9.1 SETBACKS

- Guideline 9.1.1** Accessory Coach Houses should be sited not less than:
- (a) 1.52 metres (5 feet) from the Rear Lot Line;
 - (b) 1.22 metres (4 feet) from the Interior Side Lot Line;
 - (c) 3.05 metres (10 feet) or 0.2 times the Lot width; whichever is less, from the Exterior Side Lot Line. On corner lots with a lot width of 10.0 metres (33 feet) or less, a setback of 1.5 metres (5.0 feet) from the Exterior Lot Side Lot Line may be considered;
 - (d) 3.05 metres (10 feet) from a Principal Building including porches and balconies;
 - (e) 7.62 metres (25 feet) from the intersection of the Lot lines along two Streets;
 - (f) 4.52 metres (15 feet) from the intersection from the point of intersection of two lanes, or of a Street and a Lane.

“All driveway crossings providing ingress and egress to a Parking or Loading area shall be located at a minimum distance of 7.62 metres (25 feet) from the point of intersection of two streets, or 4.52 metres (15 feet) from the point of intersection of two lanes, or of a Street and a lane, when such road allowances intersect at an interior angle of 135 degrees or less;”[S. 906(4)(h)]

Guideline 9.1.2

For upper storey: at least 50% of the rear façade fronting the lane should be set back a minimum of 3.0 metres (10 feet) from the rear property line.



Guideline 9.1.3

Allowable projections into the recommended setbacks include eaves, cornices, leaders, gutters, canopies or sunlight control projections, which may project beyond the face of the Accessory Coach House Building; the minimum distance to an abutting Lot Line as recommend elsewhere in the Guidelines may be reduced by:

- (a) 0.91 metres (3.0 feet) from an abutting Rear Lot Line;
- (b) 0.61 metres (2.0 feet) from an abutting Interior Side Lot Line;
- (c) 1.52 metres (5.0 feet) from an abutting Exterior Lot Line;
- (d) 1.22 metres (4 feet) from a Principal Building.

Guideline 9.1.4

Where Unenclosed balconies, Unenclosed porches or steps project beyond the face of the Accessory Coach House Building, the minimum distance to an abutting Lot Line as permitted elsewhere in the Guidelines may be reduced by:

- (a) 0.76 metres (2.5 feet) from an abutting Rear Lot Line;
- (b) 0.46 metres (1.5 feet) from an abutting Interior Side Lot Line;
- (c) 1.52 metres (5.0 feet) from an abutting Exterior Lot Line;
- (d) 1.22 metres (4 feet) from a Principal Building.

10 Building Design

10.1 HABITABLE SPACE AT GRADE

- Guideline 10.1.1** A minimum of 30% of the total habitable floor area of an Accessory Coach House should be located on the ground floor, with habitable space fronting the rear lot line.
- Guideline 10.1.2** A minimum of 30% of the width of the façade facing the rear lot line should be designed to communicate the residential use behind it, which can be achieved by placing windows and doors facing the lane.
- Guideline 10.1.3** Articulation of all facades including the lane façade are encouraged. Direct connections between indoor living spaces and usable outdoor landscaped spaces are also encouraged.

10.2 RELATIONSHIP TO NEIGHBOURS

- Guideline 10.2.1** Create visual interest by providing variations in height and massing within the design.
- Guideline 10.2.2** Incorporate living areas within the volume of sloped roofs and eliminate enclosed parking to reduce massing.

10.3 SLOPING SITES

- Guideline 10.3.1** On steeply sloping sites, the views from adjacent properties should be respected by adapting the scale, massing and location of the coach house development to follow the topography and natural features of the site.

10.4 UNIT IDENTITY

- Guideline 10.4.1** Accessory Coach Houses must have an individual address or a unit identity number clearly visible from the street and illuminated at night.
- Guideline 10.4.2** The primary entrance should be accessible directly from the street.
- Guideline 10.4.3** For all lots, a minimum 1.0 metre (3.28 feet) clearance for emergency pedestrian access must be provided from the street to the coach house unit and be illuminated at night.

10.5 ARCHITECTURAL ELEMENTS

- Guideline 10.5.1** Accessory Coach House elevations should be articulated to create depth and architectural interest.
- Guideline 10.5.2** Garage doors should be designed to minimize the visual impact to the lane through careful detailing and sensitive design.

- Guideline 10.5.3** Design and locate windows to maximize light penetration into the coach house interior while mitigating overlook into other units.
- Guideline 10.5.4** All outdoor private spaces, including decks, porches and balconies, should be strategically located to mitigate privacy concerns. Roof decks should not be included as part of a coach house design.
- Guideline 10.5.5** Balconies and decks should be screened and located to provide privacy for both the coach house unit and to minimize overlook on to adjacent units or properties.
- Guideline 10.5.6** Building products should demonstrate sustainable principles with high quality design and detailing.
- Guideline 10.5.7** Architectural style should not imitate the style of the principal residence but should respect its character;
- Guideline 10.5.8** One storey Accessory Coach Houses are encouraged to be designed to meet Level 2 of the City of North Vancouver Adaptable Design Guidelines.

10.6 HERITAGE

- Guideline 10.6.1** Accessory Coach House development proposed for a property that is listed on the Heritage Register should be designed to respect the architectural character of the heritage listed home without replicating the original house;
- Guideline 10.6.2** Legally protecting heritage homes listed on the City's Heritage Registry is encouraged as part of the application process.

11 Parking and Access

11.1 REQUIRED PARKING STALLS

Two on-site parking spaces are required (one parking space for each unit);

Two off-street parking stalls are required. [S.908(8) Figure 9-3]

A maximum of one enclosed stall in the Accessory Coach House is permitted.

Accessory Coach Houses "shall be permitted a maximum of one enclosed or covered parking stall;" [S.509(6)(e)]

11.2 PARKING ACCESS AND LOCATION

- Guideline 11.2.1** All parking is encourage to be provided in open stalls.
- Guideline 11.2.2** Parking should be located in the rear 25% of the lot, with direct access from the lane, where a lane exists.
- Guideline 11.2.3** Parking should be accessed from a lane, and existing driveways providing access from a

street should be removed.

“For a Lot abutting on both an opened Street and an opened lane, vehicular access shall be from the lane. No access will be permitted from the Street...” [S.906(4)(c)(i)]

Guideline 11.2.4 For corner lots with no lane access, parking should be located in the rear yard with access via a driveway from the flanking street.

11.3 DRIVEWAYS

Guideline 11.3.1 Should be minimized in width and surface area and shared between units with a maximum width of 3.0 metres (9.8 feet);

Guideline 11.3.2 Permeable surfaces such as grasscrete or narrow wheel lanes with planting in the middle are encouraged;

Driveways should be accessed off the lane and minimum 4.57 metres (15 feet) from the intersection of the lane and street.

“Driveways shall provide an unobstructed view of pedestrians and traffic where such driveways intersect a street. Notwithstanding Principal Buildings, Accessory Buildings, or Accessory Coach House Buildings otherwise permitted in this Bylaw, no Structure or landscaping except high-branched trees shall exceed 0.914 metres (3 feet) in Height within the area Bounded By the driveway, the Lot line, and a line joining points along said lines 4.572 metres (15 feet) from their point of intersection;” [S.906(4)(h)]

12 Servicing

Servicing and off-site improvements will be determined through the Subdivision and Development Control Bylaw No. 6200, 1991.

Guideline 12.1.1 Sanitary, storm and water connection servicing requirements will be evaluated according to their ability to serve the entire site and not only the coach house unit;

Guideline 12.1.1 Undergrounding of hydro and communication service lines is preferred.

Site conditions may require additional works to conform to the Subdivision and Development Control Bylaw 6200.

13 Accessory Uses

ACCESSORY HOME OCCUPATIONS USE

The number of Accessory Home Occupation Uses on a Lot is limited to one.

“On a Lot containing an approved Accessory Secondary Suite Use or an Accessory Coach House Use both the principal Dwelling Unit and the Accessory Secondary Suite/Accessory Coach House may independently contain only one Accessory Home Occupation Use...”[S.507(6)(b)]

ACCESSORY HOME OFFICE USE

An Accessory Home Office Use is permitted in both the Principal Building and Accessory Coach House Building.

“...Accessory Home Office Uses are allowed in both Dwelling Units;”[S.507(6)(b)]

(This page intentionally left blank)

Coach House Development Permit Guidelines and Zoning Bylaw Update

Public Hearing Presentation

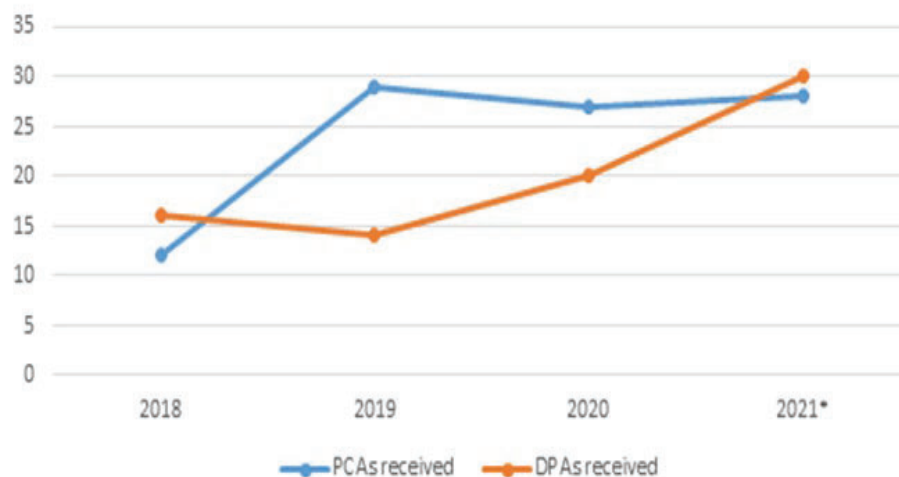
Presented February 2022

Planning & Development



Background

Coach House Application Trends



Key Considerations

- Align with other low-density applications
- Use Zoning By-law provisions where possible
- Focus on neighbourly fit



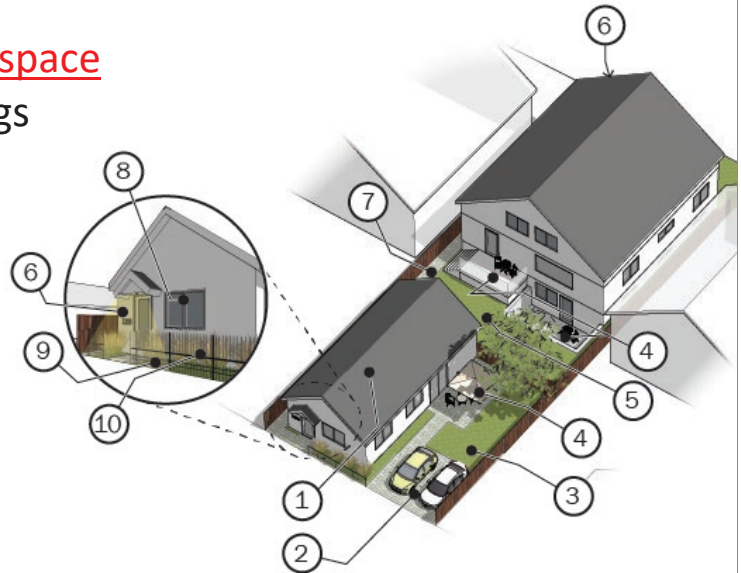
Current Process

- Pre Consultation Application (PCA):
 - Limited value for applicants
- Lengthy review process
- Review time incompatible with influx of applications:
 - Delays for applicants



Design Criteria

1. Sited at the rear of the property
2. Permeable parking pad
3. Adequate open space
4. private outdoor amenity space
5. Setback between buildings
6. Well-lit address
7. Emergency pathway
8. Windows and doors visible from the lane
9. Limited Fence heights along exterior lot lines
10. Landscape buffer



What Changed?

Zoning Bylaw:

- Updated to include requirements currently regulated by the Guidelines

DP Guidelines:

- Directive and simplified guidelines
- Notification of neighbours no longer required
- Flexibility to avoid variances



Implementation

- In stream development applications not affected
- PCA not required
- Enhanced communication with applicants
- Informational bulletin and websites update



Stakeholder Engagement

Stakeholders: Various local design firms, HAVAN, UDI

Proposed changes well received:

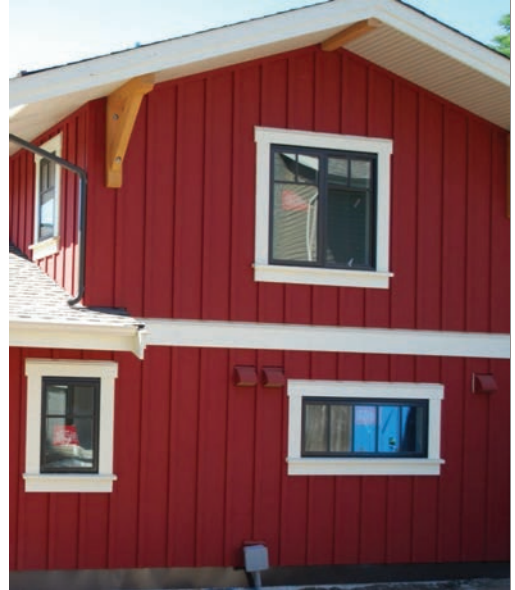
- Clarity and certainty
- Flexibility to avoid variances
- Revised process strongly supported



Advisory Body Input

Unanimous support from the City's

- Advisory Planning Commission
- Advisory Design Panel



Tenure

A Coach House is a rental unit and cannot be stratified:

- The OCP does not allow for stratification in R1 areas
 - If stratified it would no longer be an "Accessory Coach House"



Basement

No livable space is permitted in a coach House basement:

- Intended to accommodate:
 - Loss in on-site storage space
- Avoid illegal suites
- Maximum floor area can be accommodated above ground



Thank you.



PUBLIC HEARING

Monday, February 28, 2022 at 6:00 pm

Zoning Amendment Bylaw No. 8883 for **Coach House Requirements**

View the meeting online at cnv.org/LiveStreaming

Or in person at City Hall, 141 West 14th Street (limited capacity)

Purpose: To amend the Zoning Bylaw to incorporate siting and massing provisions for Coach House developments and to bring into effect the updated Coach House Development Permit Guidelines, all to guide the design of Coach Houses and streamline City review process.

To provide input: All persons who believe their interest in property may be affected by the proposed bylaw will be afforded an opportunity to speak at the Public Hearing and/or by written or email 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, February 28, 2022**, to ensure their availability to Council at the Public Hearing. No further information or submissions can be considered by Council after the Public Hearing has concluded.

To speak at the Public Hearing:

Via Webex/phone: Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4230 to provide contact details, so call-in instructions can be forwarded to you. **All Webex/phone pre-registration must be submitted no later than 12:00 noon on Monday, February 28, 2022.**

In person at City Hall: On the day of the meeting, a sign-up sheet will be available at City Hall reception (14th Street entrance) between 9:00 am and 4:00 pm, and then outside the Council Chamber from 5:30 pm. Enter City Hall through the doors at the southwest corner of the building. Capacity is limited to 30 people. Masks are required at all times within City Hall.

Speakers who have not pre-registered will also have an opportunity to provide input. Once all registered speakers have spoken, the Mayor will call for a recess to allow time for additional speakers to phone in. Call-in details will be displayed on-screen during the livestream at cnv.org/LiveStreaming.

The proposed bylaw, background material and presentation can be viewed online at cnv.org/PublicHearings and at City Hall.

Questions? Bram van der Heijden, Planner, bheijden@cnv.org / 604-982-3995

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9

T 604 985 7761 / F 604 985 9417 / [CNV.ORG](https://cnv.org)



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8883

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, 2022, No. 8883**” (**Additional Coach House Requirements**).

2. “Zoning Bylaw, 1995, No. 6700” is amended as follows:

- A. In Division I – Administration, Part 2 – Interpretation, by deleting the definition for “Accessory Coach House Use” and replacing it with the following:

“**Accessory Coach House Use**” means a detached non-stratified residential use accessory to a One-Unit Residential Use that contains a bathroom, sleeping and living area and cooking facilities subject to the provision of Section 507(13) of the Bylaw.

- B. In Section 410 – Siting Exceptions, section (1), by inserting a new subsection (c) as follows:

- (c) Where eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections project beyond the face of the Accessory Coach House Building, the minimum distance to an abutting Lot Line or Principal Building as permitted elsewhere in this Bylaw may be reduced by:

- (i) 0.61 metres (2.0 feet) from the Interior Side Lot Line;
- (ii) 0.46 metres (1.5 feet) from the Exterior Lot Line; and
- (iii) 0.61 metres (2.0 feet) from the Rear Lot line and Principal Building;

where Unenclosed Balconies, Unenclosed Porches or steps project beyond the face of the Accessory Coach House Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:

- (i) 0.76 metres (2.5 feet) from the Rear Lot Line;
- (ii) 0.61 metres (2.0 feet) from the Exterior Lot Line; and
- (iii) 1.22 metres (4 feet) from a Principal Building;

and renumbering subsequent sections.

- C. In Section 509 – Size, Shape and Siting of Buildings for One-Unit Residential Use and Accessory Coach House Use, section (6) – Accessory Coach House Standards, by adding subsections (f) and (g) as follows:

- (f) the total Floor Area of the second storey shall not exceed 70% of the total Floor Area of the first storey;

- (g) shall be sited on the lot as follows:

- (i) no less than 1.22 metres (4 feet) and no more than 3.05 metres (10 feet) from the Rear Lot Line, as measured from the building face closest to the Rear Lot Line;
- (ii) no less than 1.22 metres (4 feet) from the Interior Side Lot Line;
- (iii) no less than 1.52 metres (5 feet) and no more than 1.83 metres (6 feet) from the Exterior Side Lot Line, as measured from the building face closest to the Exterior Side Lot Line;
- (iv) no less than 4.57 metres (15 feet) from the intersection of the Lot Lines along two Streets, or a Street and a Lane or two Lanes;
- (v) the minimum distance between the Accessory Coach House and the Principal Building, including porches and balconies, shall be determined according to the following table:

Distance between the Principal Building and the Rear Lot Line	Minimum Distance between Principal Building and Accessory Coach House
More than 15.8 metres (52 feet)	6.09 metres (20 feet)
14.6 to 15.8 metres (48 to 52 feet)	4.90 metres (16 feet)
13.5 to 14.6 metres (44.5 to 48 feet)	3.96 metres (13 feet)
less than 13.5 metres (44.5 feet)	3.05 metres (10 feet)

Except that, in the case when the Rear Lot Line is less than 11 metres (36.01 feet) in width, the minimum distance shall be no less than 3.05 metres (10 feet), regardless of the distance between the Principal Building and the Rear Lot Line.

- D. In Section 906 – General Parking and Access Regulations, section (3) – Parking Design Standards, subsection (c), by inserting a new subsection (ii) as follows:

- (ii) on a Lot with lane access and an Accessory Coach House, parking spaces shall be sited no more than 3.05 metres (10 feet) from the Rear Lot Line, as measured from the point of the parking space closest to the Rear Lot Line;

and renumbering subsequent sections.

- E. In Division VII – Development Permit Guidelines, by replacing the “Accessory Coach House Development Permit Guidelines” as attached to this Bylaw.

- F. This bylaw comes into force and effect upon final adoption by Council, except that the provisions in this bylaw will not apply to any complete development applications submitted to and received by the City prior to final adoption of this bylaw.

READ a first time on the 24th day of January, 2022.

READ a second time on the 24th day of January, 2022.

READ a third time on the <> day of <>, 2022.




ADOPTED on the <> day of <>, 2022.

MAYOR

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK



 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: Emma Chow, Planner 2

Subject: TEMPORARY USE PERMIT – 502 EAST 3rd STREET – POP-UP
GARDEN CENTRE

Date: January 19, 2022 File No: 08-3400-20-0070/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated January 19, 2022, entitled
“Temporary Use Permit – 502 East 3rd Street – Pop-Up Garden Centre”:

THAT Temporary Use Permit No. PLN2021-00025 (Greater Vancouver
Transportation Authority) to permit a pop-up retail garden centre (Retail-Service
Group 2 Use) at 502 East 3rd Street for a three-year term, be considered;

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

AND THAT a Public Meeting be held.

ATTACHMENTS

1. Context Map (CityDocs [2135982](#))
2. Letter from Applicant (CityDocs [2117991](#))
3. Site Plan, dated January 14, 2022 (CityDocs [2135832](#))
4. Sustainability Checklist (CityDocs [2133788](#))
5. Temporary Use Permit No. PLN2021-00025 (CityDocs [2135103](#))

SUMMARY

This application proposes a temporary retail garden centre use on the existing parking area at the southeast portion of the 502 East 3rd Street block.

BACKGROUND

The subject site is owned by the Greater Vancouver Transportation Authority and is proposed to be leased to Urban Roots Garden Market for operation of a retail garden centre. The site contains a decommissioned gas bar.

DISCUSSION

Project Description

Site Context and Surrounding Use

The subject site is located in the Moodyville neighbourhood at the northwest corner of East 3rd Street and Ridgeway Avenue. The site spans four lots with a combined area of approximately 2,500 square metres (26,500 square feet). The remainder of the block serves as a bus depot for the Greater Vancouver Transportation Authority to the west and power substation for BC Hydro to the north.

The RapidBus runs along the East 3rd Street frontage with a stop directly adjacent to the site.

Existing surrounding uses are all residential with low density to the north and medium density to the east, south and west.

The site is zoned M-1 (Industrial) and adjacent areas are RS-1 (One-Unit Residential), RT-1 (Two-Unit Residential), RG-3 (Ground-Oriented Residential 3) and RM-2 (Medium Density Apartment Residential 2).

Policy Context

The Official Community Plan (OCP) land use designation of the site is Mixed Use Level 2 (MU2) for medium density development, including commercial uses and activities that contribute to pedestrian-scale village feel.

The site is also adjacent to the Moodyville Development Permit Area, which is intended to encourage a pedestrian-friendly and transit-supportive environment. Within the Moodyville guidelines, the site is designated as part of the “neighbourhood centre” subarea. The site was not pre-zoned for mixed-use development in tandem with the remainder of the neighbourhood, due to the unique position of the site at the centre of the neighbourhood and the potential for commercial development. A rezoning application at some point in the future would be required to facilitate development of this site as a centre point in Moodyville.

OCP policy on Temporary Use Permits is as follows:

Table 1. *Temporary Use Permits*

Official Community Plan	
Policy 2.7 Temporary Use Permits	<p>The OCP grants the ability for Temporary Use Permits (TUP) to be issued for short-term uses to site-specific locations that are otherwise not permitted under current zoning.</p> <p>The OCP designates all areas of the City to be a TUP area where TUP's can be granted, should the temporary use be in the interest of the public in general.</p> <p>TUPs are good for up to three years when approved by Council and can only be renewed by Council once for a another term of up to three years. The permit can not exceed the combined six year term.</p>

Proposal

The proposal is for a temporary and seasonal retail garden centre that sells garden supplies. The proposed garden centre consists of approximately 437 square metres (4,700 square feet) of enclosed and unenclosed tent structures. The proposal includes vehicle and bicycle parking that is screened from the street, as well as fencing of the decommissioned gas bar to restrict public access.

PLANNING ANALYSIS

The proposed use, intensity and form is consistent with OCP land use designation and applicable policy. Parking requirements have been met, with additional bicycle parking provided. The proposal will not affect the existing bus depot or power substation uses, and will be physically segregated from those uses.

Since the proposed use will be housed in temporary tent structures, the anticipated impact to the existing hardscape and landscaping is minimal. Due to the presence of the decommissioned gas bar, the site falls under the Contaminated Sites Regulation and development would typically require a Site Disclosure Statement and, possibly, a Remediation Plan. However, this proposal qualifies for an exemption on the grounds that no excavation will take place and the soil on site is not likely to be disturbed.

The nature of the proposed business and operation hours are anticipated to have minimal impact on adjacent residential uses. In general, the proposal will provide more greenery to the streetscape, which will help facilitate a more pedestrian-friendly environment. Also, the proposal will help activate an otherwise vacant site in advance of any future development proposal.

COMMUNITY CONSULTATION

Council consideration of the application will take place at a Public Meeting. Public notice of the Public Meeting will be published in accordance with the Local Government Act section 494. Notice will include an on-site notice sign, mail-out to neighbours within 40 metres of the site, and an ad in two consecutive issues of a local newspaper.

SUSTAINABILITY COMMENTS

The proposal addresses sustainability in the areas of Natural Systems, Physical Structures, Local Economy, Social Connections and Cultural Diversity. Plants and landscaping will be watered by hand, which is generally more water-efficient than conventional automated irrigation systems. All lighting will be LED. The tent structures will be disassembled for re-use when the garden centre is not operational. The proposal will provide new jobs and help support a local farming business. The site design incorporates Crime Prevention Through Environmental Design (CPTED) measures, accommodates wheelchair access and contributes to the streetscape.

FINANCIAL IMPLICATIONS

The proposal is not anticipated to have any financial implications for the City.

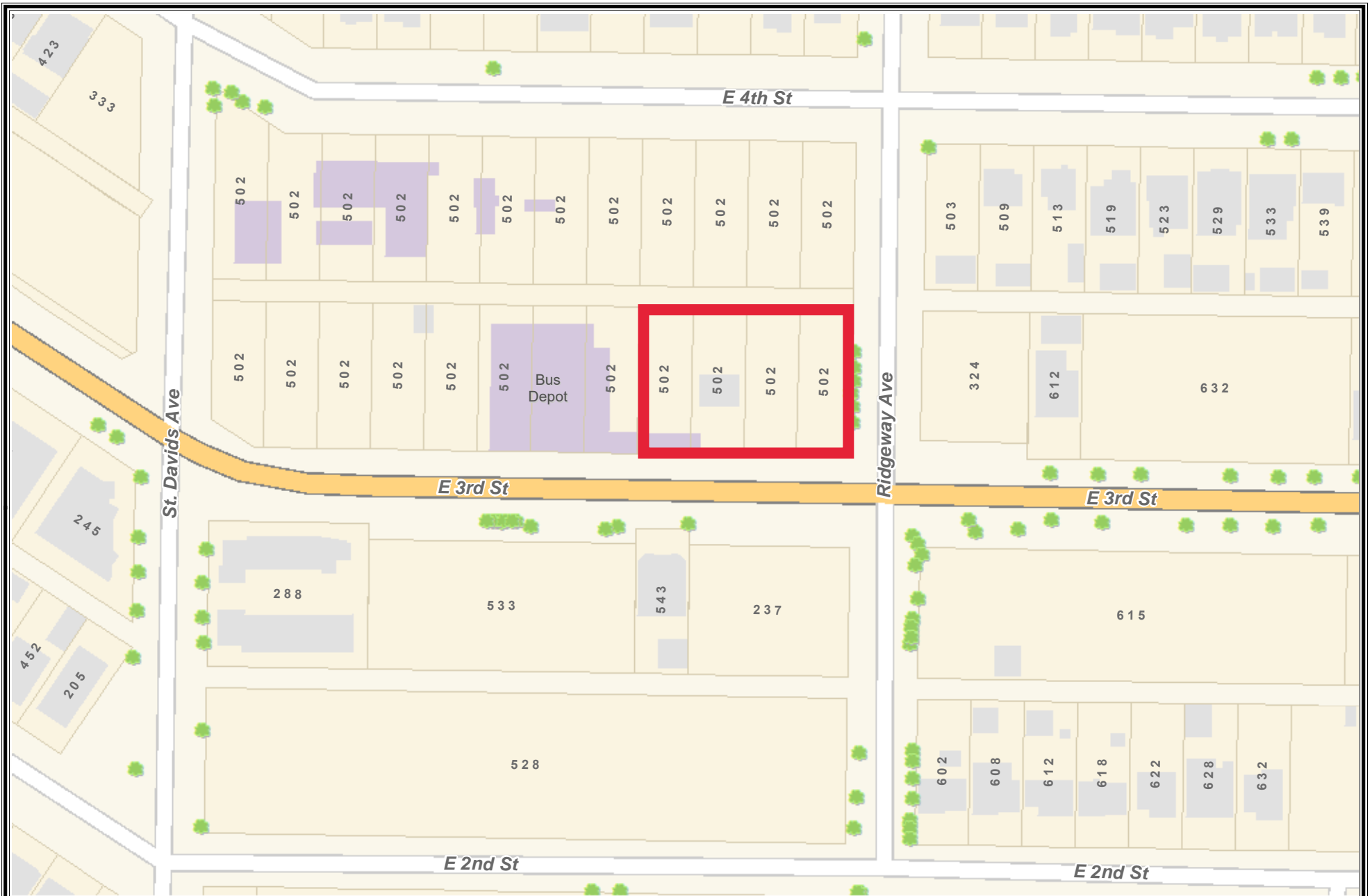
STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The proposal is supported by OCP policies to encourage development of small businesses, employment opportunities for a diverse community, water conservation and food security with better access to urban agriculture opportunities.

RESPECTFULLY SUBMITTED:



Emma Chow
Planner 2, Development Planning



Mr. Michael Epp, Director of Planning and Development
 Mr. Yan Zeng, Manager of Development Planning
 City of North Vancouver, 141 W 14th Street
 North Vancouver, BC submitted by email to mepp@cnv.org, yzeng@cnv.org

November 16, 2021

Dear Mr. Epp, Mr. Zeng,

RE: Letter of Intent – 502-536 E 3rd Street – Garden Centre Temporary Use Permit Application

On behalf of a major BC garden supply wholesaler, Canadian Valley Growers, and their multi-site direct-to-consumer brand, Urban Roots Garden Market, this is an application to use the subject property as temporary garden centre for up to three years.

Canadian Valley Growers (CVG) is a Langley owned and operated business, serving Western Canada for over 40 years. During peak season, their local farming business employs 200 people. CVG has decades of experience as a major supplier to big box retailers including, Art Knapp, Superstore, Home Depot and Costco. They are known as a wholesaler with professional, personalized, hands-on support. They also sell directly to consumers. They will serve the City of North Vancouver under their *tried-and-tested*, multi-site brand: **Urban Roots Garden Market**, which proved community acceptance in their first operational year (2021). They believe that high quality produce, cleanliness, education and customer service are paramount, a good fit for the City of North Vancouver.



The subject property would be used by Urban Roots Garden Market under a multi-year lease agreement. The leased area proposed is roughly 2,462 m². It is currently paved with minimal to no

surface ponding. As part of early site preparation, the existing decommissioned gas bar, centered on the site, is proposed to be fenced off by landowner, Greater Vancouver Transportation Authority (GVTA), to protect the safety of the public.

The owner and lessee therefore propose to temporarily use the site as a Garden Supply Centre for up to 3 years, operating seasonally, to commence in March 2022.

We sincerely appreciate your consideration,

A handwritten signature in black ink, appearing to read 'Gaetan Royer', with a long horizontal flourish extending to the right.

Gaetan Royer,
CEO, CityState Consulting Group, Inc.

Temporary Use Applicable Legislation

Properties within any land use designation in the Official Community Plan and in all zones, are eligible for the issuance of a Temporary Use Permit (TUP). The subject property is zoned M-1, Industrial. Located within the Moodyville (E 3rd Street area), the site is also subject to Form and Character guidelines as per Development Permit Area for East 3rd Street. While the M-1 zone permits a range of industrial uses, the zone doesn't include the explicit use of *garden supply centre*.

This is a Temporary Use Permit application to temporarily allow a garden supply centre as a principal use in M-1 zone for the subject leased space. It is also important to note that the subject property is designated Mixed Use Level 2 in the Official Community Plan, which permits fully commercial uses and activities contributing to a pedestrian-scale village-feel, consistent with the Urban Roots Garden Market we propose.

Development Permit Area for East 3rd Street

The property located at 502-536 E 3rd Street and properties located along the frequent-transit corridor, are subject to Development Permit Area guidelines for form and character. Our proposed temporary garden centre achieves the objective of the East 3rd Street Development Permit Area to encourage a pedestrian-friendly and transit-supportive environment that provides a range of amenities. We also propose that Urban Roots Garden Markets are attractive, safe and well-designed seasonal developments consistent with the City's policies for commercial and retail uses.

Our proposed frontage along E 3rd Street is consistent with adjacent car lot, west of the site. Similarly, the scale, massing, form and character we propose offer a soft transition between single family development north of the site and multifamily buildings to the south, providing neighbours with a trusted-amenity. Added greenery along Ridgeway Avenue and tall, green peaked tents visible from E 3rd Street provides street orientation and pedestrian interest. We identified a pedestrian access at the north side of the existing curb cut off Ridgeway, to provide safe access using a traffic control barrier, keeping pedestrians safe and vehicles at bay. We invite staff to consider the temporary and seasonal nature of our proposal, as it relates to the DPA for E 3rd Street, guidelines for mimicking the height, colour and materials of adjacent structures and uses.

Among the many benefits of having a quality, vibrant and *community-building* Urban Roots Garden Market in the City of North Vancouver, the built-in greenery of a garden centre will significantly enhance the appearance of the streetscape. We propose to screen parking from public view, with a low, 3' vinyl wrap signage, to ensure the attractive peaked tents and plantings are highly visible from E 3rd Street. Planting is also proposed to screen the location of our onsite secure non-hazardous storage container, portable toilet and refuse receptacles.

Site Description

This vacant site is fenced and relatively flat with a gentle rise in elevation toward the northeast corner of the property. The existing vegetation consists of several mature trees of various species along the northeast boundary of the site, while tall cedar hedges wrap the north property line. The existing landscaping is proposed to be left undisturbed.



Little to no surface ponding was present during a site inspection on October 8th, a day following a significant rainfall event. Since the site is paved, no site remediation is proposed, other than the installation of a new fence around the perimeter of the decommissioned Translink gas bar. This early site remediation is proposed to take place during the permitting process.



Traffic Flow and Parking

Vehicle and pedestrian traffic are expected to be low in the off-season and moderate in the peak gardening season. Customers will have access during the facility's hours of operation 9:00am – 7:00pm. The lessee has a vast experience in operating tented direct-to-consumer garden sales centres.

It is expected that 60-80 vehicles will access the parking daily. The proposed common parking stalls which are currently vacant, far exceed the Zoning Bylaw's required

parking for Industrial use and meet the parking requirements for retail-commercial uses. One disabled parking space will be provided. The proposed parking configuration also allows space for cart corrals, located inside the Garden Centre's fence for afterhours security. In addition, curb-side pick-up, a feature that promotes online browsing and helps reduce social proximity among patrons, will be provided at the southeast corner, as shown on the site plan.

The proposed site has an existing right-in / left-in / right-out / left-out entrance off Ridgeway Avenue and with no other existing access points present. We propose to maintain this access *as-is*, with the addition of the traffic control barrier to allow safe garden-market access for pedestrians.

Security

To prevent onsite crime, we propose to retain the existing fence line around the perimeter of the site, while removing the decayed tarp wrapping the fence and replacing it with low, 3' signage. Shopping carts will be stored inside the fence after hours to prevent onsite crime and theft.



Streetscape Beautification



A quality garden centre at this prominent location will be a monumental aesthetic improvement of the long-decommissioned bus depot.

Floral hanging baskets are proposed to line portions of the fence. The retaining wall strewn with graffiti will be freshly painted. Potted shrubs are used to shield storage and utility areas from view. The green peaked tents are intended to blend in seamlessly with the surrounding natural greenery. Lush vegetation is a garden centre's best advertising!

Structurally Engineered Tents

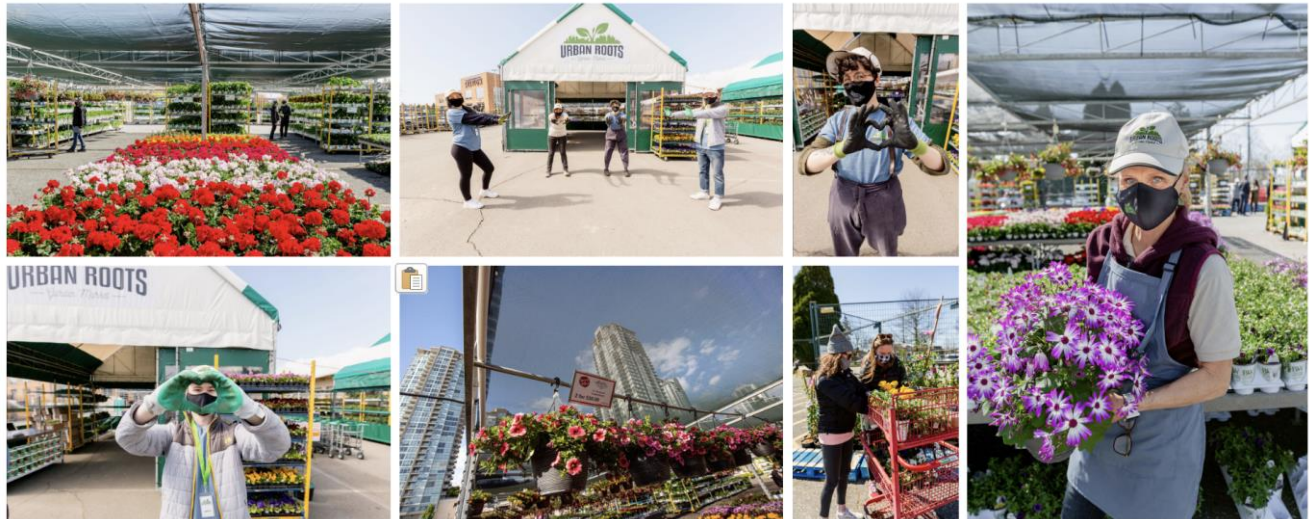
The peaked tents and shade system proposed are manufactured by OutFront Portable Solutions Inc. The tent's hot-dipped galvanized steel structure, ground anchors and overall installation are certified and stamped by a BC Professional Engineer. OutFront Portable Solutions is a Canadian company that specializes in temporary garden structures that protect plants from over exposure to a range of weather events. Wind load calculations are adjusted by a Professional Engineer based on local conditions in communities throughout the Lower Mainland. OutFront will be supplying this tent

structure identical to the ones that they supply to Loblaw's, Costco, Home Depot and many other merchants in the region.

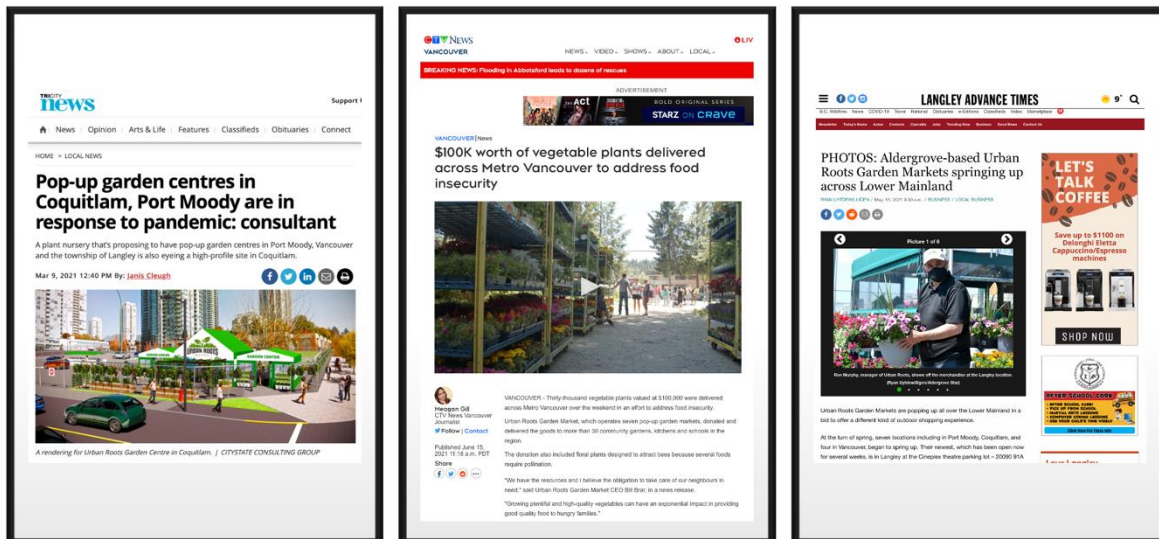
Statutory Right-of-Way

An SRW registered in 1981, in favour of BC Hydro, requires the explicit consent from BC Hydro to erect any structure on the property. Our discussions with BC Hydro started in mid-October, and we recently learned the final sign-off is forthcoming.

Community Goodwill and Economic Development



Last year, thirty-thousand vegetable plants valued at over \$100,000 were delivered across Metro Vancouver to people in need, in an effort to address food insecurity. Urban Roots Garden Market, opened 7 locations in their first year and delivered goods to more than 30 community gardens, kitchens and schools in the region. This season their goal is to continue to give back to the



community, create a sense of culture and employ local residents, creating jobs close to home. In a statement to CTV News, Urban Roots Garden Market CEO, Bill Brar says, “we have the resources and I believe the obligation to take care of our neighbours in need”.

Public Consultation

We plan to reach out to neighbours in advance of the Temporary Use Permit application sign appearing on the site. We think most commercial neighbours will welcome the additional shoppers and economic activity.

Conclusion

A professionally managed garden centre is an aesthetically pleasant form of temporary use for a vacant lot in a North Vancouver neighbourhood in transition.



502-536 E 3rd street**Urban Roots - North Vancouver District****Legal description and parcel ID**

Lot 1 Block 21 Plan VAP1063 District Lot 273 Land District 1 Land District 36 PT OF PCL25 BLK21 DL273 PL1063 LD37

PID: 014-868-717

Lot 2 Block 21 Plan VAP1063 District Lot 273 Land District 36 PT OF PCL25 BLK21 DL273 PL1063 LD37

PID: 014-868-725

Lot 3 Block 21 Plan VAP1063 District Lot 273 Land District 36 PT OF PCL25 BLK21 DL273 PL1063 LD37

PID: 014-868-733

PROJECT STATISTICS

502-536 E 3th St.	Gross area (F2)	Gross area (m2)	Off street Parking m (Required)	Off street Parking (Provided)
Proposed Site Area	26,498.82	2,461.81		
Tent	1,100.00	102.19	6.4 (M1)/ 16.8 (Commercial , Retail)	17
Shade structure	3,600.00	334.45		

VICINITY PLAN**PROJECT CONTACTS****PLANNING & DESIGN**

CITYSTATE CONSULTING GROUP
Gaetan Royer
(778) 355-5399 gaetan@citystate.ca

STRUCTURAL ENGINEER

SUHOON BAE (JOHN), MASC., P.Eng.
(778) 302-8224 sbengineeringca@gmail.com
info@sbengineering.ca

DRAWING LIST

A01 COVER PAGE
A02 SITE CONTEXT
A03 SITE PLAN
A04 SOUTH ELEVATION
A05 FIRE EVACUATION
A06 PERSPECTIVE
A07 PERSPECTIVE



CityState Consulting Group
2414 St Johns Street, Port Moody, BC, Canada V3H 2B1
gaetan@citystate.ca

Project: **502-536 E 3th St.**
Urban Roots

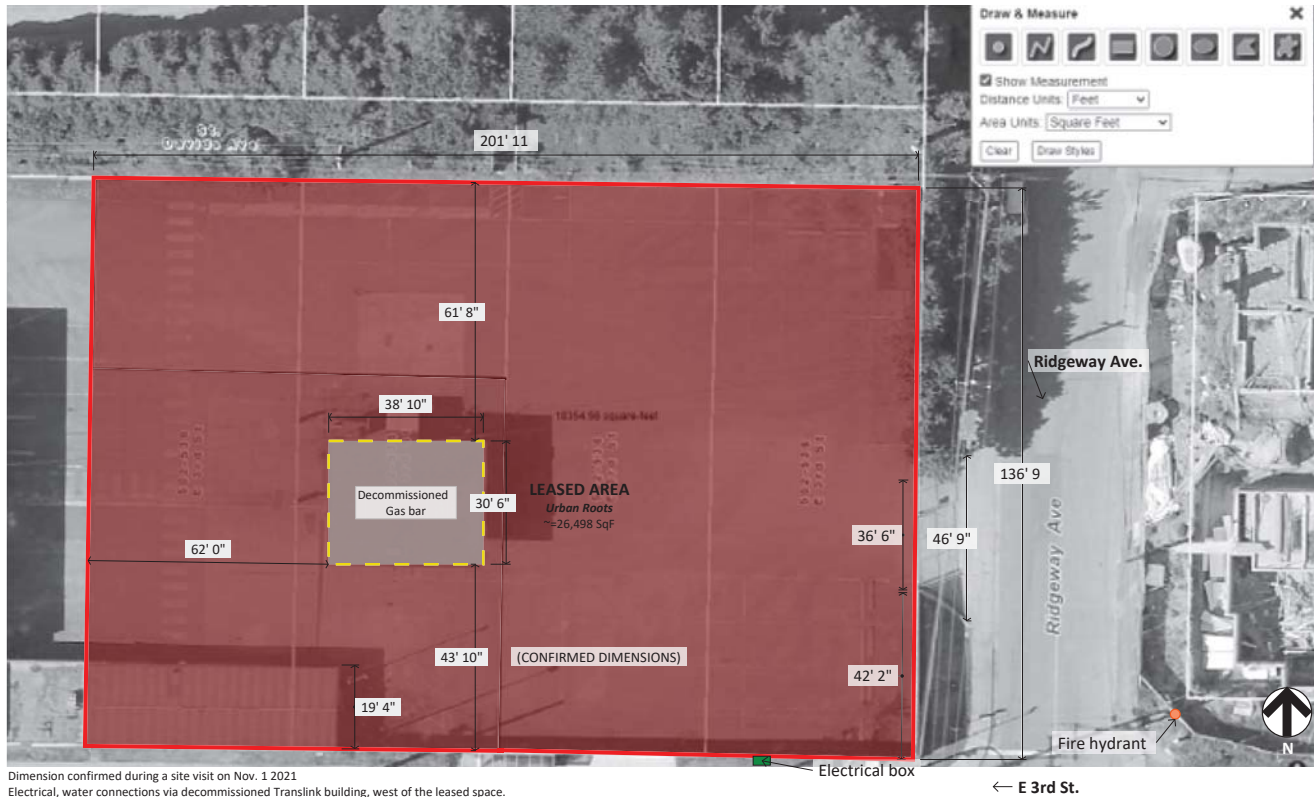
Sheet: **A01**

Description: **COVER PAGE**

Scale:

Date: Oct. 2021
Revised: Nov. 2021
Revised: Jan. 2022
Revised:

Revised:
Revised:
Revised:
Revised:

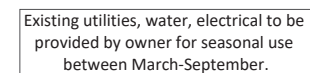


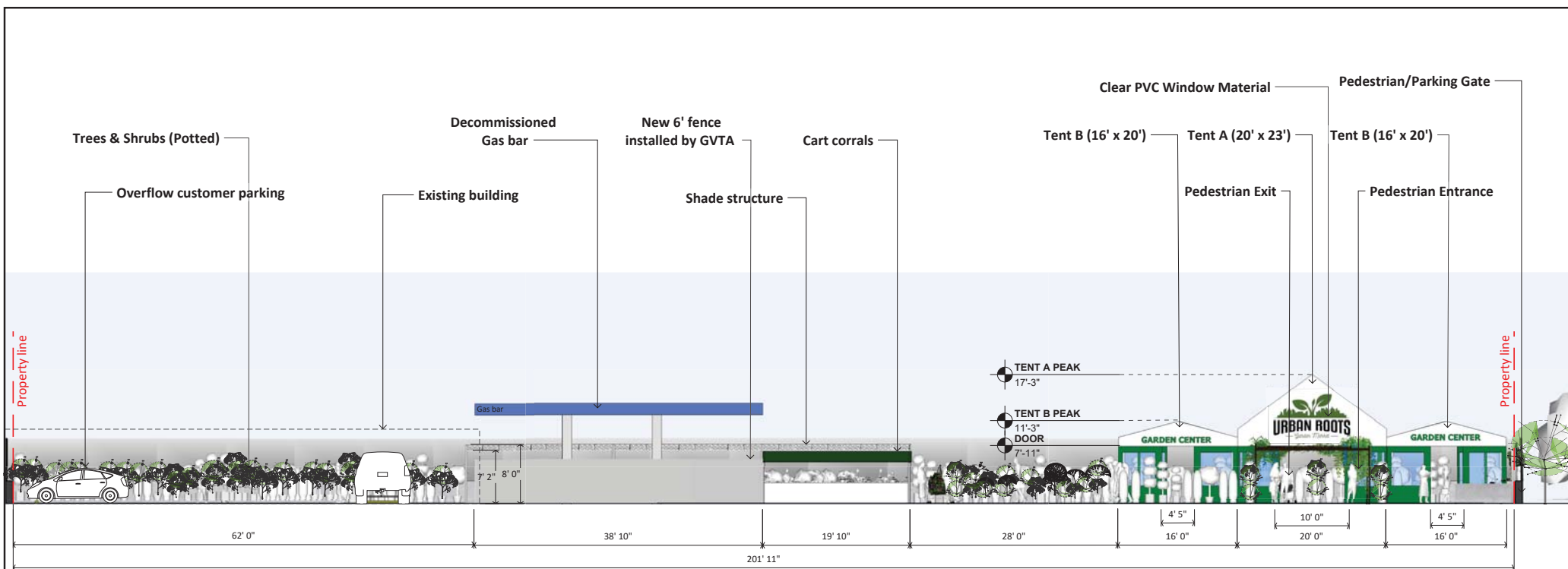
Site context - Location



Site context - Existing gateway

	CityState Consulting Group 2414 St Johns Street, Port Moody, BC, Canada V3H 2B1 gaetan@citystate.ca	Project: 502-536 E 3th St. Urban Roots	Sheet: A02	Description: SITE CONTEXT	Scale:	Date: Oct. 2021 Revised: Nov. 2021 Revised: Jan. 2022 Revised:	Revised: Revised: Revised: Revised:
--	--	--	------------	----------------------------------	--------	---	--





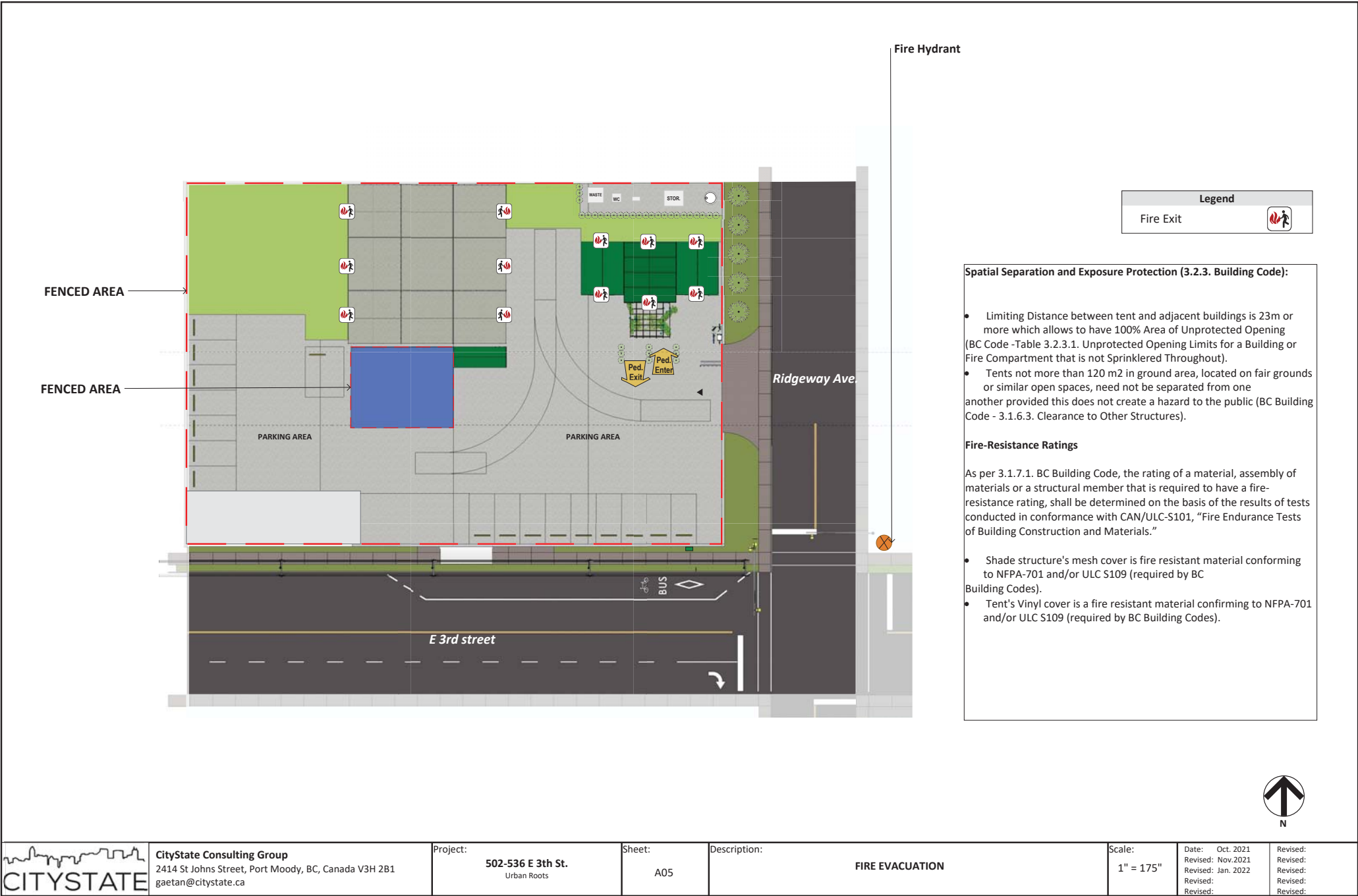
Show Tent Features:

- Versatile designs, easily expandable (16'x20' & 20'x23')
- For fasten posts, truss-post connect details and post anchorage details, refer to attached engineer drawings
- Professionally engineered and certified
- Not designed for snow load. Design wind pressure 0.55 kPa.
- Structure framing fabricated with galvanized steel.
- Vinyl cover is a fire resistant material conforming to NFPA-701 and/or ULC S109.
- Approved by engineer, sealed and stamped - Drawings are available.

Shade Structure Features:

- Expandable, modular (20'x20')
- Easy bolt-less assembly. Fasten columns to the ground with two 12" long spikes.
- Professionally engineered and certified
- Structure framing is designed with galvanized steel construction
- Adaptable for overhead irrigation
- Allows for merchandising hanging baskets
- Mesh cover is fire resistant material conforming to NFPA-701 and/or ULC S109.
- No side walls, minimal anchoring required
- Not designed for snow load. Shade fabric to be removed in Winter season.
- Design hourly wind pressure $q=0.55$ kPa. Not designed with side walls.
- Maximum point load on any truss is 250 LB
- Maximum total load on any truss is 250 LB
- Trusses greater than 11 ft long require lateral bracing to the top chord at mid point







Looking North west onto Garden Market from Ridgeway Ave.



View from parking

SUSTAINABLE DEVELOPMENT GUIDELINES FOR REZONING & DEVELOPMENT PERMIT APPLICATIONS

Staff Use

Case Number _____

CIVIC ADDRESS 502 East 3rd Avenue

APPLICANT NAME CityState Consulting Group

I. INTRODUCTION

These Guidelines have been developed to help applicants prepare a successful Development Application submission. All Development Applications must include a response to the Sustainable Development Guidelines, which will be reviewed by Advisory Bodies, staff and, ultimately, City Council who will give serious consideration to the sustainability achievements of a project.

Applicants must demonstrate how their development will contribute to the current and future needs of the community by highlighting sustainability achievements of an application.

The Guidelines challenge applicants to advance the sustainability objectives of the City, as outlined in the 2014 Official Community Plan (OCP), which guides community development in our city with the following 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.

One of the key ways that the community vision will be realized is through property development. Buildings house us, provide employment centres and frame our streets. They remain with us for many decades with significant ongoing impacts, including generating approximately 50% of our community greenhouse gas emissions. Buildings now need to adapt to the impacts of climate change to help the City become resilient to that new reality. Building forms and densities also have significant effects on housing cost and diversity, transportation choices, and the liveability of our community.



Sustainability in the City means balancing the natural, physical (human-made), human, social, cultural and local economic implications of our activities in order to meet the needs of people today without compromising the ability of future generations to meet their own needs.

II. PREPARING THE SUSTAINABLE DEVELOPMENT GUIDELINES

Applicants are required to submit a response to the Guidelines as a key part of their development application package. Projects are not expected to incorporate all measures in the Guidelines.

For information on underlying City goals and objectives, it is recommended that applicants refer to other relevant City policies such as the OCP, Social Plan, Economic Development Strategy, Transportation Plan, Community Energy and Emissions Plan, Food Strategy and Food Action Plan, as well as others.

The Guidelines address the six capacities that comprise the OCP's Sustainable City Framework, including Natural Systems, Physical Structures / Infrastructure, Local Economy, Human Potential, Social Connections, and Cultural Diversity.

1. Natural Systems: The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.



	Y	N	N/A	Please Provide Comments:
LANDSCAPE				
Private Trees Retained or Added in proposal (indicate number of each)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No trees to be removed for temporary use.
Green Roof / Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tent structure incompatible with green roofing/walls.
Majority Native Species Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No permanent landscaping to take place on site.
Habitat Restoration (butterfly, bird-friendly, naturalized areas)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No applicable natural areas on site.
Community Gardens*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plants kept onsite; no publicly workable gardens.
50% or More Edible Landscaping for Common Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No permanent landscaping to take place on site.
Water Efficient Irrigation System (drip hose, low-flow nozzles)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plant inventory to be watered by hand.
Rainwater Collection (rain barrel)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water to be supplied by owner.
Reuse of Wastewater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimal to no wastewater due to efficient watering practices.
HARDSCAPE				
Permeable Paving for Hardscape	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No changes to onsite paving.
40%+ Open Site Space (see Zoning Bylaw definition)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structures occupy <18% of site area.
Other Sustainability Achievements:				

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

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



	Y	N	N/A	Please Provide Comments:
HIGH PERFORMANCE CONSTRUCTION				
Durable Building (modular / deconstructable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tents disassembled at end of season and reused.
Building Reuse / Recycled Content / Use of Repurposed Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tents disassembled at end of season and reused.
Majority Use of Environmentally Friendly Materials (non-toxic, wood)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tent structures consist of galvanized steel, vinyl and mesh coverings.
Certified by a Third Party Green Building Rating System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
ENERGY EFFICIENCY AND HEALTHY BUILDINGS				
<u>Energy Performance (per building type)</u> Part 3 Commercial (Step 2 min.) Part 3 Residential (Step 3 min.) Part 9 Commercial (BCBC min.) Part 9 Residential (Step 3 min.) Part 9 Residential < 1,200 ft ² (Step 1 min.)	Min. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Exceeding <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	(if so, specify Step) N/A - outdoor tent structures.	
Superior Insulation (thick wall exclusion in Zoning Bylaw sought for insulation above BC Building Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
Airtightness (1.5+ blower door test and appropriate ventilation strategy)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
High-performance Windows e.g. Energy-Star, Passive House Certified (whole project)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
Heat Recovery Ventilator (75% or better recovery)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
LED Lighting (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimal lighting - all to be LED.
Energy-Star Appliances (whole building)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
Renewable Energy Fixtures Installed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
Water Efficient Fixtures (whole building)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
Greywater Reuse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water cistern to be re-filled by supplier.

	Y	N	N/A	Please Provide Comments:
TRANSPORTATION				
End of Trip Bicycle Infrastructure (beyond Zoning Bylaw requirements)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Four onsite short-term bicycle stalls.
Car-Share Program	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable for temporary commercial use.
Electric Vehicle Readiness: A minimum of 20% of all commercial parking spaces include an energized outlet capable of providing Level 2 or higher charging level for an electric vehicle	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Out of scope for temporary commercial use.
Electric Vehicle Readiness: A minimum of 20% of all residential visitor parking spaces include an energized outlet capable of providing Level 2 or higher charging level for an electric vehicle	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Other Sustainability Achievements:				

3. Local Economy: The ability to maintain and grow a healthy local economy. A strong economy brings employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members and greater opportunities for personal fulfillment and overall quality of life.



	Y	N	N/A	Please Provide Comments:
Net New Jobs Generated (long term, full time)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approximately 6-7 FT jobs created.
Commercial floor space (net increase, indicate area)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tent space is 1,100 ft ² .
Neighbourhood-Scale Commercial (unit frontages ≤6m (20ft))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Frontage exceeds 20ft.
Non-Market / Lower-End of Market Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Use of vacant site allows business to secure lower-end-of-market leases.
Commercial Relocation Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable for temporary commercial use.
Other Sustainability Achievements:				

4. Human Potential: The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.



	Y	N	N/A	Please provide comments:
Market Rental Housing (net increase, indicate number of units)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Non-Market / Lower-End of Market Rental Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
10%+ Three+ Bedroom Units (in multi-unit residential buildings)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Micro-units ~37.16m ² (~400 ft ²)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Childcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Community Space for Food Preparation, Storage and Processing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Green Building Educational / Interpretive Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Primary and Secondary Stair Design*	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Outdoor Circulation*	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Storage space for residents in units and storage rooms (multi-unit residential buildings)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Other Sustainability Achievements:				

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

5. Social Connections: The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.



	Y	N	N/A	Please provide comments:
Design Features for People with Disabilities (beyond Zoning Bylaw requirement)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Paved, flat site accommodates wheelchair accessibility.
Communal Cooking Amenities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable for temporary commercial use.
Indoor Amenity*	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable for temporary commercial use.
Outdoor Recreation*	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable for temporary commercial use.
Amenities for Senior Users	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable for temporary commercial use.
Crime Prevention Through Environmental Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fencing and hedging provides privacy from adjacent streets.
Other Sustainability Achievements				

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

6. Cultural Diversity: The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.



	Y	N	N/A	Please provide comments:
Formal and Informal Gathering Spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No gathering spaces provided.
Retention of Heritage Building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No heritage building on site.
Public Art Reflecting Local Culture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No public art provision.
Streetscape Improvements (benches, planters, lighting)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trees, shrubs, and flowers visible from sidewalk enhance streetscape.
Other Sustainability Achievements:				

III. SUMMARY

The Sustainable Development Guidelines are important in both shaping and processing development applications. Applicants are advised to consider these issues at the outset of a project and to contact planning staff for more information on sustainable design strategies.



Public Meeting

502 East 3rd Street
Temporary Use Permit PLN2021-00025

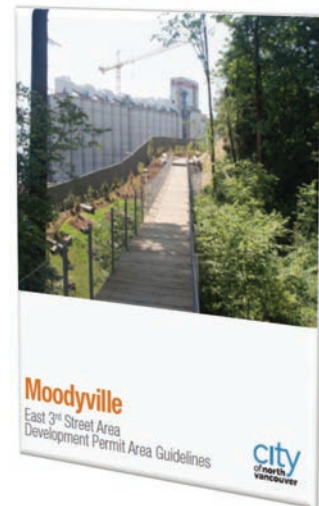
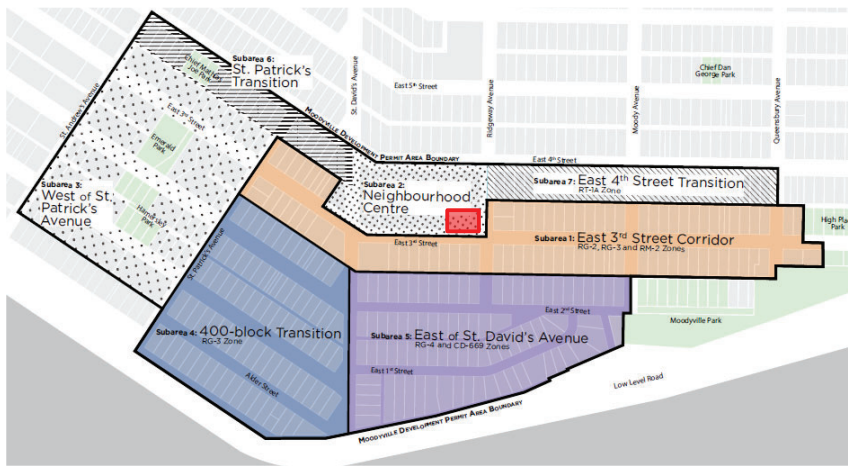
Presented February 28, 2022
Development Planning Department



Project Description



Project Description

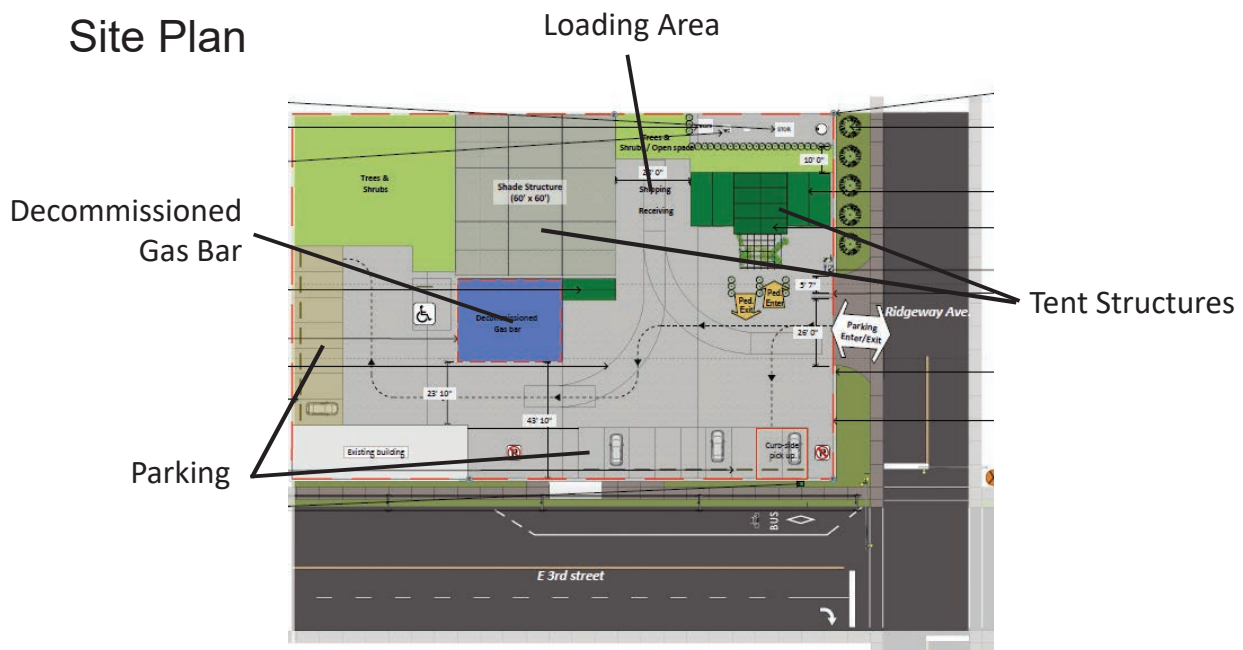


Project Description



Project Description

Site Plan

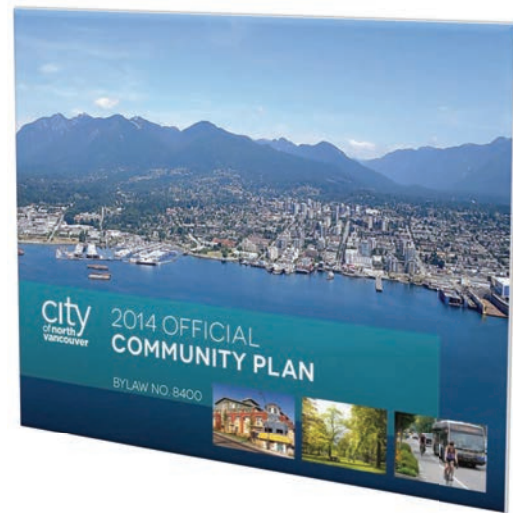


Project Description



Temporary Use Permits

- In the interest of the general public
- Up to 3 years
- One renewal



Thank you.

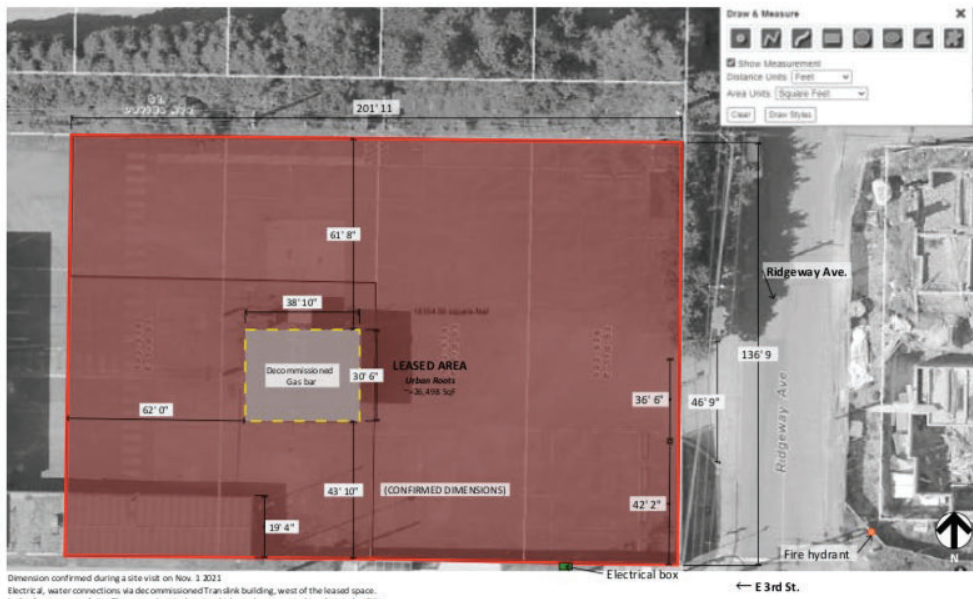


CITYSTATE



CITYSTATE

Existing Layout



Site Plan



Existing utilities, water, electrical to be provided by owner for seasonal use between March-September.



Site Access

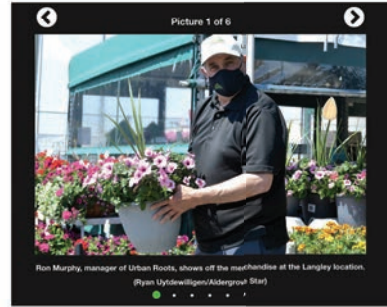


Site Access



PHOTOS: Aldergrove-based Urban Roots Garden Markets springing up across Lower Mainland

RYAN UYTDEWILLIGEN / May 15, 2021 9:00 a.m. / BUSINESS / LOCAL BUSINESS



Urban Roots Garden Markets are popping up all over the Lower Mainland in a bid to offer a different kind of outdoor shopping experience.

At the turn of spring, seven locations including in Port Moody, Coquitlam, and

Pop-up garden centres in Coquitlam, Port Moody are in response to pandemic: consultant

A plant nursery that's proposing to have pop-up garden centres in Port Moody, Vancouver and the township of Langley is also eyeing a high-profile site in Coquitlam.

Mar 9, 2021 12:40 PM By: Jenna Clough



A rendering for Urban Roots Garden Centre in Coquitlam. / CITYSTATE CONSULTING GROUP

A plant nursery that's proposing to have pop-up garden centres in Port Moody, Vancouver and the township of Langley is also eyeing a high-profile site in Coquitlam.

Monday night, city council will have a public hearing to consider a temporary use permit for Urban Roots, the retail side of Canadian Valley Growers that is converting a total of seven empty lots to sell flower baskets, seedlings, annuals, shrubs and gardening accessories.

In Coquitlam, the store is proposed for the vacant property east of Coquitlam Centre mall by Walmart; the Morguard land at 1150 The High will be leased until Nov. 30.

In Port Moody, council OK'd the temporary use permit by CityState Consulting last month for a pop-up garden facility at the corner of Clarke and Kyle streets, for two years.

Other Urban Roots Garden Market locations in the works are at:

• 1755 Cottrell St., Vancouver

\$100K worth of vegetable plants delivered across Metro Vancouver to address food insecurity



Haroon Gill
CTV News Vancouver
Journalist
Follow | Contact

Published June 15, 2021
11:18 a.m. PDT

Share
f t o

VANCOUVER - Thirty-thousand vegetable plants valued at \$100,000 were delivered across Metro Vancouver over the weekend in an effort to address food insecurity.

Urban Roots Garden Market, which operates seven pop-up garden markets, donated and delivered the goods to more than 30 community gardens, kitchens and schools in the region.

The donation also included floral plants designed to attract bees because several foods require pollination.

"We have the resources and I believe the obligation to take care of our neighbours in need," said Urban Roots Garden Market CEO Bill Brar, in a news release.

"Growing plentiful and high-quality vegetables can have an exponential impact in providing good quality food to hungry families."

It's a message that is being echoed by Ron Murphy, the general manager of Urban Roots.



Urban Roots

Fostering Vibrant Communities



Urban Roots: Good Partners, Good Neighbours

- Intent to Work with Local Businesses and Community Groups
- Foster a Sense of Community and Engage with the Public
- Stimulate the Economy
- Provide Local Jobs
- Activate Important Intersection
- Beautify Existing Streetscape
- Fair Pricing Benefits Consumers and Local Competitors



Actively Seeking Opportunities to Collaborate with similar businesses

- Partnership with the City of Coquitlam to establish location for a *pocket-beach*
- Work collaboratively with Kwantlen Polytechnic University to create a program for horticulture students
- Support for farmers
- Ongoing donations of consumable plants to those in need



Opportunity to Market Products Offered by other Local Garden Centres

- More small businesses in the area offering plants attract a wider area, becoming a garden centre hub
- Potential opportunity to cross-promote with other local garden markets



From: Kolton Smith
Sent: February-19-22 11:50 AM
To: Submissions
Subject: 502 East 3rd St

I would like to voice my support for a retail garden centre at 502 East 3rd St. This would be walking distance from my apartment and I can finally start that herb garden on my balcony.

Kolton Smith
Apartment Owner
102-625 East 3rd Street
North Vancouver

PUBLIC MEETING

Monday, February 28, 2022 at 6:00 pm

Temporary Use Permit PLN2021-00025 for **502 East 3rd Street**

View the meeting online at cnv.org/LiveStreaming

Or in person at City Hall, 141 West 14th Street (limited capacity)

Purpose: To temporarily allow the use of a portion of a parking area for a retail garden centre, including on-site vehicle and bicycle parking. The garden centre will be seasonal and housed in temporary tent structures.

To provide input: All persons who believe their interest in property may be affected by the proposed permit will be afforded an opportunity to speak at the Public Meeting and/or by written or email 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, February 28, 2022**, to ensure their availability to Council at the Public Meeting.

To speak at the Public Meeting:

Via Webex/phone: Pre-register by completing the online form at cnv.org/PublicMeetings, or by phoning 604-990-4230 to provide contact details, so call-in instructions can be forwarded to you. **All Webex/phone pre-registration must be submitted no later than 12:00 noon on Monday, February 28, 2022.**

In person at City Hall: On the day of the meeting, a sign-up sheet will be available at City Hall reception (14th Street entrance) between 9:00 am and 4:00 pm, and then outside the Council Chamber from 5:30 pm. Enter City Hall through the doors at the southwest corner of the building. Capacity is limited to 30 people. Masks are required at all times within City Hall.

Speakers who have not pre-registered will also have an opportunity to provide input. Once all registered speakers have spoken, the Mayor will call for a recess to allow time for additional speakers to phone in. Call-in details will be displayed on-screen during the livestream at cnv.org/LiveStreaming.

The proposed permit, background material and presentations can be viewed online at cnv.org/PublicMeetings and at City Hall.

Questions? Emma Chow, Planner, echow@cnv.org / 604-982-3919



141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9

T 604 985 7761 / F 604 985 9417 / [CNV.ORG](https://cnv.org)





THE CORPORATION OF THE CITY OF NORTH VANCOUVER
TEMPORARY USE PERMIT

Permit No. PLN2021-00025

File: 08-3400-20-0070/1

Issued to owner(s): **GREATER VANCOUVER TRANSPORTATION AUTHORITY**

Respecting the lands located at **502-536 East 3rd Street**, North Vancouver, BC, legally described as:

LOT 13 BLOCK 21 DL 273 PLAN 1063 PID: 014-869-021
LOT 14 BLOCK 21 DL 273 PLAN 1063 PID: 014-869-055
LOT 15 BLOCK 21 DL 273 PLAN 1063 PID: 014-869-063
LOT 16 BLOCK 21 DL 273 PLAN 1063 PID: 014-869-098

(the “**Lands**”)

List of Attachments:

Schedule “A”: List of Plans

Authority to Issue:

1. This Temporarily Use Permit is issued pursuant to Section 493 of the *Local Government Act*.
-

Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” M-1 zone are hereby varied as follows:
 - A. This permit temporarily allows the Lands to be used for the purposes described below:
 - i. To permit Urban Roots Garden Market to occupy a maximum of 4,700 square feet of gross floor area as a retail garden centre.
-

Special Terms and Conditions of Use:

3. Development upon or use of the lands shall conform to the following specifications:

A. This permit is subject to the following conditions, completed to the satisfaction of Director of Planning and Development:

- i. No excavation is permitted associated with the retail garden centre use.
- ii. Decommissioned gas bar on the site shall be appropriately enclosed to restrict public access.
- iii. A Business License shall be obtained prior to operation of the proposed retail garden centre at this location.

4. This Permit is issued subject to an undertaking given by the applicant:

No: X

Yes, attached hereto and forming part of this Permit: not applicable

5. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. There is deposited with the City, security in the form of:

A. an Irrevocable Letter of Credit in the amount of \$not applicable

B. a certified cheque in the amount of \$not applicable

Total \$not applicable

Default under the Permit shall be deemed to have occurred should any of the conditions of the permit not be met.

In the event of default, the Permittee shall forfeit security to the City in the amount equal to the City in the amount equal to the costs incurred by the City, including administrative and legal costs, in performing the conditions required under Subsections III (1) and (2) hereof, or in carrying out the demolition, removal or restoration as required by the undertaking attached hereto, or both.

General Terms and Conditions:

6. This Temporary Use Permit is issued by the City of North Vancouver subject to compliance with all the applicable bylaws of the City except as specifically varied or supplemented by this Permit. No variances other than those specifically set out in this permit are implied or to be construed.

7. The Lands shall be used in accordance with the terms and conditions of this Permit. All terms and conditions are subject to any changes required by the Building Inspector or other officials of the City where such specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted through the issuance of this Temporary Use Permit.
8. This Permit expires: three years from date of issuance.
9. The Permit holder acknowledges that a Building Permit or other City Permits may be required. This is not a Building Permit.
10. Nothing in this Permit shall in any way relieve Land Owner/Business Owners obligation to ensure that the use complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
11. Nothing in this Permit shall in any way relieve the Land Owner/Business Owners obligation to comply with regulations for construction of structures or provision of on-site services pursuant to the Health Act, the Fire Services Act, the Electrical Energy Inspection Act, and any other provincial statutes.

Authorized by Council: _____
Year / Month / Day

Expiry Date: _____
Year / Month / Day

Linda C. Buchanan, Mayor

Karla D. Graham, Corporate Officer

Date Signed: _____
Year / Month / Day

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Temporary Use Permit No. PLN2021-00025.

Notice filed the _____ day of _____, 20_____.

THIS IS NOT A BUILDING PERMIT

Schedule A
List of Plans – 502-536 East 3rd Street

Author	Sheet Name	Sheet No.	Date Received	CityDocs File Number
CityState	502-536 E 3th St. Urban Roots	n/a	Jan. 14, 2022	2135832

Draft 2022 Operating Budget & Proposed New Items

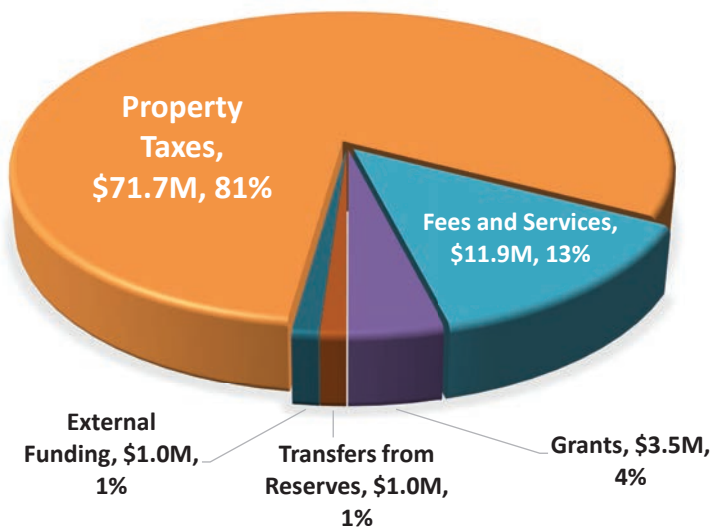
Presented February 28, 2022
Finance



Summary

- This presentation describes a Draft 2022 Operating Budget that:
 - advances Council's 2018-2022 Strategic Plan
 - covers contractual increases required for RCMP, Collective Agreements, and other provisions
- This presentation also describes proposed New Items that will
 - enable increased financial management capabilities
 - improved cyber and facilities security
 - improved public safety
 - facilitate increased park usage
- The Plan presented
 - limits tax rate increases to reasonable levels
 - is recommended for now. Should new funding become available, a revised Financial Plan can be brought to Council for further consideration

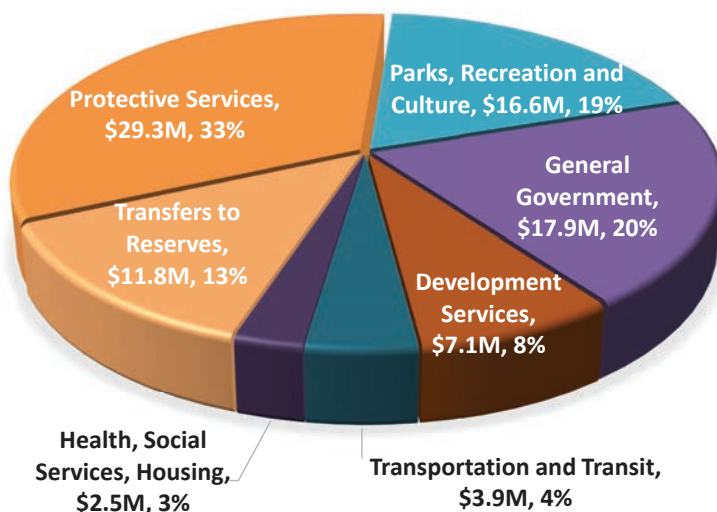
Where the Money Comes From



\$ millions	2022
Property Taxes	71.7
Fees and Services	11.9
Grants	3.5
External Funding	1.0
Transfers from Reserves	1.0
Total	89.1

Most of the City's revenues are from Property Taxes, which limits financial risk

Where the Money Goes



\$ millions	2022
Protective Services	29.3
Parks, Rec, and Culture	16.6
General Government	17.9
Development Services	7.1
Transportation and Transit	3.9
Health, Social Services, and Housing	2.5
Transfers to Reserves	11.8
Total	89.1

80% of the Operating Budget directly funds important City Services, and projects/programs advancing Council's Strategic Plan

2022 Proposed New Items

- New items will:
 - increase financial management capabilities
 - support public safety
 - facilitate increased park usage
 - improve security (cyber, facilities)

Item	Department	Description	Annual Amount	2022 Amount	Tax Draw %
1	Finance	RFT Finance Manager	\$86,400	\$43,200	0.07%
2	Finance	RFT Budget Analyst (x3)	286,500	143,300	0.24%
3	Fire	RFT Firefighter	110,000	-	0.00%
4	Engineering	TFT Park Attendant	39,000	19,500	0.03%
5	SCS Information Technology	RFT Security Manager, IT	160,100	80,100	0.13%
6	SCS Facilities	Security	43,400	21,700	0.04%
Total			\$725,400	\$307,800	0.51%

2022 Proposed Tax Rate Increase Drivers

	\$ (000's)	Tax Impact
2022 General Operating Plan Increase		
Salary and other wage provisions	1,022	1.70%
Major and Core Funded Agencies	604	1.00%
RCMP cost sharing	386	0.64%
Insurance	160	0.27%
New capital infrastructure maintenance	79	0.13%
Other items	57	0.10%
Non-tax revenues	(710)	(1.18%)
Expense reductions	(55)	(0.09%)
Tax Roll growth	(800)	(1.33%)
2022 Net Operating Plan Increase	743	1.24%
Increase of annual tax levy to capital	1,200	2.00%
2022 Proposed Baseline	1,943	3.24%
New Items	308	0.51%
2022 Proposed Tax Rate Increase	2,251	3.75%

Less than inflation

Restores the funding gap

Tax Rate Impacts

Year	Operating Budget	Capital Plan	Total
2017	1.40%	2.00%	3.40%
2018	1.50%	1.00%	2.50%
2019	2.40%	2.00%	4.40%
2020	2.00%	0.00%	2.00%
2021	3.98%	0.00%	3.98%
2022	1.75%	2.00%	3.75%

0.23% less than 2021

➤ The proposed 3.75% overall tax increase is

- Less than the 2021 increase
- Within the range of overall tax increases being considered by other municipalities for 2022
- the same as Council endorsed in the Harry Jerome Community Recreation Centre Financial Strategy

BBY	Surrey	DNV	Coq	MV	CNV	DWV	Van
2.95%	2.90%	3.00%	3.43%	3.50%	3.75%	4.29%	6.35%

Next Steps


Date	Items for Discussion
February 28, 2022	Finance Committee: <ul style="list-style-type: none"> • Draft 2022 Operating Budget • 2022-2031 Capital Plan
March 7, 2022	Early Appropriations
March 28, 2022	2022-2031 Financial Plan (Capital and Operating)
April 4, 2022	2022-2031 Financial Plan Bylaw Readings



Thank you.

THIS PAGE INTENTIONALLY LEFT BLANK



		
Department Manager	Director	CAO

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

Subject: DRAFT 2022 Operating Budget & Proposed New Items

Date: February 16, 2022 File No: 05-1715-20-0001/2022

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

RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer, dated February 16, 2022, entitled "Draft 2022 Operating Budget & Proposed New Items:"

THAT Council provide input on the Draft 2022 Operating Budget and Proposed New Items that reflects a baseline tax rate increase of 3.75%, which includes 1.24% for Operating expenses, 2.00% for the Capital Plan, and 0.51% for requested new items;

AND THAT the Draft 2022 Operating Plan be adjusted on the basis of the feedback received and submitted to Council for consideration.

ATTACHMENTS

1. Draft 2022 Operating Budget (CityDoc#[2141250](#))
2. 2022 New Items Listing (CityDoc#[2140915](#))

BACKGROUND

The purpose of this report is to provide highlights of the proposed Draft 2022 Operating Budget and 2002 New Items Listing.

The City's Financial Plan is based on an Operating Budget, a 10 year Capital Plan, and 3 Utility Budgets (Water, Sewerage & Drainage, and Solid Waste). The City strives to develop a Financial Plan that balances the needs of residents, maintains services in light of increasing costs, and keeps taxes at a reasonable level. The Financial Plan addresses

current issues, as well as longer term issues and needs. The amount of specificity is greatest for the earliest years, yet the Financial Plan remains a valuable tool enabling the City to be proactive in meeting infrastructure maintenance, replacement, and other challenges.

The Community Charter requires that Council adopt a five-year Financial Plan to include both operating and capital items before May 15 in each year. For many years, the City has exceeded this requirement by producing ten-year Project and Utility Plans. The Operating Budget addresses the annual operations of the City.

Finance and departmental staff have worked together to prepare and review all budgetary forecasts, with the goals of keeping the base tax rate increase at a minimum level, and adhering to the City's budget objectives which emphasize efficiency, accountability, and value for money. Included in this process is a review of all revenue programs to determine best estimates into the future.

DISCUSSION

The Draft 2022 Operating Budget (**Attachment 1**) includes increases in RCMP contract costs driven by a new collective agreement, increases to wages and benefits driven by collective bargaining, and increases to insurance costs driven by a hard market. The 2022 New Items Listing includes 6 items that will enable increased financial management capabilities, improved cyber and facilities security, improved public safety, and will facilitate increased park usage. The following table provides a high level summary:

Current Overall Increases and Decreases from 2021 to 2022

	\$ (000's)	Tax Impact
2022 General Operating Plan Increase ⁽¹⁾		
Salary and other wage provisions	1,022	1.70%
Major and Core Funded Agencies	604	1.00%
RCMP cost sharing	386	0.64%
Insurance	160	0.27%
New capital infrastructure maintenance	79	0.13%
Other items	57	0.10%
Expense reductions	(55)	(0.09%)
Non-tax revenues	(710)	(1.18%)
Tax Roll growth	(800)	(1.33%)
2022 Net Operating Plan Increase	743	1.24%
 Increase of annual tax levy to capital ⁽²⁾	 1,200	 2.00%
2022 Proposed Baseline	1,943	3.24%
 New Items ⁽³⁾	 308	 0.51%
2022 Proposed Tax Rate Increase	2,251	3.75%

(A 1% tax rate increase generates approximately \$600,000 in tax revenue for the City)

1. General Operating Plan Increases: 1.24%

Salary and Other Wage Provisions - \$1,021,700 increase

The Draft 2022 Operating Budget provides for 2022 contractual (settled and unsettled) commitments, benefit premiums and other corporate provisions.

Major and Core Funded Agencies - \$604,400 increase

The increase in funding is mainly due to contractual wage obligations for City shared-cost and core funded agencies, which the City has traditionally funded. The net Agency increases are summarized as follows:

North Vancouver Recreation and Culture ¹	\$ 391,200
City Library (net) ²	174,700
North Vancouver Museum and Archives ³	14,300
Core Funded Community Agencies ⁴	<u>24,200</u>
Total	\$604,400

¹ The North Vancouver Recreation and Culture Commissions operating costs are split between the City of North Vancouver and the District of North Vancouver as outlined in Bylaw 8380. The bulk of the costs are shared based on City and District resident use of the facilities and services. The City's share of the budgeted increase is \$391,200 (6.4% increase over 2021), which is primarily driven by inflation and the addition of the new Lions Gate Community Recreation Centre as a core funded facility (as previously approved by Council).

² The City Library's net budgeted increase is due to salary obligations, insurance (driven by the hard insurance market), inflationary related expense increases, and increased cost of IT services due to increases in software and hardware maintenance by the City on the Library's behalf.

³ The North Vancouver Museum and Archives is 50% funded by the City. Net budget increase is predominately due to increased Guest Services and Administration driven by the opening of the museum to guests after the pandemic.

⁴ Contributions are budgeted to increase by 2%, to adjust for inflation. The Core Funded Agencies included in the budget are the same as currently approved by Council.

RCMP Cost Sharing - \$385,700 increase

The RCMP budget adjustment includes three components:

a) RCMP Contract - \$466,200 increase (net):

The 2022 RCMP Contract increase is comprised of two components:

1. \$370,000 for RCMP member costs, division and administration. This is the net amount of a projected \$836,300 cost increase, being offset by a \$466,300 transfer from the Police Contract Reserve fund, which was set up to smooth the transition to the new RCMP member contract

2. \$96,200 due to the overtime budget for the Crime Reduction Unit in Lower Lonsdale being returned after being removed due to lower foot traffic during the COVID-19 pandemic.

The above net increase also assumes a portion of the RCMP's budget request will be funded with transfers from the City's Police Contract Reserve. While the City must fully cover the RCMP costs, past invoicing from the RCMP has usually fallen short of the RCMP's budget request due to the North Vancouver detachment historically operating with lower than target RCMP member staffing. If the full contract amount was to be included in the City's Operating Budget and funded from taxes, unnecessary annual surpluses at the expense of the taxpayers would likely result. To minimize the impact of including an RCMP budget amount that is not expected to be incurred during the year, an amount of \$841,000 of the RCMP's 2022 budget request is proposed to be funded from the Police Contract Reserve should this expense materialize. The Police contract reserve has an opening balance of \$1.5M, which has been accumulated over years in anticipation of a new contract being approved.

b) RCMP Civilian Costs - \$24,400 increase:

Civilian services are the police operations outside of the RCMP Contract. Funds for the services are shared with District of North Vancouver on an agreed sharing formula basis. 2022 cost changes for the City relate mostly to insurance, which is in a hard market cycle, and Wages & Benefits, providing for 2022 contractual commitments, benefit premiums and other corporate provisions.

c) Revenue Increases - \$105,000 (decrease in required City funding):

Budgeted revenue was increased in several areas based on actual amounts received in prior years (not due to increases in rates).

Provincial Traffic Fines Revenue Sharing	\$ 70,000
RCMP Fees ¹	30,000
Criminal Records Search	<u>5,000</u>
Total	\$105,000

¹RCMP fees include finger printing, insurance claim letters, passport letters, police certificates and police reports.

Insurance - \$159,700 increase

The City's insurance costs have increased primarily due to an increase in the assets insured and higher insurance premiums as a result of a hard market. The City's property insurance rate has recently increased 20% from the expiring rate. Commercial general liability and umbrella liability insurance premiums have also increased by 30% and 17.5%, respectively, from the last renewal period.

New Capital Infrastructure Maintenance - \$79,100 increase

It is the City's practice to budget for increased maintenance costs for new/enhanced infrastructure and equipment after the capital projects have been completed and implemented. The 2022 increase can be summarized as follows:

Parks Infrastructure	\$ 60,900
Streets Infrastructure	<u>18,200</u>
Total	\$79,100

Other Items - \$57,600 increase

The other items include various other expenses, summarized below:

IT equipment and programs ¹	\$ 17,200
North Shore Emergency Management ²	15,800
Utilities – Facilities and Properties ³	15,600
Other non-wage adjustments less than \$10k	<u>9,000</u>
Total Inflationary Non-Wage Expenses:	\$57,600

¹ IT equipment and programs are budgeted to increase by \$17,200 in 2022 due to software and hardware maintenance contracts where inflation is approximately 5%, increases in software licenses due in part to an increased virtual work environment, and are offset by contracts that have ended, and an increase in recovery from other departments, primarily Library, noted in Major and Core Funded Agencies above.

² North Shore Emergency Management expenses are budgeted to increase by \$15,800 in 2022 due to contractual wages increases, offset by operational reductions.

³ Utilities costs on Facilities and Properties is budgeted to increase by \$15,600 in 2022 due to heat (LEC), gas, and solid waste cost inflation at city facilities.

Expense Reductions - \$55,000 decrease

Some budgeted amounts included in the City's 2021 Operating Budget were not being used and were determined to no longer be needed in the 2022 budget. These amounts include:

Council Grants ¹	\$ 20,000
NV Chamber of Commerce ²	15,000
Sister Cities ³	10,000
Parking Program ⁴	<u>10,000</u>
Total Expense Reductions:	\$55,000

¹ Council Grants requests have reduced in frequency over recent years. \$30,000 remains in the 2022 budget.

² NV Chamber of Commerce decrease negotiated with the Chamber by agreeing to direct the \$15,000 of remaining funding to more specified deliverables

³ Sister Cities has been reduced within the operating budget due to decreased frequency of requests and the existence of a reserve for this purpose. \$10,000 remains in the 2022 budget and \$20,000 in reserve.

⁴ Parking Program has been reduced due to an equipment rental budget that is no longer required.

Non-Tax Revenue - \$710,200 increase

The following table summarizes non-tax revenue adjustments:

Finance ¹	\$ 516,100
Engineering ²	160,000
Strategic and Corporate Services ³	19,100
Planning and Development ⁴	<u>15,000</u>
Non-Tax Revenue Increase (net):	\$710,200

¹ Finance revenue is budgeted to increase by \$516,100 in 2022 due to increases in Interest and investment income (\$272,500), grants in lieu from the Federal and Provincial governments (\$129,400), Parking (\$64,200) and Tax Penalties (\$50,000). Interest and investment income forecast has been updated to reflect current investment balances and market conditions. The increased grant budget reflects actual amounts received in recent years, while parking revenue is increasing as it returns to pre-pandemic levels. The tax penalty revenue budget, unchanged since 2016, has been adjusted to reflect the impact of the increased tax roll.

² Engineering revenue is budgeted to increase by \$160,000 in 2022 due to expected increases in streets permits (\$105,000) and field user fees (\$55,000). The increase in streets permits is driven by the need for streets closures due to increased and more complicated development activity in recent years. \$50,000 of annual sports field user fees had been dedicated to repayment of the Tax Sale Land Reserve principal for the costs of installing the Confederation field and, now that the debt to the reserve has been satisfied, the revenue has been moved to the operating budget.

³ Strategic and Corporate Services revenue is budgeted to increase by \$19,100 in 2022 due to increased License to Use & Outdoor Dining fees, reflecting expectations of additional bookings versus the low levels experienced in the initial years of the pandemic

⁴ Planning and Development revenue is budgeted to increase by \$15,000 in 2022 due to expected increase in volume of rezoning applications.

Tax Roll Growth - \$800,000 increase

Staff forecast that the City will receive approximately \$800,000 in taxes from new growth in 2022. This estimate is based on the BC Assessment completed roll, received in January 2022. The final revised roll will be received in the spring.

2. Increase of Annual Tax Levy to Capital: 2.00%

The City's tax levy contribution to capital has not kept up with inflation since 2017. The City's tax levy contribution to Capital increased less than 4% p.a. from 2017 to 2021, with an increasing proportion of it being allocated to the HJCRC. Construction price indices increased more than 5% p.a. over that same period. Allocating 2% of the tax rate increase to capital closes the funding gap and catches up for prior years.

3. New Items: 0.51%

New items are of two types:

1. Staffing consists of new position requests that recognize efforts needed to address City goals and growth.
2. Program requests are made to create new program funding or to increase funding for existing programs.

The 2022 New Items Listing includes 6 items that will enable increased financial management capabilities, improved cyber and facilities security, improved public safety, and will facilitate increased park usage. **Attachment 2** provides detailed information on each of the proposed items.

FINANCIAL IMPLICATIONS

Based on the operating revenue and expenditure changes in the report, the City's Draft 2022 Operating Budget totals \$89.1 million, excluding requested new items. This budget is funded mainly by property taxation revenue (81%) and partially by other non-tax revenue sources.

Revenues (\$ Millions)	2022
Property Taxes	71.7
Fees and Services	11.9
Grants	3.5
External Funding	1.0
Transfers from Reserves	1.0
Total	89.1

Expenditures	2022
Protective Services	29.3
Parks, Rec, and Culture	16.6
General Government	17.9
Development Services	7.1
Transportation and Transit	3.9
Health, Social Services, and Housing	2.5
Transfers to Reserves	11.8
Total	89.1

Net	0.0
------------	------------

New Items proposed for 2022 would have an additional budget impact of \$307,800 in 2022. If supported by Council, 2022 Revenues and Expenditures would each total \$89.4 million.

The City's property tax rate increases for the past 5 years have been as follows:

Year	Operating Plan	Capital Plan	Total
2017	1.40%	2.00%	3.40%
2018	1.50%	1.00%	2.50%
2019	2.40%	2.00%	4.40%
2020	2.00%	0.00%	2.00%
2021	3.98%	0.00%	3.98%

Notes:

2017 included a 1% increase for HJRC.

2018 included a 1% increase for HJRC.

2019 included a 1.3% increase for the Provincial Employer Health Tax.

2020 rate increase was held low due to the uncertainty surrounding COVID-19.

2021 included a 1.6% increase for the Shipyards Operations moving into the Operating budget.

The City's proposed overall tax rate increase of 3.75% is less than the City's 2021 increase of 3.98% and compares favourably to other municipalities in the region.

BBY	Surrey	DNV	Coq	MV	CNV	DWV*	COV
2.95%	2.90%	3.00%	3.43%	3.50%	3.75%	4.29%	6.35%

* DWV Council passed a 4.29% increase Feb 14, 2022

Overall, the City's 2022 Draft Operating Budget is affordable and balanced.

INTER-DEPARTMENTAL IMPLICATIONS

The Draft 2022 Operating Budget is a reflection of the policies of the City, and the work plans of all City departments. In developing this budget, Finance staff rely on their close working relationship with staff in other departments and the City's shared-cost agencies. The Draft 2022 Operating Budget is supported and recommended by the City's Leadership Team.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The preparation and approval of an Operating Budget is consistent with the requirements of the Community Charter, with several of the objectives of the City's 2014 Official Community Plan and was prepared to continue to advance the 2018-2022 Council Strategic Plan.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer



2022 OPERATING BUDGET

FEBRUARY 16, 2022 | FINANCE DEPARTMENT



Table of Contents

2022 Departmental Financial Summaries

All Departments Financial Summary	1
Staff Count by Department	2
Chief Administrative Officer, City Clerk's, and Mayor's Office	3
Strategic and Corporate Services	7
Community and Partner Engagement (including Shipyards)	11
Planning and Development	15
Finance	20
Public Safety - Bylaws	24
Public Safety - Fire	27
Public Safety - Police, RCMP	30
Engineering, Parks & Environment	34
Major External Boards and Commissions	38
Library	40
North Vancouver Museum & Archives	43
North Vancouver Recreation and Culture	47

This Report outlines the year over year changes to the Operating budget on a departmental level. The Operating Budget is balanced, relying on a modest 3.75% tax rate increase, competitive within the lower mainland, and lower than that of The City in 2021.

Operating Expenses in this budget have increased \$4.0M vs 2021. This increase is driven by factors including increased RCMP costs driven by the new RCMP collective agreement, increases to salary and other wage provisions driven by collective bargaining, insurance cost increase driven by a hard insurance market, and includes \$308k for 6 new items (5 new positions and an increased investment in facilities security - See Appendix for further details). Detailed information on the changes impacting each departments' budgets are outlined in the following pages.

Additional property taxes of only \$2.25M are needed to fund the above expense increases, given growth to the tax roll. The property tax increase has been kept to a minimum as directed by Council as part of the development of the Harry Jerome Community Recreation Centre Financial Strategy endorsed by council in January 2022.

Overall, the 2022 Operating Budget is balanced.

ALL DEPARTMENTS FINANCIAL SUMMARY

Programs	2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
EXPENSES			
CAO, City Clerk's and Mayor's (Legislative)	3,690,500	3,691,800	1,300
Strategic and Corporate Services	8,698,700	8,732,600	33,900
Community and Partner Engagement	2,830,200	2,910,800	80,600
Planning and Development	6,383,700	6,389,200	5,500
Finance	14,481,000	16,384,800	1,903,800
Public Safety - Bylaws	1,232,200	1,236,700	4,500
Public Safety - Fire	11,855,200	12,148,300	293,100
Public Safety - Police (RCMP)	15,587,600	16,544,600	957,000
Engineering, Parks & Environment	9,185,500	9,348,400	162,900
Shared Corporate Training Programs	295,500	295,500	0
Major External Boards & Commissions	10,842,400	11,422,600	580,200
Total Operating Expenses	85,082,500	89,105,300	4,022,800
REVENUES			
CAO, City Clerk's and Mayor's (Legislative)	5,000	5,000	0
Strategic and Corporate Services	1,813,900	1,833,000	19,100
Community and Partner Engagement	1,469,800	1,469,800	0
Planning and Development	2,625,200	2,640,200	15,000
Finance	6,765,200	7,279,600	514,400
Public Safety - Bylaws	798,000	798,000	0
Public Safety - Fire	205,000	205,000	0
Public Safety - Police (RCMP)	949,000	1,520,300	571,300
Engineering, Parks & Environment	1,368,000	1,528,000	160,000
Major External Boards & Commissions	94,300	94,300	0
Property Taxes	68,989,100	71,732,100	2,743,000
Total Operating Revenues	85,082,500	89,105,300	4,022,800
Budget Balance	0	0	0

City of North Vancouver
Staff Count by Department

2022 Approved Complement

Chief Administrative Officer	6
City Clerk's	10
Strategic and Corporate Services	54
Community & Partner Engagement	18
Planning & Development	40
Finance	30
Public Safety - Bylaws	10
Public Safety - Fire	75
Public Safety - Police - Civilian	84
RCMP Members - City	73
Engineering Parks & Environment (including Utilities Staff)	129
Total Staff by Department	529

Approved Complement consists of Council approved regular full-time and regular part-time positions.

Offices of the Chief Administrative Officer, City Clerk's and Mayor

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

The City solicitor provides legal advice to City Council and City staff; drafts and negotiates legal agreements on behalf of the organization.

The City Clerk's office is responsible for the preparation of Council and Committee meeting agendas and minutes, administration and certification of City bylaws, interpreting legislation, administration of local elections and managing corporate records, coordinating Committees of Council, protection of privacy and access to information requests.



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

KEY RESPONSIBILITIES

- Liaison between Mayor, Council and City staff
- Work with Council to develop and implement its strategic priorities
- Oversee the affairs and operations of the City and its departments
- Advise City Council and City staff on obligations, legislative interpretation and the extent of municipal authority
- Provide strategic advice to the City of North Vancouver
- Deliver information to Council and Council Committees
- Administer and preserve corporate records management services
- Provide information and records to the public regarding Council business
- Respond to requests for information under the *Freedom of Information and Protection of Privacy Act*
- Administer general local elections
- Coordinate the Mayor's schedule, commitments and speaking engagements
- Conduct research and draft media communications
- Provide administrative support to the Office of the Mayor

Staffing

Approved Complement:

Chief Administrative Office	6.0
City Clerk's	<u>10.0</u>
	16.0

2022 Budget Analysis Administrative & Legislative

CAO, City Clerk's, Mayor & Council

2021 Expenditure Budget	3,690,500	
2022 Salaries Obligation	6,300	
Election Program	5,000	
Sister Cities	(10,000)	
2022 Expenditure Budget	3,691,800	
2022 Expenditure Budget Increase (Decrease)	1,300	0.04%
2021 Revenue Budget	5,000	
2022 Revenue Budget	5,000	
2022 Revenue Budget Increase (Decrease)	-	0.00%
2022 Net Tax Draw \$ Increase (Decrease)	1,300	
2022 Overall Tax Impact (assuming 1% tax increase = \$600K)	0.00%	

CHIEF ADMINISTRATIVE OFFICER, CLERK'S, MAYOR'S (LEGISLATIVE) EXPENSES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
CAO MANAGEMENT AND SUPPORT				
Management and Support	1110	937,250	937,250	0
Special Administration	1111	40,000	40,000	0
Total Management and Support		977,250	977,250	0
CAO CORPORATE PROGRAMS				
Admin CAO Corporate	1120	515,500	515,500	0
Civic Engagement	1125	10,000	10,000	0
Total Other Programs		525,500	525,500	0
Total CAO Expenses		1,502,750	1,502,750	0
CLERK'S MANAGEMENT AND SUPPORT				
Management and Support	1310	1,135,216	1,135,316	100
Total Management and Support Expenses		1,135,216	1,135,316	100
CLERK'S GENERAL PROGRAMS				
Volunteer Appreciation	1341	10,000	10,000	0
Election Administration	1350	40,000	45,000	5,000
Records Management	1380	18,600	18,600	0
Legal Advertising	1162	44,000	44,000	0
Total General Programs Expenses		112,600	117,600	5,000
CLERK'S OTHER PROGRAMS				
Board of Variance	2750	2,087	2,087	0
Total Other Programs Expenses		2,087	2,087	0
Total City Clerk's Expenses		1,249,903	1,255,003	5,100
LEGISLATIVE MANAGEMENT AND SUPPORT				
Management and Support	2610	294,497	300,697	6,200
Total Management and Support Expenses		294,497	300,697	6,200
LEGISLATIVE SUPPORT PROGRAMS				
Legislative	2620	622,671	622,671	0
Sister Cities	2631	20,000	10,000	(10,000)
Regional Legislative Meetings	3340	643	643	0
Total Support Programs		643,314	633,314	(10,000)
Total Legislative Expenses		937,811	934,011	-3,800
Total CAO, Clerk's & Legislative Expenses		3,690,464	3,691,764	1,300

CHIEF ADMINISTRATIVE OFFICER, CLERK'S, MAYOR'S (LEGISLATIVE) REVENUES

Programs	2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
CLERK'S GENERAL PROGRAMS			
Legal Advertising 1162	5,000	5,000	0
Total General Programs	5,000	5,000	0
Total City Clerk's Revenues	5,000	5,000	0
Total Admin, Clerk's & Legislative Revenues	5,000	5,000	0

Strategic and Corporate Services

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

KEY RESPONSIBILITIES

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



DIVISIONS

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

Staffing

Approved Complement:

Strategic Initiatives	2.0
Human Resources	11.0
Facilities Management/Real Estate	21.0
Information Technology	<u>20.0</u>
	54.0

2022 Budget Analysis Strategic & Corporate Services

2021 Expenditure Budget	8,698,700	
Salaries Obligation	17,600	
Parking Program expenses	(10,000)	
Facilities and Property expenses	9,200	
Information Technology expenses	17,100	
2022 Expenditure Budget Operating	<u>8,732,600</u>	
2022 Expenditure Budget Increase (Decrease)	<u>33,900</u>	0.39%
 2021 Revenue Budget	 1,813,900	
Facilities and Property revenue	19,100	
2022 Revenue Budget Operating	<u>1,833,000</u>	
2022 Revenue Budget Increase (Decrease)	<u>19,100</u>	1.05%
 2022 Net Tax Draw \$ Increase (Decrease)	 14,800	
2022 Overall Tax Impact (assuming 1% tax increase = \$600K)	0.02%	

STRATEGIC & CORPORATE SERVICES EXPENSES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
STRATEGIC INITIATIVES				
Strategic Initiatives	1140	253,100	261,500	8,400
Management & Support	1210	4,000	4,000	0
Budget Savings	1217	-15,000	-15,000	0
Total Strategic Initiatives		242,100	250,500	8,400
HUMAN RESOURCES				
HR Management & Support	1510	620,100	653,200	33,100
Special Administration	1511	20,450	20,450	0
Recruitment	1520	455,700	455,700	0
Benefits Administration	1540	83,000	83,000	0
Employee Fitness	1541	4,500	4,500	0
Employee Assistance	1542	23,000	23,000	0
Disability Management	1545	50,800	50,800	0
Employee Recognition	1570	25,563	25,563	0
Labour Relations	1580	144,400	144,400	0
Health & Safety	1590	188,440	195,340	6,900
Total HUMAN RESOURCES		1,615,953	1,655,953	40,000
FACILITIES MANAGEMENT				
Facilities Management	2140 2135	883,621	939,301	55,680
FM-Janitorial	2148	386,500	351,100	-35,400
FM-Security	2149	162,000	162,000	0
FM-Capital OH Recovery	2151	-60,000	-60,000	0
Total FACILITIES MANAGEMENT		1,372,121	1,392,401	20,280
REAL ESTATE & PROPERTY MANAGEMENT				
City Lands	1960	285,300	295,300	10,000
Parking	1973	143,500	133,500	-10,000
Property Management	1971	1,263,300	1,236,178	-27,122
Total Property Management		1,692,100	1,664,978	-27,122
INFORMATION TECHNOLOGY				
IT Administration	2510	-342,869	-267,412	75,457
IT Application Services	2530	1,544,400	1,490,200	-54,200
IT GIS	2540	574,800	594,500	19,700
IT Client Services	2550	2,000,101	1,951,501	-48,600
Total Information Technology		3,776,432	3,768,789	-7,643
Total Strategic & Corporate Services Expenses				
		8,698,706	8,732,621	33,915

STRATEGIC & CORPORATE SERVICES REVENUES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
REAL ESTATE & PROPERTY MANAGEMENT				
Parking	1973	526,500	526,500	0
Property Management	1971	1,287,400	1,306,500	19,100
Total Real Estate Management		1,813,900	1,833,000	19,100
Total Strategic & Corporate Services Revenues		1,813,900	1,833,000	19,100

Community and Partner Engagement

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

KEY RESPONSIBILITIES

- Media relations and issues management
- Communications & City website
- Public engagement
- Economic development and tourism
- Film and special events
- Business licensing and compliance
- Shipyards skate plaza and splash park
- Shipyards / Waterfront programming
- Community partnerships
- Youth and family community development
- Place-making & public realm activation



DIVISIONS

- Communications & Engagement
- Economic Development & Business Services
- Shipyards and Waterfront
- Administration

Staffing

Approved Complement:

Community & Partner Engagement 18.0

2022 Budget Analysis Community & Partner Engagement

2021 Expenditure Budget Community & Partner Engagement	2,830,200	
2022 Salaries Obligation	95,600	
Contract Chamber of Commerce	(15,000)	
2022 Expenditure Budget	<u>2,910,800</u>	
2022 Expenditure Budget Increase (Decrease)	<u>80,600</u>	2.85%
2021 Revenue Budget Community & Partner Engagement	1,469,800	
Moorage fees and community venue rentals revenue to Shipyards	(22,000)	
Filming revenues increase	22,000	
2022 Revenue Budget	<u>1,469,800</u>	
2022 Revenue Budget Increase (Decrease)	<u>-</u>	0.00%
2022 Net Tax Draw \$ Increase (Decrease)	80,600	
2022 Overall Tax Impact (assuming 1% tax increase = \$600K)	0.13%	

COMMUNITY & PARTNER ENGAGEMENT (CPE) EXPENSES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
SHIPYARDS WATERFRONT				
Shipyards Expenses				
Shipyards Admin	1131	126,200	292,726	166,526
Events & Programming	1132	268,200	448,842	180,642
Marketing & Promotion	1133	35,000	51,900	16,900
Ops & Maintenance	1134	1,075,100	1,174,372	99,272
Site Hosts	1135	46,500	70,000	23,500
Total Shipyards Expenses		1,551,000	2,037,840	486,840
Shipyards Operations Revenue	1131	(646,000)	(1,132,840)	(486,840)
Total CNV Contribution to Shipyards Waterfront		905,000	905,000	0
MANAGEMENT AND SUPPORT				
Management and Support	1710	650,155	650,055	-100
CD Budget Savings	1717	-15,000	-15,000	0
Total Management and Support Expenses		635,155	635,055	-100
COMMUNICATIONS & PUBLIC RELATIONS				
Comm & Public Relations	1160	570,000	573,800	3,800
Publications	1161	26,500	26,500	0
Community Advertising	1163	36,100	36,100	0
Community Report	1164	8,800	8,800	0
Total Communications & Public Relations		641,400	645,200	3,800
BUSINESS LICENSE & ECONOMIC DEVELOPMENT				
Business Services	1155	112,800	200,900	88,100
Intermunicipal Program	1800	20,700	20,700	0
Business License	1900	104,400	104,400	0
Economic Development	1150	88,000	88,000	0
Tourism	1151	20,000	20,000	0
Filming Administration	1360	123,100	126,900	3,800
Chamber of Commerce	8500	30,000	15,000	-15,000
Total Business License & Economic Dev Expenses		499,000	575,900	76,900
Total CPE Programs Expenses		2,680,555	2,761,155	80,600
SOCIAL PROGRAMS				
School Anti-Violence	8231	20,000	20,000	0
Child Youth & Family Friendly	8300	17,000	17,000	0
Studio in the City	8301	50,000	50,000	0
Youth Services	8305	29,650	29,650	0
Youth Initiatives	8360	20,500	20,500	0
Family Events in Civic Plaza	8370	12,500	12,500	0
Total Social Programs		149,650	149,650	0
Total Other Programs Expenses		149,650	149,650	0
Total CPE Expenses		2,830,205	2,910,805	80,600

COMMUNITY & PARTNER ENGAGEMENT (CPE) REVENUES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
MANAGEMENT AND SUPPORT				
Management and Support	1710	6,000	6,000	0
BUSINESS LICENSE & ECONOMIC DEVELOPMENT				
Business Services	1155	12,000	0	-12,000
Intermunicipal Program	1800	40,000	40,000	0
Business License	1900	1,276,800	1,276,800	0
Pier	1153	10,000	0	-10,000
Filming Administration	1360	125,000	147,000	22,000
Total Business License & Economic Dev Revenues		1,463,800	1,463,800	0
Total CPE Revenues		1,469,800	1,469,800	0

Planning and Development

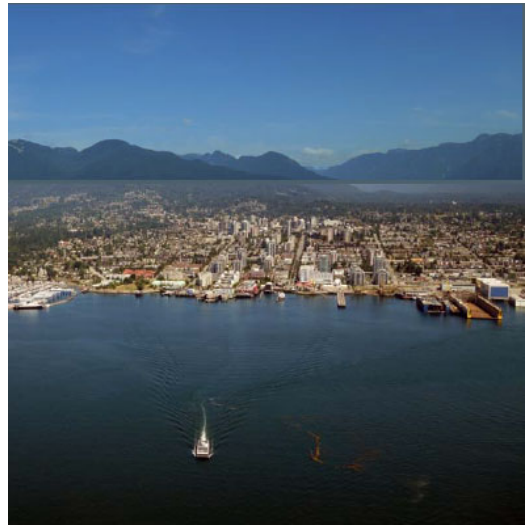
Planning and Development assists Mayor and Council in setting community goals and objectives, creating plans, and implementing these plans through policies, regulations and development.

KEY RESPONSIBILITIES

- Long range and land use planning
- Community and social planning
- Transportation planning
- Environmental planning and sustainability
- Development planning
- Building permits
- Zoning administration
- Code interpretation and regulation
- Construction approvals

DIVISIONS

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



Staffing

Approved Complement:

Planning & Development	40.0
------------------------	------

2022 Budget Analysis Planning & Development

2021 Expenditure Budget	6,383,700	
2022 Salaries Obligation	(18,700)	
Core Funded Agencies, 2% Cost of Living increase	24,200	
2022 Expenditure Budget	<u>6,389,200</u>	
2022 Expenditure Budget Increase (Decrease)	<u>5,500</u>	0.09%
 2021 Revenue Budget	 2,625,200	
Sale of Plans	(4,000)	
Fees - Rezoning	19,000	
2022 Revenue Budget	<u>2,640,200</u>	
2022 Revenue Budget Increase (Decrease)	<u>15,000</u>	0.57%
 2022 Net Tax Draw \$ Increase (Decrease)	 (9,500)	
2022 Overall Tax Impact (assuming 1% tax increase = \$600K)	-0.02%	

PLANNING & DEVELOPMENT (PD) EXPENSES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
MANAGEMENT AND SUPPORT				
Management and Support	1910	909,110	914,910	5,800
Total Management and Support Expenses		909,110	914,910	5,800
PERMITS & INSPECTIONS				
Inspections	1760	1,853,421	1,831,021	-22,400
Total Development Planning Expenses		1,853,421	1,831,021	-22,400
DEVELOPMENT PLANNING				
Development Planning	1720	928,900	938,700	9,800
Heritage Planning	1950	5,250	5,250	0
Total Development Planning Expenses		934,150	943,950	9,800
COMMUNITY PLANNING				
Community Planning	1920	408,450	408,450	0
Total Community Planning Expenses		408,450	408,450	0
TRANSPORTATION				
Transportation	1930	342,100	347,900	5,800
Public Transp Alternatives	1543	7,500	7,500	0
Integrated Transp Cmte	2805	8,800	8,800	0
Commercial Bike Racks	3260	3,500	3,500	0
Bicycle Promotions	3261	1,970	1,970	0
Traffic & Transp Ops	5180	48,031	48,031	0
School Crossing Guards	8232	93,800	93,800	0
Total Transportation Expenses		505,701	511,501	5,800
ENVIRONMENT				
Environmental Sustainability	1940	229,000	211,300	-17,700
Environment Stewardship	5040	53,780	53,780	0
Total Environment Expenses		282,780	265,080	-17,700
Total PD Programs Expenses		4,893,612	4,874,912	-18,700

PLANNING & DEVELOPMENT (PD) EXPENSES (continued)

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
ADVISORY COMMITTEES				
Advisory Design Panel	2720	6,649	6,649	0
Social Planning Advisory	2730	3,266	3,266	0
Community Services Grant	2731	177,692	177,692	0
Advisory Planning	2740	5,582	5,582	0
Heritage Advisory	2760	3,637	3,637	0
Total Advisory Committees Expenses		196,826	196,826	0
SOCIAL PROGRAMS				
Homeless Prevention Program	8150	76,400	76,400	0
Substance Abuse Committee	3310	5,000	5,000	0
Total Social Programs		81,400	81,400	0
CORE FUNDED AGENCIES				
NSNH Operating & Ed Garden	8140	71,013	72,434	1,421
NSNH Youth Worker (YW)	8314	119,605	121,997	2,392
NSNH P & P Teens	8311	11,979	12,219	240
NSNH YW at Youth Lounge	8317	59,807	61,003	1,196
NSNH Queen Mary School	8312	81,003	82,623	1,620
NSNH QM Comm Project	8320	17,694	18,048	354
NSNH Comm Schools Prog	8321	22,398	22,846	448
NSNH Youth Lounge Op	8313	9,773	9,968	195
NSNH Golden Circle	8318	3,943	4,022	79
NSNH Learning Together	8319	5,933	6,052	119
NSNH John Braithwaite CC	8604	373,987	381,467	7,480
Silver Harbour Centre	8130	168,201	171,565	3,364
Family Services of the NS	8112	53,013	54,073	1,060
Capilano Community Services	8120	12,735	12,990	255
Capilano Cmty Serv - Youth Worker	8121	72,586	74,037	1,451
NS Community Resources	8125	56,519	57,649	1,130
NS Crisis Services Society	8351	10,612	10,824	212
NS Women's Centre	8352	13,265	13,530	265
Harvest Project	8353	10,612	10,824	212
Restorative Justice	3360	37,142	37,885	743
Total Core Funded Agencies		1,211,820	1,236,056	24,236
Total Other Programs Expenses		1,490,046	1,514,282	24,236
Total Planning & Development Expenses		6,383,658	6,389,194	5,536

PLANNING & DEVELOPMENT REVENUES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
PLANNING REVENUES				
Management and Support	1910	4,000	0	-4,000
Permits & Fees	1770	2,400,000	2,400,000	0
Community Service Grants	2731	77,692	77,692	0
Development Approvals	1730	140,000	159,000	19,000
Total Planning Revenues		2,621,692	2,636,692	15,000
TRANSPORTATION				
Commercial Bike Racks	3260	3,500	3,500	0
Total Transportation Revenues		3,500	3,500	0
Total Planning & Development Revenues		2,625,192	2,640,192	15,000

Finance

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

KEY RESPONSIBILITIES

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



Staffing

Approved Complement:

Finance	30.0
---------	------

2022 Budget Analysis Finance Department

2021 Expenditure Budget	14,481,000	
2022 Salaries Obligation	(104,000)	
Insurance	53,700	
Council Grants	(20,000)	
Transfer to Capital	1,200,000	
Salaries Corporate Provisions	775,600	
Other adjustment	200	
<i>Change in Local Area Services, equally offset in Revenue</i>	<i>(1,700)</i>	
2022 Expenditure Budget Operating	16,384,800	
2022 Expenditure Budget Increase (Decrease)	1,903,800	13.15%
2021 Revenue Budget	6,765,200	
Eliminate further Corporate Covid Reductions		
Parking Revenue increase against Covid reduction	64,200	
Interest Investments and LEC Interest and Dividends increase	272,500	
Tax Penalties increase	50,000	
1% Levy (Terasen, BC Hydro)	9,400	
Grant in Lieu, Federal	(10,000)	
Grant in Lieu, Provincial	100,000	
Provincial Grant for Port Properties	13,000	
Commission for School Tax	10,000	
Tax Certificates	5,000	
Squamish Band Service Agreements	2,000	
<i>Change in Local Area Services, equally offset in Expenses</i>	<i>(1,700)</i>	
2022 Revenue Budget	7,279,600	
2022 Revenue Budget Increase (Decrease)	514,400	7.60%
2022 Net Tax Draw \$ Increase (Decrease)	1,389,400	
2022 Overall Tax Impact (assuming 1% tax increase = \$600,000)	2.32%	

FINANCE EXPENSES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
MANAGEMENT AND SUPPORT				
Management and Support	2110	489,829	488,629	-1,200
Fin Budget Savings	2117	-15,000	-15,000	0
Total Management and Support Expenses		474,829	473,629	-1,200
PURCHASING & RISK MANAGEMENT				
Purchasing	2130	288,400	286,400	-2,000
Vehicle Fleet Admin	2160	34,900	40,946	6,046
Risk Liability and Insurance	2150	306,000	357,900	51,900
Total Purchasing & Risk Management Expenses		629,300	685,246	55,946
ACCOUNTING & TAXATION				
Financial Accounting	2170	291,744	286,344	-5,400
Accounts Payable	2180	138,376	137,476	-900
Treasury	2192	81,000	81,000	0
Taxation	2302	638,900	645,650	6,750
Total Accounting & Taxation Expenses		1,150,020	1,150,470	450
FINANCIAL PLANNING & PAYROLL				
Financial Planning	2400	601,400	516,600	-84,800
Payroll	2200	347,975	346,275	-1,700
Total Financial Planning & Payroll Expenses		949,375	862,875	-86,500
Total Finance Programs Expenses		3,203,524	3,172,220	-31,304
FINANCE CORPORATE PROGRAMS				
Finance Corporate	2120	-96,600	-117,300	-20,700
Internal Controls	2195	160,100	160,100	0
Financial Plan Contingency	2401	1,000,000	1,000,000	0
Planning	2420	10,120,490	12,096,308	1,975,818
Council Grants	8401	50,000	30,000	-20,000
Travel Grants	8410	2,500	2,500	0
Public Art Admin	8031	6,000	6,000	0
Public Art Maintenance	8032	20,000	20,000	0
Community Art Program	8040	15,000	15,000	0
District Energy Coordination	2450	0	0	0
Total Finance Corporate Programs Expenses		11,277,490	13,212,608	1,935,118
Total Finance Expenses		14,481,014	16,384,828	1,903,814

FINANCE REVENUES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
PURCHASING & RISK MANAGEMENT				
Purchasing	2130	16,000	16,000	0
Risk Liability and Insurance	2150	48,800	48,800	0
Total Purchasing & Risk Management Revenues		64,800	64,800	0
ACCOUNTING & TAXATION				
Treasury	2192	1,808,000	2,080,500	272,500
Other Taxes	2302	4,074,200	4,251,850	177,650
Other Revenue	2303	75,900	75,900	0
Total Accounting & Taxation Revenues		5,958,100	6,408,250	450,150
Total Finance Programs Revenues		6,022,900	6,473,050	450,150
FINANCE CORPORATE PROGRAMS				
Financial Planning Contingency	2401	1,000,000	1,000,000	0
Planning	2420	-257,740	-193,500	64,240
Total Finance Corporate Programs Revenues		742,260	806,500	64,240
Total Finance Programs Revenues		6,765,160	7,279,550	514,390

Public Safety – Bylaw Services

Bylaw Services is responsible for the enforcement of the City's Bylaws. Bylaw Officers work to educate the community about bylaws, enforce fairly and consistently, and resolve any bylaw conflicts in a collaborative way.

Key Responsibilities

- Parking Enforcement
- Bylaw Enforcement
- Animal Control

Staffing

Approved Complement:

Bylaw	10.0
-------	------



2022 Budget Analysis Public Safety - Bylaws

2021 Expenditure Budget	1,232,200	
Insurance	4,500	
2022 Expenditure Budget	<u>1,236,700</u>	
2022 Expenditure Budget Increase (Decrease)	<u>4,500</u>	0.37%
2021 Revenue Budget	798,000	
2022 Revenue Budget	<u>798,000</u>	
2022 Revenue Budget Increase (Decrease)	<u>-</u>	0.00%
2022 Net Tax Draw \$ Increase (Decrease)	4,500	
2022 Overall Tax Impact (assuming 1% tax increase = \$600K)	0.01%	

PUBLIC SAFETY - BYLAWS EXPENSES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
BYLAW MANAGEMENT				
ByLaw Enforcement	1392	1,044,795	1,049,227	4,432
ByLaw Dispute Registry	1396	6,000	6,000	0
Animal Control	8210	155,888	155,888	0
VCH-Municipal Services	3350	25,544	25,544	0
Total Bylaw Management Expenses		1,232,227	1,236,659	4,432
Total Public Safety Bylaws Expenses		1,232,227	1,236,659	4,432

PUBLIC SAFETY - BYLAWS REVENUES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
BYLAW MANAGEMENT				
ByLaw Enforcement	1392	750,000	750,000	0
Animal Control	8210	48,000	48,000	0
Total Bylaw Management Revenues		798,000	798,000	0
Total Public Safety Bylaws Revenues		798,000	798,000	0

Public Safety - Fire Department

To safeguard and serve our community through the promotion and provision of education, emergency medical and fire services in order to protect life, property and the environment.

Key Responsibilities

- Administration
- Operations and Support
- Fire prevention and public education
- Emergency management and planning
- Public Safety and Community Service



Staffing

Approved Complement:

Fire and Rescue	75.0
-----------------	------

2022 Budget Analysis Public Safety - Fire

2021 Expenditure Budget	11,855,200	
2022 Salaries Obligation	218,100	
Surrey Dispatch Agreement	7,300	
Utilities - Heat, Hydro, Gas, Water & Sewer	4,000	
Insurance	47,900	
North Shore Emergency Management (NSEM)	15,800	
2022 Expenditure Budget	12,148,300	
2022 Expenditure Budget Increase (Decrease)	293,100	2.47%
2021 Revenue Budget	205,000	
2022 Revenue Budget	205,000	
2022 Revenue Budget Increase (Decrease)	-	0.00%
2022 Net Tax Draw \$ Increase (Decrease)	293,100	
2022 Overall Tax Impact (assuming 1% tax increase = \$600K)	0.49%	

PUBLIC SAFETY - FIRE EXPENSES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
MANAGEMENT AND SUPPORT				
Management and Support	4010	1,503,242	1,575,036	71,794
Fire Budget Savings	4017	-15,000	-15,000	0
Total Management and Support Expenses		1,488,242	1,560,036	71,794
SUPPORT PROGRAMS				
Fire Apparatus	4020	365,200	379,975	14,775
Fire Operations	4030	8,368,829	8,465,029	96,200
Fire Prevention	4040	889,563	976,763	87,200
Dispatch Services	4044	354,364	361,680	7,316
Total Support Programs Expenses		9,977,956	10,183,447	205,491
CORPORATE EMERGENCY PROGRAMS				
General Preparedness	3010	30,000	30,000	0
North Shore Emergency Management	8205	339,674	355,518	15,844
North Shore Rescue	8208	19,301	19,301	0
Total Corporate Emergency Programs		388,975	404,819	15,844
Total Fire Department Expenses		11,855,173	12,148,302	293,129

PUBLIC SAFETY - FIRE REVENUES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
SUPPORT PROGRAMS				
Fire Prevention	4040	205,000	205,000	0
Total Support Programs Revenues		205,000	205,000	0
Total Fire Department Revenues		205,000	205,000	0

Public Safety - Police, RCMP

The RCMP serves and protects citizens of the City.

KEY RESPONSIBILITIES

- Municipal traffic enforcement
- Investigative services
- Crime reduction and prevention
- Community policing
- Youth intervention
- Mental Health Integrated Outreach Team
- Integrated First Nations Unit

Staffing

Approved Complement:

RCMP Approved Members	73.0
Civilian Staff	<u>84.0</u>
	157.0



2022 Budget Analysis, Police

	Current 45.10% CNV	
2021 Expenditure Budget	15,587,600	
Net Shared Civilian costs	24,700	
Community Police location, Hydro reduction	(200)	
Total Civilian Programs	24,500	
City RCMP Contract	836,300	
Return LL Crime Reduction Unit (reverse Covid savings)	96,200	
Total Police (RCMP/IHIT) Programs	932,500	
2022 Expenditure Budget	16,544,600	
2022 Expenditure Budget Increase (Decrease)	957,000	6.1%
2021 Police Civilian Revenue	574,000	
2021 Operating Reserve	375,000	
	949,000	
Provincial Traffic Fine Revenue Sharing	70,000	
Fees RCMP and Criminal Record Searches	35,000	
Total Police Civilian Revenue increases	105,000	
2022 Transfer From Police Contract Reserve	466,300	
2022 Police Civilian Revenue Balance	679,000	
2022 Operating Reserve Revenue	841,300	
2022 Revenue Budget	1,520,300	
2022 Revenue Budget Increase (Decrease)	571,300	99.5%
2022 Net Tax Draw \$ Increase (Decrease)	385,700	
2022 Overall Tax Impact (assuming 1% tax increase = \$600K)	0.64%	

PUBLIC SAFETY - POLICE (RCMP) EXPENSES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
MUNICIPAL SHARED PROGRAMS				
BUILDING				
GBB Facility Operations	4600	637,570	646,770	9,200
Total Building Expenses		637,570	646,770	9,200
ADMINISTRATION				
Administration	4610	1,233,785	1,212,485	-21,300
Total Administration Expenses		1,233,785	1,212,485	-21,300
RECORDS AND INFORMATION				
Records & Information	4615	1,373,800	1,307,800	-66,000
Total Records and Information Expenses		1,373,800	1,307,800	-66,000
TELECOM				
Telecom	4620	2,859,800	2,888,300	28,500
North Shore Dispatch	4621	183,800	183,800	0
Total Telecom Expenses		3,043,600	3,072,100	28,500
CLIENT SERVICES				
Client Services Support	4640	1,332,500	1,454,200	121,700
Keep of Prisoners	4630	391,000	387,500	-3,500
Victim Services	4641	346,280	342,480	-3,800
Crime Prevention	4642	93,010	96,310	3,300
Block Watch	4643	86,850	86,850	0
Auxiliary Police	4644	89,400	34,700	-54,700
False Alarm Reduction	4646	8,000	8,000	0
NV Citizen Patrol	4647	0	0	0
Total Client Services Expenses		2,347,040	2,410,040	63,000
POLICE PROGRAMS				
Bicycle Patrol	4645	15,000	15,000	0
D.A.R.E.(Drug Resistance)	4653	7,250	7,250	0
Spurs Cadet Program	4655	10,000	10,000	0
Fleet Vehicles	4660	116,200	121,000	4,800
Total Police Programs Expenses		148,450	153,250	4,800
Total Shared Programs		8,784,245	8,802,445	18,200
Recovery for Shared Costs	4701	-4,836,605	-4,832,542	4,063
Administration Non-Shared	4710	-324,600	-322,200	2,400
Total Recoveries for Shared Programs Expenses		-5,161,205	-5,154,742	6,463
Net City Shared Programs Expenses		3,623,040	3,647,703	24,663

PUBLIC SAFETY - POLICE (RCMP) EXPENSES (continued)

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
NON-SHARED (CITY ONLY) PROGRAMS				
CNV Community Policing	4720	127,345	127,145	-200
Crimestoppers	8220	6,200	6,200	0
Total Non-Shared (City Only) Expenses		133,545	133,345	-200
POLICE CONTRACT				
Police Contract	4700	11,831,000	12,763,550	932,550
Total Contract (City Only) Expenses		11,831,000	12,763,550	932,550
Total City Only Programs Expenses		11,964,545	12,896,895	932,350
Total Police (RCMP) Expenses		15,587,585	16,544,598	957,013

PUBLIC SAFETY - POLICE (RCMP) REVENUES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
NON-SHARED (CITY ONLY) PROGRAMS				
Admin Police Non-Shared	4710	574,000	679,000	105,000
Total Non-Shared (City Only) Programs Revenues		574,000	679,000	105,000
POLICE CONTRACT				
Transfer from Reserves	4700	375,000	841,275	466,275
Total Police Contract		375,000	841,275	466,275
Total City Only Programs Revenues		949,000	1,520,275	571,275
Total Police (RCMP) Revenues		949,000	1,520,275	571,275

Engineering, Parks and Environment

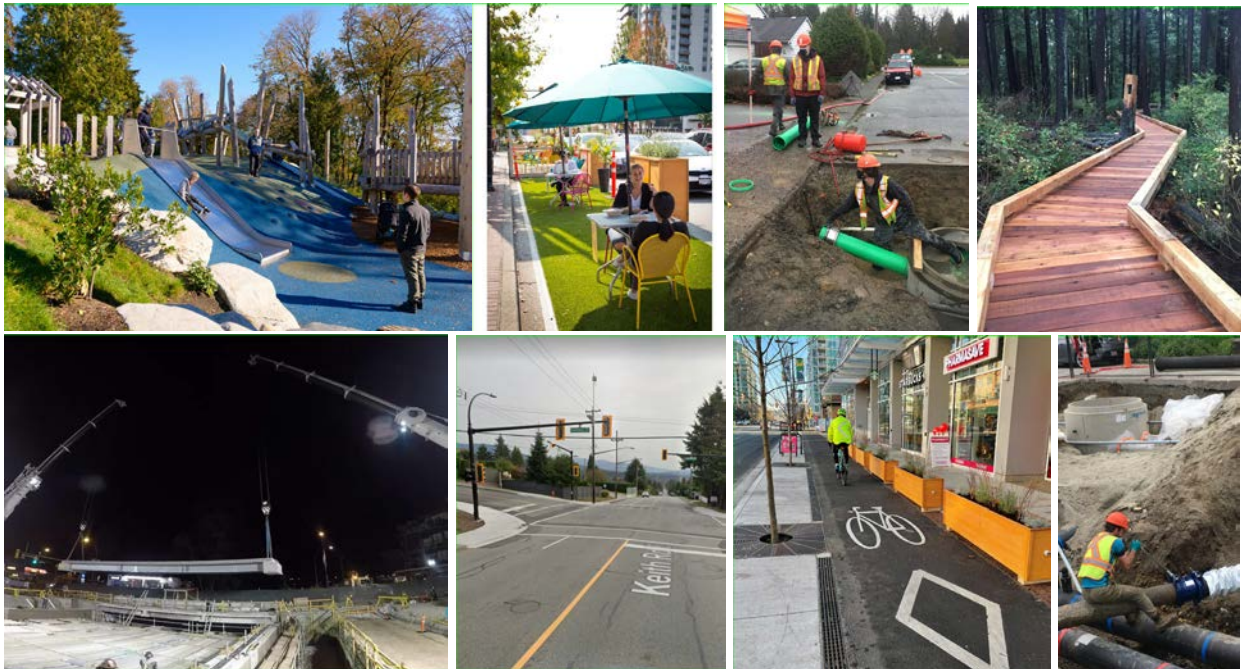
Engineering, Parks and Environment department provides and maintains essential municipal services, public spaces and infrastructure.

KEY RESPONSIBILITIES

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

DIVISIONS

- Engineering Planning, Design
- Public Realm Infrastructure and Project Delivery
- Operations
- Development Services
- Parks and Environment
- Administration



Staffing

Approved Complement:

City Hall	39.0
Operations	<u>90.0</u>
	129.0

2022 Budget Analysis Engineering Parks and Environment

2021 Expenditure Budget	9,185,500	
2022 Salaries Obligation	31,200	
Insurance	41,500	
Allocations to Operating from Works Yard	11,100	
2022 Capital Cost Impacts (CCI)	79,100	
2022 Expenditure Budget Operating	<u>9,348,400</u>	
2022 Expenditure Budget Increase (Decrease)	<u>162,900</u>	1.77%
2021 Revenue Budget	1,368,000	
2022 Parks Fields revenue increase	55,000	
Street Permits revenue increase	105,000	
2022 Revenue Budget	<u>1,528,000</u>	
2022 Revenue Budget Increase (Decrease)	<u>160,000</u>	11.70%
2022 Net Tax Draw \$ Increase (Decrease)	2,900	
2022 Overall Tax Impact (assuming 1% tax increase = \$600K)	0.00%	

ENGINEERING, PARKS & ENVIRONMENT EXPENSES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
MANAGEMENT AND SUPPORT				
Management and Support	5010	359,819	371,719	11,900
Engr Budget Savings	5017	-30,000	-30,000	0
Total Management and Support Expenses		329,819	341,719	11,900
DEPUTY ENGINEER				
Design				
Survey	5170	26,031	26,031	0
Total Design Expenses		26,031	26,031	0
Development				
Development Services	1725	0	0	0
Public Process	1315	4,854	4,854	0
Total Development Expenses		4,854	4,854	0
Total Deputy Engineer Expenses		30,885	30,885	0
OPERATIONS DIVISION				
Streets				
Streets Operations	5160	2,397,762	2,417,345	19,583
Streets Admin	5165	1,473,108	1,506,369	33,261
Total Streets Expenses		3,870,870	3,923,714	52,844
Parks & Environment				
Parks Operations	5070	2,597,946	2,650,489	52,543
Special Events Support	5071	81,251	81,251	0
Sport Field Users	5073	236,415	236,415	0
Streetscapes & Greenways	5074	837,051	845,881	8,830
Parks Admin	5075	1,269,506	1,306,295	36,789
Total Parks Expenses		5,022,169	5,120,331	98,162
Total Operations Division Expenses		8,893,039	9,044,045	151,006
COMMITTEES				
Advisory Cmte Disability Issues	3120	6,267	6,267	0
Joint Use	2910	500	500	0
Total Committees Expenses		6,767	6,767	0
OVERHEAD CAPITAL				
Parks Overhead Capital	5077	-15,000	-15,000	0
Streets Overhead Capital	5167	-60,000	-60,000	0
Total Overhead Capital		-75,000	-75,000	0
Total Engineering General Expenses		9,185,510	9,348,416	162,906

ENGINEERING, PARKS & ENVIRONMENT REVENUES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
MANAGEMENT AND SUPPORT				
Management and Support	5010	4,000	4,000	0
Total Management and Support Revenues		4,000	4,000	0
DEPUTY ENGINEER				
Development Services	1725	351,000	351,000	0
Total Deputy Engineer		351,000	351,000	0
OPERATIONS DIVISION				
Streets				
Streets Operations	5160	422,000	422,000	0
Streets Admin	5165	400,000	505,000	105,000
Total Streets Revenues		822,000	927,000	105,000
Parks				
Parks Operations	5070	100,000	150,000	50,000
Sport Field Users	5073	56,000	61,000	5,000
Parks Admin	5075	35,000	35,000	0
Total Parks Revenues		191,000	246,000	55,000
Total Operations Division Revenues		1,013,000	1,173,000	160,000
Total Engineering General Revenues		1,368,000	1,528,000	160,000

Major External Boards and Commissions

The City delivers programs and services to the community not only through internal departments, but also through external Agencies, Boards and Commissions. The most significant in terms of financial contribution are the three shown in the Major External Boards and Commissions summary. They are presented in greater detail on the following pages, and consist of the following:



- City Library (Board)
- North Vancouver Museum & Archives (Commission)
- North Vancouver Recreation and Culture (Commission)

MAJOR EXTERNAL BOARDS AND COMMISSIONS EXPENSES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
MAJOR EXTERNAL BOARDS AND COMMISSIONS				
City Library	8601	4,453,563	4,628,242	174,679
Museum & Archives	8602	608,353	622,665	14,312
NV Recreation and Culture	8603	5,780,466	6,171,656	391,190
Total Boards and Commissions		10,842,382	11,422,563	580,181
Total Major Ext Boards/Commissions Exp		10,842,382	11,422,563	580,181

MAJOR EXTERNAL BOARDS AND COMMISSIONS REVENUES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
MAJOR EXTERNAL BOARDS AND COMMISSIONS				
Rent Cultural Facilities		94,252	94,252	0
Total Boards and Commissions		94,252	94,252	0
Total Major Ext Boards/Commissions Rev		94,252	94,252	0

North Vancouver City Library

The North Vancouver City Library is an inclusive and welcoming space for everyone, supporting lifelong learning and community development with free and equitable access to information and ideas in all their forms.

KEY RESPONSIBILITIES

- Programming and resources to support literacy development and lifelong learning
- Robust physical and digital collections
- Access to technology, public technology support and digital literacy
- Provision of spaces for study, collaboration, creation and discovery

Staffing

Full Time & Part Time FTE total 37.6



2022 Budget Analysis Library

2021 City Contributions for Operations

4,453,500

Expenditure Changes

2022 Salaries Obligation	49,200	
City IT Services	28,400	
Heat & Hydro	1,100	
Inflation on Library Materials	24,100	
Insurance	28,700	
Other Expenses	34,200	
Non Wage Expenses	116,500	
Total Expenditure Increase (Decrease)	165,700	3.7%

Revenue Changes

Revenue reductions	(9,000)	
Total Revenues Increase (Decrease)	(9,000)	0.2%

2022 City Contribution for Operations

4,628,200

2022 City Contribution Increase (Decrease)

174,700 3.92%

2022 Net Tax Draw \$ Increase (Decrease)	174,700
2022 Overall Tax Impact (assuming 1% tax increase = \$600K)	0.29%

LIBRARY EXPENSES

Programs	2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
ADMINISTRATION			
Total Administration Expenses	543,981	564,840	20,859
OPERATIONS			
Total Operations Expenses	627,643	663,363	35,720
SUPPORT SERVICES			
Total Support Services Expenses	774,250	726,550	(47,700)
COLLECTIONS & TECHNICAL SERVICES			
Total Collections & Technical Services Expenses	849,100	874,000	24,900
PUBLIC SERVICES			
Total Public Services Expenses	1,830,200	1,962,100	131,900
Total Library Expenses	4,625,174	4,790,853	165,679

LIBRARY REVENUES

Programs	2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
MUNICIPAL CONTRIBUTION			
City of North Vancouver 48101	4,453,563	4,628,242	174,679
Total Municipal Contribution	4,453,563	4,628,242	174,679
LIBRARY GRANTS			
Total Grants Revenues	115,811	115,811	0
LIBRARY PROGRAMS			
Total Library Programs Revenues	55,800	46,800	(9,000)
Library Revenues (excluding municipal contribution)	171,611	162,611	-9,000
Total Library Revenues	4,625,174	4,790,853	165,679

North Vancouver Museum and Archives Commission

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

KEY RESPONSIBILITIES

- MONOVA operates both the Museum of North Vancouver at The Shipyards and the Archives of North Vancouver located in Lynn Valley
- Manages and preserves artifacts and records of municipal, historical and cultural significance to the community
- Develops and delivers engaging and compelling interpretative, educational programs and exhibits
- Works with the local community to identify, document and preserve local history and bring it to life



Staffing

Full Time Equivalents:

Full Time	6.0
Part Time	<u>3.1</u>
	9.1

2022 Budget Analysis Museum and Archives

	<i>Museum Budget</i>	<i>City Share</i>	
2021 Municipal Contribution	1,216,700	608,400	
Expenditure Changes			
2022 Salaries	8,400	4,200	
Services Contract & Misc	15,000	7,500	
Insurance and Audit	4,700	2,400	
IT - Service Fees	500	200	
2022 Municipal Contribution	1,245,300	622,700	
2022 Municipal Contribution Increase (Decrease)	28,600	14,300	2.35%
2022 Net Tax Draw \$ Increase (Decrease)	28,600	14,300	
2022 Overall Tax Impact (assuming 1% tax increase = \$600K)		0.02%	

MUSEUM AND ARCHIVES EXPENSES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
ADMINISTRATION				
Administration Operations	Various	455,217	497,043	41,826
Premises - Museum	7816	203,000	198,371	(4,629)
Premises - Lynn Valley	7817	79,297	79,298	1
Total Administration		737,514	774,712	37,198
COLLECTIONS				
Collections	7820	114,046	133,969	19,923
Total Collections		114,046	133,969	19,923
ARCHIVES				
Archives	7840	205,700	209,000	3,300
Total Archives		205,700	209,000	3,300
EXHIBITS AND PROGRAMS				
Museum Programs	7850	278,912	123,642	(155,270)
School Programs	7851	8,200	6,200	(2,000)
Public Programs	7852	11,800	11,800	0
Exhibitis	7853	29,703	29,703	0
Guest Services	7860	0	209,504	209,504
Total Administration		328,615	380,849	52,234
Total Museum Expenses		1,385,875	1,498,530	112,655

MUSEUM AND ARCHIVES REVENUES

Programs		2021 Annual Budget	2022 Annual Budget	Variance 2022 Annual to 2021 Annual
MUNICIPAL CONTRIBUTION				
City of North Vancouver	48101	608,353	622,665	14,312
District of North Vancouver	48501	608,353	622,665	14,312
Total Municipal Contribution		1,216,706	1,245,330	28,624
GRANTS				
Total Grants Revenues		46,000	46,000	0
EARNED INCOME				
Total Earned Income Revenues		73,169	107,200	34,031
DONATIONS				
Total Donations		50,000	100,000	50,000
Museum Revenues (excluding municipal contrib)		169,169	253,200	84,031
Total Museum Revenues		1,385,875	1,498,530	112,655

North Vancouver Recreation and Culture Commission

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

KEY RESPONSIBILITIES

- Community recreation and culture service, program and event planning and delivery
- Community recreation and culture facility management, operations and maintenance and facility planning
- Management of the public art programs and oversight of community arts grants
- Capacity building of relevant recreation and culture organizations



Staffing

Approximately 260 Full Time Equivalents (FTEs) including full-time, auxiliary, and contract employees.

2022 Budget Analysis North Vancouver Recreation and Culture Commission

	NVRC Budget	City Share ⁽²⁾	
2021 Municipal Contribution	17,968,400	6,123,300	
Includes: CNV funded from Reserves			
One-Time Covid-19 Provision of \$1,010,	(1,010,000)	(342,800)	
CNV Contribution for Lions Gate ⁽¹⁾		68,500	
	16,958,400	5,849,000	
Changes from 2021 Budget			
New: Lionsgate Community Recreation Centre ⁽¹⁾	546,600	167,300	
	546,600	167,300	
Expense Changes - Increase (Decrease)			
Pinnacle Pool	200	200	
Arts & Culture Grants	17,300	8,600	
Building Utilities	16,500	9,400	
Salaries & Benefits (excluding LGCRC and Pinnacle)	(2,733,200)	(927,600)	
Other adjustments	(1,129,900)	(383,500)	
	(3,829,100)	(1,292,900)	
Revenue Changes - Decrease (Covid-19 Impact)			
Membership, Programs, Rentals, Other	4,267,100	1,448,300	
(excluding LGCRC and Pinnacle)			
2022 NVRC Budget Increase	984,600	322,700	
2022 Requested Municipal Contribution	17,943,000	6,171,700	
2022 Total Increase in Municipal Contribution	984,600	322,700	5.3%
CNV include 2021 Lions Gate (move from Reserve to Budget)		68,500	
2022 CNV Funded Budget		6,240,200	
2022 City of North Vancouver Budget Increase		391,200	6.4%
2022 Overall Tax Impact (assuming 1% tax increase = \$600K)		0.65%	

Notes

(1) LGCRC - Core funded as of 2021, opening 2022, CNV share excludes owner paid Utilities.

(2) CNV Share

- CNV contribution for Recreation Services is 33.94%
- CNV contribution for Pinnacle Pool is 100%
- CNV contribution for Arts and Culture Grants is 50%
- CNV contribution for Building Utilities is by building ownership

Key:
HJ - Harry Jerome
MM - Mickey McDougal
Mem - Memorial
LGCRC - Lions Gate
PP - Pinnacle Pool

NORTH VANCOUVER RECREATION AND CULTURE COMMISSION

Programs	2021 Annual Budget ¹ (000)	2022 Annual Budget (000)	Variance 2022 Annual to 2021 Annual (000)
OPERATING			
Expenditures			
Administration and Service Costs	2,953	2,712	(241)
Building and Grounds	2,321	2,277	(44)
Equipment, Goods, Materials	1,912	1,476	(436)
Other Contract Services	1,468	1,197	(271)
Salaries and Benefits	23,396	21,392	(2,004)
Total Expenditures	32,050	29,054	(2,996)
Revenues			
Memberships	(3,241)	(1,514)	1,727
Other	(756)	(372)	384
Programs and Lessons	(8,878)	(7,359)	1,519
Rentals	(2,217)	(1,866)	351
Total Revenues	(15,092)	(11,111)	3,981
Net Total	16,958	17,943	985
MUNICIPAL CONTRIBUTIONS			
City of North Vancouver ²	5,849	6,172	323
District of North Vancouver	11,109	11,771	662
Total Municipal Contributions	16,958	17,943	985

Notes:

1 Excludes One Time Covid-19 Provision of \$1,010

2 Includes 2021 Budget for Lions Gate

2022 NEW ITEMS LISTING

Item	Department	Complement	Description	2022 Amount	Tax Draw* % 2022	Annual Amount	Additional Tax Draw* % 2023
1	Finance	1.0	RFT Finance Manager	43,200	0.07%	86,400	0.07%
2	Finance	3.0	RFT Budget Analyst I (x 3)	143,300	0.24%	286,500	0.24%
3	Fire	1.0	RFT Firefighter	-	0.00%	110,000	0.18%
4	Engineering	0.0	TFT Park Attendant ¹	19,500	0.03%	39,000	0.03%
5	SCS <i>Information Technology</i>	1.0	RFT Security Manager, IT	80,100	0.13%	160,100	0.13%
6	SCS <i>Facilities</i>		Security	21,700	0.04%	43,400	0.04%
Total		6.0		307,800	0.51%	725,400	0.70%

* Tax Draw is calculated where 1% is equal to: \$600,000

Notes:

1) TFT Park Attendant request is for funds for seasonal worker(s), not Complement position

Key:

SCS = Strategic & Corporate Services

RFT = Regular Full Time

TFT = Temporary Full Time

Complement = Council Approved Permanent Position

NEW ITEM Program Budget Change Request Form

2022 Operating Financial Plan

RFT - Finance Manager		Department	Finance
Program #	2302	Date	7/29/2021
Program Name	Taxation	Submitted By	Leslie Garber
Program Manager	Leslie Garber	Director Approval Approved By	Larry Sawrenko

Reason for Budget Change: Place an "x" in box		Identify Corporate Business Plan Outcome
New Staff	<input checked="" type="checkbox"/>	A Fiscally Responsible Organization
New Service	<input type="checkbox"/>	
Greater Cost for Same Service	<input type="checkbox"/>	

Full Cost	
List Wages, Benefits, Contracts, etc.; subtract and list savings or revenue if expected.	
Please note: 2022 Fringe Benefits rates are 27%	\$
RFT Finance Manager - Pay Band 7.1	97,200
Fringe Benefits 27%	26,200
Recovery from Utilities	(37,000)
	86,400

Coding					Full Cost	2022 Pro-Rated Cost	2023 Incremental
Fund	Account #	Account Name	Op Unit #	Op Unit Name			
101	51111	Wages			97,200	48,600	48,600
101	51103	Fringe Benefits			26,200	13,100	13,100
101	58016	Recovery from City Dept.			(37,000)	(18,500)	(18,500)
							-
							-
Total					86,400	43,200	43,200

[illegible]

NEW ITEM Program Budget Change Request Form

2022 Operating Financial Plan

RFT Budget Analyst I (x3)		Department	Finance
Program #	2400	Date	10/13/2021
Program Name	Financial Planning	Submitted By	Leslie Garber
Program Manager	Dane Van Heerden	Director Approval Approved By	Larry Sawrenko

Reason for Budget Change: Place an "x" in box	Identify Corporate Business Plan Outcome
<div> <div>New Staff</div> <div>X</div> </div> <div> <div>New Service</div> <div></div> </div> <div> <div>Greater Cost for Same Service</div> <div></div> </div>	<div>A Fiscally Responsible Organization</div>

[illegible]

Coding					Full Cost	2022 Pro-Rated Cost	2023 Incremental
Fund	Account #	Account Name	Op Unit #	Op Unit Name			
101	51111	Wages			225,600	112,800	112,800
101	51103	Fringe Benefits			60,900	30,500	30,400
							-
							-
							-
Total					286,500	143,300	143,200

[illegible]

NEW ITEM Program Budget Change Request Form

2022 Operating Financial Plan

RFT - Firefighter		Department	Public Safety - Fire
Program #	4030	Date	9/17/2021
Program Name	Fire Operations	Submitted By	Greg Schalk
Program Manager	Jason de Roy	Director Approval Approved By	Greg Schalk

Reason for Budget Change: Place an "x" in box	Identify Corporate Business Plan Outcome(s)
<div style="display: flex; justify-content: space-between;"> <div style="width: 80%;"> New Staff <input checked="" type="checkbox"/> New Service <input type="checkbox"/> Greater Cost for Same Service <input type="checkbox"/> </div> <div style="width: 15%; text-align: center;"> <div style="border: 1px solid black; padding: 2px;">x</div> <div style="border: 1px solid black; height: 15px; margin: 2px;"></div> <div style="border: 1px solid black; height: 15px; margin: 2px;"></div> </div> </div>	3.2 Safeguard the community and protect life, property and the environment.

Full Cost	
List Wages, Benefits, Contracts, etc.; subtract and list savings or revenue if expected.	
Please note: 2022 Fringe Benefits rates are 27% \$	
Firefighter - Wages - Annual Cost	84,600
Benefits - Calculated at 30%	25,400
Total Annual Cost	110,000

Coding					Full Cost	2022 Pro-Rated Cost	2023 Incremental
Fund	Account #	Account Name	Op Unit #	Op Unit Name			
101	51111	Wages - Start Date Jan 2023			84,600	-	84,600
101	51103	Fringe Benefits - 30%			25,400	-	25,400
							-
							-
							-
Total					110,000	-	110,000

Explanation/Justification This request is for an increase in Fire Department - Operations Division compliment level for 1.0 Firefighter. The intent is to have the position approved in the 2022 budgetary process and filled through our annual recruitment process that takes place in the fall of 2022 with a projected start date of January 2023.
The NVCFD is part of a shared services agreement with its mutual aid partners - The District of North Vancouver and the District of West Vancouver Fire Departments - with cooperative and shared service goals that include: *improve fire/rescue service levels to residents, businesses and industry *improve the safety of responders at mutual aid incidents *improve resource coordination between the 3 departments *reduce risks associated with providing fire/rescue services
In order to meet the staffing needs associated with the desired service level of the NVCFD within the shared services arrangement as well as to better coordinate our training requirements and manage our vacancy needs it is anticipated that the Operations Division will need to increase our compliment by two (2) more firefighters in an incremental approach.

NEW ITEM Program Budget Change Request Form

2022 Operating Financial Plan

TFT Park Attendant		Department	Engineering, Parks & Environment
Program #	5070	Date	Sept 10 2021
Program Name	Park Operations	Submitted By	Derek Priestley
Program Manager	Derek Priestley	Director Approval Approved By	Doug Pope

Reason for Budget Change: Place an "x" in box		Identify Corporate Business Plan Outcome(s)
New Staff	<input checked="" type="checkbox"/>	A Functional Community and a Healthy and Welcoming Community
New Service	<input type="checkbox"/>	
Greater Cost for Same Service	<input type="checkbox"/>	

Full Cost	
List Wages, Benefits, Contracts, etc.; subtract and list savings or revenue if expected.	
Please note: 2022 Fringe Benefits rates are 27%	\$
1 x TFT Park Attendant (at 2021 rates) (for 8 Months)	52,000
(13000 will be funded through the Eco-Levy)	(13,000)
This will equate to 1 Park Attendant per 11 acres of Park.	
Total Acreage of Parks is approx 39	
	39,000

Coding					Full Cost	2022 Pro-Rated Cost	2023 Incremental
Fund	Account #	Account Name	Op Unit #	Op Unit Name			
101		Wages & Benefits	15013	Park Caretaking	39,000	19,500	19,500
							-
							-
							-
							-
Total					39,000	19,500	19,500

[illegible]

NEW ITEM Program Budget Change Request Form

2022 Operating Financial Plan

RFT IT Security Manager		Department	SCS-IT
Program #	2510	Date	9/1/2021
Program Name	IT Administration	Submitted By	Kimberly Chan
Program Manager	Kimberly Chan	Director Approval Approved By	Barbara Pearce

Reason for Budget Change: Place an "x" in box		Identify Corporate Business Plan Outcome
New Staff	<input checked="checked" type="checkbox"/>	A Dynamic Organization
New Service	<input type="checkbox"/>	
Greater Cost for Same Service	<input type="checkbox"/>	

Full Cost	
List Wages, Benefits, Contracts, etc.; subtract and list savings or revenue if expected.	
Please note: 2022 Fringe Benefits rates are 27%	\$
IT Security Manager	
Wages (E08)	126,077
Fringe Benefits 27%	34,041
	160,118

Coding					Full Cost	2022 Pro-Rated Cost	2023 Incremental
Fund	Account #	Account Name	Op Unit #	Op Unit Name			
101	51111	Wages			126,100	63,100	63,000
101	51103	Fringe Benefits			34,000	17,000	17,000
							-
							-
							-
Total					160,100	80,100	80,000

[illegible]

NEW ITEM Program Budget Change Request Form

2022 Operating Financial Plan

Security		Department	Strategic and Corporate Services
Program #	2149	Date	9/17/2021
Program Name	Facilities Management - Security	Submitted By	Joel Roy
Program Manager	Joel Roy	Director Approval Approved By	Barbara Pierce

Reason for Budget Change: Place an "x" in box	Identify Corporate Business Plan Outcome(s)
<div> <div>New Staff</div> <div></div> </div> <div> <div>New Service</div> <div></div> </div> <div> <div>Greater Cost for Same Service</div> <div>X</div> </div>	<div>A Safe & Secure Community</div>

[illegible]

Coding					Full Cost	2022 Pro-Rated Cost	2023 Incremental
Fund	Account #	Account Name	Op Unit #	Op Unit Name			
101	56137	Security			43,400	21,700	21,700
							-
							-
							-
							-
Total					43,400	21,700	21,700

[illegible]

THIS PAGE INTENTIONALLY LEFT BLANK



		
Department Manager	Director	CAO

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

Subject: 2022-2031 PRELIMINARY CAPITAL PLAN

Date: February 16, 2022 File No: 05-1705-30-0001/2022

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

RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer, dated February 16, 2022, entitled "2022-2031 Preliminary Capital Plan":

THAT the 2022-2031 Preliminary Capital Plan for the City of North Vancouver be endorsed.

ATTACHMENTS

1. 2022-2031 Preliminary Capital Plan dated February 16, 2022 ([CityDoc#2148236](#))

SUMMARY

This report is a follow up to the 2022-2031 Draft Preliminary Capital Plan presented to Council February 14, 2022 and provides additional information on currently available capital funding (**Attachment #2**), as requested by Council.

BACKGROUND

At the February 14, 2022 Regular Meeting, Council received a copy of the 2022-2031 Draft Preliminary Capital Plan for review and comment. Council provided feedback on the Plan and asked for additional information, but did not direct Staff to make any changes to the plan itself.

DISCUSSION

Council endorsement of the 2022-2031 Preliminary Capital Plan is the next step in the Capital Plan process. The endorsement of the Plan will allow for early appropriations to proceed. The 2022-2031 Final Capital Plan will be presented as part of the complete 2022-2031 Financial Plan scheduled to be presented to Council in late March 2022.

At its February 14, 2022 Regular Meeting, Council requested additional information on projects currently underway that were included in prior Capital Plans and have already been appropriated. The table below shows that, as of December 23, 2021, there is \$16.6M in unencumbered funding in the City's top 20 projects (excluding the Harry Jerome Community Recreation Centre project and Utilities projects), that are underway.

Project Name	\$ millions
Childcare-Mahon Park	4.4
Casano Loutet Overpass	2.6
Relocate NV Lawn Bowling	1.6
250 East 15th Street - Parkland	1.2
Priority Mobility N-Bike Lanes	0.7
Engineering Business Process Owner	0.6
2021 New Pedestrian Crossing Facilities	0.6
2021 New Traffic Signals	0.5
2021 Upper Level Greenways	0.5
2021 Waterfront Master Plan	0.5
Mickey McDougall Building Safety Upgrades	0.4
2020&21 Safe Routes to Schools Implementation	0.4
2021 Park Picnic Shelters	0.4
2021 NSNH Design & Cost Estimate	0.4
Strategic & Corporate Planning	0.3
2020 New Traffic Signals	0.3
2021 Pedestrian and Road Light Construction	0.3
Moodyville Traffic Signals	0.3
St. Andrews Park Improvements	0.3
Greenwood Park Trail & Forest	0.3
	\$16.6 M

The City's website has a number of project specific webpages for significant projects, including Casano-Loutet Overpass, which provide project updates and timelines.

FINANCIAL IMPLICATIONS

Financial implications are addressed throughout the report and additional materials provided.

INTER-DEPARTMENTAL IMPLICATIONS

The 2022-2031 Preliminary Capital Plan is a reflection of the policies of the City and the work plans of all City departments. Finance staff relies on their close working relationship with staff in other departments and the City's shared-cost agencies, in developing this Plan. The Plan is also supported by the City's Leadership Team.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The preparation and approval of a Capital Plan is consistent with the requirements of the Community Charter, the 2022 Capital Plan Objectives, and several of the objectives of the City's 2014 Official Community Plan. The Plan was also prepared taking into consideration the 2018-2022 Council Strategic Plan

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

2022 – 2031 Preliminary Capital Plan

February 16, 2022 | FINANCE DEPARTMENT



THIS PAGE INTENTIONALLY LEFT BLANK

Table of Contents

2022-2031 Capital Plan

Basic Assumptions.....	2
Structure of the Plan	3
Project Types	4-5
Capital Plan Summary	6
Land and Major Investments.....	7
Buildings	8-10
Structures Summary	11
Transportation and Streets	12-13
Parks and Environment.....	14-15
Public Art.....	16
Equipment Summary	17
General Equipment	18
Information Technology	19-20
Engineering Equipment.....	21
Fire Equipment.....	22
Block Funding, On-Going Programs, One-Time Studies	23-24
Reserves and Other Funding	25-36

Basic assumptions underlying the Plan include:

1. When provided, costs are based upon the best currently available information, and this means that some of the costs are more accurate than others. Factors affecting accuracy include the level of detailed planning which has been completed for the individual projects and plans, and the timing of the projects. In general, 2022 costs are more accurate than costs for future years. This plan is sensitive to the cost of constructing the new Harry Jerome Community Recreation Centre ("HJCRC"), as it is the largest capital project that the City has ever undertaken. Currently, the cost estimates included in this plan are based on a Class B estimate from November 2021. A revised Class A estimate is currently under development.

Forecast Assumptions

2. The Plan reflects the current budget for 2022, and provides a forecast estimate of subsequent year-to-year funding. Only the current year budgets will be used to appropriate funds. It's also possible that these 2022 budgets are revised in mid 2022 if a Revised Financial Plan is considered and approved by Council. Subsequent years' forecasts will likely also be revised in the following years' Plans.

3. The Plan reflects the City's longstanding practice of using internal reserves as the basis for financing. The Plan is sensitive to reserve contribution fluctuations from Community Amenity Contributions, Density Sales, and land dispositions, and from interest rate fluctuations.

4. The City currently has no material amounts of debt. There is forecasted short term, low cost debt of \$117,000,000 in 2022 from the Municipal Finance Authority of BC ("MFA"). This debt is for the replacement of the Harry Jerome Community Recreation Centre ("HJCRC") and is planned to be repaid from the disposition of the Harry Jerome Neighborhood Lands ("HJNL"). Then, in 2026, addition debt to fund the North Shore Neighbourhood House is planned and expected to be repaid through transfers from the Civic Amenity Reserve Fund.

Contribution Assumptions

5. Contributions include amounts anticipated through fundraising and other private contributions, including those provided by developers, as well as contributions from senior levels of government, where these may be available.

6. Anticipated contributions from outside sources are shown as a source of funds for projects in the Plan where it is reasonable to anticipate receipt of the funds. However, it should be noted that, for projects funded by contributions, the project scope as envisioned cannot be guaranteed if the contributions are not forthcoming.

Structure of the Plan

The materials included provide summary information, followed by complete detailed listings of all projects included in the Plan.

Projects are grouped into ten categories as follows:

1. Land and Major Investments;
2. Buildings;
3. Structures – Streets and Transportation;
4. Structures – Parks and Environment;
5. Structures – Public Art;
6. Equipment – General;
7. Equipment – Information Technology;
8. Equipment – Engineering;
9. Equipment – Fire; and
10. Block Funding, On-Going Programs and Other Projects.

It should also be noted that the 10 sections are further summarized into four additional categories. The Plan information is summarized into those four categories on page 5 of the Plan:

1. Land/Major Investments - Section 1
2. Buildings - Section 2
3. Structures - Sections 3 to 5
4. Equipment - Sections 6 to 10

Capital Project Types

It is the City's long-standing policy to place the maintenance of existing infrastructure as a first priority, and to only take on new facilities and programs when both an operating and capital source of funds sufficient to ensure successful completion and maintenance of facilities and ongoing program delivery can be identified. Based on this premise, and given the fact that there is generally little discretion about funding basic maintenance projects, the projects identified as "Maintenance & Replacement" are considered as being part of the Base Program. Also included in the Base Program are ongoing programs such as the annual allocation of \$85,000 to public art. Base programs are colour coded green in the left-hand column of the detailed project listings.

Projects in the Dedicated Funds and New Initiatives category would provide new facilities and/or new levels of service to the community. These projects have been color coded in Blue and Red respectively. Blue projects are those that have a dedicated source of funding in conformity with the terms of reference of the reserve bylaws. Red projects are projects that do not have a dedicated source of funding. Funding of Blue projects is from reserves that provide little flexibility to fund other projects. On the other hand, Red projects funding usually is more flexible to swap between projects in case of plan shortfall. That is, the deletion of Blue projects to reduce a shortfall will likely not have an impact as the funding will remain frozen in the reserve and unavailable for other projects. On the other hand, the deletion of Red projects would free funds to fund other projects.

Provisions are included in the plan to provide Council with some flexibility to fund projects from various designated sources, as such they are color coded in Blue. Such provisions can only be appropriated after a project has been identified and approved by Council. The deletion of this type of project will usually not provide funding for other projects or reduce a shortfall.

A summary of the total value, including external funding, of Base Program, Dedicated Funds, and New Initiative projects is as follows:

10 Year Summary (Excluding Utilities)

Section	Base Program	Dedicated Funds	New Initiatives	Total
1 - Land & Major Investments	-	\$ 15,160,000	\$ 15,000,000	\$ 30,160,000
2 - Buildings	10,638,996	192,999,778	50,070,160	253,708,935
3 - Streets & Transportation	24,652,500	29,520,900	54,706,600	108,880,000
4 - Parks & Environment	6,747,500	12,217,250	13,102,750	32,067,500
5 - Public Art	-	850,000	-	850,000
6 - General Equipment	4,892,522	901,078	940,200	6,733,800
7 - IT Equipment	12,757,300	528,400	77,000	13,362,700
8 - Engineering Equipment	35,000	7,933,000	-	7,968,000
9 - Fire Equipment	-	5,405,000	-	5,405,000
10 - Block Funding, Ongoing Progr, Other Projects	7,748,629	1,584,681	14,162,000	23,495,310
TOTAL	\$ 67,472,447	\$ 267,100,088	\$ 148,058,710	\$ 482,631,245

Capital Project Types

Year 2022 Summary (Excluding Utilities)

Section	Base Program	Dedicated Funds	New Initiatives	Total
1 - Land & Major Investments	-	\$ 28,360,000	\$ -	\$ 28,360,000
2 - Buildings	1,279,508	172,335,591	508,160	174,123,259
3 - Streets & Transportation	1,170,000	1,591,900	2,833,100	5,595,000
4 - Parks & Environment	505,000	-	50,000	555,000
5 - Public Art	-	85,000	-	85,000
6 - General Equipment	621,451	340,349	40,000	1,001,800
7 - IT Equipment	923,600	217,200	70,000	1,210,800
8 - Engineering Equipment	35,000	845,000	-	880,000
9 - Fire Equipment	-	270,000	-	270,000
10 - Block Funding, Ongoing Progr, Other Projects	835,963	501,577	1,618,000	2,955,540
TOTAL	\$ 5,370,522	\$ 204,546,617	\$ 5,119,260	\$ 215,036,399

2022 - 2031 CAPITAL PLAN SUMMARY

	2022	2023	2024	2025	2026	2027-2031	Total
<u>GENERAL CAPITAL TOTALS</u>							
FUNDING REQUESTED	\$ 215,036,399	\$ 34,834,992	\$ 42,543,695	\$ 32,647,157	\$ 24,921,577	\$ 132,647,425	482,631,245
CITY FUNDING	197,022,604	30,504,121	37,441,025	31,633,848	18,016,526	119,378,321	433,996,444
CONTRIBUTIONS	18,013,795	4,330,871	5,102,670	1,013,309	6,905,051	13,269,104	48,634,800
FUNDING EXCESS (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**2022 - 2031 CAPITAL PLAN
LAND AND MAJOR IMPROVEMENTS**

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
Various Land Acquisitions									
1 - 2	TSL Princ	Strategic Land Acquisition	3,500,000	-	-	-	-	-	3,500,000
			\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000
Parks Acquisition - DCC Bylaw Commitment									
1 - 3	Parks DCC / General Capital Res	Provision for Park Acquisition	9,000,000	-	-	-	-	-	9,000,000
			\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000,000
Major Investments									
1 - 4	Aff Hsing	Affordable Housing Reserve	560,000	200,000	200,000	200,000	200,000	1,000,000	2,360,000
	External	Provision for External Funding and Contributions	15,000,000	-	-	-	-	-	15,000,000
			\$ 15,560,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ 17,360,000
Cemetery									
1 - 5	Cemetery	City Cemetery Program	300,000	-	-	-	-	-	300,000
			\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
TOTAL FUNDING REQUESTED IN PROJECT SHEETS			\$ 28,360,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ 30,160,000
TOTAL CONTRIBUTIONS			\$ 15,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000,000
NET FUNDING REQUESTED			\$ 13,360,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ 15,160,000

2022-2031 CAPITAL PLAN BUILDINGS

	2022	2023	2024	2025	2026	2027-2031	Total
Summary of Building Projects							
FUNDING REQUESTED IN PROJECT SHEETS							
Capital Maintenance	1,803,500	2,703,000	3,090,500	1,728,840	1,626,960	3,150,240	14,103,040
Harry Jerome CRC	167,871,040	11,438,934	4,986,585	377,000	377,000	377,000	185,427,559
Proposed New Projects	4,448,719	167,617	652,000	1,920,400	173,400	46,816,200	54,178,336
TOTAL FUNDING REQUESTED	\$ 174,123,259	\$ 14,309,551	\$ 8,729,085	\$ 4,026,240	\$ 2,177,360	\$ 50,343,440	\$ 253,708,935
CONTRIBUTIONS							
Capital Maintenance	223,992	465,003	678,015	259,567	498,053	339,414	2,464,044
Harry Jerome CRC	-	-	2,341,737	-	-	-	2,341,737
Proposed New Projects	1,030,000	-	-	-	-	-	1,030,000
TOTAL CONTRIBUTIONS	\$ 1,253,992	\$ 465,003	\$ 3,019,752	\$ 259,567	\$ 498,053	\$ 339,414	\$ 5,835,781
NET FUNDING REQUESTED							
Capital Maintenance	1,579,508	2,237,997	2,412,485	1,469,273	1,128,907	2,810,826	11,638,996
Harry Jerome CRC	167,871,040	11,438,934	2,644,847	377,000	377,000	377,000	183,085,821
Proposed New Projects	3,418,719	167,617	652,000	1,920,400	173,400	46,816,200	53,148,336
TOTAL CITY FUNDING REQUESTED	\$ 172,869,267	\$ 13,844,548	\$ 5,709,332	\$ 3,766,673	\$ 1,679,307	\$ 50,004,026	\$ 247,873,154

2022-2031 CAPITAL PLAN BUILDINGS

			2022	2023	2024	2025	2026	2027-2031	Total
Page	Funding Source	Capital Maintenance							
2 - 4	General Capital Res	Maintenance, Repair & Replacement - City Hall	150,000	582,000	110,000	60,480	105,280	370,720	1,378,480
2 - 5	General Capital Res	Maintenance, Repair & Replacement - Gerry Brewer Building	184,008	381,997	556,985	213,233	409,147	278,826	2,024,196
2 - 5	External	Maintenance, Repair & Replacement - Gerry Brewer Building - ROF	223,992	465,003	678,015	259,567	498,053	339,414	2,464,044
2 - 6	General Capital Res	Maintenance, Repair & Replacement - Fire Hall	173,000	124,000	111,000	33,600	234,080	221,760	897,440
2 - 7	General Capital Res	Maintenance, Repair & Replacement - City Owned / Non-City Used Buildings	228,500	115,000	762,500	89,600	104,720	478,240	1,778,560
2 - 8	General Capital Res	Maintenance, Repair & Replacement - Parks Buildings	92,000	178,000	63,000	62,720	62,720	313,600	772,040
2 - 9	General Capital Res	Maintenance, Repair & Replacement - Operations Centre	75,000	97,000	103,000	61,040	24,640	257,600	618,280
2 - 10	General Capital Res	Maintenance, Repair & Replacement - Civic Library	107,000	75,000	16,000	593,600	68,320	290,080	1,150,000
North Vancouver Recreation & Culture Commission			-	-	-	-	-		
2 - 11	General Capital Res	Centennial Theatre	200,000	170,000	360,000	135,000	70,000	350,000	1,285,000
2 - 13	General Capital Res	John Braithwaite Community Centre	55,000	185,000	50,000	50,000	50,000	250,000	640,000
2 - 15	General Capital Res	Harry Jerome - Major Repairs	300,000	300,000	250,000	150,000	-	-	1,000,000
2 - 16	General Capital Res	Memorial Community Recreation Centre	15,000	15,000	15,000	15,000	-	-	60,000
2 - 17	General Capital Res	Mickey McDougall Community Recreation Centre	-	15,000	15,000	5,000	-	-	35,000
TOTAL REQUESTED IN PROJECT SHEETS			\$ 1,803,500	\$ 2,703,000	\$ 3,090,500	\$ 1,728,840	\$ 1,626,960	\$ 3,150,240	\$ 14,103,040
CONTRIBUTIONS			\$ 223,992	\$ 465,003	\$ 678,015	\$ 259,567	\$ 498,053	\$ 339,414	\$ 2,464,044
NET FUNDING REQUESTED			\$ 1,579,508	\$ 2,237,997	\$ 2,412,485	\$ 1,469,273	\$ 1,128,907	\$ 2,810,826	\$ 11,638,996
Major Projects									
Harry Jerome CRC									
2 - 18	Civic Amenity - HJ	Harry Jerome Community Recreation Centre	148,947,149	10,059,881	1,489,022	-	-	-	160,496,052
2 - 19	General Capital Res	Provision - HJCRC Outside Consulting	200,000	-	-	-	-	-	200,000
2 - 20	Civic Amenity - HJ	Mickey McDougall Feasibility Study & Building Upgrades	-	-	901,410	377,000	377,000	377,000	2,032,410
2 - 20	External	Mickey McDougall Feasibility Study & Building Upgrades - ROF	-	-	2,341,737	-	-	-	2,341,737
2 - 21	Civic Amenity - HJ	Silver Harbour Seniors Activity Centre	18,723,891	1,379,053	254,415	-	-	-	20,357,359
TOTAL REQUESTED IN PROJECT SHEETS			\$ 167,871,040	\$ 11,438,934	\$ 4,986,585	\$ 377,000	\$ 377,000	\$ 377,000	\$ 185,427,559
CONTRIBUTIONS			\$ -	\$ -	\$ 2,341,737	\$ -	\$ -	\$ -	\$ 2,341,737
NET FUNDING REQUESTED			\$ 167,871,040	\$ 11,438,934	\$ 2,644,847	\$ 377,000	\$ 377,000	\$ 377,000	\$ 183,085,821

**2022-2031 CAPITAL PLAN
BUILDINGS**

			2022	2023	2024	2025	2026	2027-2031	Total
Page	Funding Source	Proposed New Projects							
<i>Library</i>									
2 - 22	General Capital Res	City Library Middle Years Space	108,160	-	-	-	-	-	108,160
2 - 22	External	City Library Middle Years Space - ROF	30,000	-	-	-	-	-	30,000
<i>Shipyards Commons Site</i>									
2 - 23	General Capital Res	The Shipyards Pier and Wharf Upgrades	-	-	40,000	-	-	-	40,000
2 - 24	General Capital Res	The Shipyards Electrical & Water Site Improvements	-	-	80,000	-	-	-	80,000
2 - 25	General Capital Res	Optimization of the Shipyards Pedestrian Realm and Access Network	-	-	50,000	-	-	-	50,000
2 - 26	General Capital Res	Shipyards Destination Infrastructure Upgrades Project	200,000	-	-	-	-	-	200,000
2 - 26	External	Shipyards Destination Infrastructure Upgrades Project - ROF	1,000,000	-	-	-	-	-	1,000,000
<i>City</i>			-	-	-	-	-	-	-
2 - 27	General Capital Res	City Hall Facility Projects	-	-	79,000	50,400	22,400	168,000	319,800
2 - 29	General Capital Res	City Hall Envelope & Glazing Upgrades	-	-	-	1,870,000	-	-	1,870,000
2 - 30	General Capital Res	PGE Station Provision	-	-	403,000	-	-	-	403,000
<i>General</i>			-	-	-	-	-	-	-
2 - 31	Civic Amenity	North Shore Neighborhood House & Derek Inman Park	-	-	-	-	151,000	46,648,200	46,799,200
2 - 32	Affordable Housing	North Shore Neighbourhood House Site Development Preparation	3,021,000	167,617	-	-	-	-	3,188,617
2 - 33	Heritage	Heritage Reserve Fund	89,559	-	-	-	-	-	89,559
TOTAL REQUESTED IN PROJECT SHEETS			\$ 4,448,719	\$ 167,617	\$ 652,000	\$ 1,920,400	\$ 173,400	\$ 46,816,200	\$ 54,178,336
CONTRIBUTIONS			\$ 1,030,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,030,000
NET FUNDING REQUESTED			\$ 3,418,719	\$ 167,617	\$ 652,000	\$ 1,920,400	\$ 173,400	\$ 46,816,200	\$ 53,148,336

2022-2031 CAPITAL PLAN STRUCTURES SUMMARY

	2022	2023	2024	2025	2026	2027-2031	Total
Summary of Structure Projects							
FUNDING REQUESTED IN PROJECT SHEETS							
Streets and Transportation	5,595,000	12,530,000	13,820,000	8,705,000	16,720,000	51,510,000	108,880,000
Parks	555,000	1,392,500	13,240,000	13,190,000	645,000	3,045,000	32,067,500
Public Art	85,000	85,000	85,000	85,000	85,000	425,000	850,000
TOTAL FUNDING REQUESTED	\$ 6,235,000	\$ 14,007,500	\$ 27,145,000	\$ 21,980,000	\$ 17,450,000	\$ 54,980,000	\$ 141,797,500
CONTRIBUTIONS							
Streets and Transportation	785,000	3,595,000	1,710,000	610,000	6,225,000	12,225,000	25,150,000
Parks	-	-	-	-	-	-	-
Public Art	-	-	-	-	-	-	-
TOTAL CONTRIBUTIONS	\$ 785,000	\$ 3,595,000	\$ 1,710,000	\$ 610,000	\$ 6,225,000	\$ 12,225,000	\$ 25,150,000
DCC FUNDING							
Streets and Transportation	306,900	965,250	1,361,250	-	1,237,500	-	3,870,900
Parks	-	148,500	3,440,250	5,346,000	-	-	8,934,750
Public Art	-	-	-	-	-	425,000	850,000
TOTAL DCC FUNDING	\$ 306,900	\$ 1,113,750	\$ 4,801,500	\$ 5,346,000	\$ 1,237,500	\$ 425,000	\$ 13,655,650
NET FUNDING REQUESTED							
Streets and Transportation	4,503,100	7,969,750	10,748,750	8,095,000	9,257,500	39,285,000	79,859,100
Parks	555,000	1,244,000	9,799,750	7,844,000	645,000	3,045,000	23,132,750
Public Art	85,000	85,000	85,000	85,000	85,000	425,000	850,000
TOTAL CITY FUNDING REQUESTED	\$ 5,143,100	\$ 9,298,750	\$ 20,633,500	\$ 16,024,000	\$ 9,987,500	\$ 42,755,000	\$ 103,841,850

2022-2031 CAPITAL PLAN TRANSPORTATION AND STREETS

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
Active Transportation & Safe Mobility									
3 - 3	Civic Amenity	New Traffic Signals	865,000	950,000	1,010,000	1,000,000	1,000,000	5,000,000	9,825,000
3 - 5	General Capital Res	Traffic Signal System Upgrades	370,000	320,000	300,000	500,000	500,000	2,500,000	4,490,000
3 - 7	General Capital Res	City-Wide LED Streetlight Upgrade	250,000	-	-	-	-	-	250,000
3 - 8	General Capital Res	Traffic Signal LED Replacement	-	300,000	-	-	-	-	300,000
3 - 9	General Capital Res	Street Light and Traffic Signal Aging Pole Replacement	50,000	50,000	50,000	50,000	50,000	250,000	500,000
3 - 11	General Capital Res	Traffic Signal Pre-Emption for Fire Emergency Vehicles	80,000	80,000	80,000	80,000	80,000	400,000	800,000
3 - 13	Civic Amenity	Neighbourhood Traffic Safety and Infrastructure Improvements Program	350,000	615,000	865,000	515,000	515,000	1,950,000	4,810,000
3 - 13	External	Neighbourhood Traffic Safety and Infrastructure Improvements Program - ROF	50,000	50,000	50,000	50,000	50,000	250,000	500,000
3 - 15	Civic Amenity	Installation of Accessible Pedestrian Units	35,000	35,000	35,000	35,000	35,000	175,000	350,000
3 - 17	Civic Amenity	Pedestrian and Roadway Lighting Implementation	300,000	300,000	450,000	450,000	450,000	2,250,000	4,200,000
3 - 19	General Capital Res	Street Lighting Central Management System	-	-	-	100,000	-	-	100,000
3 - 20	Civic Amenity	Upper Levels Greenway	126,250	984,750	1,388,750	-	-	-	2,499,750
3 - 20	External	Upper Levels Greenways - ROF	-	970,000	745,000	-	-	-	1,715,000
3 - 20	DCC	Upper Levels Greenways - DCC	123,750	965,250	1,361,250	-	-	-	2,450,250
3 - 21	General Capital Res	Carson Graham School Area Active Transportation Improvements	-	500,000	1,725,000	900,000	-	-	3,125,000
3 - 21	External	Carson Graham School Area Active Transportation Improvements - ROF	-	500,000	-	-	-	-	500,000
3 - 22	General Capital Res	Active and Safe Routes to School	-	150,000	150,000	150,000	150,000	250,000	850,000
3 - 23	General Capital Res	Public Realm Improvements	50,000	135,000	50,000	50,000	50,000	335,000	670,000
3 - 25	General Capital Res	Living City Tree Program	120,000	280,000	200,000	120,000	120,000	600,000	1,440,000
3 - 25	External	Living City Tree Program - ROF	55,000	5,000	5,000	5,000	5,000	25,000	100,000
3 - 27	Civic Amenity	New Sidewalk To Complete the Pedestrian Network	151,500	500,000	500,000	500,000	500,000	2,500,000	4,651,500
3 - 27	External	New Sidewalk To Complete the Pedestrian Network - ROF	-	90,000	10,000	10,000	-	-	110,000
3 - 27	DCC	New Sidewalk To Complete the Pedestrian Network - DCC	148,500	-	-	-	-	-	148,500
3 - 28	General Capital Res	Public Realm Accessibility Improvements	20,000	20,000	20,000	20,000	20,000	100,000	200,000
3 - 28	External	Public Realm Accessibility Improvements - ROF	10,000	10,000	-	-	-	-	20,000
3 - 29	General Capital Res/ Sust	Transit Improvement Program	200,000	155,000	155,000	155,000	155,000	775,000	1,595,000
3 - 29	External	Transit Improvement Program - ROF	70,000	70,000	70,000	70,000	70,000	350,000	700,000

2022-2031 CAPITAL PLAN TRANSPORTATION AND STREETS

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
3 - 30	Civic Amenity	Priority Mobility Network Improvements	35,350	1,845,000	1,570,000	1,270,000	2,120,000	9,450,000	16,290,350
3 - 30	External	Priority Mobility Network Improvements - ROF	600,000	1,900,000	830,000	475,000	1,100,000	4,100,000	9,005,000
3 - 30	DCC	Priority Mobility Network Improvements - DCC	34,650	-	-	-	-	-	34,650
3 - 32	TSL Int /Infra / Gen Cap Res	Pavement Management: Streets & Lanes	1,000,000	500,000	2,000,000	2,000,000	2,000,000	10,000,000	17,500,000
3 - 34	LAS	Provision for Local Area Services - City Share	500,000	-	-	-	-	-	500,000
3 - 35	General Capital Res	Marine Drive Bridge Replacement over Mackay Creek	-	-	-	-	1,262,500	-	1,262,500
3 - 35	External	Marine Drive Bridge Replacement over Mackay Creek - ROF	-	-	-	-	5,000,000	-	5,000,000
3 - 35	DCC	Marine Drive Bridge Replacement over Mackay Creek - DCC	-	-	-	-	1,237,500	-	1,237,500
3 - 36	General Capital Res	Lynn Creek Bridge at Cotton Road - Widening and Replacement	-	-	-	-	-	1,500,000	1,500,000
3 - 36	External	Lynn Creek Bridge at Cotton Road - Widening and Replacement - ROF	-	-	-	-	-	7,500,000	7,500,000
3 - 37	General Capital Res	Sidewalks - Infill and Reconstruction	-	250,000	200,000	200,000	250,000	1,250,000	2,150,000
TOTAL FUNDING REQUESTED			\$ 5,595,000	\$ 12,530,000	\$ 13,820,000	\$ 8,705,000	\$ 16,720,000	\$ 51,510,000	\$ 108,880,000
TOTAL CONTRIBUTIONS			\$ 785,000	\$ 3,595,000	\$ 1,710,000	\$ 610,000	\$ 6,225,000	\$ 12,225,000	\$ 25,150,000
TOTAL DCC STREETS AND TRANSPORTATION			\$ 306,900	\$ 965,250	\$ 1,361,250	\$ -	\$ 1,237,500	\$ -	\$ 3,870,900
NET FUNDING REQUESTED			\$ 4,503,100	\$ 7,969,750	\$ 10,748,750	\$ 8,095,000	\$ 9,257,500	\$ 39,285,000	\$ 79,859,100

**2022-2031 CAPITAL PLAN
PARKS AND ENVIRONMENT**

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
Park Specific									
4 - 3	Civic Amenity	1600 Eastern Avenue Park	-	-	656,500	-	-	-	656,500
4 - 3	DCC	1600 Eastern Avenue Park - DCC	-	-	643,500	-	-	-	643,500
4 - 4	Civic Amenity	Beach and Grass Volleyball	-	-	70,000	-	-	-	70,000
4 - 5	Civic Amenity	Construction of New Community Gardens	50,000	50,000	250,000	-	-	-	350,000
4 - 6	Civic Amenity	Waterfront Park Master Plan & Implementation	-	-	2,525,000	2,525,000	-	-	5,050,000
4 - 6	DCC	Waterfront Park Master Plan & Implementation - DCC	-	-	2,475,000	2,475,000	-	-	4,950,000
4 - 7	Civic Amenity	Sunrise Park Trail System Expansion	-	-	126,250	-	-	-	126,250
4 - 7	DCC	Sunrise Park Trail System Expansion - DCC	-	-	123,750	-	-	-	123,750
4 - 8	Civic Amenity	Casano - Loutet Trail & Habitat Improvements	-	-	400,000	-	-	-	400,000
4 - 9	Civic Amenity	Spirit Trail - Lynnmouth Park	-	150,000	700,000	-	-	-	850,000
4 - 10	General Capital Res	Public School Playground Funding	150,000	37,500	-	-	-	-	187,500
4 - 11	Civic Amenity	Green Necklace Outdoor Fitness Equipment Stations	-	-	400,000	-	-	-	400,000
4 - 12	Civic Amenity	Cloverley Park Design + Construction	-	250,000	3,650,000	-	-	-	3,900,000
4 - 13	General Capital Res	Mahon Park Playground and Spray Park Replacement	-	-	-	1,200,000	-	-	1,200,000
4 - 14	General Capital Res	Semisch Park / 1st Street Accessibility Improvements	-	250,000	-	-	-	-	250,000
4 - 15	General Capital Res	Confederation Field Turf Replacement	-	-	-	1,000,000	-	-	1,000,000
4 - 16	General Capital Res	Tempe Heights Park Playground Replacement	-	-	-	70,000	600,000	-	670,000
4 - 17	General Capital Res	Wagg Park Playground Replacement	-	-	-	-	-	650,000	650,000
4 - 18	General Capital Res	Loutet Park Playground Replacement	-	-	-	-	-	670,000	670,000
4 - 19	General Capital Res	Fen Burdett Turf Replacement	-	-	-	-	-	1,000,000	1,000,000
4 - 20	Civic Amenity	High Place Park Development	-	-	-	-	-	250,000	250,000
4 - 21	General Capital Res	Victoria Park Master Plan	-	-	-	-	-	250,000	250,000
4 - 22	Civic Amenity HJ	New Community Park - Harry Jerome Neighbourhood Lands	-	151,500	202,000	2,929,000	-	-	3,282,500
4 - 22	DCC	New Community Park - Harry Jerome Neighbourhood Lands - DCC	-	148,500	198,000	2,871,000	-	-	3,217,500
4 - 23	General Capital Res	Hemlock Looper Moth Tree Removal and Restoration	150,000	150,000	150,000	-	-	-	450,000
4 - 31	General Capital Res	Victoria Park Washroom	-	-	350,000	-	-	-	350,000
Total - Park Specific			\$ 350,000	\$ 1,187,500	\$ 12,920,000	\$ 13,070,000	\$ 600,000	\$ 2,820,000	\$ 30,947,500

**2022-2031 CAPITAL PLAN
PARKS AND ENVIRONMENT**

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
City Wide Programs									
4 - 24	General Capital Res	Parks Master Plan Update	-	-	200,000	-	-	-	200,000
4 - 25	General Capital Res	Play Equipment Replacement	35,000	35,000	-	-	-	-	70,000
4 - 26	General Capital Res	Streetscape Renovations	25,000	25,000	-	-	-	-	50,000
4 - 27	General Capital Res	Wooden Bridge and Stair Replacement	25,000	25,000	-	-	-	-	50,000
4 - 28	General Capital Res	Grass Sports Field Renovations	75,000	75,000	75,000	75,000	-	-	300,000
4 - 29	General Capital Res	Park & Greenways Trail Resurfacing	10,000	10,000	10,000	10,000	10,000	50,000	100,000
4 - 30	General Capital Res	Parks Furnishings and Signage	35,000	35,000	35,000	35,000	35,000	175,000	350,000
Total - City Wide Programs			\$ 205,000	\$ 205,000	\$ 320,000	\$ 120,000	\$ 45,000	\$ 225,000	\$ 1,120,000
TOTAL FUNDING REQUESTED IN PROJECT SHEETS			\$ 555,000	\$ 1,392,500	\$ 13,240,000	\$ 13,190,000	\$ 645,000	\$ 3,045,000	\$ 32,067,500
TOTAL CONTRIBUTIONS - DCC FUNDING			\$ -	\$ 148,500	\$ 3,440,250	\$ 5,346,000	\$ -	\$ -	\$ 8,934,750
NET FUNDING REQUESTED			\$ 555,000	\$ 1,244,000	\$ 9,799,750	\$ 7,844,000	\$ 645,000	\$ 3,045,000	\$ 23,132,750

2022-2031 CAPITAL PLAN
PUBLIC ART

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
5 - 2	Public Art	Public Art Civic Program	85,000	85,000	85,000	85,000	85,000	425,000	850,000
TOTAL FUNDING REQUESTED IN PROJECT SHEETS			\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 425,000	\$ 850,000
NET FUNDING REQUESTED			\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 425,000	\$ 850,000

2022-2031 CAPITAL PLAN EQUIPMENT SUMMARY

	2022	2023	2024	2025	2026	2027-2031	Total
Summary of Equipment Projects							
FUNDING REQUESTED IN PROJECT SHEETS							
General Equipment	1,001,800	1,046,200	687,000	1,166,000	445,000	2,387,800	6,733,800
Information Technology Equipment	1,210,800	1,356,500	2,007,600	1,188,700	1,689,000	5,910,100	13,362,700
Engineering Equipment	880,000	910,000	560,000	705,000	205,000	4,708,000	7,968,000
Fire Equipment	270,000	615,000	90,000	805,000	155,000	3,470,000	5,405,000
Block Funding & Other Projects	2,955,540	2,390,241	3,125,010	2,576,217	2,600,217	9,848,085	23,495,310
TOTAL FUNDING REQUESTED	\$ 6,318,140	\$ 6,317,941	\$ 6,469,610	\$ 6,440,917	\$ 5,094,217	\$ 26,323,985	\$ 56,964,810
CONTRIBUTIONS							
General Equipment	340,349	112,114	102,663	61,488	30,744	253,720	901,078
Information Technology Equipment	217,200	42,500	147,000	9,000	28,000	84,700	528,400
Engineering Equipment	-	-	-	-	-	-	-
Fire Equipment	-	-	-	-	-	-	-
Block Funding & Other Projects	417,254	116,254	123,254	73,254	123,254	366,271	1,219,541
TOTAL CONTRIBUTIONS	\$ 974,803	\$ 270,868	\$ 372,917	\$ 143,742	\$ 181,998	\$ 704,691	\$ 2,649,019
NET FUNDING REQUESTED							
General Equipment	661,451	934,086	584,337	1,104,512	414,256	2,134,080	5,832,722
Information Technology Equipment	993,600	1,314,000	1,860,600	1,179,700	1,661,000	5,825,400	12,834,300
Engineering Equipment	880,000	910,000	560,000	705,000	205,000	4,708,000	7,968,000
Fire Equipment	270,000	615,000	90,000	805,000	155,000	3,470,000	5,405,000
Block Funding & Other Projects	2,538,286	2,273,987	3,001,756	2,502,963	2,476,963	9,481,814	22,275,769
TOTAL CITY FUNDING REQUESTED	\$ 5,343,337	\$ 6,047,073	\$ 6,096,693	\$ 6,297,175	\$ 4,912,219	\$ 25,619,294	\$ 54,315,791

**2022-2031 CAPITAL PLAN
GENERAL EQUIPMENT**

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
6 - 2	General Capital Res	Civic Buildings - Furniture and Equipment	139,000	111,000	118,000	112,000	112,000	576,800	1,168,800
6 - 3	General Capital Res	Gerry Brewer Furniture & Equipment	54,571	50,061	50,512	50,512	25,256	126,280	357,192
6 - 3	External	Gerry Brewer Furniture & Equipment - ROF	66,429	60,939	61,488	61,488	30,744	153,720	434,808
6 - 4	General Capital Res	Bylaw Services Vehicle Replacement	45,000	45,000	-	45,000	-	-	135,000
6 - 6	General Capital Res	Police Pool Vehicle Replacement	36,080	33,825	33,825	-	-	-	103,730
6 - 6	External	Police Pool Vehicles Repl - Required outside Funding	43,920	41,175	41,175	-	-	-	126,270
6 - 8	General Capital Res	NVRC Maintenance Vehicles	115,000	5,000	-	-	-	50,000	170,000
6 - 8	External	NVRC Maintenance Vehicles - Required Outside Funding	230,000	10,000	-	-	-	100,000	340,000
6 - 10	General Capital Res	NVRC Recreation Program Equipment	130,000	235,000	130,000	720,000	130,000	575,000	1,920,000
6 - 12	General Capital Res	Mobility Data Collection and Monitoring	40,000	90,000	135,000	65,000	65,000	325,000	720,000
6 - 14	External	Pool Car Replacement	50,000	65,000	50,000	65,000	60,000	230,000	520,000
6 - 16	General Capital Res	Automated Materials Handling & RFID System Replacements	11,000	92,000	22,000	22,000	22,000	226,000	395,000
6 - 17	General Capital Res	Library shelving replacement	40,800	32,000	-	-	-	-	72,800
6 - 18	General Capital Res	City Library Self-Service Book Locker	-	145,200	-	-	-	-	145,200
6 - 19	General Capital Res	City Library Wayfinding	-	30,000	45,000	-	-	-	75,000
6 - 20	General Capital Res	Self-Service Payment Systems Replacement	-	-	-	25,000	-	25,000	50,000
TOTAL FUNDING REQUESTED IN PROJECT SHEETS			\$ 1,001,800	\$ 1,046,200	\$ 687,000	\$ 1,166,000	\$ 445,000	\$ 2,387,800	\$ 6,733,800
TOTAL CONTRIBUTIONS			\$ 340,349	\$ 112,114	\$ 102,663	\$ 61,488	\$ 30,744	\$ 253,720	\$ 901,078
NET FUNDING REQUESTED			\$ 661,451	\$ 934,086	\$ 584,337	\$ 1,104,512	\$ 414,256	\$ 2,134,080	\$ 5,832,722

**2022-2031 CAPITAL PLAN
INFORMATION TECHNOLOGY**

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
I.T. Department									
7 - 3	General Capital Res / Comp Equip	User Device Replacements	150,000	150,000	150,000	150,000	150,000	750,000	1,500,000
7 - 4	General Capital Res	Data Centre Infrastructure	170,000	370,000	475,000	265,000	430,000	1,090,000	2,800,000
7 - 6	General Capital Res	Fibre Infrastructure Improvement	50,000	50,000	50,000	50,000	50,000	250,000	500,000
7 - 7	General Capital Res	Cyber Security Enhancements	240,000	-	-	-	-	-	240,000
7 - 8	General Capital Res	Enterprise Applications	225,000	575,000	1,025,000	650,000	950,000	3,250,000	6,675,000
Total - I.T. Department			\$ 835,000	\$ 1,145,000	\$ 1,700,000	\$ 1,115,000	\$ 1,580,000	\$ 5,340,000	\$ 11,715,000
Library									
7 - 10	General Capital Res	Website Renewal	5,000	5,000	25,000	5,000	5,000	72,500	117,500
7 - 11	General Capital Res	Integrated library Systems (ILS) Renewal	-	15,000	16,000	8,000	-	52,000	91,000
7 - 12	General Capital Res	A/V, Multimedia & Instructional Systems Renewal	19,400	32,500	21,600	21,700	37,000	111,200	243,400
Total - Library			\$ 24,400	\$ 52,500	\$ 62,600	\$ 34,700	\$ 42,000	\$ 235,700	\$ 451,900
North Vancouver Museum & Archives									
7 - 14	General Capital Res	NVMA IT Refresh	9,200	8,500	7,000	9,000	8,000	44,700	86,400
7 - 14	External	NVMA IT Refresh - ROF	9,200	8,500	7,000	9,000	8,000	44,700	86,400
Total - North Vancouver Museum & Archives			\$ 18,400	\$ 17,000	\$ 14,000	\$ 18,000	\$ 16,000	\$ 89,400	\$ 172,800
North Vancouver Recreation & Culture Commission									
7 - 15	General Capital Res	Recreation Centre WIFI Replacement	-	35,000	-	-	-	45,000	80,000
7 - 16	General Capital Res	NVRC Digital Tools Development Plan	-	7,000	-	-	-	-	7,000
7 - 16	External	NVRC Digital Tools Development Plan - ROF	-	14,000	-	-	-	-	14,000
7 - 17	General Capital Res	NVRC Mobile Device Applications - Phase 2	50,000	-	-	-	-	-	50,000
7 - 17	External	NVRC Mobile Device Applications - Phase 2 - ROF	100,000	-	-	-	-	-	100,000
7 - 18	General Capital Res	NVRC Website Content Management System Upgrade	13,000	-	-	-	-	-	13,000
7 - 18	External	NVRC Website Content Management System Upgrade - ROF	26,000	-	-	-	-	-	26,000
7 - 19	General Capital Res	Network Hardware Replacement	-	35,000	-	-	-	35,000	70,000
7 - 20	General Capital Res	Facility desktop hardware refresh	21,000	21,000	21,000	21,000	21,000	105,000	210,000

**2022-2031 CAPITAL PLAN
INFORMATION TECHNOLOGY**

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
7 - 21	General Capital Res	Document Management System Replacement	20,000	-	-	-	-	-	20,000
7 - 21	External	Document Management System Replacement - ROF	40,000	-	-	-	-	-	40,000
7 - 22	General Capital Res	Perfect Mind Development and Integration	10,000	10,000	10,000	-	10,000	20,000	60,000
7 - 22	External	Perfect Mind Implementation: Integration - ROF	20,000	20,000	20,000	-	20,000	40,000	120,000
7 - 23	General Capital Res	Phone System Replacement	11,000	-	60,000	-	-	-	71,000
7 - 23	External	Phone System Replacement - ROF	22,000	-	120,000	-	-	-	142,000
Total - North Vancouver Recreation Commission			\$ 333,000	\$ 142,000	\$ 231,000	\$ 21,000	\$ 51,000	\$ 245,000	\$ 1,023,000
TOTAL FUNDING REQUESTED IN PROJECT SHEETS			\$ 1,210,800	\$ 1,356,500	\$ 2,007,600	\$ 1,188,700	\$ 1,689,000	\$ 5,910,100	\$ 13,362,700
TOTAL CONTRIBUTIONS			\$ 217,200	\$ 42,500	\$ 147,000	\$ 9,000	\$ 28,000	\$ 84,700	\$ 528,400
NET FUNDING REQUESTED			\$ 993,600	\$ 1,314,000	\$ 1,860,600	\$ 1,179,700	\$ 1,661,000	\$ 5,825,400	\$ 12,834,300

**2022-2031 CAPITAL PLAN
ENGINEERING EQUIPMENT**

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
8 - 2	Eng Equip	Engineering: Equipment	845,000	910,000	560,000	705,000	205,000	4,708,000	7,933,000
8 - 6	General Capital Res	Replacement Towing Trailers - Operations	35,000	-	-	-	-	-	35,000
TOTAL FUNDING REQUESTED IN PROJECT SHEETS			\$ 880,000	\$ 910,000	\$ 560,000	\$ 705,000	\$ 205,000	\$ 4,708,000	\$ 7,968,000
TOTAL CONTRIBUTIONS									
NET FUNDING REQUESTED			\$ 880,000	\$ 910,000	\$ 560,000	\$ 705,000	\$ 205,000	\$ 4,708,000	\$ 7,968,000

**2022-2031 CAPITAL PLAN
FIRE EQUIPMENT**

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
9 - 2	Fire Equip	Fire Equipment Replacement Program	235,000	615,000	90,000	770,000	155,000	3,400,000	5,265,000
9 - 3	Fire Equip	Health and Wellness Initiative	35,000	-	-	35,000	-	70,000	140,000
TOTAL FUNDING REQUESTED IN PROJECT SHEETS			\$ 270,000	\$ 615,000	\$ 90,000	\$ 805,000	\$ 155,000	\$ 3,470,000	\$ 5,405,000
TOTAL CONTRIBUTIONS									
NET FUNDING REQUESTED			\$ 270,000	\$ 615,000	\$ 90,000	\$ 805,000	\$ 155,000	\$ 3,470,000	\$ 5,405,000

2022-2031 CAPITAL PLAN
BLOCK FUNDS, ONGOING PROGRAMS AND OTHER PROJECTS

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
Block Funds									
10 - 3	General Capital Res	Block Funding - City Used Buildings	100,000	100,000	100,000	100,000	100,000	500,000	1,000,000
10 - 4	General Capital Res	Block Funding - Non-City Used Buildings	100,000	100,000	100,000	100,000	100,000	500,000	1,000,000
10 - 5	General Capital Res	Block Funding - Gerry Brewer Building	29,413	29,413	29,413	29,413	29,413	147,064	294,129
10 - 5	External	Gerry Brewer Building - ROF	35,804	35,804	35,804	35,804	35,804	179,021	358,041
10 - 6	General Capital Res	Block Funding - Parks Infrastructure	75,000	75,000	75,000	75,000	75,000	375,000	750,000
10 - 7	General Capital Res	Block Funding - Engineering Equipment	50,000	50,000	50,000	50,000	50,000	250,000	500,000
10 - 8	General Capital Res	Block Funding - Transportation	30,000	30,000	30,000	30,000	30,000	150,000	300,000
10 - 9	General Capital Res	Block Funding - Information Technology	100,000	100,000	100,000	100,000	100,000	500,000	1,000,000
10 - 10	General Capital Res	Block Funding Fire Equipment	50,000	50,000	50,000	50,000	50,000	250,000	500,000
10 - 11	General Capital Res	Block Funding Police Equipment	22,550	22,550	22,550	22,550	22,550	112,750	225,500
10 - 11	External	Block Funding - Police Equipment - ROF	27,450	27,450	27,450	27,450	27,450	137,250	274,500
10 - 12	General Capital Res	Block Funding - Library Equipment	20,000	20,000	20,000	20,000	20,000	100,000	200,000
10 - 13	General Capital Res	Block Funding - Museum & Archives	10,000	10,000	10,000	10,000	10,000	50,000	100,000
10 - 13	External	Museum & Archives - ROF	10,000	10,000	10,000	10,000	10,000	50,000	100,000
10 - 14	General Capital Res	Block Funding - Clerks	20,000	20,000	20,000	20,000	20,000	100,000	200,000
10 - 15	General Capital Res	Block Funding - Planning and Development	10,000	10,000	10,000	10,000	10,000	50,000	100,000
10 - 16	General Capital Res	Block Funding - NVRC	50,000	60,000	60,000	60,000	80,000	420,000	730,000
10 - 17	General Capital Res	NVRC Emergency Capital Replacement Fund	25,000	30,000	30,000	30,000	35,000	190,000	340,000
10 - 18	General Capital Res	Block Funding - Shipyards	35,000	35,000	35,000	35,000	35,000	175,000	350,000
TOTAL - BLOCK FUNDS			\$ 800,217	\$ 815,217	\$ 815,217	\$ 815,217	\$ 840,217	\$ 4,236,085	\$ 8,322,170
On-Going Programs									
10 - 19	CCCIF	Child Care Capital Improvement Fund	9,323	-	-	-	-	-	9,323
TOTAL - ON-GOING PROGRAMS			\$ 9,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,323
Other Projects									
10 - 20	General Capital Res	CNVL - Summer Book Bike Staffing	27,000	27,000	27,000	-	-	-	81,000
10 - 21	General Capital Res	NVRC - Recreation and sport facility/venue plan update	51,000	-	-	-	-	-	51,000
10 - 21	External	NVRC - Recreation and sport facility/venue plan update - ROF	99,000	-	-	-	-	-	99,000
10 - 22	General Capital Res	Open Streets, Parklets and Placemaking	275,000	396,000	306,000	321,000	245,000	387,000	1,930,000
10 - 22	External	Open Streets, Parklets and Placemaking - ROF	20,000	-	50,000	-	50,000	-	120,000
10 - 23	General Capital Res	City Studio CapU Parntership	48,000	50,000	-	-	-	-	98,000

2022-2031 CAPITAL PLAN
BLOCK FUNDS, ONGOING PROGRAMS AND OTHER PROJECTS

Page	Funding Source		2022	2023	2024	2025	2026	2027-2031	Total
10 - 24	General Capital Res	Community Engagement Strategy	60,000	-	-	-	-	-	60,000
10 - 25	General Capital Res	Community Recreation Strategy	61,000	-	-	-	-	-	61,000
10 - 26	General Capital Res	OCP 10-Year Review	-	100,000	400,000	400,000	400,000	100,000	1,400,000
10 - 27	General Capital Res	Amenity and Public Benefit Strategy Review	125,000	-	-	-	-	-	125,000
10 - 28	General Capital Res	Child Care and Social Amenity Design Guidelines	25,000	-	-	-	-	-	25,000
10 - 29	General Capital Res	Electronic Grants Process and Software	-	25,000	-	-	-	-	25,000
10 - 30	Affordable Housing	Supporting Affordable Housing Supply and Delivery	75,000	139,024	141,793	-	-	-	355,817
10 - 31	General Capital Res	Land Use and Long Range Studies	40,000	-	-	-	-	-	40,000
10 - 32	General Capital Res	Zoning Bylaw Update	375,000	-	-	-	-	-	375,000
10 - 32	External	Zoning Bylaw Update - ROF	65,000	-	-	-	-	-	65,000
10 - 33	General Capital Res	Climate and Environment Strategy Implementation	200,000	250,000	250,000	250,000	250,000	1,250,000	2,450,000
10 - 33	External	Climate and Environment Strategy Implementation - ROF	40,000	40,000	-	-	-	-	80,000
10 - 34	General Capital Res / Carbon Res	Greening the Community Building Sector	-	-	175,000	300,000	400,000	3,300,000	4,175,000
10 - 34	External	Greening the Building Sector - ROF	120,000	-	-	-	-	-	120,000
10 - 35	General Capital Res	Planning & Development Program, Education and Outreach	-	50,000	100,000	100,000	100,000	500,000	850,000
10 - 35	External	Planning & Development Program, Education and Outreach - ROF	-	3,000	-	-	-	-	3,000
10 - 36	General Capital Res	Urban Forest Management Plan	100,000	-	-	-	-	-	100,000
10 - 37	General Capital Res	INSTPP Implementation	100,000	75,000	75,000	75,000	75,000	75,000	475,000
10 - 38	General Capital Res	Parking and Curbside Management Planning and Implementation	40,000	140,000	290,000	315,000	240,000	-	1,025,000
10 - 40	General Capital Res	Neighbourhood Speed Limits Review and Implementation	-	175,000	300,000	-	-	-	475,000
10 - 42	General Capital Res	Micro-Mobility Services Planning and Coordination	25,000	45,000	45,000	-	-	-	115,000
10 - 44	General Capital Res	Transportation Requirements for New Development	175,000	-	-	-	-	-	175,000
10 - 46	General Capital Res	Feasibility and ROI Study of Land Bridge of Highway No.1 at Lonsdale	-	60,000	150,000	-	-	-	210,000
TOTAL - OTHER PROJECTS			\$ 2,146,000	\$ 1,575,024	\$ 2,309,793	\$ 1,761,000	\$ 1,760,000	\$ 5,612,000	\$ 15,163,817
TOTAL FUNDING REQUESTED IN PROJECT SHEETS			\$ 2,955,540	\$ 2,390,241	\$ 3,125,010	\$ 2,576,217	\$ 2,600,217	\$ 9,848,085	\$ 23,495,310
TOTAL CONTRIBUTIONS			\$ 417,254	\$ 116,254	\$ 123,254	\$ 73,254	\$ 123,254	\$ 366,271	\$ 1,219,541
NET FUNDING REQUESTED			\$ 2,538,286	\$ 2,273,987	\$ 3,001,756	\$ 2,502,963	\$ 2,476,963	\$ 9,481,814	\$ 22,275,769

2022-2031 CAPITAL PLAN

RESERVES AND OTHER FUNDING

TAX LEVY CONTRIBUTION TO CAPITAL

Each year an amount is transferred from the annual budget to fund various capital projects. These funds are unrestricted and can be used for any capital project. Approximately 15% of the City's annual tax levy is transferred to capital projects or to fund capital reserves. The \$600K increase seen in the Tax Levy each year results in an annual 1% tax rate increase.

	2022	2023	2024	2025	2026	2027-2031	Total
Transfer from Operating to Capital	\$10,874,800	11,474,800	12,074,800	12,674,800	13,274,800	\$ 75,374,000	\$ 135,748,000
Available Balance	\$ 10,874,800	\$ 11,474,800	\$ 12,074,800	\$ 12,674,800	\$ 13,274,800	\$ 75,374,000	\$ 135,748,000
Allocated to :							
Tax Sale Land						-	-
Civic Amenity HJCRC	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	13,000,000	26,000,000
Fire Equipment	268,213	615,000	90,000	805,000	155,000	3,470,000	5,403,213
Public Art	85,000	85,000	85,000	85,000	85,000	425,000	850,000
Sustainable Transportation	87,500	87,500	87,500	87,500	87,500	437,500	875,000
Carbon Fund	65,000	65,000	65,000	65,000	65,000	325,001	650,001
Total to Reserves	3,105,713	3,452,500	2,927,500	3,642,500	2,992,500	17,657,501	33,778,214
Transfer to General Capital Reserve	\$ 7,769,087	\$ 8,022,300	\$ 9,147,300	\$ 9,032,300	\$ 10,282,300	\$ 67,998,799	\$ 101,969,786

LAND SALE REVENUE

The City owns numerous parcels of land, and the method by which the City acquired the land determines how the proceeds of sale may be set aside. By long-standing Council policy, proceeds of land acquired through a tax sale (non-payment of taxes) are set aside in Tax Sale Land principal. Proceeds from non-tax sale lands (acquired by other means than non-payment of taxes) are set aside in the Civic Amenity Reserve Fund.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds of sales	\$ -	\$ -	\$ 27,680,000	\$ -	\$ 65,220,000	-	92,900,000
Available Balance	\$ -	\$ -	\$ 27,680,000	\$ -	\$ 65,220,000	\$ -	\$ 92,900,000
Allocated to :							
TSL Principal	-	-	20,760,000	-	43,380,000	-	64,140,000
Civic Amenity Reserve	-	-	6,920,000	-	21,840,000	-	28,760,000
	\$ -	\$ -	\$ 27,680,000	\$ -	\$ 65,220,000	\$ -	\$ 92,900,000
Closing Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

MUNICIPAL FINANCE AUTHORITY BORROWING

The Municipal Finance Authority of British Columbia (MFA) was created in 1970 to contribute to the financial well-being of local governments throughout BC. The MFA pools the borrowing and investment needs of BC communities through a collective structure and is able to provide a range of low cost and flexible financial services. Borrowing from the MFA assumes terms of 30 years at 2.58% interest.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MFA Debt	\$ 110,000,000	\$ 7,000,000	\$ -	\$ (117,000,000)	\$ 46,799,200	(5,213,855)	41,585,345
Transfer to Civic Amenity Reserve - HJ	\$ (110,000,000)	\$ (7,000,000)					
MFA Debt Servicing	\$ (600,000)	\$ (1,700,000)	\$ (2,300,000)	\$ (1,200,000)		(5,676,000)	(11,476,000)
Repayment from Land Sales	\$ -		\$ 117,000,000				
Repayment from Civic Amenity - HJ Fund	\$ 600,000	\$ 1,700,000	\$ 2,300,000	\$ 1,200,000			
Repayment from Civic Amenity Reserve			\$ -	\$ -		10,889,855	10,889,855
Available Balance	\$ -	\$ -	\$ -	\$ -	\$ 46,799,200	\$ -	\$ 40,999,200
Allocated to :							
North Shore Neighborhood House & Derek Inman Park			-	-	151,000	46,648,200	46,799,200
	\$ -	\$ -	\$ -	\$ -	\$ 151,000	\$ 46,648,200	\$ 46,799,200
Closing Balance	\$ -	\$ -	\$ -	\$ -	\$ 46,648,200	\$ (46,648,200)	\$ (5,800,000)

2022-2031 CAPITAL PLAN

RESERVES AND OTHER FUNDING

GENERAL CAPITAL RESERVE

The General Capital Reserve is a non-statutory reserve that provides unrestricted funding for Capital Plan projects; as such it can be used to fund any capital project. The reserve is funded from various sources including transfers from operating, portions of the annual tax levy or annual surpluses.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 7,031,732	\$ 8,471,245	\$ 7,142,499	\$ 4,322,914	\$ 398,591	\$ 780,721	\$ 7,031,732
Annual transfer to General Capital Reserve	\$ 7,769,087	\$ 8,022,300	\$ 9,147,300	\$ 9,032,300	\$ 10,282,300	57,716,499	101,969,786
Provision for YE Surplus	\$ 600,000	\$ -	\$ -	\$ -	\$ -	-	600,000
Miscellaneous Revenue	746,000					-	746,000
Available Balance	\$ 16,146,819	\$ 16,493,545	\$ 16,289,799	\$ 13,355,214	\$ 10,680,891	\$ 58,497,220	\$ 110,347,518
Withdrawals							
Provision for Park Land Acquisition 1% Municip Assist	90,000	-	-	-	-	-	90,000
Buildings							
Capital Maintenance	1,538,908	2,237,997	2,412,485	1,469,273	1,128,907	2,810,826	11,598,396
City Library Middle Years Space	108,160	-	-	-	-	-	108,160
The Shipyards Pier and Wharf Upgrades	-	-	40,000	-	-	-	40,000
The Shipyards Electrical & Water Site Improvements	-	-	80,000	-	-	-	80,000
Optimization of the Shipyards Pedestrian Realm and Access Network	-	-	50,000	-	-	-	50,000
Shipyards Destination Infrastructure Upgrades Project	200,000	-	-	-	-	-	200,000
City Hall Facility Projects	-	-	79,000	50,400	22,400	168,000	319,800
City Hall Envelope & Glazing Upgrades	-	-	-	1,870,000	-	-	1,870,000
PGE Station Provision	-	-	403,000	-	-	-	403,000
Provision - HJCRC Outside Consulting	200,000	-	-	-	-	-	200,000
Victoria Park Washroom	-	-	350,000	-	-	-	350,000
Parks							
Public School Playground Funding	150,000	37,500	-	-	-	-	187,500
Mahon Park Playground and Spray Park Replacement	-	-	-	1,200,000	-	-	1,200,000
Semisch Park / 1st Street Accessibility Improvements	-	250,000	-	-	-	-	250,000
Confederation Field Turf Replacement	-	-	-	1,000,000	-	-	1,000,000
Tempe Heights Park Playground Replacement	-	-	-	70,000	600,000	-	670,000
Wagg Park Playground Replacement	-	-	-	-	-	650,000	650,000
Loutet Park Playground Replacement	-	-	-	-	-	670,000	670,000
Fen Burdett Turf Replacement	-	-	-	-	-	1,000,000	1,000,000
Victoria Park Master Plan	-	-	-	-	-	250,000	250,000
Hemlock Looper MothTree Removal and Restoration	150,000	150,000	150,000	-	-	-	450,000
Park specific program	205,000	205,000	320,000	120,000	45,000	225,000	1,120,000
Equipment							
General Equipment and Veh/Pool Replacement	661,451	934,086	584,337	1,104,512	414,256	2,134,080	5,832,722
Information Technology Projects	943,600	1,314,000	1,860,600	1,179,700	1,661,000	2,798,322	9,757,222
Replacement Towing Trailers - Operations	35,000	-	-	-	-	-	35,000
Streets, Traffic and Transportation							
Traffic Signal System Upgrades	370,000	320,000	300,000	500,000	500,000	2,500,000	4,490,000
City-Wide LED Streetlight Upgrade	250,000	-	-	-	-	-	250,000
Traffic Signal LED Replacement	-	300,000	-	-	-	-	300,000
Street Light and Traffic Signal Aging Pole Replacement	50,000	50,000	50,000	50,000	50,000	250,000	500,000
Traffic Signal Pre-Emption for Fire Emergency Vehicles	80,000	80,000	80,000	80,000	80,000	400,000	800,000
Street Lighting Central Management System	-	-	-	100,000	-	-	100,000
Carson Graham School Area Active Transportation Improvements	-	500,000	1,725,000	900,000	-	-	3,125,000
Active and Safe Routes to School	-	150,000	150,000	150,000	150,000	250,000	850,000
Public Realm Improvements	50,000	135,000	50,000	50,000	50,000	335,000	670,000
Living City Tree Program	120,000	280,000	200,000	120,000	120,000	600,000	1,440,000
Public Realm Accessibility Improvements	20,000	20,000	20,000	20,000	20,000	100,000	200,000
Transit Improvement Program	64,493	67,500	67,500	67,500	67,500	337,500	671,993
Marine Drive Bridge Replacement over Mackay Creek	-	-	-	-	1,262,500	-	1,262,500
Lynn Creek Bridge at Cotton Road - Widening and Replacement	-	-	-	-	-	1,500,000	1,500,000
Sidewalks - Infill and Reconstruction	-	250,000	200,000	200,000	250,000	1,250,000	2,150,000
Pavement Management: Streets & Lanes	-	-	-	217,276	379,144	0	596,420

2022-2031 CAPITAL PLAN

RESERVES AND OTHER FUNDING

Block and Other projects

Ongoing Programs	726,963	741,963	741,963	741,963	766,963	3,869,814	7,589,629
Other Projects	1,662,000	1,328,000	2,053,000	1,696,000	1,645,000	5,287,000	13,671,000

DCC Transportation project

Marine Drive Bridge Replacement over Mackay Creek - DCC					687,500	-	687,500
---	--	--	--	--	---------	---	---------

Total expended	\$	7,675,575	\$	9,351,046	\$	11,966,885	\$	12,956,623	\$	9,900,170	\$	27,385,543	\$	79,235,842
-----------------------	-----------	------------------	-----------	------------------	-----------	-------------------	-----------	-------------------	-----------	------------------	-----------	-------------------	-----------	-------------------

Unallocated Annual Funding Excess(Shortfall)	\$	8,471,245	\$	(1,328,746)	\$	(2,819,585)	\$	(3,924,323)	\$	382,130	\$	30,330,956	\$	31,111,677
---	-----------	------------------	-----------	--------------------	-----------	--------------------	-----------	--------------------	-----------	----------------	-----------	-------------------	-----------	-------------------

Closing Balance	\$	8,471,245	\$	7,142,499	\$	4,322,914	\$	398,591	\$	780,721	\$	31,111,677	\$	31,111,677
------------------------	-----------	------------------	-----------	------------------	-----------	------------------	-----------	----------------	-----------	----------------	-----------	-------------------	-----------	-------------------

2022-2031 CAPITAL PLAN

RESERVES AND OTHER FUNDING

TAX SALE LAND PRINCIPAL

The Tax Sale Lands Fund is made up of the proceeds of sale of all lands sold by the City which originally became City property though non-payment of taxes. Most of this land came to the City in the 1930's, during the Great Depression. The balance in the Tax Sale Land reserve is used to invest in projects that have a prospective rate of return equal to or greater than the City's benchmark rate of return; to invest in infrastructure and land management, in order to enhance the marketability and increase the value of marketed lands, or to invest in the purchase of land assets to be held by the City. By long-standing Council policy, Tax Sale Land principal is not used to fund depreciable assets such as civic buildings, infrastructure or equipment.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 31,423,659	27,923,659	\$ 26,507,877	\$ 44,721,030	\$ 48,683,659	\$ 92,063,659	\$ 31,423,659
Proceeds of Sale:							
-Land Sales	-	-	20,760,000	-	43,380,000	-	64,140,000
Internal Loan and Repayment CARHJ	-	(1,415,782)	(2,546,847)	3,962,629	-	-	-
Available Balance	\$ 31,423,659	\$ 26,507,877	\$ 44,721,030	\$ 48,683,659	\$ 92,063,659	\$ 92,063,659	\$ 95,563,659
Purchases							
Strategic Land Acquisition	3,500,000	-	-	-	-	-	3,500,000
	\$ 3,500,000	-	\$ -	\$ -	\$ -	\$ -	3,500,000
Total Expenditures	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	3,500,000
Closing Balance	\$ 27,923,659	\$ 26,507,877	\$ 44,721,030	\$ 48,683,659	\$ 92,063,659	\$ 92,063,659	\$ 92,063,659

TAX SALE LANDS INTEREST

The previous year's earned interest of the Tax Sales Land reserve is unrestricted and is used to fund various projects. Along with the Annual Budget tax levy, this is the major unrestricted source that the City has for funding capital projects.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 362,631	562,631	1,274,799	427,978	-	\$ 1	\$ 2,628,041
Interest from TSLP		712,168	653,178	854,747	1,120,856	10,527,079	13,868,028
Interest for the year	700,000					-	700,000
Available Balance	1,062,631	1,274,799	1,927,978	1,282,724	1,120,856	10,527,081	17,196,069
Withdrawals							
Equipment							
Information Technology Projects						3,027,078	3,027,078
	\$ -	\$ -	\$ -	\$ -	\$ -	3,027,078	3,027,078
Streets and Transportation							
Pavement Management: Streets & Lanes	500,000	-	1,500,000	1,282,724	1,120,856	7,500,000	11,903,580
	\$ 500,000	\$ -	\$ 1,500,000	\$ 1,282,724	\$ 1,120,856	\$ 7,500,000	\$ 11,903,580
Total Expended	\$ 500,000	\$ -	\$ 1,500,000	\$ 1,282,724	\$ 1,120,856	\$ 10,527,078	\$ 14,930,658
Closing Balance	\$ 562,631	\$ 1,274,799	\$ 427,978	\$ -	\$ -	\$ 3	\$ 2,265,411

2022-2031 CAPITAL PLAN

RESERVES AND OTHER FUNDING

CIVIC AMENITY

The City also owns land that was acquired through purchase, i.e., not through tax defaults. Such property is considered as being a non-Tax Sale land property. The proceeds of sale are placed in the City Amenity fund. The CAF is specifically dedicated to fund capital projects which will enhance the use and enjoyment of the City by members of the public, such as parks, recreation centers, libraries, plazas, and other community amenities.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 5,640,383	4,809,679	\$ 4,451,660	\$ 1,648,804	\$ 188,803	\$ 22,777,654	\$ 5,640,383
Contributions:							
- CAC estimate		4,800,000	4,800,000	4,800,000	4,800,000	24,000,000	43,200,000
- Land sales		-	6,920,000	-	21,840,000	-	28,760,000
- Centennial Seat Surcharge		35,000	35,000	35,000	35,000	175,000	315,000
- Shipyards Dev Ltd	382,396	382,396				-	764,791
Repayment of MFA Debt (NSNH & Derek Inman Park)						(10,889,855)	(10,889,855)
Interest for the year	700,000	104,336	38,644		533,851	2,163,690	3,540,521
Available Balance	\$ 6,722,779	\$ 10,131,410	\$ 16,245,304	\$ 6,483,804	\$ 27,397,654	\$ 38,226,490	\$ 71,330,840
Withdrawals							
Parks							
1600 Eastern Avenue Park	-	-	656,500	-	-	-	656,500
Beach and Grass Volleyball	-	-	70,000	-	-	-	70,000
Construction of New Community Gardens	50,000	50,000	250,000	-	-	-	350,000
Waterfront Park Master Plan & Implementation	-	-	2,525,000	2,525,000	-	-	5,050,000
Sunrise Park Trail System Expansion	-	-	126,250	-	-	-	126,250
Casano - Loutet Trail & Habitat Improvements	-	-	400,000	-	-	-	400,000
Spirit Trail - Lynnmouth Park	-	150,000	700,000	-	-	-	850,000
Green Necklace Outdoor Fitness Equipment Stations	-	-	400,000	-	-	-	400,000
Cloverley Park Design + Construction	-	250,000	3,650,000	-	-	-	3,900,000
High Place Park Development	-	-	-	-	-	250,000	250,000
Streets and Transportation							
New Traffic Signals	865,000	950,000	1,010,000	1,000,000	1,000,000	5,000,000	9,825,000
Neighbourhood Traffic Safety and Infrastructure Improvements Program	350,000	615,000	865,000	515,000	515,000	1,950,000	4,810,000
Installation of Accessible Pedestrian Units	35,000	35,000	35,000	35,000	35,000	175,000	350,000
Pedestrian and Roadway Lighting Implementation	300,000	300,000	450,000	450,000	450,000	2,250,000	4,200,000
Upper Levels Greenway	126,250	984,750	1,388,750	-	-	-	2,499,750
New Sidewalk To Complete the Pedestrian Network	151,500	500,000	500,000	500,000	500,000	2,500,000	4,651,500
Priority Mobility Network Improvements	35,350	1,845,000	1,570,000	1,270,000	2,120,000	9,450,000	16,290,350
Total Expended	1,913,100	5,679,750	14,596,500	6,295,000	4,620,000	21,575,000	54,679,350
Closing Balance	\$ 4,809,679	\$ 4,451,660	\$ 1,648,804	\$ 188,803	\$ 22,777,654	\$ 16,651,490	\$ 16,651,490

2022-2031 CAPITAL PLAN

RESERVES AND OTHER FUNDING

CIVIC AMENITY - HARRY JEROME FUND

The CAF HJF is specifically dedicated to fund 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 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 \$2.6million.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance - Cash Flow	\$ 51,224,692	2,274,652	\$ 0	\$ 0	\$ 44,131,371	\$ 46,354,371	\$ 51,224,692
Contributions:	5,421,000						
- Amenity Levy	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	13,000,000	26,000,000
- HJNL Land Sale				50,000,000		-	50,000,000
- Internal borrowing from TSLR		1,415,782	2,546,847	(3,962,629)		-	-
- Short-term Debt	110,000,000	7,000,000				-	117,000,000
- Cost of Borrowing - Short-term	(600,000)	(1,700,000)	(2,300,000)	(1,200,000)		-	(5,800,000)
- Waiver of Building Permit Fees	1,300,000						1,300,000
				-		-	-
Available Balance	\$ 169,945,692	\$ 11,590,434	\$ 2,846,847	\$ 47,437,371	\$ 46,731,371	\$ 59,354,371	\$ 239,724,692
Withdrawals							
Harry Jerome Community Recreation Centre	148,947,149	10,059,881	1,489,022	-	-	-	160,496,052
Mickey McDougall Feasibility Study & Building Upgrades	-	-	901,410	377,000	377,000	377,000	2,032,410
Silver Harbour Seniors Activity Centre	18,723,891	1,379,053	254,415	-	-	-	20,357,359
New Community Park - Harry Jerome Neighbourhood Lands	-	151,500	202,000	2,929,000	-	-	3,282,500
						-	-
Total Expended	167,671,040	11,590,434	2,846,847	3,306,000	377,000	377,000	186,168,321
Closing Balance	\$ 2,274,652	\$ 0	\$ 0	\$ 44,131,371	\$ 46,354,371	\$ 58,977,371	\$ 53,556,371

2022-2031 CAPITAL PLAN

RESERVES AND OTHER FUNDING

INFRASTRUCTURE

The Infrastructure Reserve funds engineering infrastructure replacement projects such as those included in the category "Structures". A long term goal for the fund would be to more closely match the amount transferred each year to this reserve from the annual budget with the City's infrastructure maintenance requirements. This would be achievable only over many years, because the value of the required infrastructure reinvestment is high.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ -	-	\$ -	-	\$ -	-	\$ -
Gas Tax	200,000	200,000	200,000	200,000	200,000	1,000,000	2,000,000
MRN Capital	300,000	300,000	300,000	300,000	300,000	1,500,000	3,000,000
Interest for the year						-	-
Available Balance	\$ 500,000	500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,500,000	\$ 5,000,000
Withdrawals							
Pavement Management: Streets & Lanes	500,000	500,000	500,000	500,000	500,000	2,500,000	5,000,000
Total Expended	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,500,000	\$ 5,000,000
Closing Balance	\$ -	-	\$ -	-	\$ -	-	\$ -

SUSTAINABLE TRANSPORTATION

Created in 2008, The Sustainable Transportation Reserve Fund sets aside funding for the implementation of sustainable transportation initiatives included in the City's Transportation Plan.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 48,007	-	\$ -	-	\$ -	-	\$ 48,007
Contributions:							
- Annual	87,500	87,500	87,500	87,500	87,500	437,500	875,000
Interest for the year						-	-
	\$ 135,507	\$ 87,500	\$ 87,500	\$ 87,500	\$ 87,500	\$ 437,500	\$ 923,007
Withdrawals							
Transit Improvement Program	135,507	87,500	87,500	87,500	87,500	437,500	923,007
Total expended	\$ 135,507	\$ 87,500	\$ 87,500	\$ 87,500	\$ 87,500	\$ 437,500	\$ 923,007
Closing Balance	\$ -	-	\$ -	-	\$ -	-	\$ -

AFFORDABLE HOUSING

The Affordable Housing Reserve had been funded by a contribution from taxes collected set at \$260,000 per year - this was suspended once the reserve fund balance exceeded \$2.5M. As of the adoption of the revised Community Benefits Policy in 2015, the reserve is funded by a 20% allocation of the Community Benefit Cash Contributions received by the City. The fund is to be used for the provision of new non-market and special needs housing units.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 6,595,239	2,939,239	\$ 3,719,780	\$ 4,687,859	\$ 5,824,368	\$ 6,988,152	\$ 6,595,239
Contributions:							
- Levy		1,200,000	1,200,000	1,200,000	1,200,000	6,000,000	10,800,000
Interest for the year		87,182	109,872	136,509	163,785	1,251,537	1,748,885
Available Balance	\$ 6,595,239	\$ 4,226,421	\$ 5,029,652	\$ 6,024,368	\$ 7,188,152	\$ 14,239,689	\$ 19,144,123
Withdrawals							
Affordable Housing Reserve	560,000	200,000	200,000	200,000	200,000	1,000,000	2,360,000
North Shore Neighbourhood House Site Development Preparation	3,021,000	167,617	-	-	-	-	3,188,617
Supporting Affordable Housing Supply and Delivery	75,000	139,024	141,793	-	-	-	355,817
Total expended	\$ 3,656,000	\$ 506,641	\$ 341,793	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ 5,904,434
Closing Balance	\$ 2,939,239	\$ 3,719,780	\$ 4,687,859	\$ 5,824,368	\$ 6,988,152	\$ 13,239,689	\$ 13,239,689

2022-2031 CAPITAL PLAN

RESERVES AND OTHER FUNDING

FIRE EQUIPMENT

Used for fire equipment, and replacement and upgrades.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 1,787	(0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	1,787
Contributions:							
- Budgeted	\$ 268,213	\$ 615,000	\$ 90,000	\$ 805,000	\$ 155,000	3,470,000	5,403,213
Interest for the year						-	-
Available Balance	\$ 270,000	\$ 615,000	\$ 90,000	\$ 805,000	\$ 155,000	\$ 3,470,000	\$ 5,405,000
Withdrawals							
Fire Equipment Replacement Program	\$ 235,000	615,000	90,000	770,000	155,000	3,400,000	5,265,000
Health and Wellness Initiative	\$ 35,000	-	-	35,000	-	70,000	140,000
Closing Balance	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	(0)

COMPUTER EQUIPMENT

Used for computer equipment replacement and upgrades.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 57,096	7,096	\$ 7,778	\$ 8,477	\$ 9,192	\$ 9,925	57,096
Contributions:							
- Budgeted		500	500	500	500	2,500	4,500
Interest for the year		182	199	215	233	1,435	2,264
Available Balance	\$ 57,096	7,778	\$ 8,477	\$ 9,192	\$ 9,925	\$ 13,860	63,860
Withdrawals							
User Device Replacements	50,000					-	50,000
Closing Balance	\$ 7,096	\$ 7,778	\$ 8,477	\$ 9,192	\$ 9,925	\$ 13,860	13,860

ENGINEERING EQUIPMENT

Used for engineering equipment and vehicle replacement. Engineering has a fleet of several vehicles. Contributions to the Reserve are based on the hourly rates charged to the different projects and programs using the vehicles.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 2,348,231	1,903,231	\$ 1,426,669	\$ 1,327,789	\$ 1,078,055	\$ 1,365,049	2,348,231
Contributions:							
- Budgeted	400,000	400,000	430,000	430,000	460,000	3,294,890	5,414,890
Interest for the year		33,438	31,120	25,267	31,993	48,061	169,879
Available Balance	\$ 2,748,231	2,336,669	\$ 1,887,789	\$ 1,783,055	\$ 1,570,049	\$ 4,708,000	7,933,000
Withdrawals							
Engineering, Parks and Environment Operations Vehicle/Equipment Replacement Program	845,000	910,000	560,000	705,000	205,000	4,708,000	7,933,000
Closing Balance	\$ 1,903,231	\$ 1,426,669	\$ 1,327,789	\$ 1,078,055	\$ 1,365,049	\$ 0	0

LOCAL AREA SERVICES

Local Area Services (LAS) Projects, formerly called Local Improvement Projects, are jointly funded by the City and the benefiting property owner. The Community Charter requires that LAS Reserve funds be used only to fund the city share of new local area services projects.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 500,000	(0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	500,000
Contributions:							
Interest for the year		(0)	(0)	(0)	(0)	(0)	(0)
Available Balance	\$ 500,000	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	500,000
Withdrawals							
Provision for Local Area Services - City Share	500,000	-	-	-	-	-	500,000
Closing Balance	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	(0)

2022-2031 CAPITAL PLAN

RESERVES AND OTHER FUNDING

PARKS DCC

The Parks DCC fund can only be used to fund the purchase of parkland and certain specific parks improvements. DCC's in general are to be used to create capital works required due to growth, therefore the City plans to use these funds to provide parks and improvements in areas impacted by growth.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 15,624,862	7,978,099	\$ 8,155,493	\$ 4,622,329	\$ 538,961	\$ 1,217,496	\$ 15,624,862
Contributions:							
- Levy	600,000	600,000	600,000	650,000	650,000	3,700,000	6,800,000
Repayment from Transportation DCC	600,000	500,000	560,000	600,000	-	1,100,000	3,360,000
Interest for the year	186,987	191,144	108,336	12,632	28,535	545,985	1,073,619
Available Balance	\$ 17,011,849	\$ 9,269,243	\$ 9,423,829	\$ 5,884,961	\$ 1,217,496	\$ 6,563,481	\$ 26,858,481
Withdrawals							
Provision for Park Acquisition	8,910,000	-	-	-	-	-	8,910,000
1600 Eastern Avenue Park - DCC	-	-	643,500	-	-	-	643,500
Waterfront Park Master Plan & Implementation - DCC	-	-	2,475,000	2,475,000	-	-	4,950,000
New Community Park - Harry Jerome Neighbourhood Lands - DCC	-	148,500	198,000	2,871,000	-	-	3,217,500
Upper Levels Greenways - DCC	123,750	965,250	1,361,250	-	-	-	2,450,250
Sunrise Park Trail System Expansion - DCC	-	-	123,750	-	-	-	123,750
Total Expended	\$ 9,033,750	1,113,750	\$ 4,801,500	\$ 5,346,000	\$ -	\$ -	\$ 20,295,000
Closing Balance	\$ 7,978,099	8,155,493	\$ 4,622,329	\$ 538,961	\$ 1,217,496	\$ 6,563,481	\$ 6,563,481

TRANSPORTATION DCC

Transportation DCC's are to be used for transportation projects required due to growth.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 283,192	42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 283,192
Levy	500,000	500,000	560,000	600,000	550,000	2,750,000	5,460,000
Repayment to Parks DCC	(600,000)	(500,000)	(560,000)	(600,000)	-	(1,100,000)	(3,360,000)
Available Balance	\$ 183,192	\$ 42	\$ 42	\$ 42	\$ 550,042	\$ 1,650,042	\$ 2,383,192
Withdrawals							
Pedestrian and Roadway Lighting Implementation - DCC	-	-	-	-	-	-	-
New Sidewalk To Complete the Pedestrian Network - DCC	148,500	-	-	-	-	-	148,500
Priority Mobility Network Improvements - DCC	34,650	-	-	-	-	-	34,650
Marine Drive Bridge Replacement over Mackay Creek - DCC	-	-	-	-	550,000	-	550,000
Closing Balance	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 1,650,042	\$ 1,650,042

PUBLIC ART

This reserve is funded by a contribution from taxes collected, currently set at \$85,000 annually. It is used to fund public art projects as recommended to Council by the Public Art program Steering Committee.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 309,424	309,424	\$ 316,850	\$ 324,455	\$ 332,242	\$ 340,216	\$ 309,424
Contributions:							
- Budgeted	85,000	85,000	85,000	85,000	85,000	425,000	850,000
Interest for the year	-	7,426	7,604	7,787	7,974	42,833	73,624
Available Balance	\$ 394,424	401,850	\$ 409,455	\$ 417,242	\$ 425,216	\$ 808,049	\$ 1,233,049
Withdrawals							
Public Art Civic Program	85,000	85,000	85,000	85,000	85,000	425,000	850,000
Public Art (Lower Lonsdale Lands)	-	-	-	-	-	-	-
Total expended	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 425,000	\$ 850,000
Closing Balance	\$ 309,424	\$ 316,850	\$ 324,455	\$ 332,242	\$ 340,216	\$ 383,049	\$ 383,049

2022-2031 CAPITAL PLAN

RESERVES AND OTHER FUNDING

CEMETERY DEVELOPMENT

The Cemetery Development Fund is a non-statutory reserve which is used to fund capital improvement projects in the city's cemetery. It is generally funded by net cemetery revenues. In 2004, the Cemetery Fund also received a contribution of \$954,000 from the GVRD because of the impact of the Region's watermain project on the cemetery

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 1,189,560	889,560	\$ 910,910	\$ 932,771	\$ 955,158	\$ 978,082	\$ 1,189,560
Contributions:							
Interest for the year		21,349	21,862	22,386.51	22,924	123,140	211,662
Available Balance	\$ 1,189,560	910,910	\$ 932,771	\$ 955,158	\$ 978,082	\$ 1,101,222	\$ 1,401,222
Withdrawals							
City Cemetery Program	300,000	-	-	-	-	-	300,000
Closing Balance	\$ 889,560	\$ 910,910	\$ 932,771	\$ 955,158	\$ 978,082	\$ 1,101,222	\$ 1,101,222

CARBON FUND

The Carbon Fund is to be used for greenhouse gas emissions reducing initiatives within the City of North Vancouver, such as sustainable transportation initiatives, building energy retrofits, solar hot water, geo-exchange, fleet conversion, urban forestry and other emissions-reducing improvements. Funding is provided by an annual budget contribution as well as the Climate Action Revenue Incentive Program (CARIP), discontinued in 2021.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ -	-	\$ -	\$ -	\$ -	\$ -	-
Contributions:							
Annual Budget	65,000	65,000	65,000	65,000	65,000	325,001	650,001
Available Balance	\$ 65,000	65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 325,001	\$ 650,001
Withdrawals							
Greening the Community Building Sector	65,000	65,000	65,000	65,000	65,000	325,000	650,000
Closing Balance	\$ -	\$ -	\$ -	\$ -	\$ -	1	1

LOWER LONSDALE AMENITY

The LLAf was originally created to set aside funds from non-Tax Sale land or density transfer in Lower Lonsdale. Funding from this source was to be used with respect to capital projects in the Lower Lonsdale area relating to the provision of affordable and adaptable rental housing, a community arts gallery, a photographic and media arts gallery, a museum, a 150-200 seat theatre, a multi-purpose activity centre, and other Lower Lonsdale amenities. In 2011, Council adopted a bylaw that requires all land sales to be consolidated into one reserve, the Civic Amenity Reserve Fund. While no new funding will be set aside in the LLAf, funds that are in place will be used toward the construction of Lower Lonsdale amenities as it was originally intended.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 8,877	8,877	\$ 9,090	\$ 9,308	\$ 9,531	\$ 9,759	\$ 8,877
Contributions:							
Interest for the year		213	218	223	229	234	1,854
Available Balance	\$ 8,877	9,090	\$ 9,308	\$ 9,531	\$ 9,760	\$ 9,993	\$ 10,732
Withdrawals							
Total Expended	\$ -	-	\$ -	\$ -	\$ -	\$ -	-
Closing Balance	8,877	9,090	9,308	9,531	9,759	9,993	10,731

This reserve originally aimed to set aside proceeds from land sales of non-Tax Sale properties in the Marine Drive area for the purpose of funding projects in the area. In 2011, Council adopted a bylaw that requires all land sales to be consolidated into one reserve, the Civic Amenity Reserve Fund. While no new funding will be set aside in this reserve, funds that are in place will be used toward projects in the Marine Drive area.

	2022	2023	2024	2025	2026	2026-2030	Total
Opening Balance	\$ (0)	(0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	(0)
Contributions:							
Interest for the year							
Available Balance	\$ (0)	(0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	(0)
Withdrawals							

2022-2031 CAPITAL PLAN

RESERVES AND OTHER FUNDING

GENERAL BUILDING

The General Building Reserve is used for capital building maintenance, renovation, and building replacement. The City owns in excess of \$100m in buildings. The GB reserve was established in 1995 to begin the process of setting aside sufficient funds to replace these buildings as required.

	2022	2023	2024	2025	2026	2026-2030	Total
Opening Balance	\$ 40,600	0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 40,600
Contributions:							
- Budgeted							-
Interest for the year		0	0	0	0	0	0
Available Balance	\$ 40,600	0	\$ 0	\$ 0	\$ 0	\$ 0	40,600
Withdrawals							
Capital Maintenance	40,600						40,600
Total Expended	\$ 40,600	\$ -	\$ -	\$ -	\$ -	\$ -	40,600
Closing Balance	\$ 0	0	\$ 0	\$ 0	\$ 0	\$ 0	0

JUSTICE ADMINISTRATION BUILDING

The Justice Administration Building Reserve is used for capital building maintenance, renovation, and replacement of the Gerry Brewer Building. Because the Justice Administration (Gerry Brewer) Building is co-owned with the District of North Vancouver, it has its own replacement reserve.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 3,706	3,706	\$ 3,795	\$ 3,886	\$ 3,980	\$ 4,075	\$ 3,706
Contributions:							
Interest for the year		89	91	93	96	98	89
Available Balance	\$ 3,706	3,795	\$ 3,886	\$ 3,980	\$ 4,075	\$ 4,173	3,795
Withdrawals							
Total Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Closing Balance	\$ 3,706	\$ 3,795	\$ 3,886	\$ 3,980	\$ 4,075	\$ 4,173	3,795

GENERAL EQUIPMENT

Used for general equipment and machinery replacement including office equipment, and pool and bylaw vehicles.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ -	-	\$ -	\$ -	\$ -	\$ -	-
Contributions:							
Interest for the year		-	-	-	-	-	-
Available Balance	\$ -	-	\$ -	\$ -	\$ -	\$ -	-
Withdrawals							
Total Expended	-	-	-	-	-	-	-
Closing Balance	\$ -	-	\$ -	\$ -	\$ -	\$ -	-

PARKING

This reserve has been funded from parking revenues from 1998-2002. Moneys in the fund and any interest thereon shall be expended for purchase, acquisition, construction, installation or improvement of new and existing off-street parking spaces.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 507,915	507,915	\$ 520,105	\$ 532,587	\$ 545,369	\$ 558,457	\$ 507,915
Contributions:							
Interest for the year		12,190	12,483	12,782	13,089	70,309	120,853
Available Balance	\$ 507,915	520,105	\$ 532,587	\$ 545,369	\$ 558,457	\$ 628,766	628,768
Withdrawals							
Total Expended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Closing Balance	\$ 507,915	520,105	\$ 532,587	\$ 545,369	\$ 558,457	\$ 628,766	628,767

2022-2031 CAPITAL PLAN

RESERVES AND OTHER FUNDING

OTHER FUNDING SOURCES

CHILD CARE CAPITAL IMPROVEMENT

The Child Care Capital Improvement Fund is a non-statutory reserve used to provide grants to child care services in the City. It was created in 1997 with a \$150,000 sale of density transfer from the old library site to a developers. Over the years, it has provided grants to Heywood House, St. Andrew's Daycare, Mahon Park Child Care, North Shore Neighbourhood House and Lonsdale Creek Daycare.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 9,323	-	\$ -	\$ -	\$ -	\$ -	9,323
Contributions:							
Available Balance	\$ 9,323	-	\$ -	\$ -	\$ -	\$ -	9,323
Child Care Capital Improvement Fund	9,323	-	-	-	-	-	9,323
Closing Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

HERITAGE RESERVE

The Heritage Reserve Fund was established in 1994 and received additional funding from the sale of Hammersley House in 1998. The purpose of the Reserve Fund is to fund projects on an as-needed basis that support the City's Heritage Program and goals in the Official Community Plan related to the conservation of heritage resources on the Heritage Register.

	2022	2023	2024	2025	2026	2027-2031	Total
Opening Balance	\$ 92,053	2,494	\$ 2,494	\$ 2,494	\$ 2,494	\$ 2,494	92,053
Contributions:							
Interest for the year							
Available Balance	\$ 92,053	2,494	\$ 2,494	\$ 2,494	\$ 2,494	\$ 2,494	92,053
Withdrawals						-	-
Heritage Reserve Fund	89,559	-	-	-	-	-	89,559
Closing Balance	\$ 2,494	\$ 2,494	\$ 2,494	\$ 2,494	\$ 2,494	\$ 2,494	2,494






141 West 14th Street
North Vancouver, BC
V7M 1H9

T. 604.985.7761
F. 604.985.9417

cnv.org
info@cnv.org



 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: Jennifer Draper, Deputy Director, Planning & Development

Subject: NEW MEASURES FOR EXPANDING AND PROTECTING THE URBAN
TREE CANOPY

Date: February 16, 2022 File No: 13-6410-01-0001/2021

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

RECOMMENDATION

PURSUANT to the report of the Deputy Director, Planning & Development, dated February 16, 2022, entitled "New Measures for Expanding and Protecting the Urban Tree Canopy":

THAT the following bylaws be considered:

- Tree Bylaw, 2022, No. 8888
- Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2022, No. 8895
- Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8897;

THAT Staff be directed to report to Council on the project impacts with details on program costs, annual predictions, and outcomes in 2023;

AND THAT Staff be directed to report to Council with revised Sustainable Development Guidelines and Development Permit Guidelines, to ensure a harmonized City-wide approach toward tree regulation, tree replacement and environmental enhancement through replacement of ecological services.

ATTACHMENTS

1. Protecting and Growing Tree Canopy Coverage, presentation to Council, dated November 2021 (Citydocs [#2112310](#))
2. Tree Bylaw No. 8888 (Citydocs [#2143447](#))
3. Bylaw Notice Enforcement Amendment Bylaw No. 8895 (Citydocs [#2147764](#))
4. Fees and Charges Amendment Bylaw No. 8897 (Citydocs [#2147763](#))

SUMMARY

This report recommends approval of Tree Bylaw No. 8888 for the City of North Vancouver to initiate the regulation of trees greater than 20cm diameter at breast height on private property, excluding residential zones restricted to two units or less and City street right of way.

BACKGROUND

On March 29, 2021, Council directed staff to:

“...report back on an interim tree protection bylaw that includes experiences from other municipalities on the implementation of such bylaw and its impact on infrastructure and that staff develop an Urban Forest Management Strategy in coordination with the continued development of the new Climate and Environment Strategy and the work of the Climate and Environment Advisory Task Force.”

This report summarizes the development of the City's first Tree Bylaw and provides an update on complementary work to expand and grow the City's urban forest, including progress towards a modernized Urban Forest Management Strategy for council consideration later this year. Staff are recommending approval of the attached Tree Bylaw and supporting amendments for fees, charges and enforcement. Staff will return to Council with revised Sustainable Development Guidelines and Development Permit Guidelines to ensure a harmonized City-wide approach toward tree regulation, replacement trees and environmental enhancement through ecological services replacement.

DISCUSSION

Tree bylaws are a widely used tool in Metro Vancouver and signal the value placed on tree canopies as a treasured community and natural asset

Tree protection bylaws are a prevalent regulatory tool used for guiding property owners in understanding permitted reasons for tree removal and engaging in a process with local government for identifying ways in which mature trees can be retained, where possible. Tree bylaws can also outline requirements for tree replacement and mechanisms for mitigating the loss of important ecological services such as the absorption of carbon dioxide, habitat for birds, mammals and insects, shade, weather protection, urban heat island offsetting and wellness for humans. Furthermore, tree bylaws provide an avenue for managing trees deemed high risk by enabling timely

removal while still obligating transparency to risk manage illegitimate removal of otherwise healthy, productive trees. In situations where unpermitted tree removal has taken place, the Tree Bylaw provides clarity on enforcement, ticketing and fees for service.

In December of 2021, Metro Vancouver released a Tree Regulation Toolkit to help consolidate best practices and guide local governments developing new, or modernizing existing, tree bylaws. This toolkit is an important resource for local governments as the Region works toward a tree canopy coverage goal of 40%. The City of North Vancouver, like all member municipalities, is pursuing a number of initiatives to help meet this regional target, and with a reported 2014 canopy coverage of approximately 25%¹, will be striving for significant canopy coverage growth on private and public lands alike.

Establishing clear bylaw goals will result in transparent and consistent decision-making processes

In the course of developing the Tree Bylaw, staff conducted interviews with other Metro Vancouver municipalities regarding their experiences in administering and resourcing a tree bylaw - especially in highly urbanized settings. This experience assisted staff in better understanding where efforts are most effectively applied in order to meet the goals of the Tree Bylaw. Across the region, staff heard of the importance of having clearly articulated goals to help shape the Bylaw content and to assist participants, whether private property owners or developers, to understand City priorities when evaluating tree removal.

In consideration of Council directing staff to develop an 'interim' tree bylaw, the following goals reflect the initial scope and need for monitoring and evaluation of the impact of tree regulations on private property:

- Establish the protection of mature trees in areas of the City facing the greatest pace of change;
- Set the stage for measurable protection of existing tree canopy and contribute more strongly to ecological replacement;
- Strike an appropriate balance of new requirements with the ability to administer and enforce;
- Provide clear guidance for developers on replacement requirements, tree species and supportive infrastructure for healthy establishment;
- Integrate the tree permit workflow without negatively impacting the supply of diverse housing and development review times;
- Provide transparent decision-making process for the benefit of residents; and
- Collect quality data on trees and supportive infrastructure to improve monitoring of the urban canopy and report on the effectiveness of tree protection measures.

¹ Based on the pace of development within the City since 2014, staff expect the 2021 LiDAR data analysis currently underway to report a reduction in canopy coverage, making the timeliness of this Bylaw and supportive urban forest policy and incentive work crucial.

In response to the complexities faced by local governments when balancing trade-offs for infill and larger development sites, this Bylaw is written to apply to multi-family, mixed commercial, industrial, and civic sites only. Staff believe that by focusing on medium and higher density sites initially, the Tree Bylaw has the potential to benefit the greatest number of residents and employees by implementing clear tree replacement and ecological compensation requirements. Furthermore, exclusion of the lower-density zones from the initial Tree Bylaw will enable staff to advance on-going development review process improvements for the benefit of these zones, where permitting backlog is most pronounced and monitor the program before contemplating increasing scope.

Trees greater than 20 cm diameter at breast height and replacement trees will require a permit for removal, even without active development taking place

Across the Region, municipalities set protected tree sizes based on the unique nature of their urban and naturally forested areas and the degree of impact they wish to signal through their bylaw. Some municipalities designate unique protection for particular tree species that may be at risk of local extinction or for trees that are considered heritage by virtue of age or historical and cultural significance.

To guide staff in putting forward a recommendation for establishing a protected tree size, measurements were taken on a random selection of private properties across all City neighbourhoods. The industry standard for determining the protected size is for diameter of the tree at breast height (DBH), or 1.4 m from the ground. The median tree DBH in the City was determined to be 20cm and as such, staff are recommending permits be required for the removal of any tree on private property 20cm DBH and above.

At this time, staff are recommending the exploration of heritage trees and other trees of community significance as part of the Urban Forest Management Strategy. Coupled with broad community engagement, staff will return to council with recommendations on how to integrate these important elements into future bylaw updates. As an initial signal of importance to our community, and to reflect the iconic temperate forests of the North Shore, this Bylaw proposes as part of the tree replacement requirements, that at least one tree be a conifer – a similar approach being considered by the District of North Vancouver.

Reasons for considering permitted removal of a protected tree are consistent with legislative constraints, avoid ambiguity and minimize tree loss, where possible. These reasons are:

- Located within a permitted building envelope, or area required for supportive infrastructure and on a parcel for which a rezoning, development permit or building permit application has been lodged;
- Located within an area required to provide access during the construction of a permitted building or structure on the land;
- Dead, dying, or high risk, as confirmed in writing by a certified arborist;

- Directly interfering with utility wires, and not amenable to pruning to address the interference without compromising the health of the tree, all as certified by an arborist; and
- Directly blocking or interfering with sewer or drainage systems, as certified by an accredited plumber or civil engineer.

In the event a property owner who is not engaged in a development process wishes to remove a protected tree on their property, the permissible reasons for doing so are limited to the last three bullets above.

The Tree Bylaw provides an avenue for responding to imminent risk to life or property posed by a tree deemed to be high risk.

The City's Tree Bylaw will mitigate ecological losses by requiring tree replacement and other environmental enhancements

Research demonstrates the many ecosystem benefits provided by mature trees. These benefits are delivered to humans and nature alike and are critical to our urban and natural habitats. Some of these benefits include:

- Mitigating urban heat island impacts, especially crucial to our most vulnerable residents;
- Percolating and absorbing rainfall to prevent flooding;
- Ecosystem services like carbon sequestration, air filtration, and improving soil health;
- Habitat for wildlife; and
- Cultural, heritage and aesthetic assets that are treasured by our community and greatly improve a sense of well-being.

The carbon sequestration and ecological services of mature trees that are removed are not replaced by young trees, which is why the City is proposing an ecological compensation fee, in addition to replacement tree requirements. The proposed fee has been set at an amount equivalent to the cost of the City planting and initially maintaining two street trees (\$1,500), for every permitted tree removed. Should applicants provide 5:1 or greater replacement trees on site, the fee is waived, whereas a 4:1 replacement results in a 50% reduction in fee. The long-term costs associated with having more trees on public property will be borne by the City. For illegal tree removals, the ecological compensation fee is set to the equivalent cost of the City planting and maintaining five street trees (\$3,750) and in addition to an initial fine of \$500, with a maximum fine of \$50,000 achieved through prosecution, which provides a major disincentive for illegal tree removal. The City will have discretion to require property owners to plant five replacement trees on their property, as an alternative to the ecological compensation fee. In accordance with the Community Charter, should the property owner not fulfill the requirement for tree replacement, the City may perform the replacement plantings as a fee for service, recoverable through property taxes if unpaid.

Internal engagement on the use of ecological compensation fees revealed the need to consider the suitability of tree replacement against other potential environmental

enhancements, such as green or blue infrastructure, pollinator gardens, native shrubs or other vegetation. This flexibility considers site-specific constraints, soil suitability and local needs. While expanding the urban tree canopy is an important priority, it must be done in a strategic manner and in areas where long-term tree health is assured. As an important principle, ecological replacement activities on public lands will take place in close proximity to where the tree removal took place.

The City's first Tree Bylaw strives to incentivize compliance while committing property owners to improved mitigation of ecological losses

The Tree Bylaw will employ a variety of mechanisms to incentivize compliance while dissuading non-permitted tree removals. The City plans to provide education on best practices for tree removal, such as directing owners and developers to appropriate resources for selecting a certified arborist. Recruitment is underway for an Urban Forest Technician to administer the new permit and liaise with applicants and the community. Once enacted, all development applications must comply, unless they can apply for a building permit in less than one year. This time-limited grace period gives consideration to advanced applications that have already negotiated tree retention and replacement expectations and completed their landscape plans and is similar to the "in-stream" protection that is required by legislation when the City introduces changes to Development Cost Charges that can impact the viability of active applications.

The following infographic provides the Bylaw highlights, at a glance.



The proposed fee structure for the City's Tree Bylaw reflects the emphasis placed on the mitigation of the lost benefits provided by mature trees while also supporting program administration. To help set the administrative fee structure, staff conducted a jurisdictional scan to reflect median costs, and the age of the fee structure – recognizing many municipalities will be updating their bylaws in the next few years.

Application Base Fee + Tree Removal Fee (per tree removed)	\$175 + \$75
Inspection Fee (per site visit)	\$130
Replacement Tree Securities (per tree replaced)	\$975
Tree Replacement Cash-in-Lieu (per tree removed)	\$750
Ecological Compensation (per tree removed)	\$1500

Initial engagement signals strong support for a robust, yet flexible Bylaw that yields strong ecological outcomes

Engagement took place with the Climate and Environment Task Force, Advisory Planning Committee, Advisory Design Panel, and the City's Development Liaison Committee. The feedback received was generally positive and revealed consensus for the need of tree regulations, especially in light of our changing climate and recent extreme weather events. The following is a summary of the major themes of feedback on the draft directions the City shared during engagement:

- The concept of an ecological compensation fee was generally supported and the need to go beyond typical tree replacement requirements was seen as necessary in order to better compensate for the lost ecological services from mature trees and their native soils;
- Support for recognizing conifers within the Bylaw due to their cultural and aesthetic value across the North Shore;
- Interest was expressed for the Bylaw in future iterations to go further in directing preferred tree species once the Urban Forest Management Strategy provides guidance on climate tolerant species over the long-term;
- Support for establishing clear expectations regarding irrigation, soil quality and quantity, permeability and room for growth to ensure healthy establishment of replacement trees, while also ensuring replacement trees have protected status;
- A desire for a practical maintenance and warranty period and a clear mechanism for accommodating replacement trees off-site through cash-in-lieu;
- Encouragement for the City to identify ways industry best practices can be better achieved, perhaps through the provision of additional training or supplementary educational and communications material for the public to be better informed when hiring for tree services;
- Request for the City in future iterations of the Bylaw to consider inclusion of a heritage or significant tree status and registry, and in expanding application of the Bylaw to include lower density zones.

Staff are working closely with the Communications team to develop education, awareness and promotional materials for the benefit of residents. As part of the Urban Forest Management Strategy work plan, broad public engagement will be undertaken to

collect input and feedback on the strategy and particularly on trees of significance in our community. With this information, we can work towards creating a registry of trees that help bring our community together on celebrating and protecting these critical natural assets.

Progressing complementary policy tools over time will achieve greater canopy cover while better managing supportive infrastructure conflicts

There is opportunity to explore and evaluate various incentives for tree retention alongside upcoming refreshed policy guidance in the City's Mobility, Climate and Environment, Community Well-Being, and Economic Investment Strategies. Staff will be exploring the following aspects of development that are widely recognized for having the greatest impact on tree retention:

- *Parking* - ramps and structure often take up a larger footprint than the building itself, and it is challenging to create ideal, long-term growing conditions above parkade structure.
- *Heritage Preservation* – incentives to protect trees of cultural, aesthetic or heritage value in the City.
- *Zoning and Guidelines* – evaluating the significance of trees amongst other community benefits will help the City determine the appropriate balance between tree retention and creative site design opportunities that may drive changes to envisioned massing, height and density.
- *Urban Forest Management Strategy and Natural Systems Policies* – these strategic planning tools, currently under development, will use data to drive decision making on important ecological corridors, green infrastructure networks and best practices for protecting and expanding tree canopy for achieving targets and commitments.

The Bylaw put forward for consideration, is limited by legislation in its ability to compel the retention of trees that affect a site's ability to reach its development potential. Staff will continue to explore creative site design solutions to assist in tree retention and to explore policy, which would allow greater flexibility to enable tree retention in a greater number of circumstances.

FINANCIAL IMPLICATIONS

In the City's revised 2021 Capital Plan, provision was made to fund a one-year temporary full-time position for program administration. While it is challenging to predict the number of tree removal permit applications on an annual basis, staff have learned from colleagues across the region that tree bylaws typically require several staff to administer and enforce.

Staff have conducted a program fee review in comparable jurisdictions to assist in the setting of application and site inspection fees. The administrative fees (i.e. excluding

tree replacement and ecological compensation cash-in-lieu amounts) are estimated to generate between \$10,000 and \$15,000 on an annual basis.

In addition to program staffing, enforcement obligations will be prompted to foster a culture of compliance. In consultation with the City's Bylaw Services team, staff have determined the Urban Forestry Technician can extend support for investigations but ultimately, increased workload is expected.

The Tree Bylaw will be generating a higher rate of new tree assets on public lands, and as such, the cost of capital impact must be considered. At present, the City budgets this cost to the City's operating program at \$125 per new street tree realized through development. Due to the uncertainty in the number of replacement trees that are accommodated on private property, it is challenging to predict the impact to operating budgets going forward, but an initial estimate is that annual costs of between \$15,000 and \$20,000 can be expected.

As a final consideration, funds generated by the cash-in-lieu tree replacement and ecological compensation fees will be directed to a new reserve to be managed by Engineering, Parks and Environment. A variety of environmental enhancement projects on public lands will be delivered on an annual basis. Initial financial forecasting estimates contributions of between \$100,000 and \$150,000 in the first year of the program.

To conclude, initial financial modelling demonstrates that the Urban Forestry Technician position costs and capital cost impacts of new tree assets are not recovered by the administrative fees proposed in this Bylaw. Should those fees be set to fund the position and capital cost impact costs, an increase of approximately nine to ten times is required, placing the City out of line with fee structures across the Region. Recognizing comparable other local governments have up to three full-time staff supporting their tree bylaws (dependent on the scope and applicability of the Bylaw), the administrative fee structures are not designed to sustain the program. The Urban Forestry Technician position is funded through the capital plan on a temporary basis until February 2023. In the 2023 budget, should Council wish to continue the program, this position would be regularized as a part of the annual operating budget. Based on initial assumptions of expected administrative fees to offset the cost of the program, one Technician is sufficient to run the program, and initial estimates of the capital cost impacts of maintaining new trees on City land, a tax rate increase of 0.19% would be required in 2023 to support the continuation of the program. Should the City opt to expand the scope of the bylaw in the future, as an outcome of the forthcoming Urban Forest Management Strategy, to include all areas of the City, it is anticipated that up to three staff positions would be required. As outlined in this report, the Urban Forest Management Strategy will assess new actions and initiatives to expand the tree canopy and will include an analysis of financial implications.

Detailed financial reporting will be provided to Council in 2023 alongside a review of the Bylaw's initial outcomes.

INTER-DEPARTMENTAL IMPLICATIONS

Internal engagement took place with departments and teams implicated by the Bylaw policies and integration into the administration of a new permit work stream including: Building, Development Planning, Public Realm Infrastructure, Development Services Engineering Operations, Information Technology, Economic Development, Communications, and Finance.

Staff have initiated work to ensure the new tree removal permit is integrated into the City's permitting software and that the Urban Forestry Technician role is embedded in the new work flow. Information and training will be provided to Gateway staff upon Bylaw approval.

Planning and Development will administer the Tree Bylaw through the Development Planning team and on-going program implications will be shared with the internal working group to be formed during the creation of the City's Urban Forest Management Strategy to help anticipate policy impacts and shape targets for the City's urban canopy.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

- The new Climate and Environment Strategy has actions directed to increasing carbon capture, improving the urban forest, support resilient development, and to improve the health of our ecosystems. Increasing the tree canopy and protecting present trees will support these measures.
- The OCP has a guiding principle for the City to be Resilient and Adaptable, meaning that greenhouse gas is reduced to mitigate climate change, and trees support carbon capture and carbon sequestration in the City.
- The OCP also follows a Sustainable City Framework which includes the importance of natural systems, which includes a healthy tree canopy that can reduce the strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.
- Goal 4.2 of the OCP is to "measure, maintain and improve long-term ecosystem health", which will be supported through the Tree Bylaw and by increasing tree canopy in the City.
 - Will support objective 4.2.5, which is to "encourage the use of creative design solutions for development that supports and enhances ecosystem health"; and
 - Will support objective 4.2.6, which is to "Increase the ratio of productive, permeable green space to hard impermeable surface areas as redevelopment occurs".

RESPECTFULLY SUBMITTED:



Jennifer Draper
Deputy Director, Planning & Development



Protecting and Growing Tree Canopy Coverage in the City

Presented November 2021
Planning & Development



The City's tree canopy coverage is consistent with similar communities

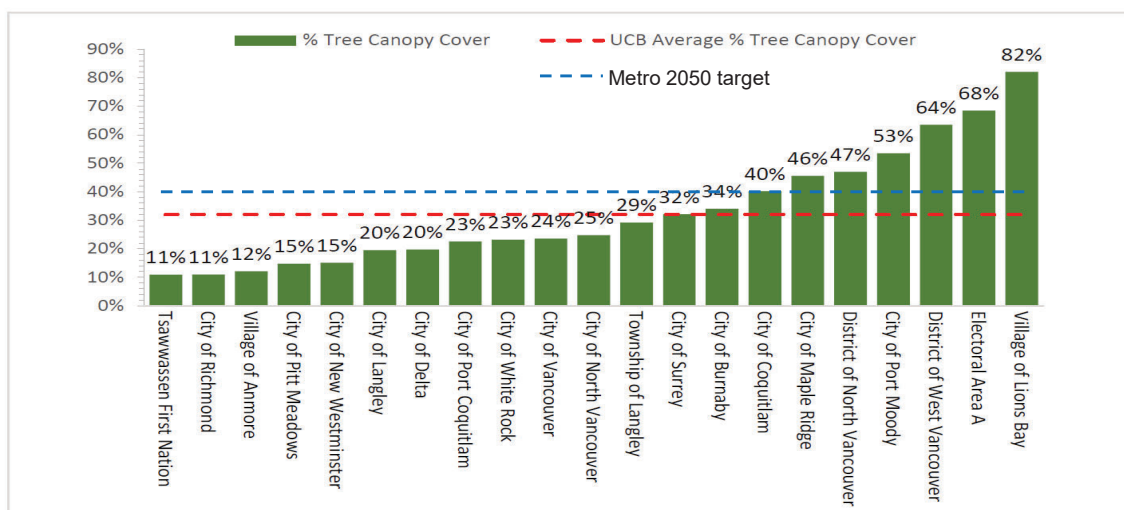
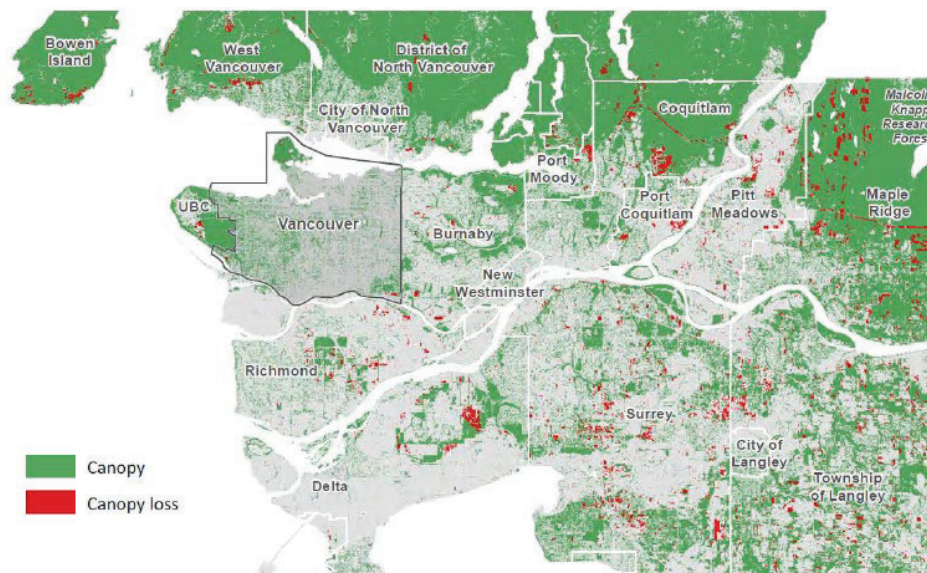


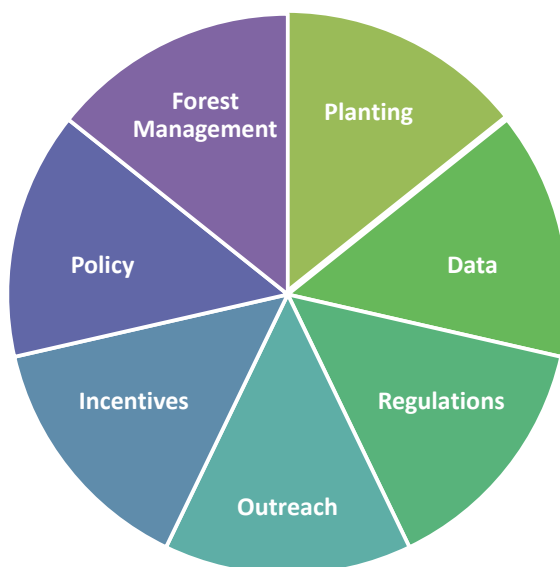
Figure 5: % Tree Canopy Cover within the Urban Containment Boundary by Metro Vancouver member jurisdiction (2014)¹²

Most tree loss is occurring in less urbanized areas across the region



Source: Vancouver Park Board, Urban Forest Strategy Presentation 2018

We are advancing multiple initiatives to protect and grow tree canopy coverage across the City



The City has planted over 4,000 trees in the last three years

- City Tree Policy, Living City Tree Program, Parks and Natural Area Enhancements, Stewardship Events
- In 2019, the City planted 1,736 trees in our parks and boulevards to expand our urban forest inventory
- Since 2004 the number of street trees has nearly doubled from approximately 5,400 to over 10,000
- Council approved budget increases will allow these programs to expand in scope and scale



Community wildfire management initiatives support tree canopy resilience

- Minimizes risks of significant tree loss events
- Maximizes light penetration to facilitate growth and resilience
- Enhances biodiversity
- Protects buildings and infrastructure



Greenwood Park - Fuel Management Prescription

City regulations for tree protection on private property currently vary

- **Development Permit Area Guidelines:** consideration for retention of mature trees where practical and consideration for replacement
- **Streamside Protection Area Guidelines:** development permit is required for removal of trees or vegetation within 15m of the top of a watercourse bank or 10m of the top of a ravine bank
- **Protected Tree Covenants:** secured as a commitment through rezoning or subdivision, usually by covenant
- **Sustainable Development Guidelines:** requires all applicants for rezoning to indicate number of trees protected and/or added



Moodyville
East 3rd Street Area
Development Permit Area Guidelines



We are taking steps to strengthen our regulatory tools

- **Updated Sustainable Development Guidelines (December 2021):** include the introduction of mandatory tree replacement ratios where mature trees are required to be removed
- **Tree Protection Bylaw (January 2022):** establish requirements and process for tree retention on private, multi-unit residential properties across the City
- **Development Arborist:** initiating hiring of dedicated staff to oversee all tree regulations for private property

Proposed scope for new tree protection bylaw

The proposed bylaw will look to:

- Introduce a new tree removal permit process for all redevelopment on multi-unit residential, commercial and institutional properties in the City
- Define protected trees (e.g., size) and outline when a permit is required to remove protected trees
- Outline the conditions where tree removal may be permitted
- Establish fines and penalties for infractions
- Focus on medium/higher residential sites/properties

The proposed bylaw cannot:

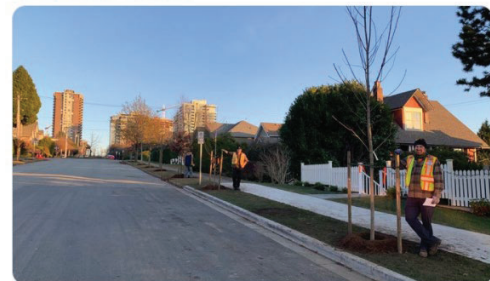
- Cannot restrict tree removal in a way that would limit the ability to develop a site to the density permitted under zoning

More regular communication and public outreach

- New website (www.cnv.org/trees)
- Social media
- CityView e-Newsletter
- Educational material on tree health and maintenance



You may see our crews out this week planting trees as part of our Living City tree planting program, which aims to maximize tree canopy cover over our street network. Learn more about the program: ow.ly/2KFv5OGCTaW



1:00 PM · Nov 2, 2021 · Hootsuite Inc.

Better data to inform refined regulatory and policy measures

Work is underway to use LiDAR imaging to better understand tree canopy and forest density at a smaller scale and how patterns have changed over time to support improved planning and investment priorities into the future



Source: District of West Vancouver, 2018 Tree Canopy Cover

Developing an Urban Forest Management Strategy

- Key scope considerations:
 - Formalize regular monitoring of the canopy and city-wide and neighbourhood specific canopy cover targets
 - Articulate health, resilience and sequestration potential of tree canopy
 - Identify heritage and species of interest trees for retention/replacement
 - Understanding and identifying solutions for urban heat island and canopy inequities in City neighbourhoods
 - Establish lot permeability guidelines
 - Policies and actions to improve habitat and ecosystem connectivity

Exploring new incentive opportunities

- Development Cost Charge reductions based on ecosystem value of trees or increased pervious surface requirements
- Tax incentive programs
- Tree giveaways, sales, and vouchers for private property
- Backyard tree planting services and subsidy
- Corporate tree planting grants



Thank you.

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8888

A Bylaw to establish “Tree Bylaw, 2022, No. 8888”

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 **“Tree Bylaw, 2022, No. 8888”**.
2. Application
 - A. This Bylaw applies to trees on land throughout the City, but does not apply to a tree if the entire trunk of the tree is on a highway, or is on land zoned RS-1, RS-2, RS-4B, RT-1 or RT-2, or in a CD zone for which the permitted uses are based on any of the aforementioned zones.
 - B. This Bylaw only applies to trees having a DBH of 20 centimeters or more.
 - C. This Bylaw does not apply to trees on a property if a complete building application for redevelopment of the property is submitted, with fees paid, within one year of the date the Bylaw is adopted or was submitted prior to the date the bylaw is adopted, but if the application is refused, or if the building permit expires or is revoked, or construction authorized by the permit is complete, then this Bylaw will apply to the property.

3. Definitions

In this Bylaw:

“Certified Arborist” means a trained arborist who has been certified and is in good standing with the International Society of Arboriculture (ISA).

“Certified Tree Risk Assessor” means a Certified Arborist with additional current training and certification in tree risk assessment determined by Worksafe BC.

“Critical Root Zone” is the area of soil immediately adjacent to the trunk where roots essential for tree health and stability are located (6 x DBH in cm), providing a radial zone extending from the tree.

“DBH” means diameter at breast height, measured 1.4 m above the highest immediately adjacent natural ground level.

“Director” means the City’s Director of Planning and Development, or any person acting in that person’s capacity or at that person’s direction.

“Hazardous Tree” means a tree which, due to structural defects or disease is likely to cause infrastructure damage or personal injury; identified in writing by a “Certified Tree Risk Assessor” as having defects sufficient to significantly increase the likelihood that all or part of the tree will fail.

“Owner” means the registered owner of land or, in the case of land that is shown as common property on a strata plan, the strata corporation.

“Permitted Building Envelope” means any part of a parcel that, under the City’s zoning bylaw, may be occupied by buildings or structures.

“Shared Tree” means a tree whose trunk is straddling the boundary between a parcel, and any other land that is not part of the parcel.

“Supportive Guidelines” means the most current version of the Tree Care Industry Association’s ANSI A300 standards.

“tree” means a woody perennial plant having one or more stems, with at least one stem having a diameter of 10 centimeters or more, measured at 1.3 metres above the natural grade on the uphill side of the tree, and includes the Critical Root Zone.

4. Prohibition and Exemption

A. Except as specifically authorized by a permit issued under this Bylaw, or by a development permit issued by the City, no person shall:

- (1) cut, remove or damage a tree, or any part of a tree;
- (2) cause or allow a tree or any part of a tree to be cut, removed or damaged;
- (3) take, cause or allow any other action likely to compromise the health or structural integrity of a tree.

B. Section 4.A does not apply:

- (1) To the pruning of a tree, carried out in accordance with sound arboricultural practice and the American National Standards Institute (ANSI) A300 and the latest edition of the companion publication “Best Management Practices – Tree Pruning”, published by the International Society of Arboriculture;
- (2) To the cutting or removal of tree that, due to natural causes only, presents an imminent danger to persons or property, in which case the Owner may cut the tree, but shall report the cutting to the Director within the next business day along with at least one photograph of the tree prior to such cutting, and shall not remove the tree until authorized to do so by the Director;
- (3) To the cutting or removal of a tree that has been specifically authorized following an application made under the City’s “Tree Policy for the Management of Trees on City Property”, or any other policy addressing the same subject matter and adopted for the same purpose.

C. Trees cut under the authority of section 4.B(2) must be replaced, with security provided, as if the tree was cut pursuant to a permit under this Bylaw.

5. Application for Tree Cutting or Removal Permit

- A. An Owner, or a person acting on behalf of the Owner with written authorization of the Owner, may apply to the Director for a permit to cut or remove a tree by paying the non-refundable application fee set out in Schedule A to this Bylaw and providing all of the following information:
- (1) The civic address and legal description of the parcel where the tree or trees are located;
 - (2) A site plan or survey showing:
 - (a) Parcel lines and easements or rights of way;
 - (b) The location of all existing trees, including Shared Trees, on the parcel;
 - (c) Buildings and structures;
 - (d) Hard surface landscaping or pathways;
 - (e) Underground and above ground utilities and infrastructure;
 - (3) Statement of purpose and intent for tree removal, method of removal, and proposed dates for removal, excavation, and replacement;
 - (4) If the application is to cut or remove a Shared Tree, written consent from every Owner of property on which any part of the trunk of the tree is located;
 - (5) An arborist report prepared by a Certified Arborist that includes photographs of all trees on the site specifies:
 - (a) The location, size, and health of trees to be cut or removed,
 - (b) Health of trees in proximity to trees being cut or removed;
 - (c) The extent of disturbed soil, on private and public land;
 - (6) A tree protection plan showing the location of all trees on the land that are not proposed for cutting or removal, their tree protection zones, recommended protection measures, the location of tree protection fencing, any specifying any further requirements to ensure compliance with the Supportive Guidelines;
 - (7) A tree replacement plan specifying:
 - (a) The location, species, caliper, and clearance of all replacement trees, to be planted, and distance to any nearby buildings or structures;
 - (b) Accessible soil volume;
 - (c) An irrigation plan for all replacement trees;
 - (8) The name of any company or individual who will do any work to be authorized by the permit, and proof that such company or individual is properly qualified and insured;

- (9) Any further information the Director reasonably requires to decide whether or not to issue the permit, and what conditions, if any to include in the permit.
 - B. The City may retain an independent arborist to review information submitted as part of a permit application, and the original reports/plans are determined to be incomplete or inaccurate, the costs of an independent arborist's report under this section will be paid by the applicant prior to issuance of tree removal permit.
6. Tree Removal Permits
- A. If a tree is located on a parcel that is the subject of an active building permit application, the Director may only issue a permit authorizing the cutting or removal of the tree if it is:
 - (1) Located within the Permitted Building Envelope;
 - (2) Located such that the retention of the tree would, in the opinion of the Director having regard to site planning, architecture, engineering, cost of construction or other matters the Director considers relevant, place unreasonable constraints on development of the parcel to its permitted density, in accordance with any approved site plans;
 - (3) Within an area required to provide access during the construction of a proposed building or structure, and for this purpose the Director must rely on the determination of the City's Chief Building Official;
 - (4) Dead, dying, or hazardous, as confirmed in writing by a Certified Arborist;
 - (5) Directly interfering with utility wires, and not amenable to pruning to address the interference without compromising the health of the tree, as confirmed in writing by a Certified arborist; or,
 - (6) Directly blocking or interfering with sewer or drainage systems, as certified by an accredited plumber or civil engineer.
 - B. Before issuing a permit under section 6.A(1), (2) or (3), the Director must consider whether the proposed cutting or removal could be avoided by the issue of a development variance permit under s. 498 of the *Local Government Act*.
 - C. If a tree is located on a parcel that is not the subject of an active development permit or building permit application the Director may only issue a permit for the cutting or removal of the tree if it is:
 - (1) Dead, dying, or hazardous, as confirmed in writing by a Certified Arborist;
 - (2) Directly interfering with utility wires, and not amenable to pruning to address the interference without compromising the health of the tree, as confirmed in writing by a Certified Arborist; or,
 - (3) Directly blocking or interfering with sewer or drainage systems, as certified by an accredited plumber or civil engineer.

7. Tree Replacement and Compensation

- A. Every person who cuts or removes a tree pursuant to a permit issued under this Bylaw shall within 6 months following the issuance of the permit or within such other time as may be specified by the Director, plant replacement trees on the same parcel as the parcel from which the trees are being cut or removed, as follows (and every such tree is, for the purpose of this Bylaw, a “replacement tree”):
 - (1) 1 replacement tree for each dead, dying, or Hazardous Tree that is cut or removed;
 - (2) 3 replacement trees for each tree other than a dead, dying or Hazardous Tree that is cut or removed;
 - (3) Additional replacement trees if the applicant is seeking a reduction in the ecological compensation fee under section 7.G below.
- B. Except as may be required or authorized by the Director, having regard to the size, health and species of the tree being replaced, or based on the recommendations of a Certified Arborist, at least one replacement tree must be a conifer, and the caliper for a replacement tree must be at least 5 cm.
- C. Replacement trees shall be planted under the direction and supervision of a Certified Arborist or landscape architect retained by the applicant, and in accordance with the Supportive Guidelines.
- D. If, in the opinion of a Certified Arborist, the parcel from which trees are being cut or removed cannot accommodate some or all of the required replacement trees, the applicant shall pay cash-in-lieu to the City in the amount set out in Schedule A to this Bylaw.
- E. The permit holder shall maintain replacement trees for two years from the date of planting, or such longer period as the Director may order having regard to the species and size of the tree and the location where it is to be planted (the “maintenance period”), but in no case shall the maintenance period for a replacement tree be longer than 4 years.
- F. If a replacement tree does not survive the maintenance period the permit holder shall, as soon as possible, replace the tree with another replacement tree approved by the Director in the same manner as a replacement tree under s. 7.A., and subject to a further maintenance period in accordance with s. 7.E.
- G. The Director must not issue a permit under 6. A. (1), (2), or (3) unless the applicant first pays to the City the ecological compensation fee, as set out in Schedule A to this Bylaw, for every tree to be cut or removed pursuant to the permit, except that the ecological compensation fee shall be reduced by \$750 for each additional replacement tree the applicant agrees to plant.

8. Permit Conditions

- A. The Director must not issue a permit unless the applicant:

- (1) Posts security for every replacement tree to be planted, in the amount set out in Schedule A to this Bylaw, with the security to be returned to the person who provided it only if, at the end of the maintenance period, the Director is satisfied the tree(s) is healthy, and otherwise the security shall be forfeited to the City; and,
 - (2) Pays to the City the inspection fee set out in Schedule A to this Bylaw, to cover the City's costs of carrying out inspections to determine whether replacement trees have survived the maintenance period.
- B. The Director may make permits subject to such other conditions as the Director deems advisable to protect other trees, vegetation, soils, watercourses, habitat, or municipal works, or for the health, safety or convenience of neighbours or other members of the community, including any of the following conditions:
 - (1) Conditions to minimize disturbance of or damage to bird nests;
 - (2) Each tree to be cut or removed shall be clearly identified with a mark of highly visible paint;
 - (3) Public notice of a permit posted on the parcel at least 2 days before trees are to be removed;
 - (4) A tree protection barrier around the Critical Root Zone of all retained trees identified in the tree protection plan;
 - (5) Tree parts and wood waste shall be properly disposed of by chipping or removal from the site;
 - (6) All watercourses, waterworks, ditches, drains, sewers, or other established drainage facilities shall be kept free of all wood waste arising from or caused by tree cutting or removal activities.

9. Right to Reconsideration by Council

- A. A person dissatisfied with the Director's decision to refuse a permit, or include a condition in a permit, may appeal the decision to council by delivering written notice to the City Clerk within 14 calendar days of the decision, with the notice to include a brief explanation of the basis for the appeal, and any further information the Clerk considers necessary to assist council in making a decision on the appeal.
- B. The Clerk will:
 - (1) Provide Council with copies of any notice delivered under s. 19, together with copies of the original tree removal permit application and the Director's reasons, if any were provided to the applicant, for the refusal or condition that is the subject of the appeal; and,
 - (2) Place the matter on an agenda for Council's consideration as soon as is reasonably possible.

10. Enforcement and Penalties for Contravention

- A. Every person who violates a provision of this Bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable to the penalties imposed under this Bylaw, and is guilty of a separate offence each day that a violation continues to exist.
- B. Every person who commits an offence is liable on summary conviction to a fine to imprisonment, or to both a fine and imprisonment, to a maximum of \$50,000 in fines or 6 months incarceration as authorized by the Community Charter.
- C. If a person cuts, removes or damages or causes or allows a tree to be cut, removed or damaged other than as authorized by this Bylaw or a permit issued under this Bylaw, the Director or a Bylaw enforcement officer may impose, in writing, a requirement that the person do one or both of the following, by a specified date:
 - (1) Pay a fee equal to 250% of the Ecological Compensation Fee for every tree that has been cut, removed or damaged;
 - (2) Plant replacement trees that would be required under section 7, plus at least two additional replacement trees, with the type, caliper and location of the replacement trees, and any other requirements in respect of the replacement trees, to be determined either by the Director or, at the Director's discretion, by a Certified Arborist hired at the expense of the person who is subject to the requirement.
- D. If a person fails to plant trees in accordance with a requirement imposed under section 7, the City may, by its employees or others, at least 7 days after giving a further written notice of the requirement imposed under section 7, enter on land and fulfill the requirement at the expense of the Owner, and the City may recover its costs as special fees, including in the same manner as property taxes, under Division 14 of Part 7 of the *Community Charter*.

READ a first time on the <> day of <>, 2022.

READ a second time on the <> day of <>, 2022.

READ a third time on the <> day of <>, 2022.

ADOPTED on the <> day of <>, 2022.

MAYOR

CORPORATE OFFICER

**SCHEDULE A
FEES AND SECURITY AMOUNTS**

Type of Fee or Charge	Amount
Application Base Fee + Tree Removal Fee (per tree removed)	\$175 + \$75
Inspection Fee	\$130 (per site)
Replacement Tree Security	\$975 (per tree)
Tree replacement cash in lieu	\$750 (per tree)
Ecological compensation fee	\$1500 (per tree)

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8895

A Bylaw to amend “Bylaw Notice Enforcement Bylaw, 2018, No. 8675”

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

1. This Bylaw shall be known and cited for all purposes as **“Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2022, No. 8895” (Tree Bylaw).**
2. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675” is amended as follows:
 - A. In Schedule “A” – Designated Bylaw Contraventions and Penalties for Bylaw Contraventions, by adding with the following table:

“Tree Bylaw, 2022, No. 8888”						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Cut, remove or damage a tree, or any part of a tree	4 (a)	No	\$450	\$400	\$500	n/a
Cause or allow a tree or any part of a tree to be cut, removed or damaged	4 (b)	No	\$450	\$400	\$500	n/a
Take, cause or allow any other action likely to compromise the health or structural integrity of a tree	4 (c)	No	\$450	\$400	\$500	n/a

READ a first time on the <> day of <>, 2022.

READ a second time on the <> day of <>, 2022.

READ a third time on the <> day of <>, 2022.

ADOPTED on the <> day of <>, 2022.

MAYOR

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8897

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

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

1. This Bylaw shall be known and cited for all purposes as **“Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8897” (Tree Bylaw)**.
2. “Fees and Charges Bylaw, 1993, No. 6383” is amended by adding a new “Schedule E – Schedule of Tree Bylaw Fees”, as attached to this bylaw.

READ a first time on the <> day of <>, 2022.

READ a second time on the <> day of <>, 2022.

READ a third time on the <> day of <>, 2022.

ADOPTED on the <> day of <>, 2022.

MAYOR

CORPORATE OFFICER

SCHEDULE E
SCHEDULE OF TREE BYLAW FEES

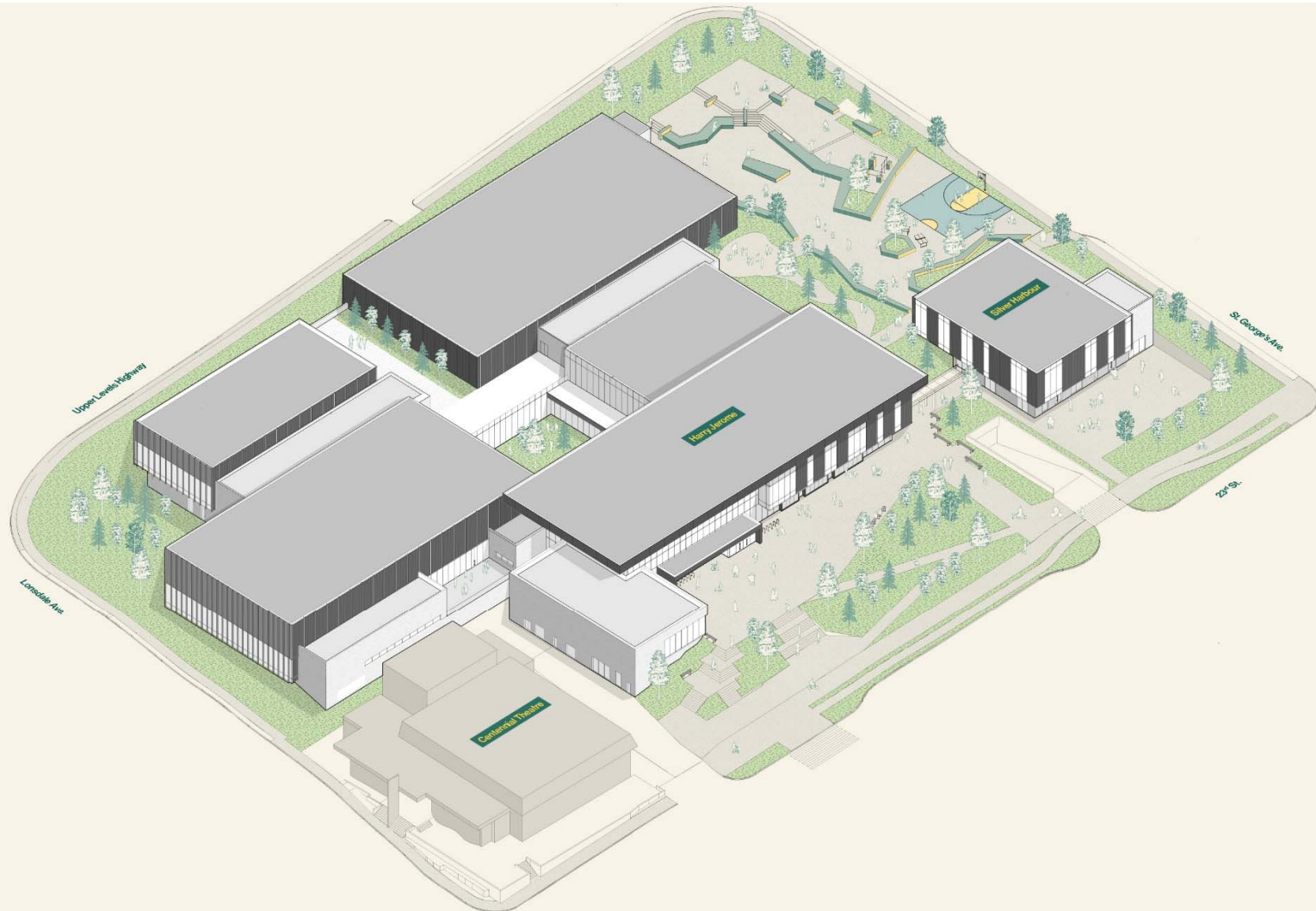
PERMIT FEES:		
Application Base Fee + Tree Removal Fee	\$175 + \$75	per tree removed
Inspection Fee	\$130	per site visit
Replacement Tree Security	\$975	per tree replaced
Tree Replacement Cash-in-Lieu	\$750	per tree removed
Ecological Compensation	\$1500	per tree removed

Harry Jerome Community Recreation Centre and Silver Harbour Update

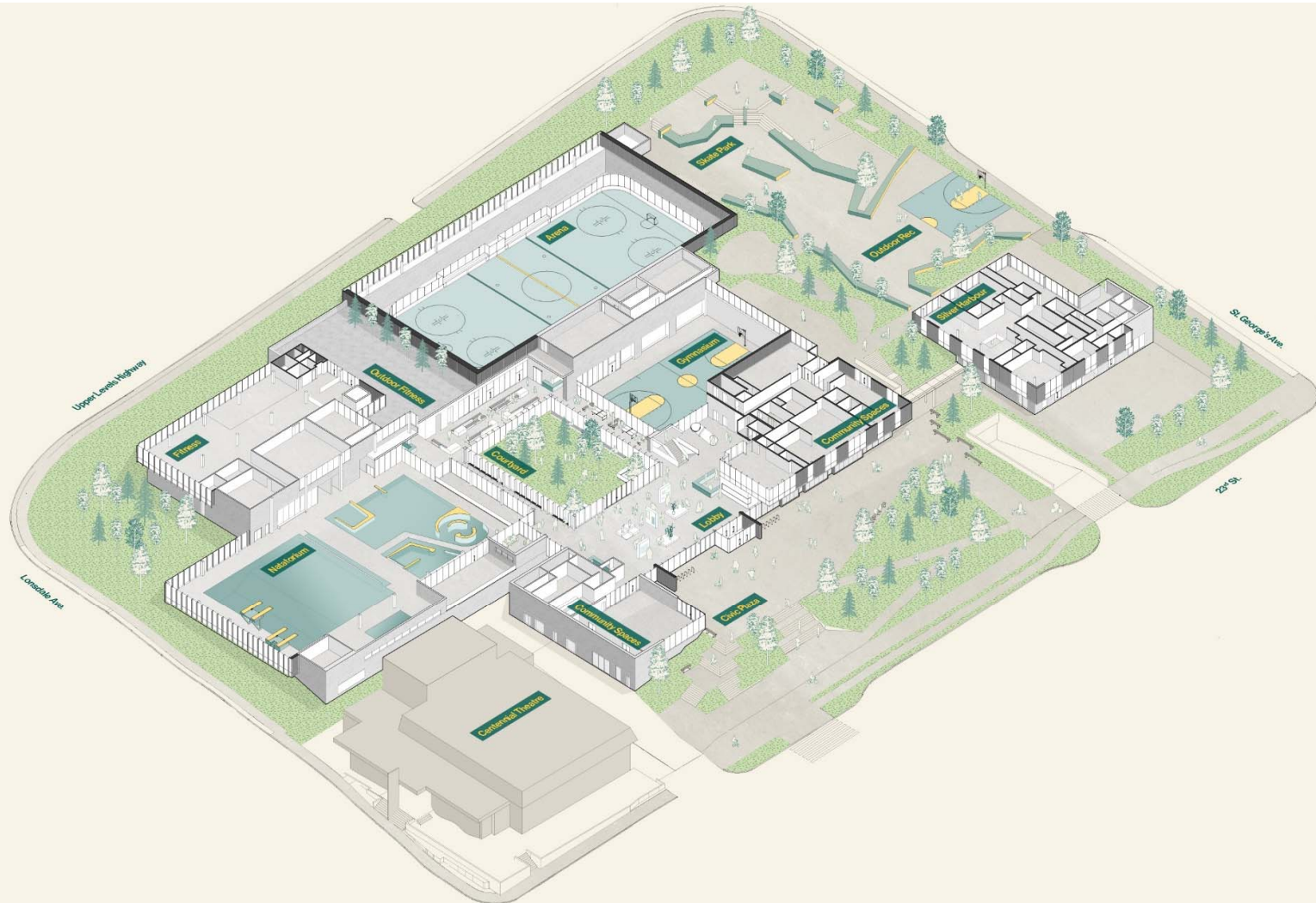
Presented February 28, 2022
Strategic & Corporate Services



Overview

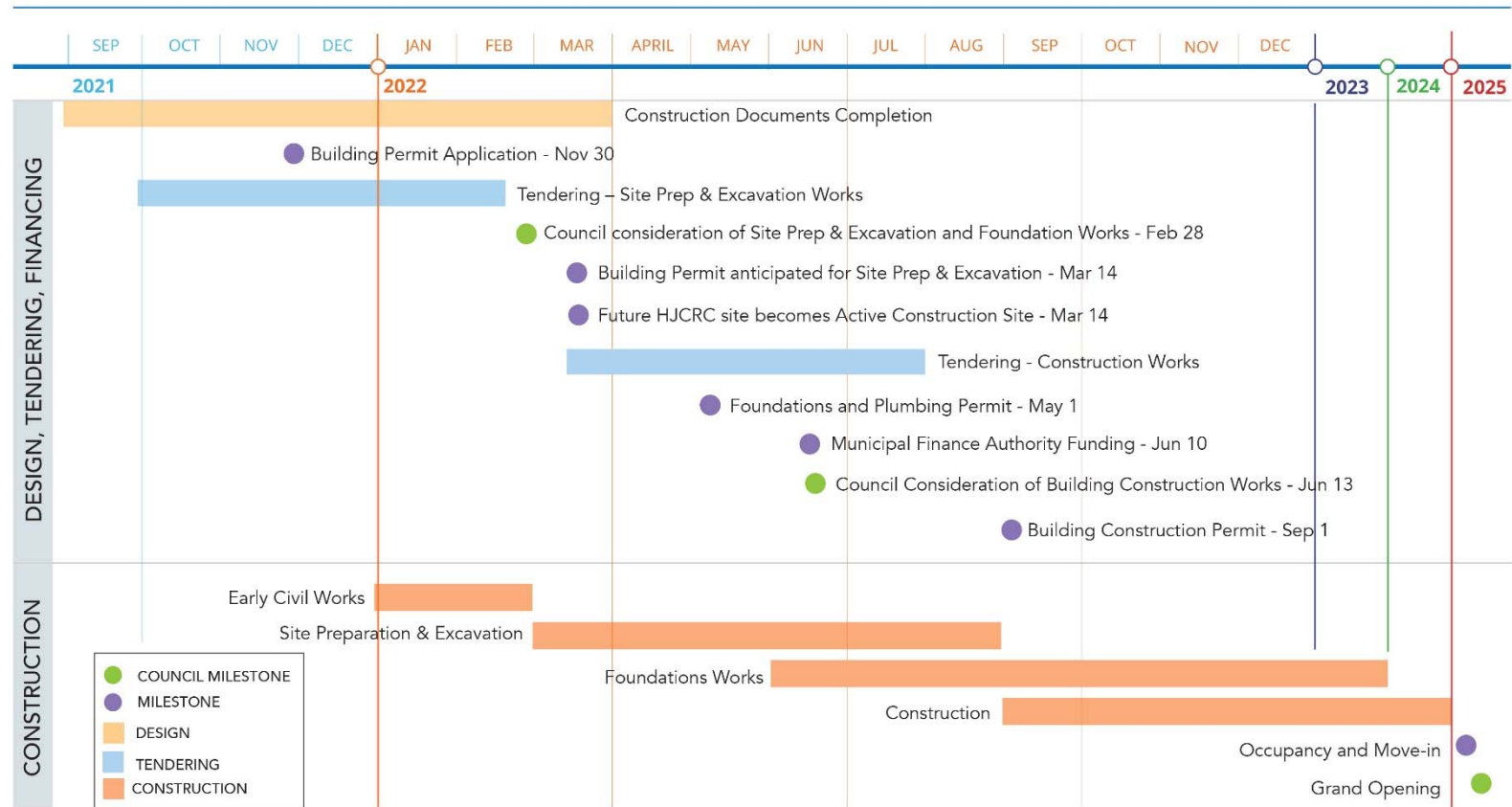


Floor Plans/Program



Schedule

HJCRC & SH SCHEDULE









 Department Manager	 Director	 CAO
---	---	--

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Mike Friesen, Manager, Strategic Initiatives

Subject: HARRY JEROME COMMUNITY RECREATION CENTRE AND SILVER
HARBOUR PROJECTS – COMMENCEMENT OF ON-SITE WORKS

Date: February 18, 2022 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 Manager, Strategic Initiatives, dated February 18, 2022, entitled "Harry Jerome Community Recreation Centre and Silver Harbour Projects – Commencement of On-Site Works":

THAT staff initiate construction of the Harry Jerome Community Recreation Centre and Silver Harbour projects;

THAT staff award necessary contracts to undertake Site Preparation and Excavation;

THAT staff proceed with tender for Foundation Works and return to Council for appropriation and authority to award necessary contracts to undertake Foundation works;

THAT staff tender remaining scope of works to prequalified trades;

AND THAT staff report back with recommendations for appropriation and awarding of tender contracts.

ATTACHMENTS

1. Harry Jerome Community Recreation Centre – Project Approval Oct 18, 2021 (CityDocs [#2110555](#))
2. Presentation – HJCRC and SH Projects Update (CityDocs [#2148147](#))
3. Timeline – HJCRC and SH Schedule (CityDocs [#2150590](#))

SUMMARY

The Harry Jerome Community Recreation Centre (HJCRC) capital program is the largest capital revitalization program ever undertaken by the City of North Vancouver. After significant consultation, engagement, design, and refinement the City is now ready to build what will be the vibrant and social heart of our Central Lonsdale community and major amenities for North Shore residents to enjoy for decades to come.

The following report provides an update to Council on the pre-construction planning for the HJCRC and Silver Harbour (SH) projects including costs, schedule, and next steps.

The report recommends proceeding with the commencement of the projects' construction: the Site Preparation and Excavation and Foundation works. The Site Preparation and Excavation works have been recently tendered and the submitted bids fall within the appropriated budgets for HJCRC and SH as reported to Council in October 2021. The recommendations in this report will also enable the project team to proceed with tendering the Foundation works; award of this work will take place only following approval of an appropriation from the 2022-2031 Capital Plan.

Staff will report back with final costs received through tendering, and contract awards will be made following Council approval upon receipt of the Municipal Finance Authority (MFA) loan in June 2022.

BACKGROUND

On October 18, 2021, Council was presented with a project update (Attachment 1: Harry Jerome Community Recreation Centre – Project Approval Oct 18, 2021) and resolved:

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.

Since that time, the project team has undertaken the objectives identified in the report. The next steps from the October report were addressed as follows:

Construction Documentation Phase

Design drawings and specifications have been completed to the 90% mark to allow for a Class A estimate (+/- 5%). A phased building permit application has been submitted with the first phase being the request for a building permit to proceed with Site Preparation and Excavation works should Council provide direction to proceed. A full building permit review process is currently underway.

Advanced Underground Utility Upgrades – East 23rd Street

In order to streamline the overall construction schedule and reduce cost escalation risk, the City initiated Advanced Underground Utility Upgrades on East 23rd Street, intended to service the future HJCRC / SH project and Harry Jerome Neighbourhood Lands (HJNL) south of East 23rd Street. Work includes the replacement of the water main, sanitary and storm sewers and will be completed on time and under budget.

Site Preparation and Excavation (Enabling Works)

As per Council direction, staff issued an invitation to tender for the Site Preparation and Excavation scope of works which includes removal of existing infrastructure including the demolition of the 23rd Street pedestrian bridge, bulk excavation of the site, and other works to prepare the site for building foundation.

Upon Council approval of the recommendations in this report, the City will award and enter into a contract with the selected firm for this scope of work.

Centennial Theatre Temporary Power & Electrical Improvements

The Centennial Theatre temporary power & electrical improvements project was carried out to ensure continual operations of the Theatre during construction, and to couple the work with temporary site power for new HJCRC construction site. The project is close to completion and is projected to be delivered ahead of schedule and under budget. Due to close communication between the project team and NVRC, the project is being delivered with no anticipated interruptions to the theatre's programming. The scope of

work includes future-proofing the theatre's electrical room equipment to conform to current building code and for easy connectivity once the permanent feed from the new HJCRC connects to Centennial Theatre.

DISCUSSION

Design Completion

The HJCRC design team has been completing the documents required for the building permit application, the Class A estimate, and a final design review by the project team. The program and design are unchanged since Council direction on October 18th, 2021. The Prime Consultant, HCMA, along with their sub-consultants, are in the process of final detail design and coordination to respond to building permit and health permit submission requirements, to incorporate final feedback from the building operator and other key stakeholders as well as to prepare costs saving measures to implement as needed.

Class "A" Cost Estimate

The project budget for HJCRC as reported to Council in October 2021 was \$181,696,000 and SH at \$23,437,000. The two projects together total \$205,133,000. The project costs were derived from two Class B estimates obtained in September 2021 at the 50% complete construction documentation phase; one from a professional quantity surveyor and one from the Construction Manager engaged for pre-construction services. At this stage the Class B estimate can vary +/- 10% from tender results.

Similar to the Class B estimate presented to Council in October 2021, two Class A cost estimates have been obtained at the 90% complete construction documentation phase.

The Class A estimates were reviewed for completeness and compared against each other, all material differences have been resolved to develop a revised projected cost for the project. The combined Class 'A' estimate for this project is now \$210,781,319 (Table 1 – Comparison of Class 'B' and Class 'A' Cost Estimates). The Class A estimate is 2% higher than the Class B estimate; this increase is well within the +/- 10% variance of a Class B estimate, and is not surprising considering the construction industry has seen significant cost increases in materials and labour as well as volatility in general. The final cost of the HJCRC and SH projects will be better understood when the City receives tenders in June 2022. Over the coming months the project team will investigate value engineering options, before making a final recommendation for the project budget and a request for appropriation in June 2022.

Table 1 – Comparison of Class 'B' and Class 'A' Cost Estimates

	Class B (+/-10%) October 2021	Class A (+/- 5%) Feb 2022
	HJCRC + Silver Harbour	HJCRC + Silver Harbour
Area	207,088 sf	209,067 sf
Building Construction	\$ 130,613,347	\$ 152,544,476
Onsite Works	\$ 14,770,332	\$ 13,591,700
Offsite Works (including BC Hydro)	\$ 6,331,100	\$ 7,413,950
Soft Costs (Consultants, Staff)	\$ 14,521,410	\$ 15,397,616
Permits and DCC's + Cityworks	\$ 3,171,383	\$ 2,000,904
Furniture, Fixtures and Equipment	\$ 2,881,600	\$ 2,915,464
Contingencies and Escalation	\$ 32,758,762	\$ 16,917,208
COMBINED HJCRC+SH TOTAL	\$ 205,047,934	\$ 210,781,319

Contingencies and Risk Mitigation

In order to protect the HJCRC project from unknown or emerging costs, a number of financial risk mitigation measures are in place. In order to ensure the project has the flexibility to meet challenges, contingencies are included in the project budget. The contingencies for this project have been established using industry best practices for comparable projects. There are four types of contingency: Design Contingency, which accounts for design details identified in the final stages of the construction documents, Soft Cost Contingency, which ensures that funding is available to address unanticipated professional services, Construction Contingency, which accounts for items that are uncovered during the construction phase of a project, and Escalation Contingency, which addresses changing market conditions during a construction project. In addition, a project specific risk register has been developed and will be monitored throughout the life of the project. The risk register covers schedule, quality, and scope change risks.

NVRC Operations

The existing HJCRC – including Memorial Gym and Mickey McDougall facilities – will remain open during the construction period. Although the buildings are at end of life, NVRC staff will proactively address maintenance concerns and practice responsible issue management. Construction of the new HJCRC – primarily through reduction of available parking – will impact the operations and programming of the community recreation centre, Centennial Theatre and existing SH facility.

With the construction site for the new community and recreation centre occupying the existing facility's parking lot beginning in mid-March, parking has emerged as a significant challenge to the smooth operations of the existing HJCRC and Centennial

Theatre. NVRC staff will endeavor to avoid the simultaneous scheduling of high participation events at both facilities to minimize congestion and parking challenges.

The average observed utilization of HJCRC parking is 50% (of the total 344 spaces in all lots); maximum demand during high attendance events can reach 85% utilization. To address parking demand during construction, staff have created an interim parking strategy that will support vehicle access to the facilities. As of mid-March, staff have arranged a temporary lease of 40 parking spaces at North Shore Alliance Church. In June, the City is expecting to utilize a portion of the former lawn bowling site – currently in use by Darwin Construction for construction staging – as a temporary parking lot during HJCRC construction to provide an estimated 40 parking spaces. When combined with existing parking resources on the current HJCRC/Memorial site, staff are expecting a maximum of 156 parking spaces available for users of the facilities.

In addition to the provision of parking spaces, communication of the expected challenges as well as identification of alternative transportation options (transit and cycling infrastructure) will be provided to patrons.

Flicka Gymnastics Club

With the continued operations of the existing HJCRC, Flicka Gymnastics Club will continue operating in their leased space within HJCRC until the closure of the facility. This will provide more time for Flicka to prepare its transition plan and fundraise for improvements while allowing NVRC to continue to provide programs out of the Mickey McDougall facility. Although some small improvements have been undertaken, the majority of construction at Mickey McDougall will be deferred until 2025.

Schedule

March – June 2022

The next active phase of the project is the Site Preparation and Excavation, followed by the Foundation works. These works will start in March and May respectively. Staff will return to Council on March 7th for early appropriation of funds to support the Foundation Works in advance of contract execution. While these works are underway, the project team will proceed with tendering the construction phase of the HJCRC and SH projects; this entails approximately 50 separate tenders.

June – July 2022

In June 2022, it is anticipated that the MFA financing will be finalized. Staff will return to Council with final construction costs, and will seek approval to appropriate funding and award the remaining construction contracts.

Concurrently, the project team and City have created an inter-departmental working group in order to ensure there is a forum for review and direct communication between the project team and City review staff. As a part of the building permit review process, the working group is currently collaborating to ensure City regulations and requirements are achieved while ensuring that the project is able to progress in an efficient manner and not incur costs due to delay. Additionally, the working group will ensure that there is a group of staff who are regularly reviewing the project as it progresses and who can

identify for the project team any potential concerns. The HJCRC and SH Schedule (Attachment 3 – HJCRC and SH Schedule) provides a high-level graphic representation of the project schedule; more granular breakdown of upcoming milestones will be presented in the “Next Steps” section.

Tree Replacement Strategy

In order to meet the City’s program needs – both for the community recreation facility and SH, as well as the significant off-site requirements integrated into the project – a significant proportion of the site’s trees will need to be removed and replaced. The building and underground footprint, re-grading of the site slope, site access points, and new active transportation infrastructure require the implementation of a robust tree replacement strategy,

Of the site’s existing ninety-nine trees, thirteen will be retained and eighty-six are required to be removed to facilitate construction. The landscape plan for the project will include 209 new trees to be planted throughout the site and the surrounding streetscape.

Recognizing the importance trees to the City and the importance of the expansion of the tree canopy, the project will contribute \$40,000 to the City’s tree planting program. Over the last three years, the tree planting program has contributed 4000 trees to City public spaces. This contribution is in recognition that a proposed Tree Bylaw is in process but not yet in effect; the proposed \$40,000 contribution has not yet been reflected in the project cost estimate but will be included in the revised budget for Council’s consideration in June. In addition, staff are seeking opportunities for the reutilization of suitable trees following removal.

Communications Strategy

In collaboration with the project team, the City’s communication department has prepared a comprehensive communications strategy to ensure information is delivered in a timely, efficient, and digestible manner to key stakeholders. The communication strategy presents a multi-phased and multi-channel approach to providing updates on the project with materials to include direct mailouts, print materials, newspaper advertising and earned media coverage, social media and online outreach, e-newsletters, on-site signage, transit shelter ads, video updates, staff outreach and facility advertising. Key messages in the immediate future include:

- Updates concerning construction impacts;
- The existing HJCRC and Centennial Theatre remain open and operational during construction; and
- Informing and generating excitement concerning social, cultural, and physical programs that will be a part of the new facility in 2025.

In addition to the above, Council will be provided with regular updates through the construction phase in order to stay informed of progress and next steps on site, as well as risk and budget summaries. To ensure transparency these updates will also be posted to the HJCRC project website for consumption by the public.

Silver Harbour

SH staff and representatives have been engaged and consulted through the design process of their facility and are pleased with the progress and outcomes.

City staff have continued negotiations with SH for the offer to lease and form of lease for the new facility and transfer of the existing SH site to the City. The offer to lease and lease are being refined and business terms – regarding operations and maintenance responsibilities – are being finalized and are expected to be concluded shortly.

Public Art

The Public Art Process for HJCRC and SH projects is underway and is anticipated to be completed within the next few months.

Next Steps

The project is transitioning from planning to construction. Maintaining the current schedule will ensure that further cost escalation is limited. The project team is working to ensure the coordination of all elements of the project result in issuance of a full building permit on September 1st and the subsequent construction of the full facility. The following milestones represent six months of the critical path needed to achieve this goal:

- Late February – Completion of early civil works to eliminate possibility of conflicts and delays with Site Preparation and Excavation;
- February 28th – Council grants approval to proceed to Site Preparation and Excavation and to tender Foundation Works;
- Between March 1st and March 22nd – Progress design to 100%
- March 7th – Funding Appropriation to proceed with award of Foundation Works and associated contracts;
- March 14th:
 - Excavation building permit is issued;
 - Site north of 23rd closed to the public, excluding Centennial Theatre;
 - Full excavation able to begin once site preparation is complete;
- March 22nd – Invitation to tender packages are issued to prequalified trades;
- June 1st – Pouring of foundation begins;
- June 7th – MFA loan secured;
- June 13th – Staff return to Council seeking final project appropriation and approval to award Construction tenders for remaining scope;
- September 1st – Issuance of above grade building permit and commencement of construction of the facilities.

FINANCIAL IMPLICATIONS

The Financial Strategy for the HJCRC project has been approved by Council, and 40% of Program funding has been secured to date. A \$117 million loan application has been submitted to the Ministry of Municipal Affairs & Housing and the Inspector of Municipalities and that loan is anticipated to be in place in time to award the Construction tenders for the remaining scope.

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 and reviewed by Planning and Development, Engineering, Parks & Environment, Legal, Clerks, and Community & Partner Engagement.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

After serving the community of North Vancouver for more than 55 years, the existing centre, built in 1966 is quickly approaching the end of its useful life. The new Harry Jerome Community Recreation centre embraces the City's vision of *A Healthy City for All* by creating a welcoming, vibrant, and social heart of the community. Future generations of North Shore residents will enjoy the rejuvenation of this important amenity. This state of the art facility will help our citizens maintain or improve health and wellness within our community, and inspire residents to be active and connected throughout their lives.

RESPECTFULLY SUBMITTED:



Mike Friesen
Manager, Strategic Initiatives

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY
FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, OCTOBER 18, 2021**

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

Moved by Councillor McIlroy, seconded by Councillor Hu

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.


CARRIED UNANIMOUSLY

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting continue past 10:30 pm.

CARRIED UNANIMOUSLY



— Department Manager	— Director	 CAO
----------------------------	---------------	--

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Reinhold, Deputy Director, Strategic & Corporate Services

Subject: HARRY JEROME COMMUNITY RECREATION CENTRE – PROJECT
UPDATE & 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 team anticipates developing the diving platform as a part of the overall 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.

Existing HJCRC Project Schedule															30-Sep
Project Phases	2022												2023	2024	2025
	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug...			
Design and Tendering															
Construction Documents															
Cost Estimate 50% CD Sept 6	★														
Building permit Application is made Nov. 30 & partial BP issued Jan 5				★	★										
Tendering Civil undergnd, clearing and grubbing, excavation															
Cost Estimate 90% CD						★									
Council Meeting- Approval to proceed to construction Feb. 28							★								
Construction															
Early Civil Works															
HJRC is closed Dec 31 building is empty on Jan 31					★										
Clearing and Grubbing, excavation															
Final BP Issued July 1												★			
Tendering Main Building, negotiations and awards															
Main Building															
FF&E, Commissioning															★
Occupancy															★
Move-in															★

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	\$7,650,400
Silver 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 NVRCC 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 NVRCC.

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




HARRY JEROME COMMUNITY RECREATION CENTRE

DESIGN DEVELOPMENT REPORT

Issued | March 2021

Issued | March 2021



"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

Table of Contents

1.0	Executive Summary	5
1.0	Executive Summary	6
2.0	Project Background	9
2.1	Site Analysis	10
3.0	Design Response	19
3.1	The Vision	20
3.2	Form & Character	24
3.3	Spatial Layout	26
3.4	Materials	32
3.5	Concept Renders	34
3.6	Landscape Design	44
3.7	Sustainability	48
3.8	Cost Analysis	53
3.9	Project Schedule	54
4.0	Next Steps	57
4.0	Next Steps	58

PROJECT CONSULTANTS

ARCHITECTURAL



LANDSCAPE



STRUCTURAL



MECHANICAL



ELECTRICAL



CIVIL



ACOUSTIC



QUANTITY SURVEYOR



SKATE PLAZA



CODE



1.0 Executive Summary

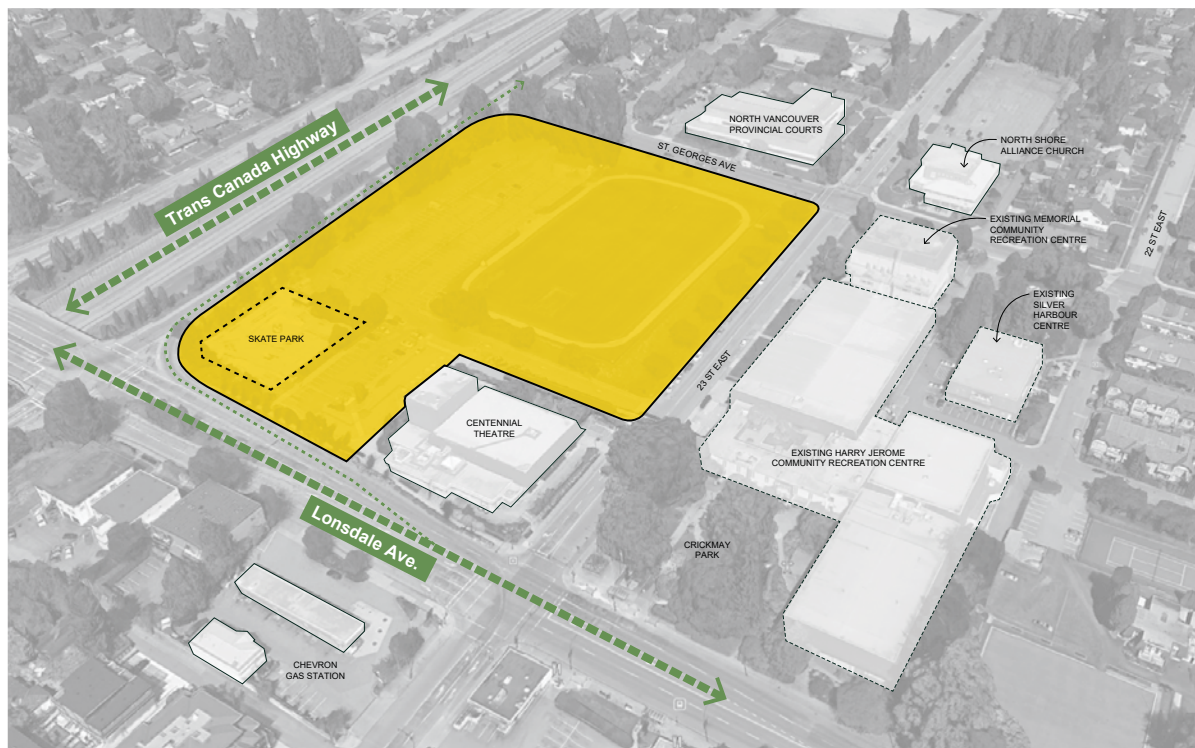
1.0 Executive Summary

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.





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 daylight circulation space and opportunities for in-between spaces
- Views to green courtyards from programmed space
- Aquatics prominence on Lonsdale

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

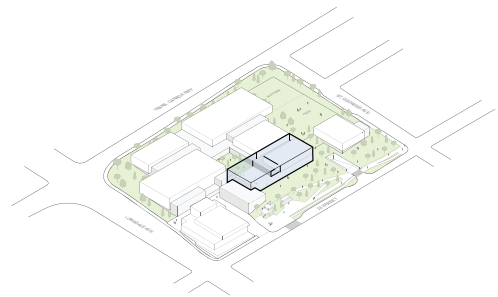
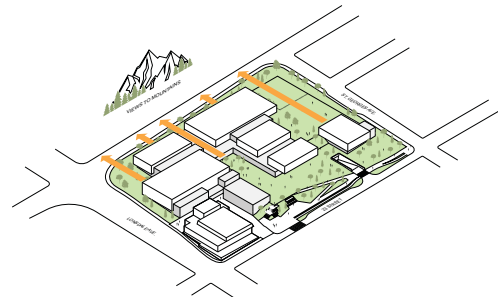
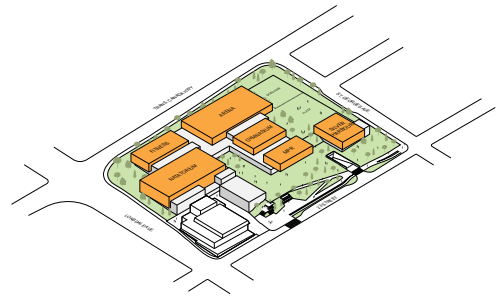
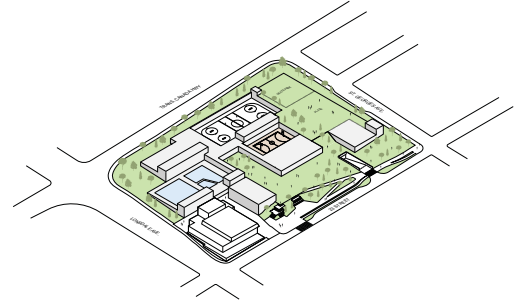
The building will also have a significant impact in the City's climate action plan as the existing Harry Jerome Recreation Centre is the largest contributor to the City's greenhouse gas emissions footprint. The new HJCRC design will reduce the carbon intensity of the project by approximately 81% compared 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 CO2 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.



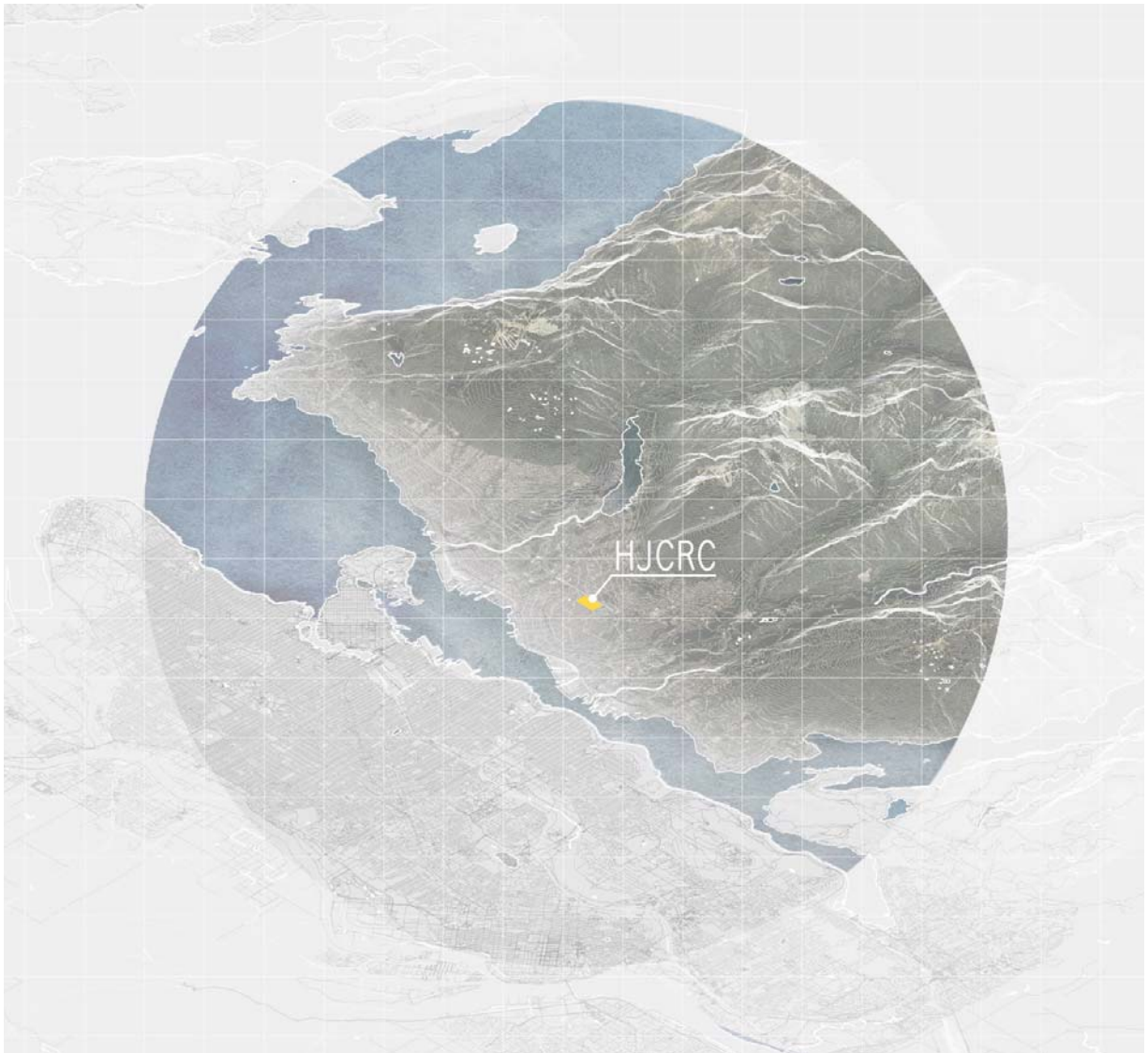
2.0 Project Background

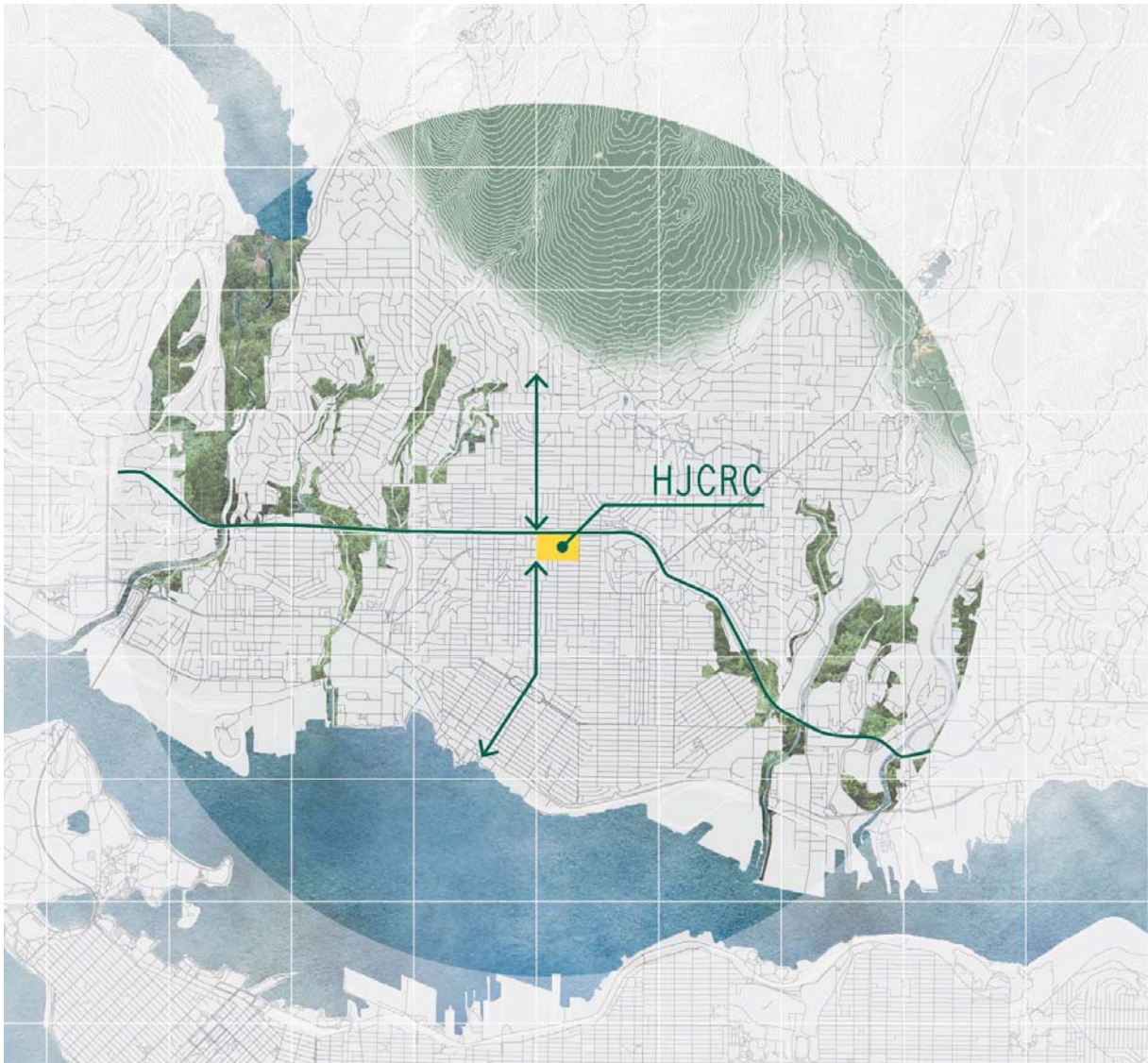
2.1 Site Analysis

2.1 Site Analysis

2.1.1 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).



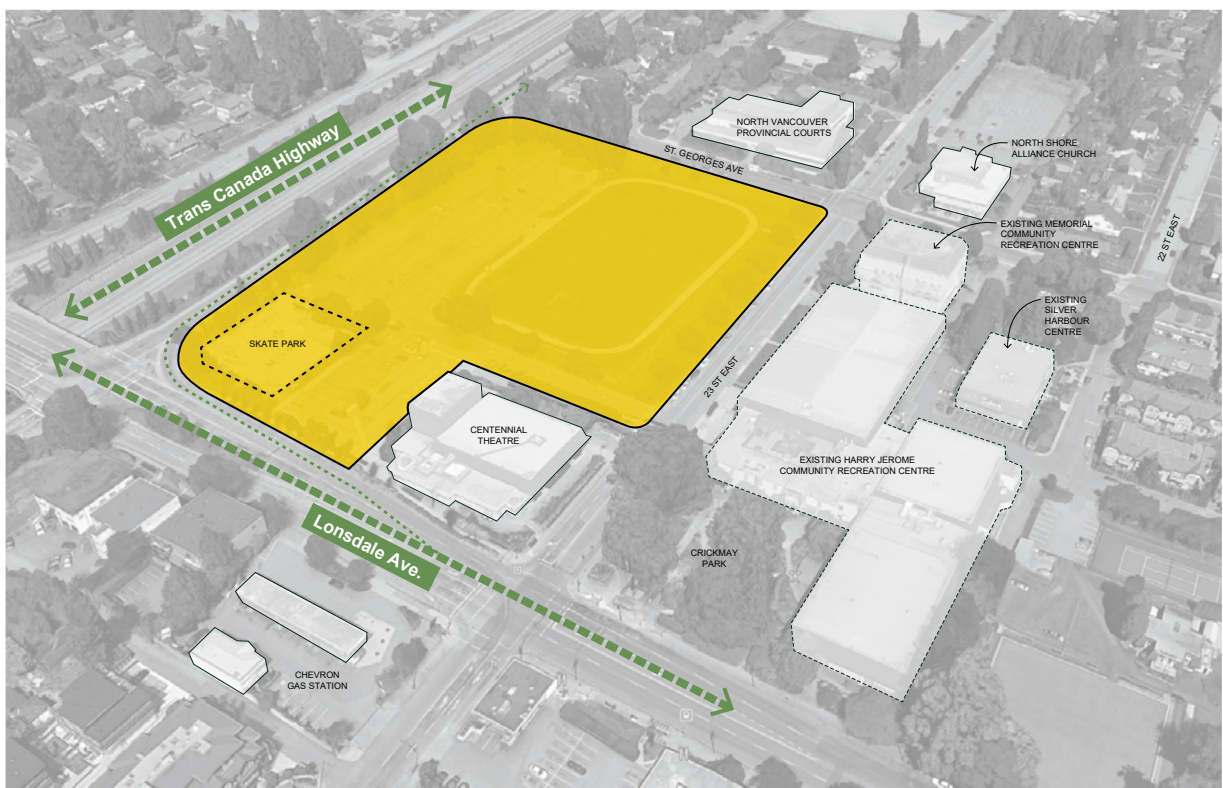


2.1.2 Site Scale

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.

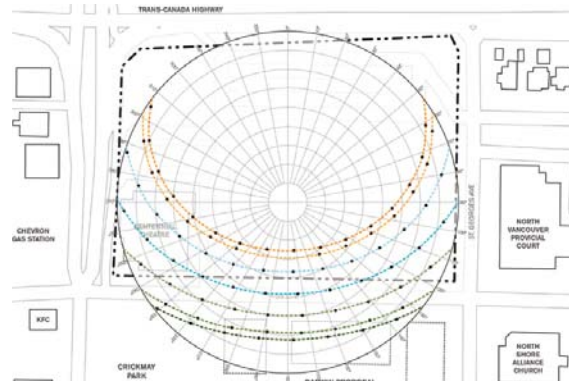
The project location shares a site with the Centennial Theatre and City Skate Park and therefore needs to function jointly with them. The skate park will be reconfigured and incorporated into the new community recreation centre design. The theatre will remain and should be welcomed and celebrated in 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.



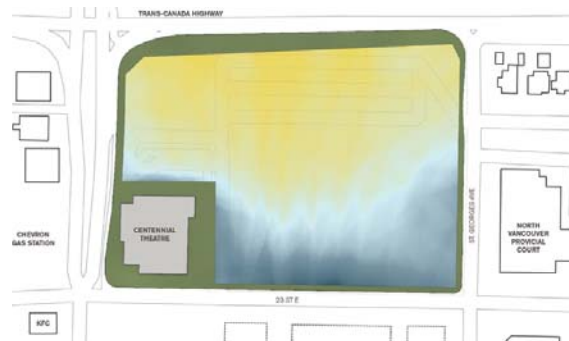
TOPOGRAPHY ANALYSIS

Site topography shows a 10m grade change from north-east to southwest. This site topography will impact the wind patterns as well as rainwater management.



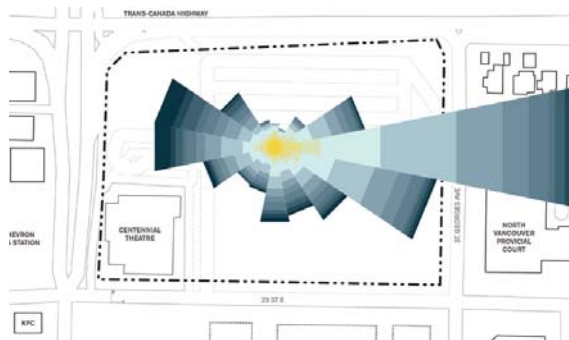
SHADOW ANALYSIS

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

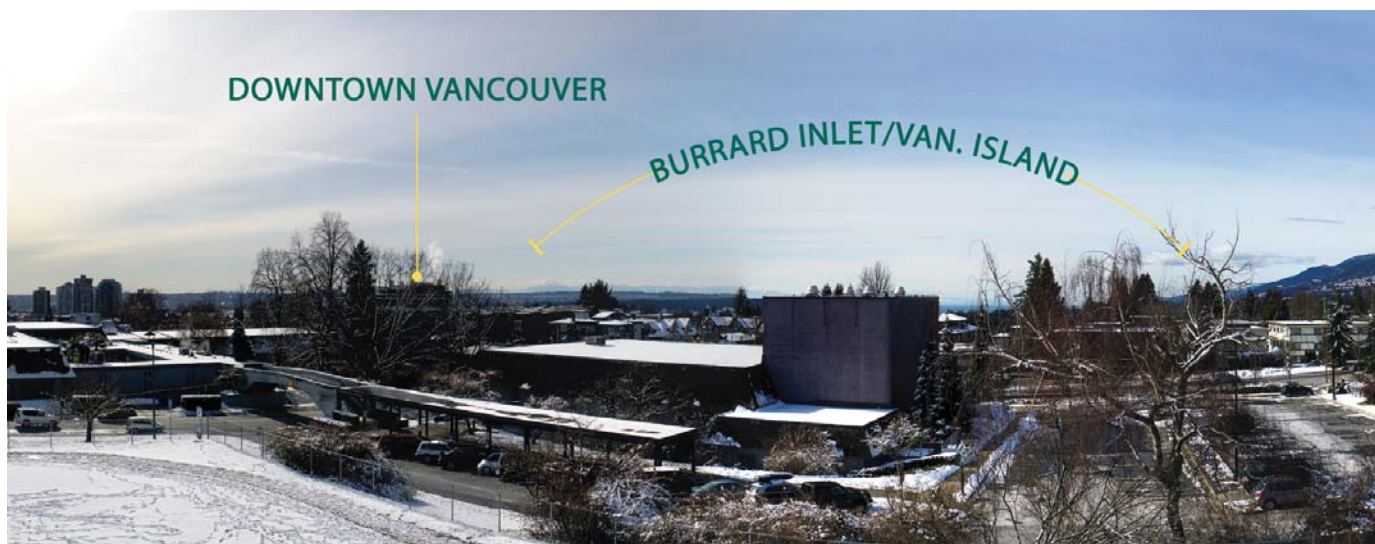
Annual wind analysis shows the prevailing winds coming from the east while occasionally a strong wind from the west will occur.

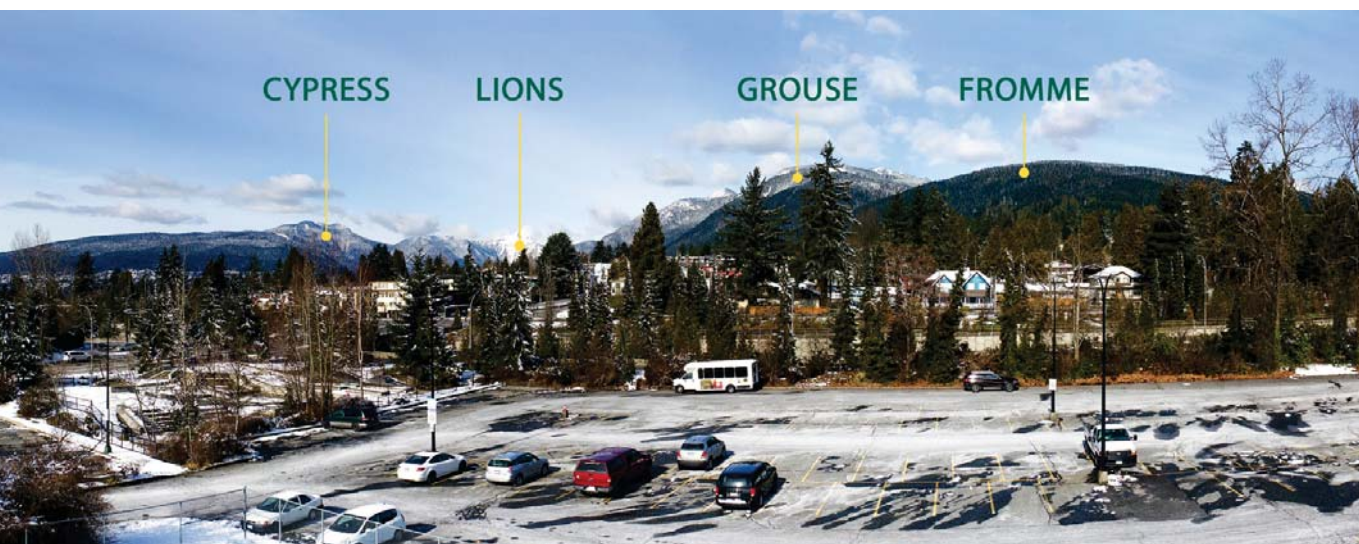
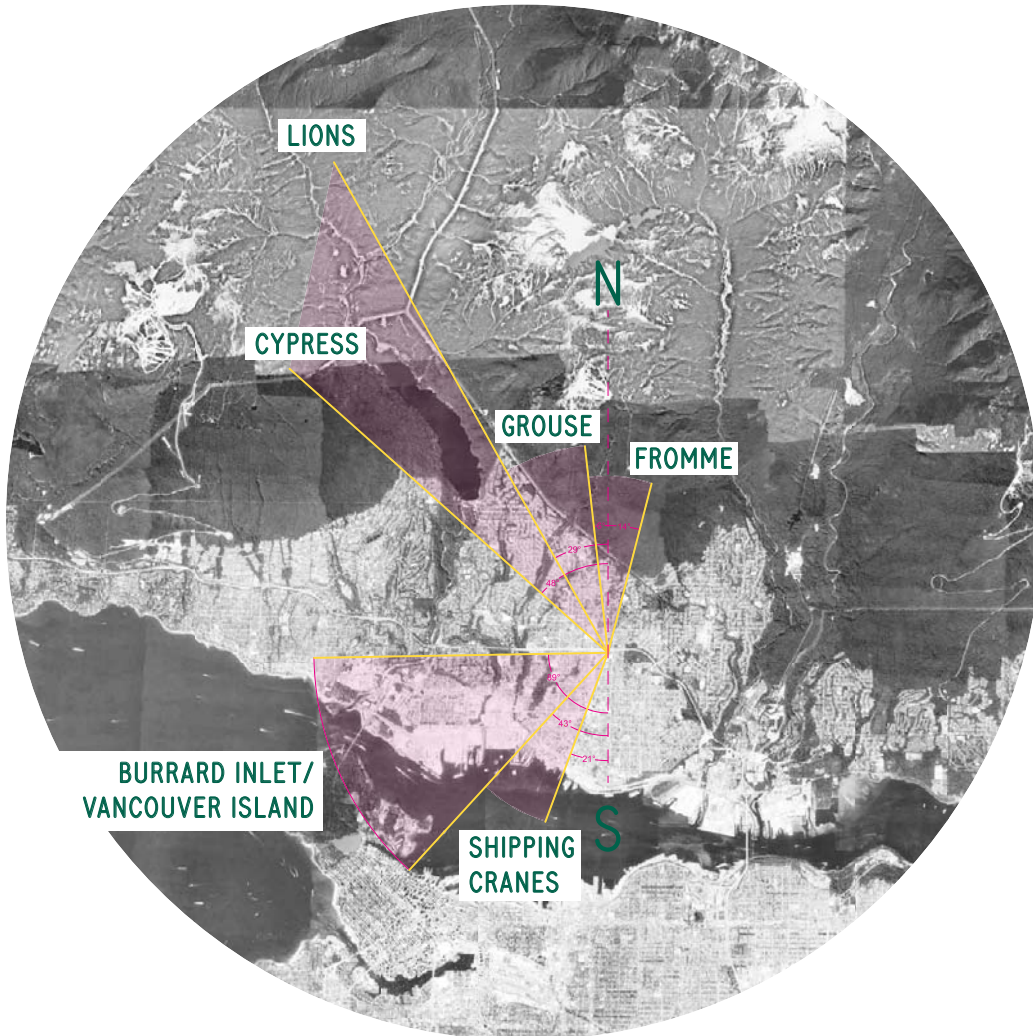


2.1.3 Views

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.





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

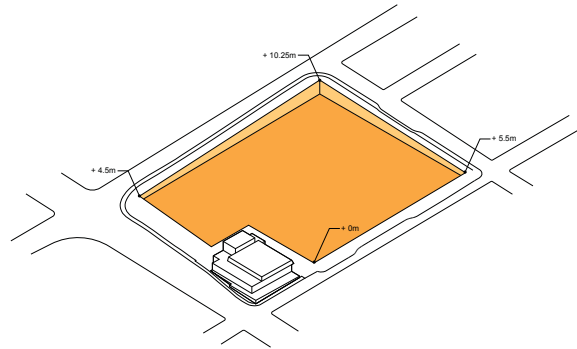
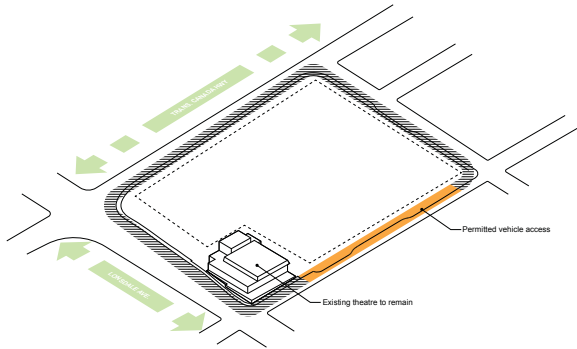
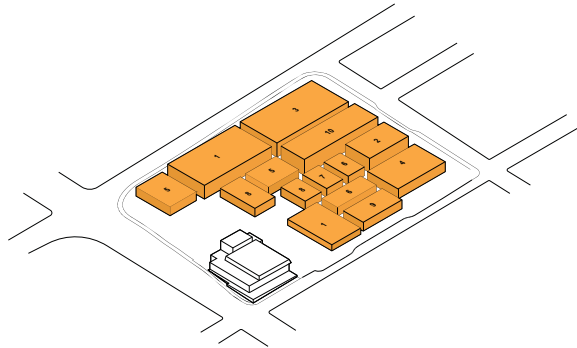
While the proximity to major transportation thoroughfares provides opportunities for multiple modes of transit, the adjacency to the Upper Levels Highway and Lonsdale avenue restrict the direct access to the site from these busy roadways. Available area for vehicular access onto the site remain only 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.



3.0 Design Response

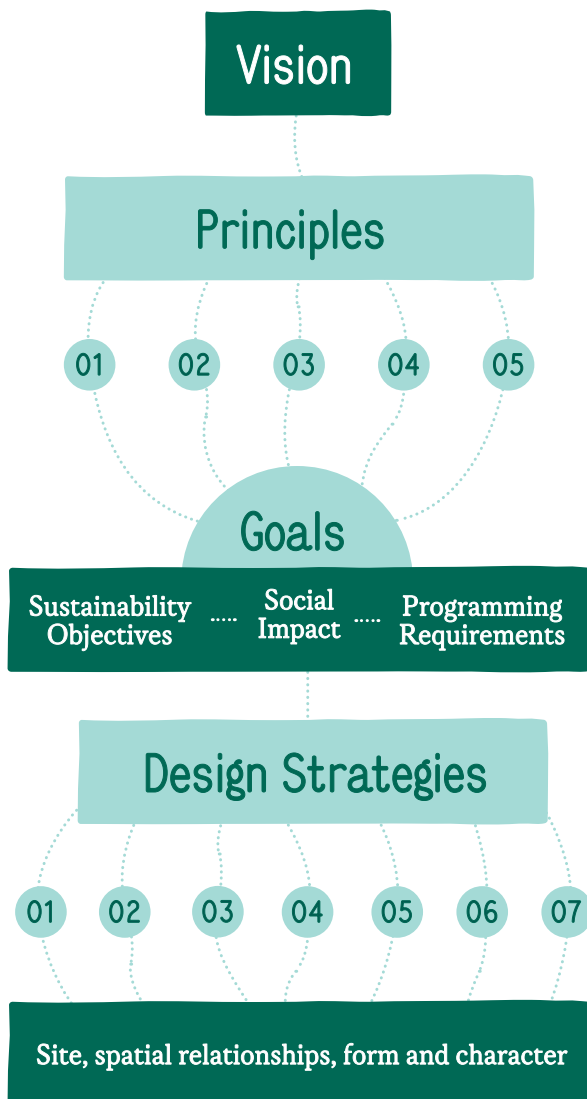
- 3.1 The Vision
- 3.2 Form & Character
- 3.3 Spatial Layout
- 3.4 Materials
- 3.5 Concept Renders
- 3.6 Landscape Design
- 3.7 Sustainability
- 3.8 Cost Analysis

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...

Equity

01 Accessible to all, with freedom and opportunity to participate in a variety of casual and structured activities.

Social Inclusion

02 An inclusive place that draws people together and fosters strong social connections between the diverse communities of North Vancouver.

Secure

03 A welcoming and safe environment that clearly communicates it's okay to be who you are, and promotes ease of use.

Adaptable

04 Responsive to evolving community needs which creatively shape a broad range of recreation and cultural activities.

Wellness

05 Supportive of individual and community wellness through physical, social, and creative pursuits. A connection to the natural environment is deeply valued in achieving this.

Environmental Sustainability

06 A global example of social and environmental sustainability and resilience.

Financially Responsible

07 Responsible to the City's financial outlook and economic conditions by designing within its boundaries.

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.



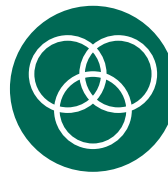
GOAL 1

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 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



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.

Design Strategies

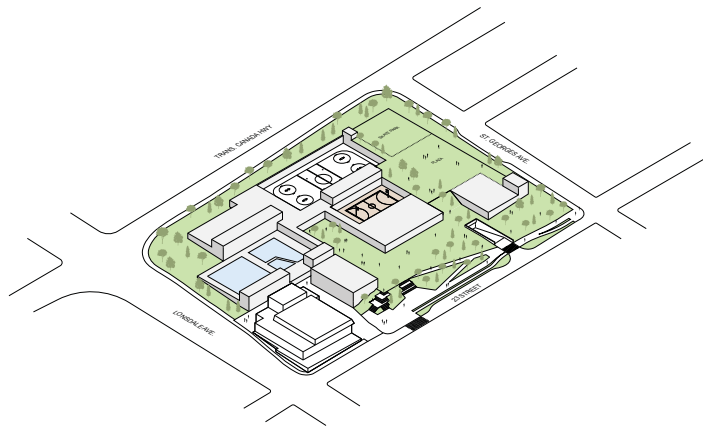
These goals will be achieved through a variety of strategies which will directly be used to guide the design.

- 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.



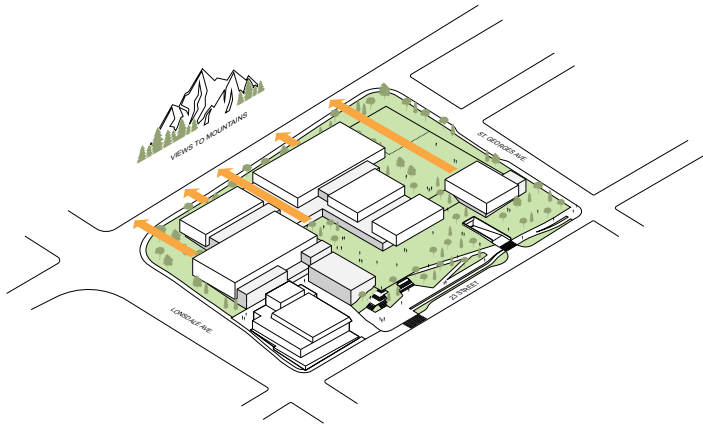
STEP 1

- 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



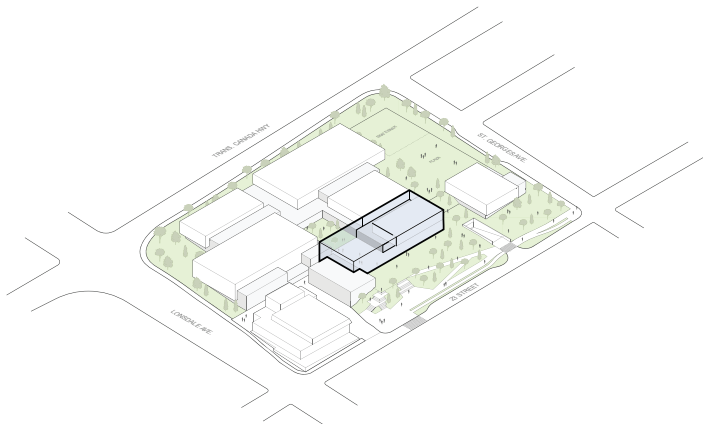
STEP 2

- 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:

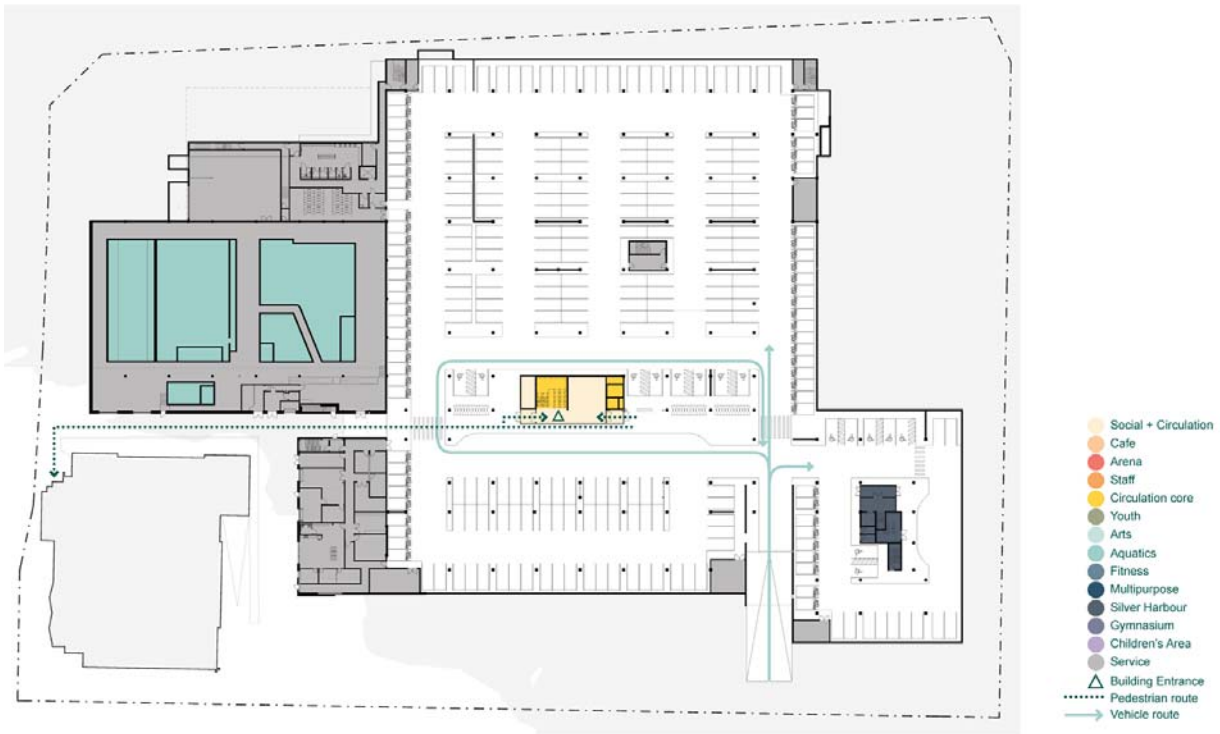
- Level -1: Below ground
- Level 1: Partially below ground
- Level 2: Above ground

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

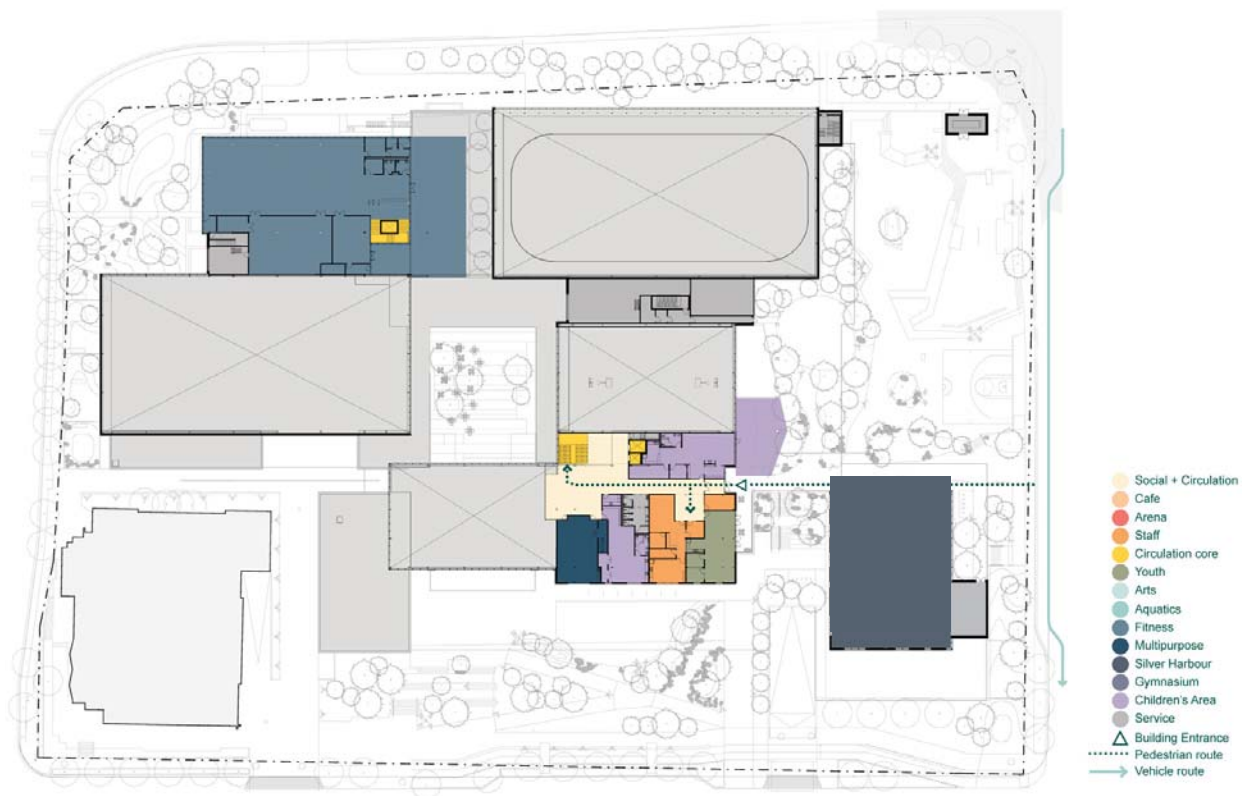
The plaza, atrium and interior courtyard, which represent the organizing structure for the building, sets out an intuitive wayfinding and orientation experience for HJCRC. The main atrium is the social heart of the centre, providing a welcoming reception area and opportunities for spontaneous and programmed 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.

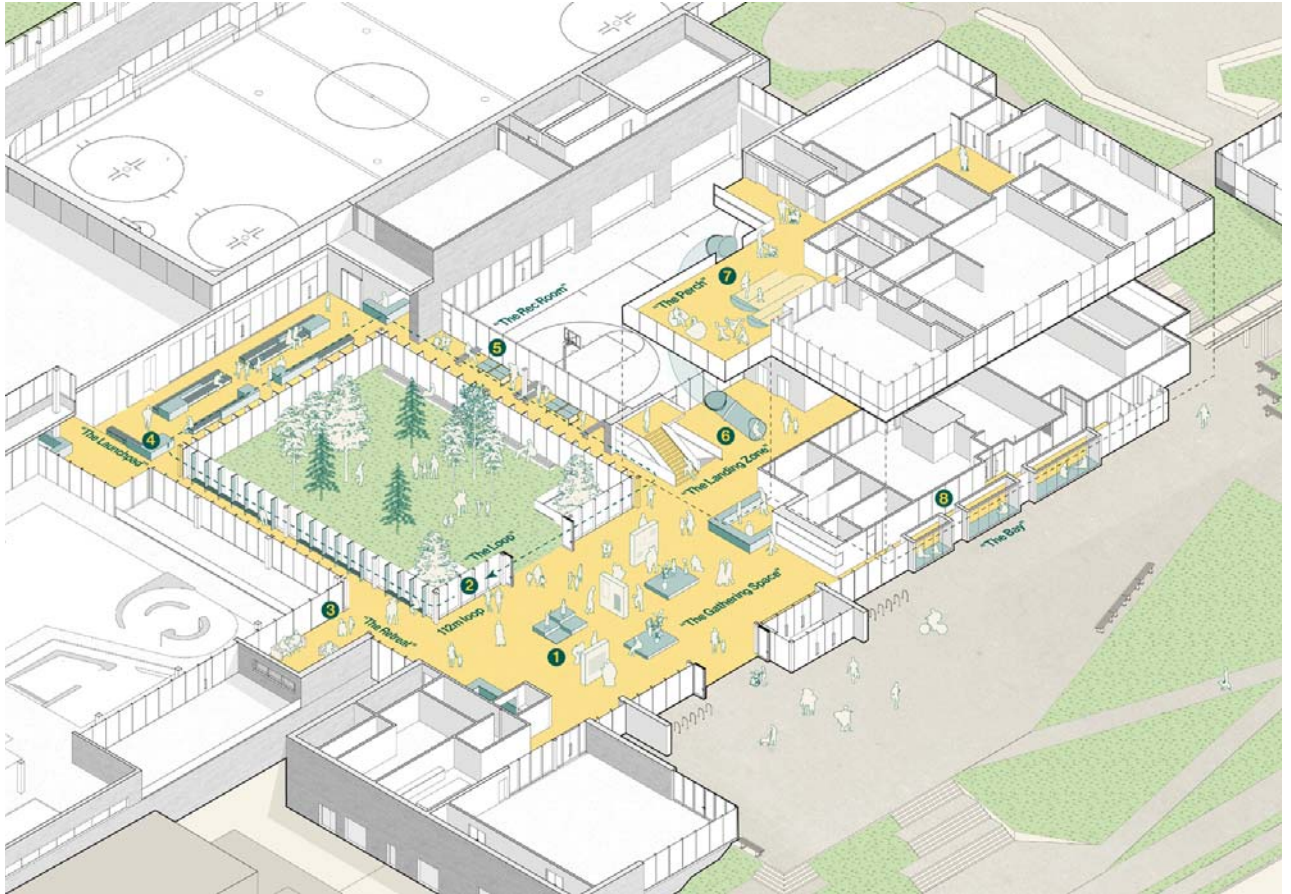
At the center of the site is the outdoor space which is accessible to all and forms the heart of the facility. The outdoor space connects and adds to the casual programming zones, defines the building mass, and brings natural daylight, nature, and views into the centre of the building.

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

- 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.



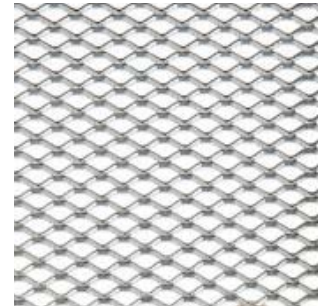
1



2



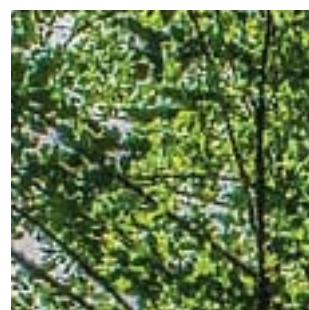
3



4



5



6

LEGEND

- | | |
|--------------------|------------------|
| 1 Concrete Block | 4 Obscured Glass |
| 2 Corrugated Metal | 5 Wood |
| 3 Glass | 6 Nature |



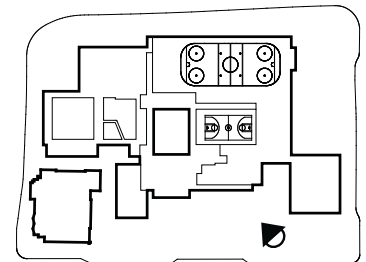


3.5 Concept Renders

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.



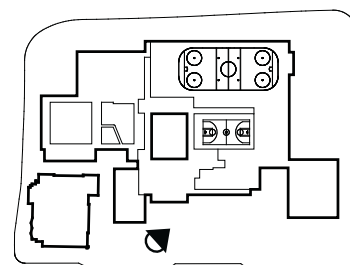
VIEW KEY





▲ 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.



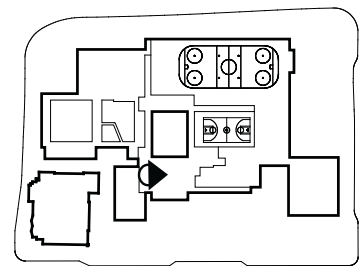
VIEW KEY





▲ 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.



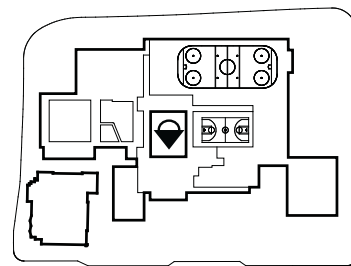
VIEW KEY





▲ 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.



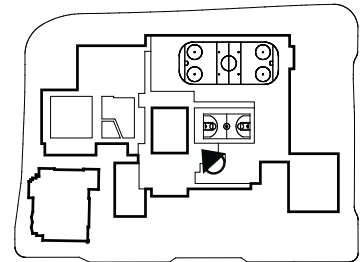
VIEW KEY





▲ 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.



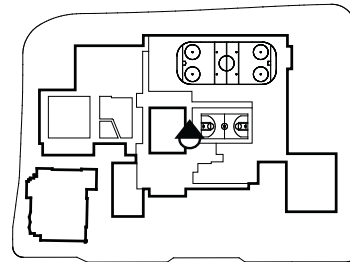
VIEW KEY





▲ 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.



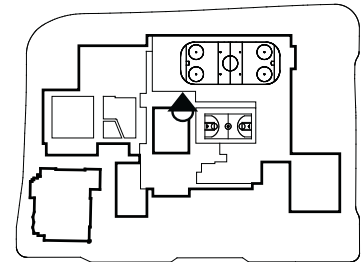
VIEW KEY





▲ 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.



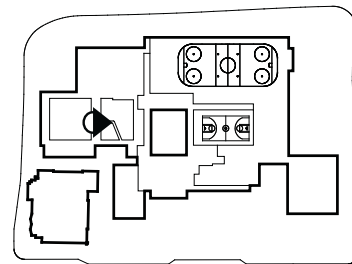
VIEW KEY





▲ 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.



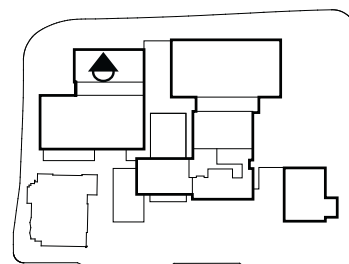
VIEW KEY





▲ 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





▲ 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.



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.

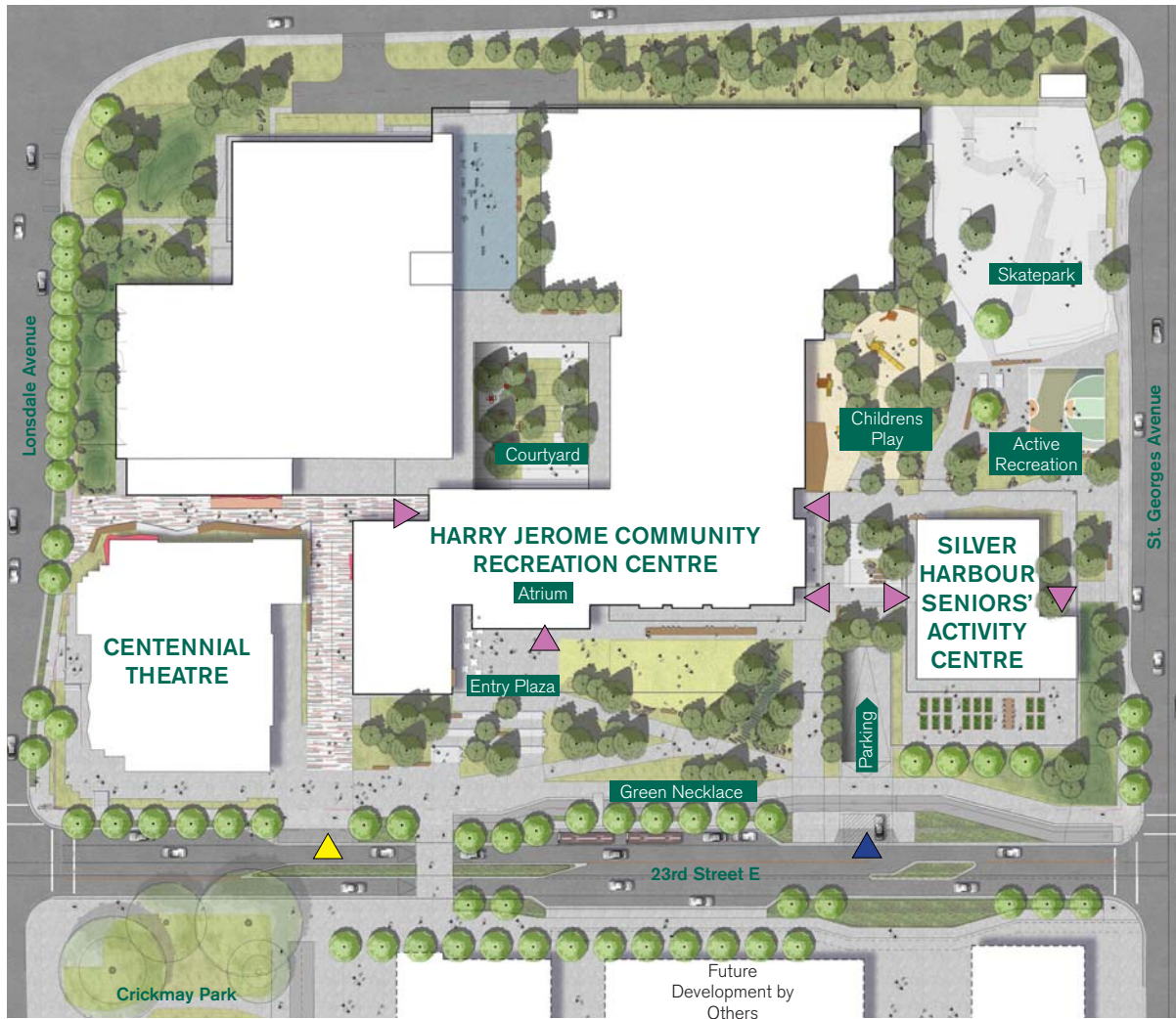
The North-East corner of the site supports an array of vibrant and diverse community functions fostering social interaction and an outdoor active lifestyle; it is a space where parents can meet while their children play, and where people of all ages can talk between basketball games or between rides 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



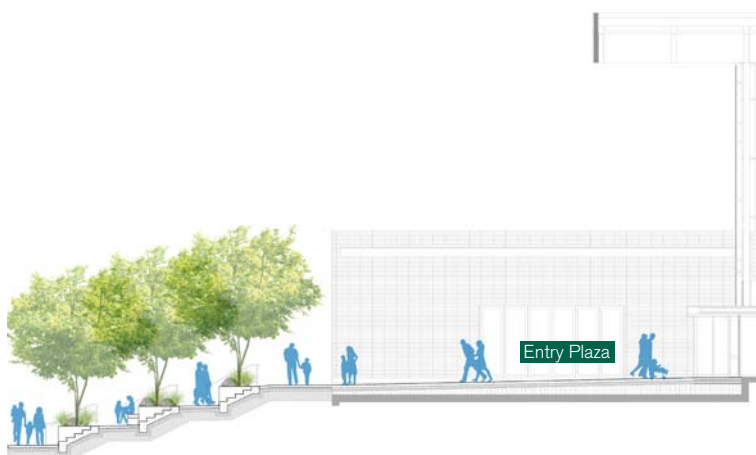
▲ Landscape Plan

- ▲ Building Entrances
- ▲ Parkade Vehicle Entrance
- ▲ Service Vehicle Access

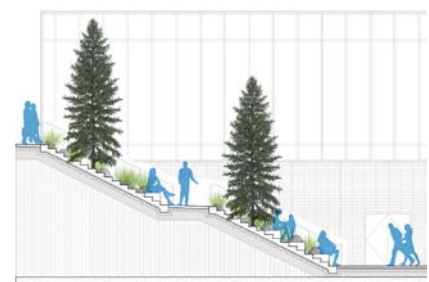




▲ Entry Plaza



▲ 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 recovery chiller plant produces 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 pumps
	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-to-wall 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 and measure impact of emissivity.
		Green roof	Measure heat island and water management impact of green roof area, consider expanding green roof area.
		Reflective TOP roofing	Confirm SRI value of roof and evaluate hardscape SRI values.

		Use of native and adaptive vegetation.	Measure amount of native/ adaptive planting; measure biomass density index to understand climate management potential.
		Minimize uplighting on exterior	Adopt BUG rating
		Bird friendly design strategies applied.	Adopt a design standard for Bird Friendly Design (CSA, City of Vancouver, other).
Materials + Indoor Quality	Design for a 50 year life time, with durable and easily maintained/replaced products. The building shall commit to community health in its design, construction and operation	Glazing at the atrium and interior courtyard introduces daylight and views at the core of the building.	<p>Set an embodied carbon reduction target of at least 10% below a baseline to evaluate low impact material selection.</p> <p>Require low emitting materials per LEED to be applied on interior.</p> <p>Prioritize materials that report environmental impact through EPDs, or material ingredient reporting with HPDs or other third party verified transparency programs.</p> <p>Require air flushing or testing before occupancy (refer to LEED v4.1).</p>

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 decision-making 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.

Sustainability

```
graph TD; S[Sustainability] --- A[81% carbon intensity reduction from existing recreation centre]; S --- B[Electric car and bike charging]; S --- C[Maximized daylighting]; S --- D[Highly insulated building envelope]; S --- E[Heat recovery chiller plant 4-6 times more efficient than conventional systems (CO2 refrigeration)]; S --- F[Future consideration for Zero Carbon Building – Design]; S --- G[49% better total energy demand than NECB 2015 baseline]; S --- H[Integrated project commissioning of major building systems]; S --- I[Innovative low energy pool filtration system (InBlue)];
```

81% carbon intensity reduction from existing recreation centre

Electric car and bike charging

Maximized daylighting

Highly insulated building envelope

Heat recovery chiller plant
4-6 times more efficient than conventional systems (CO2 refrigeration)

Future consideration for Zero Carbon Building – Design

49% better total energy demand than NECB 2015 baseline

Integrated project commissioning of major building systems

Innovative low energy pool filtration system (InBlue)

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.

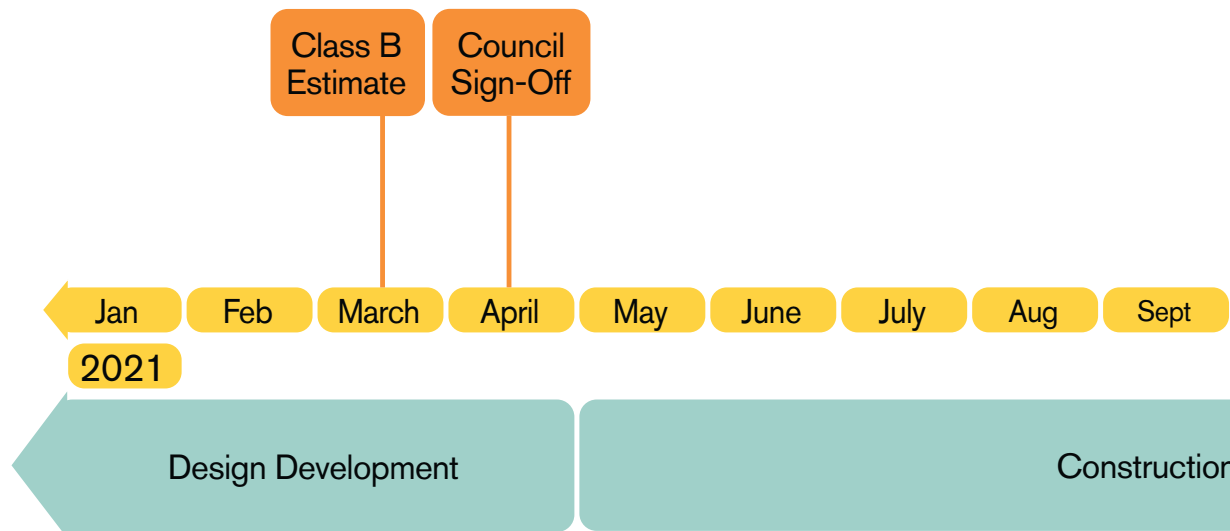
HJCRC Cost Summary

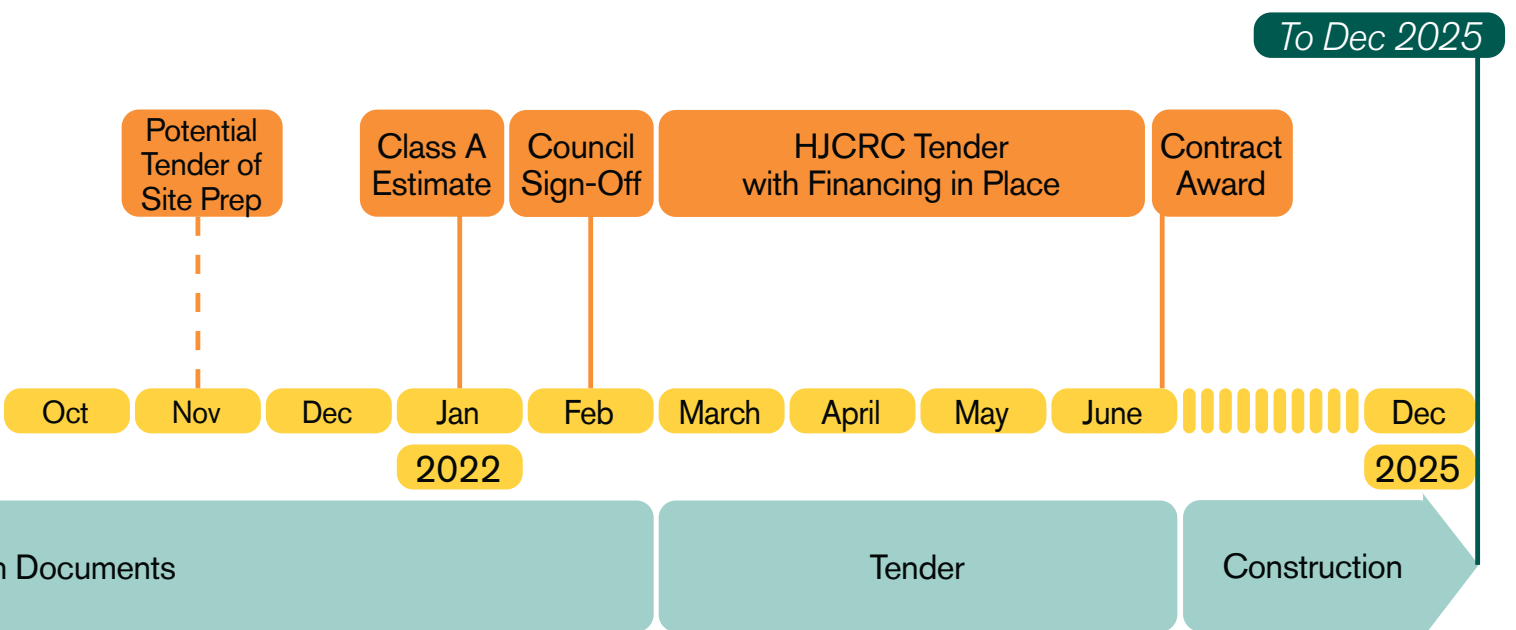
CLASS B ESTIMATE

\$153,006,000	Construction + Soft Costs
\$28,690,000	Contingencies + Escalation
<hr/>	
\$181,696,000	Total Project Cost

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

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.







hcma

www.hcma.ca

Vancouver
400 - 675 West Hastings Street
Vancouver BC V6B 1N2 Canada

604.732.6620
vancouver@hcma.ca

Victoria
Suite 300, 569 Johnson Street
Victoria BC V8W 1M2 Canada

250.382.6650
victoria@hcma.ca

Edmonton
307-10110 104 St NW
Edmonton, T5J 1A7 Canada

780.306.4464
edmonton@hcma.ca

1. 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 co-ordination 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.

Harry Jerome Community Recreation Centre and Silver Harbour Update

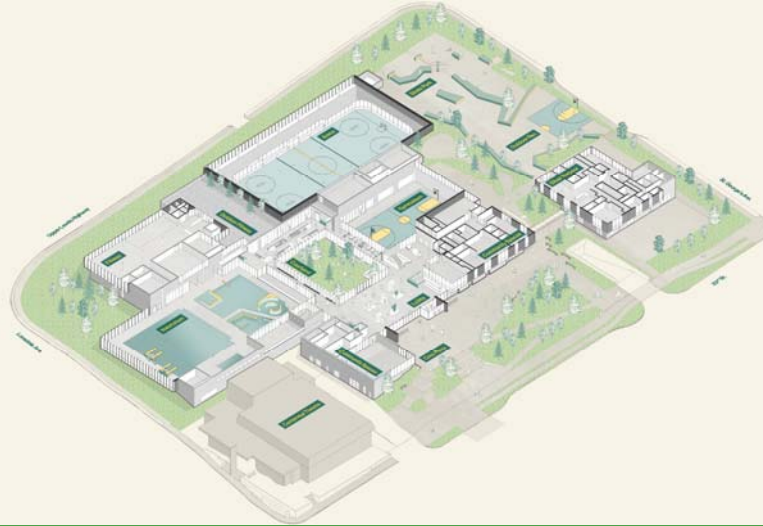
Presented February 28, 2022
Strategic & Corporate Services



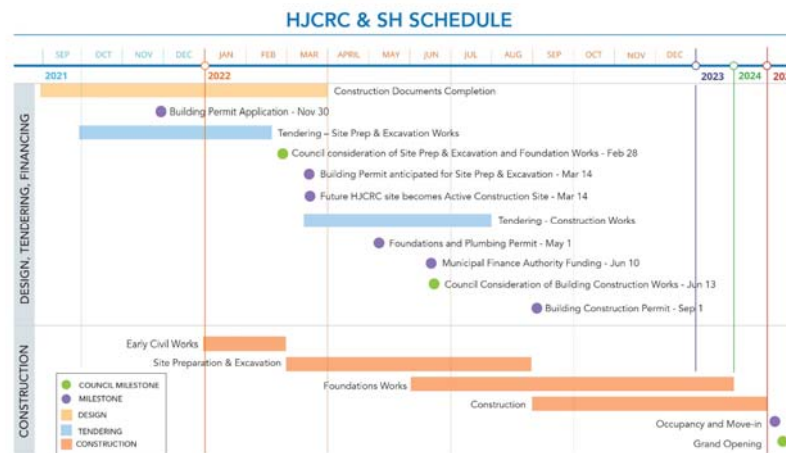
Overview



Floor Plans/Program



Schedule

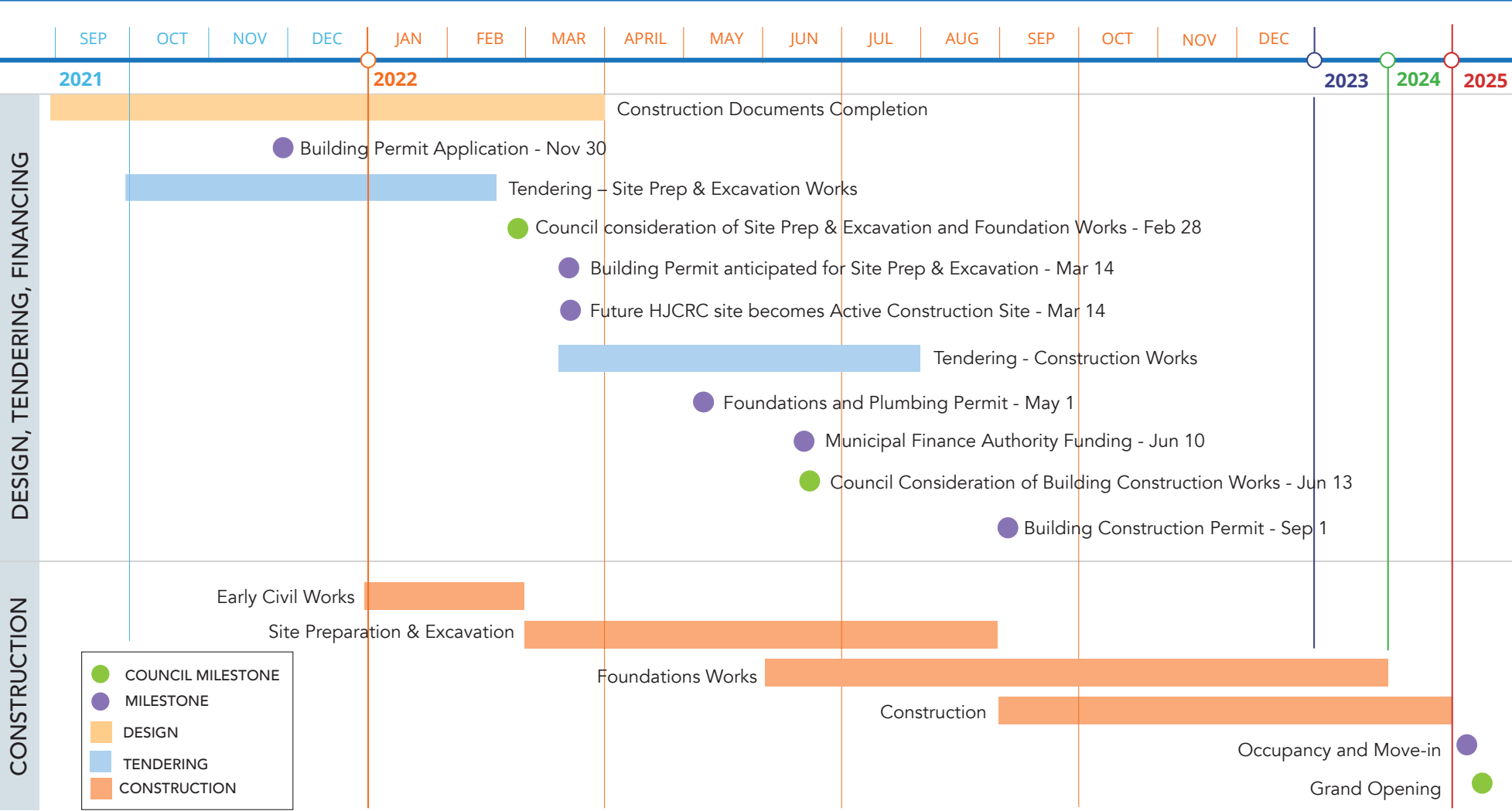




Thank you.




city
of north
vancouver

HJCRC & SH SCHEDULE



THIS PAGE INTENTIONALLY LEFT BLANK



 Department Manager	 Director	 CAO
---	---	--

The Corporation of **THE CITY OF NORTH VANCOUVER**
NORTH SHORE EMERGENCY MANAGEMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Emily Dicken, Director, North Shore Emergency Management

Subject: UBCM COMMUNITY EMERGENCY PREPAREDNESS FUND GRANT
APPLICATION – EMERGENCY SUPPORT SERVICES

Date: February 16, 2022 File No:

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

RECOMMENDATION

PURSUANT to the report of the Director, North Shore Emergency Management, dated February 16, 2022, entitled “UBCM Community Emergency Preparedness Fund Grant Application – Emergency Support Services”:

THAT the application submitted to the UBCM Community Emergency Preparedness Fund for ‘Response Support Technical Integration’ in the amount of \$69,542.65 be endorsed;

AND THAT the District of North Vancouver, in partnership with North Shore Emergency Management, be authorized to manage the project and funds.

ATTACHMENTS

1. UBCM CEPF 2022 ESS Grant Application
2. UBCM CEPF 2022 ESS Budget

SUMMARY

North Shore Emergency Management (NSEM) has applied, on behalf of the three North Shore municipalities, to the Community Emergency Preparedness Fund under the funding stream for 2022 Emergency Support Services for a project titled ‘Response Support Technical Integration’. NSEM staff will manage the project and provide periodic updates to the NSEM Executive Committee and Operations Committee.

#####

BACKGROUND

The emergency management obligations of the three North Shore municipalities are provided by North Shore Emergency Management (NSEM). NSEM's role and a tri-municipal commitment to mutual support in emergencies is reinforced by bylaws and a tri-municipal integrated emergency operations centre (EOC) and ESS program. Further, NSEM (and the North Shore member municipalities) have mutual support Emergency Support Services (ESS) agreements in place for our smaller neighbours of the Village of Lions Bay, Bowen Island Municipality and with the two North Shore First Nations, Squamish Nation and Tsleil Waututh First Nation.

DISCUSSION

On behalf of the North Shore municipalities, NSEM is establishing a series of technical systems to link responders, response support facilities and the EOC in a crisis. NSEM and the municipalities are acquiring and updating a series of software systems for this purpose and this grant is for the necessary hardware to realize the overall project goal. The primary component to be funded by the grants are tablets and deployment kits that can be utilized in support of ESS by providing access to the online EMBC Evacuation Registration Assistance tool. In larger emergencies, this hardware and technology can also interface with NSEM's common operating picture platform to support reception centres and other functions with incident reporting, resource requests, situation reports, action planning, expenditure authorization, damage assessment and evacuation notification tracking. It will also support the software-based asset tracking tool in support of tracking deployable ESS assets (e.g., cots, blankets, etc.) and other supplies. This expansion also complements the partially UBCM CEPF funded audio-visual upgrades and the CEPG supported Disaster Supply Caches from 2019.

The NSEM Operations Committee has provided support for the grant application process on January 17, 2022 via a standing bi-weekly meeting. The 2022 ESS application form was submitted prior to the January 28, 2022 deadline and a Council resolution, which can be submitted after the fact, is required to complete the submission.

FINANCIAL IMPLICATIONS

The overall cost of the 'Response Support Technical Integration' totals \$111,666.60, with the UBCM CEPF ESS grant covering \$69,542.65. The remaining funds have been accounted for in the NSEM 2022 budget and through in-kind technical support provided by the District of North Vancouver IT Department.

INTER-DEPARTMENTAL IMPLICATIONS

NSEM will continue to work with City of North Vancouver staff to ensure that the specific needs of the municipality are considered in the project. More specifically, NSEM is

working in close alignment with the City of North Vancouver Fire Department on a harmonized approach to public safety.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

ESS equipment improvements and electronic integration into the EOC align with Council's vision and priority to be A City for People: welcoming, inclusive, safe, accessible and supports the health and well-being of all.

RESPECTFULLY SUBMITTED:



Emily Dicken
Director, North Shore Emergency Management



**Community Emergency Preparedness Fund
Emergency Support Services
2022 Application Form**

Please complete and return the application form by **January 28, 2022**. All questions are required to be answered by typing directly in this form. If you have any questions, contact cepf@ubcm.ca or (250) 387-4470.

SECTION 1: Applicant Information	AP <i>(for administrative use only)</i>
Local Government or First Nation Applicant: District of North Vancouver	Date of Application: January 27, 2022
Contact Person*: Emily Dicken	Position: Director
Phone: 778-338-6300	E-mail: nsem@nsem.ca

** Contact person must be an authorized representative of the applicant (i.e. staff member or elected official).*

SECTION 2: For <u>Regional Projects Only</u>
<p>1. Identification of Partnering Applicants. For all regional projects, please list all of the partnering eligible applicants included in this application. Refer to Section 4 in the Program & Application Guide for eligibility.</p> <p>City of North Vancouver, District of West Vancouver</p>
<p>2. Rationale for Regional Projects. Please provide a rationale for submitting a regional application and describe how this approach will support cost-efficiencies in the total grant request.</p> <p>The emergency management obligations of the three North Shore municipalities are provided by North Shore Emergency Management (NSEM). NSEM's role and a tri-municipal commitment to mutual support in emergencies is reinforced by bylaw and a tri-municipal integrated emergency operations centre (EOC) and ESS program. Further, NSEM (and the North Shore member municipalities) have mutual support ESS agreements in place for our smaller neighbours of the Village of Lions Bay, Bowen Island Municipality and with the two North Shore First Nations, Squamish and Tsleil Waututh.</p>

SECTION 3: Project Information

3. Project Information

A. Project Title: Response Support Technical Integration

B. Proposed start and end dates. Start: January 1 2022 End: December 31, 2022

4. Project Cost & Grant Request:

Total proposed project cost: \$106,342.65 Total proposed grant request: \$69,542.65

Have you applied for or received funding for this project from other sources? If yes, please indicate the source and the amount of funding received or applied for.

NSEM is receiving budget support from the three municipalities for licensing of various software (\$13K for Lightship annually over 5 years, \$20k transition to Teams/Office 365) to realize the goal of establishing connectivity and an integrated common operating picture across the three municipalities of the North Shore. This grant application is primarily for the hardware on which to operate these systems.

5. Project Summary. Provide a brief summary of your project in 150 words or less.

On behalf of the North Shore municipalities, NSEM is establishing a series of technical systems to link responders, response support facilities and the EOC in a crisis. NSEM and the municipalities are acquiring and updating a series of software systems for this purpose and this grant is for the necessary hardware to realize the overall project goal. The primary component to be funded by the grants are tablets and deployment kits that can be utilized in support of Emergency Support Services by providing access to the online EMBC Evacuee Registration Assistance tool. In larger emergencies, this hardware and technology can also interface with NSEM's common operating picture platform to support reception centres and other functions with incident reporting, resource requests, situation reports, action planning, expenditure authorization, damage assessment and evacuation notification tracking. It will also support the software-based asset tracking tool in support of tracking deployable ESS assets (cots, etc) and other supplies. This expansion also complements the partially UBCM CEPF funded audio-visual upgrades and the CEPF supported Disaster Supply Caches from 2019.

6. Emergency Plan. Describe the extent to which the proposed project will specifically support recommendations or requirements identified in the local Emergency Plan.

NSEM's vision is "a disaster resilient North Shore"

Each of the three North Shore Municipal Emergency Plans, section 5.1 Emergency Operations Centre states, "The Emergency Operations Centre (EOC) is the municipal facility for coordinating its response to a major emergency or disaster. The EOC supports all response activities in the field. Specifically, it centralizes information about the emergency; coordinates emergency response across municipal departments and with other agencies; identifies critical needs and establishes emergency response priorities; and provides timely information to the public concerning the emergency or disaster." It is the management of information and the sharing of situational awareness that we hope to enhance through this initiative.

SECTION 4: Detailed Project Information

- 7. Proposed Activities.** What specific activities will be undertaken as part of the proposed project? Refer to Section 6 of the Program & Application Guide for eligibility.

COVID-19 has revealed the potential for multi-stakeholder engagement in remote emergency operations using technology. Even before COVID-19, NSEM conceived and initiated efforts to establish platforms to link responders, response support facilities (ESS, DOCs, etc) and the functions of the EOC through common technical platforms. NSEM engaged in a R&D contract with the emergency common operating picture software "Lightship" which allows for common situational awareness, process flows and other engagement at the various levels of response. This system will be supplemented by municipal technical upgrades of Office 365 and MS Teams to enhance stakeholder connectivity and documentation retention. NSEM's intention is for the 48 iPads to be staged at the EOC/NSEM and across the seven (7) North Shore CEPF funded Disaster Supply Cache (DSC) containers. In addition to their use as deployable ESS registration platforms, the EOC based tablets can further support the transition away from aging static and expensive dedicated EOC laptops to a contingency for the new "bring your own device" cloud-based approach. This initiative ensures consistent technical platforms and hardware for the proposed uses including functions within the EOC, support to the North Shore's ESS modernization efforts, in damage assessment and evacuation notification tracking and to link the DSC's to the North Shore EOC using Lightship, Teams and other technical means.

- 8. Modernization of local ESS programs.** How will the proposed activities support the modernization of the local ESS program? Will the Evacuee Registration & Assistance (ERA) Tool be implemented?

The intention of this grant is to acquire hardware for access into the ERA tool as well as other emergency management technical platforms. The North Shore has been engaging in a multi-year (partially CEPF funded) initiative to stockpile resources in caches (DSC) which will ensure ease of access to resources across our 35 km reach and three municipalities whereby ensuring that resources will be available in areas where they will be used.

- 9. Capacity Building.** Describe how the proposed project will increase emergency response capacity (i.e. having the physical resources and the skills to respond to emergencies) in your community.

Thanks in part to past CEPF grants, NSEM has established a series of containerized "Disaster Supply Caches" across the North Shore. A key concept of these DSCs is to establish repositories of response support supplies (ESS, Damage Assessment, evacuation support, light tools, PPE) in strategic locations across the North Shore. As the EOC computers have aged beyond the ability of our IT department to maintain, we intend to replace them with tablets consistent with those proposed for our DSCs. This will provide interface to Lightship etc. and will tie key responders and support functions into coordinated Lightship's situational awareness and allow use for the ESS Evacuee Registration & Evacuation tool (ESS modernization) and other functions (call centre, evacuation, damage assessment) as well as our asset management inventory control systems.

10. Host Community Capacity. Describe how the proposed project will increase emergency response capacity as a host community?

NSEM was host community to Canim Lake First Nation evacuees and others in the 2021 fire season and we expect to offer these services again in large provincial emergencies. The flexibility of these devices and their packaging ensures that they can be taken anywhere on the North Shore (including our neighbour First Nations) and will be self-contained, even away from pre-designated ESS facilities. Further, these tablets will be available for rapid deployment to support our neighbouring jurisdictions or to be taken farther afield with staff and volunteers when assisting in provincial emergencies. NSEM staff have been deployed for dozens of days and volunteers have provided hundreds of hours of out-of-jurisdiction support during floods and fires in 2017, 2018 and 2021. They can also be used in conjunction with the NSEM software based call centre to provide remote ERA registration for emergencies on the North Shore, across BC or further afield.

11. Transferability. Describe the extent to which the proposed project may offer transferable resources and supplies and knowledge sharing with other local governments and/or First Nations (e.g. ESS volunteers/responders, training resources, cots, blankets, etc.).

While this is a tri-municipal application, North Shore Emergency Management is now working on an integrated mutual ESS support model with both the Squamish Nation and the Tsleil-Waututh Nations as well as Lions Bay and Bowen Island. Further, as neither Lions Bay nor Bowen Island have significant commercial sectors, North Shore suppliers are often used and there is an understanding that North Shore ESS will be engaged when such suppliers are required by these jurisdictions. Also, Bowen Island recently completed an evacuation plan that delegates the care of evacuees displaced from the Island to NSEM/North Shore ESS.

12. Partnerships. In addition to Question 1, if applicable, identify any partners you will collaborate with on the proposed project and specifically outline how you intend to work together and enhance mutual aid.

This initiative is a joint effort of the District of North Vancouver, the City of North Vancouver and the District of West Vancouver. By extension through mutual support, this initiative also has potential to support the Squamish and Tsleil-Waututh First Nations and our smaller neighbours, Bowen Island and Lions Bay.

13. Evaluation. How will the project be evaluated? How will performance measures and/or benchmarks be used to measure outcomes? (e.g. tracking the number of training events and recruitments, external evaluators, etc.)

NSEM has already established a rotational testing and maintenance protocol for the DSCs and this equipment will be incorporated into this schedule. As the North Shore's Operational Readiness Strategy progresses and, with the Disaster Supply Caches now stocked and operational, it is our intention to conduct training at facilities supported by the DSCs and include the use of the technology outlined in this proposal, coordinated through the North Shore EOC. The North Shore intends to run a series of EOC and ESS functional exercises that will culminate in significant play in the regional exercise Coastal Response 2023.

14. Progress to Date. If you received funding under prior intakes for the Emergency Support Services funding stream, please describe the progress you have made in increasing ESS capacity through prior projects.

NSEM and the North Shore member municipalities were grateful to receive \$74,534.54 in 2019 to support an audio-visual upgrade of our emergency operations centre to support technical components of our 5 year Operational Readiness strategy. Where the 2019 effort focused on audio visual outputs, this application is intended to support the information technology component for inputs and user interface. NSEM is also grateful for CEPF ESS support of \$74,998.89 in 2019 in establishing the Disaster Supply Cache initiative, all of which are now operational.

15. Additional Information. Please share any other information you think may help support your submission.

The North Shore is committed to Operational Readiness which is part of a broader Resilience Strategy that goes beyond emergency management and strives for disaster resilience. These efforts apply to the three geographically isolated North Shore municipalities and can benefit the co-located Squamish and Tsleil-Waututh Nations as well as our smaller neighbours on Bowen Island and in Lions Bay. These strategies also contribute to the North Shore's efforts to align with the United Nations Office for Disaster Risk Reduction's Sendai Framework.

SECTION 5: Required Attachments

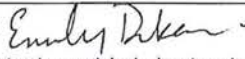
Only complete applications will be considered for funding.

The following separate attachments are required to be submitted as part of the application:

- ☐ Council or Board resolution, Band Council resolution or First Nation resolution, indicating support for the current proposed activities and willingness to provide overall grant management.
- ☒ Detailed budget for each component identified in the application. This must clearly identify the CEPF funding request, applicant contribution, and/or other grant funding.
- ☐ For regional projects only: Council or Board resolution, Band Council resolution or First Nation resolution from each partnering applicant that clearly states their approval for the primary applicant to apply for, receive and manage the grant funding on their behalf.

SECTION 6: Signature Applications are required to be signed by an authorized representative of the applicant. Please note all application materials will be shared with the Province of BC.

I certify that: (1) to the best of my knowledge, all information is accurate, (2) the area covered by the proposed project is within the applicant's jurisdiction (or appropriate approvals are in place) and (3) we understand that this project may be subject to a compliance audit under the program.

Name: Emily Dicken	Title: Director
Signature*:  A certified electronic or original signature is required.	Date: January 27, 2022

* Signatory must be an authorized representative of the applicant (i.e. staff member or elected official).

Submit applications to:

Local Government Program Services, Union of BC Municipalities



E-mail: cepf@ubcm.ca

NSEM 2022 CEPF ESS GRANT

Attachment 2

Grant cost				NSEM/Municipal Contribution	Grant Request Contribution
Quantity	Item	Unit Cost	Total Cost (Estimate for Submission)	Vendor	Note
	Grant Project Items				
40	iPad Air LTE 256G	1,149.00	45,960.00	c/o District of North Vancouver IT Dept	5 per container, 5 at EOC/NSEM
40	Smart Keyboard Folio for iPad Air	239.00	9,560.00	c/o District of North Vancouver IT Dept	
40	Microsoft Bluetooth Keyboard and Mouse Bundle	70.00	2,800.00	c/o District of North Vancouver IT Dept	
40	Otterbox Defender Series (or similar)	90.00	3,600.00	c/o District of North Vancouver IT Dept	
7	Case Cruzar Carrying & Charge Waterproof cases	887.95	6,215.65		
7	Cypress LTE hotspot with external antenna	1,000.00	7,000.00	c/o District of North Vancouver IT Dept	
			75,135.65		
	In Kind Project Items				
5yr License	Lightship Works common operating picture platform	13,000.00	65,000.00		
EOC Software	Office 365/Teams Upgrade for EOC	20,000.00	20,000.00		Upgrade cost, not license
Annual x 40	MobileIron Device Management License	35.00	1,400.00		
Annual x 40	TELUS Data Only SIM	60.00	2,400.00		
			88,800.00		
TOTAL PROJECT COST + 1 YR RECURRING		36,530.95	75,135.65	111,666.60	



 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: Emma Chow, Planner 2

Subject: ZONING BYLAW AMENDMENT FOR 149 WEST 3RD STREET (ANTHEM SUNSHINE DEVELOPMENTS)

Date: February 16, 2022 File No: 08-3400-20-0022/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated February 16, 2022, entitled "Zoning Bylaw Amendment for 149 West 3rd Street (Anthem Sunshine Developments)":

THAT the application submitted by Anthem Sunshine Developments Ltd. / McFarlane Biggar Architects, to rezone the property at 149 West 3rd Street from Special Commercial (CS-3) Zone to Comprehensive Development (CD-744) Zone, be considered and no Public Hearing be held, in accordance with the Local Government Act;

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 [2143145](#))
2. Architectural Plans, dated February 3, 2022 (CityDocs [2144054](#))
3. Landscape Plans, dated February 3, 2022 (CityDocs [2144331](#))
4. Public Consultation Summary (CityDocs [2143213](#))
5. Sustainability Checklist (CityDocs [2143141](#))
6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8894" (CityDocs [2144781](#))

SUMMARY

This report presents, for Council consideration, a rezoning application for 149 West 3rd Street to permit a 5-storey mixed-use commercial and strata residential development.

BACKGROUND

Applicant:	Alexander Wright, Anthem Sunshine Development Limited Partnership
Architect:	Steve McFarlane, McFarlane Biggar Architects + Designers Inc
Official Community Plan Designation:	Mixed Use Level 3 (MU3)
Existing Zoning:	CS-3 (Special Commercial)
Applicable Guidelines:	N/A

DISCUSSION

Site Context and Surrounding Use

The subject site is located in the Lower Lonsdale neighbourhood, on the south side of West 3rd Street between Chesterfield and Lonsdale avenues. The site is within close proximity to the shops, services and public transit of the Lonsdale corridor.

The site is approximately 53.3 metres (175 feet) wide by 36.5 metres (120 feet) deep and 1,948 square metres (20,973 square feet) in area. The site currently contains a 1-storey commercial building with four tenants: three restaurants and one grocery store.

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

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	116-160 W 1 st St; 310 Chesterfield Ave	2- to 7-storey mixed-used (ground floor commercial, residential above); 1-storey convenience store	CS-3; CD-508; CD-064-CD-345
South	120-170 W 2 nd St	5- to 28-storey apartment residential	LL-5; CD-344
East	125 W 1 st St	4-storey mixed-used (ground floor commercial, residential above);	CD-310
West	175 W 1 st St	5-storey mixed-used (ground floor commercial, residential above);	CD-681

Policy Context

The site and surrounding areas to the north, east and west have an Official Community Plan (OCP) land use designation of Mixed Use Level 3, which allows for higher density multi-family and commercial uses to strengthen major arterials and corridors. The area to south of the site has a land use designation of Mixed Use Level 4A, which allows for high density development.

The OCP designation of the site allows for a density of up to 2.8 FSR and a maximum height of 16 metres (52.5 feet).

Project Description

The proposal is for a 5-storey mixed-use building with commercial use at ground level and four levels of strata residential above. Parking access is provided off the rear lane. The following table provides an overview of the proposed development:

Table 2: Development Proposal Overview

Element	Proposal
Density	2.8 FSR
Commercial Space	Total of 583.1 square metres (6,276 square feet) or 0.3 FSR
Unit Mix	57 residential strata units, including: <ul style="list-style-type: none">• 8 studio units;• 20 one-bed units;• 23 two-bed units; and• 6 three-bed units (10.5%).
Adaptable Units	48 Level 2 adaptable units (84%)
Parking	Commercial – 12 vehicle spaces; 3 secure bicycle spaces Residential – 64 vehicle spaces; 202 secure bicycle spaces
Residential Amenity	Indoor – 100.5 square metres (1,082 square feet) Outdoor – 112.4 square metres (1,210 square feet)

The proposed amenities include a dog wash station and residential bike workshop on parking level 3, and gathering spaces and child play area on the rooftop. A public breezeway is also proposed to connect the West 3rd Street frontage with the rear laneway.

To allow the proposal, the amendment bylaw would vary the C-2 zone for increased density, height and lot coverage, as well as reduced rear setback.

Table 3. Summary of Proposed Zoning Changes

	BASE C-2 ZONE	PROPOSED CD-744 ZONE
Permitted Principal Uses	Various Commercial Uses	<ul style="list-style-type: none"> • Retail-Service Group 1 Use • Accessory Apartment Use • Accessory Off-Street Parking Use • Accessory Off-Street Loading Use
Density Maximum	2.3 FSR	2.8 FSR
Lot Coverage Maximum	70 percent	74 percent
Height Maximum	12.1 metres	16.0 metres
Setbacks	6.1metres (20 feet) from the Rear Lot Line	3.5 metres (11.4 feet) from the Rear Lot Lines
Special Provisions	Accessory Apartment Use shall be permitted only on a floor level above the second Storey	Accessory Apartment Use shall be permitted only on a floor level above the first Storey, and Accessory Apartment Use shall be permitted on the first Storey if dwelling units do not face the Front Lot Line
Building Width & Length	Maximum 30.5 metres (100 feet) above second storey	(waived)

PLANNING ANALYSIS

Policy Alignment

The proposal is consistent with the OCP land use designation and within OCP height and density limits for the site. The rezoning application proposes an incremental increase in density and height compared to what is permitted on site as-of-right. Located within a block of the Lower Lonsdale corridor, the proposal is in alignment with a number of OCP goals and objectives to focus higher density residential and commercial uses within the Lonsdale Regional City Centre.

The proposed mix of unit types meets a key action of the *Housing Action Plan* to help support families by providing a minimum of 10% three-bedroom units. Also, 84% of proposed units meet Level 2 Adaptable Design, exceeding the *Zoning Bylaw* minimum requirement of 25%. The proposal addresses the Active Design Guidelines through provision of indoor and outdoor amenity spaces.

Building Setbacks

The rear setback in the proposal is reduced by about 2.6 metres to accommodate townhome frontages along the lane. Landscaping and lane trees will be provided to help buffer the residential use from lane traffic. Across the lane is private open space for an adjacent high-rise residential development. This open space is separated from the lane by a fence and row of trees. The proposed setback reduction is expected to have minimal impact on neighbouring development.

Traffic and Parking

A mini transportation study for the proposal showed that expected traffic generation would not have any material effect on operation of the existing street network. The proposed parking meets the minimum commercial requirement under the Zoning Bylaw and exceeds the residential requirement by four spaces. Proposed bicycle parking provision also exceeds minimum requirement with 202 residential secure bicycle spaces.

Infrastructure and Servicing

The proposed mid-block pedestrian connection (the breezeway) has been designed to incorporate Crime Prevention Through Environmental Design (CPTED) measures to provide a safe and comfortable pedestrian mid-block connection. A 3.048 metre road dedication is also provided along the frontage, to support further public realm improvements along a critical east-west and transit corridor. Streetscape improvements will also be required, including lane trees and a double row of street trees.

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy*, in conjunction with the Official Community Plan, allows for density bonuses beyond 2.3 FSR in the Mixed Use Level 3 land use designation, up to a maximum of 2.8 FSR.

The proposed project would include community benefits valued at approximately \$2.4 million dollars, as outlined in Table 4 below.

Table 4. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus to 2.3 FSR / OCP Density (@ \$25 / sq. ft.)	\$471,904
Density Bonus to 2.8 FSR Max Bonus (@ \$190 / sq. ft.)	\$1,991,482
Total Value of Community Benefits	\$2,464,386

The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The specific amenities and benefits included in the proposed project are described in Table 5 below and would be secured as conditions of receiving a density bonus should Council wish to proceed with the proposed project.

Table 5. Community Benefits Summary

Community Benefit	Value
A. Cash Contributions	
Contribution to Civic Amenity Reserve Fund (80%)	\$1,971,509
Contribution to Affordable Housing Reserve Fund (20%)	\$492,877

In addition to the items above, the following items will be secured as conditions of this development:

- public art incorporated into the project with a value of \$85,000;
- a public access right-of-way through the project to provide a mid-block pedestrian connection;

- dedication of 3.048 metres along E 3rd Street for public realm improvement.

Legal Agreements

Should Council support this rezoning, the following legal agreements should be prepared prior to final adoption:

- Servicing Agreement
- Pedestrian Statutory Right-of-Way (for the breezeway)
- Road Dedication
- Community Good Neighbour Agreement
- Shoring, Crane Swing, and Staging License Agreement
- Flooding Covenant
- Community Energy Agreement

ADVISORY BODY INPUT

Advisory Design Panel

The application was revised by the Advisory Design Panel on September 20, 2020. The Panel unanimously endorsed the following resolution:

THAT the Advisory Design Panel has reviewed the Rezoning Application for 149 West 3rd Street and recommends approval of the project;

AND THAT the Panel commends the applicant for the quality of the proposal and their presentation.

Carried Unanimously

COMMUNITY CONSULTATION

A virtual Developer Information Session was held on September 2, 2020 with 18 attendees. Four comment forms and one email were received; two in support, one in opposition and two did not specify support or opposition.

Overall, feedback expressed support for the renewal of commercial space, as well as the proposed mix of unit types and sizes.

The main concerns specified were:

- Safety and accessibility of the breezeway
- Potential loss of existing local retailers
- Potential for vacant storefronts in the new development
- Traffic congestion
- Potential noise from rooftop amenity space

A summary of the public consultation, as prepared by the applicant, is available in Attachment #3.

Staff response

The breezeway has been designed with safety in mind – public art at the E 3rd Street entrance and lighting along the pathway. Given the slope of the site and design of the building, however, it is difficult to incorporate this walkway without stairs.

Regarding potential for retaining existing retailers, which are mostly restaurants, the proposed commercial space is not designed for restaurant use, as exhaust fans and additional piping will increase the ground floor height, which would make this proposal not OCP compliant. However, the new CRU spaces can accommodate coffee shops or other eateries where on-site cooking is not required. The applicant has stated they are confident in their ability to lease the commercial spaces upon building completion.

As stated in previous section of the report, staff do not anticipate this development, which complies with the OCP and parking requirements, to generate significant vehicle traffic to interrupt local circulation patterns.

Finally, the applicant has designed the roof top outdoor amenity space to be setback from the surroundings.

ENVIRONMENTAL SUSTAINABILITY

The proposal addresses the OCP's Sustainable City Framework through natural systems, physical structure/infrastructure, local economy, human potential, social connections and cultural diversity.

The proposed landscaping will be primarily native species using water efficient irrigation system. Building construction aims to exceed Energy Step Code 3 and will incorporate heat recovery ventilators. This is in addition to connection to LEC. Outdoor urban agricultural plots are proposed to be in the rooftop amenity space.

PROCESS WHEN NO PUBLIC HEARING HELD

Bill 26 - Municipal Affairs Statutes Amendment Act (No. 2), 2021, enacted in November 2021, included a change to the Local Government Act to provide that a local government is not required to hold a public hearing on a proposed zoning bylaw if the bylaw is consistent with the OCP. This replaced the former provision that allowed local governments to waive a public hearing. Local governments now have to make a positive decision to have a public hearing as opposed to deciding to waive a public hearing.

Given the proposal's consistency with the OCP, and feedback from the public during the consultation period, staff recommend that no public hearing be held for this application.

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, 2021/2022, No. 8894 " (Anthem Sunshine Developments Ltd. / McFarlane Biggar Architects, 149 West 3rd Street, CD-744) be considered and referred to a Public Hearing;

FINANCIAL IMPLICATIONS

As discussed under the Density Bonus and Community Benefits section, this application, if approved, would generate \$2,464,386 in Community Amenity Contribution (CAC) cash contribution, which is in addition to City requirements such as Development Cost Charges, public art and road dedication.

CONCLUSION

This proposal is in alignment with goals and objectives of the OCP and Council Strategic Plan to provide employment generating uses, and to increase and diversify the residential housing stock within the Lonsdale Regional City Centre. The proposal will enhance the public realm with public art, streetscape improvements and a public breezeway. The proposal will also contribute funds to further support community amenities.

RESPECTFULLY SUBMITTED:



Emma Chow
Planner 2



© 2015 omb. All rights reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein.

Anthem
149 West 3rd St
2018-017

Cover Sheet

A000

North Vancouver, BC

PROJECT TEAM

OWNER	ARCHITECTURAL	STRUCTURAL
Antihom Properties Group Ltd 1100-1055 Dunsmuir Street Vancouver, B.C. V7X 1K8 604.689.3040 Contact Alexander Wright awright@antihomproperties.com	office of mcclane biggar architects + designers 301 - 1625 Quebec St Vancouver, B.C. V5T 2Z3 604.558.6344 Contact Steve McFarlane smcfarlane@officemc.ca	Reid Jones Christoffersen Ltd 300-1285 West Broadway Vancouver, B.C. V6H 3X8 604.738.1107 Contact Grant Newfield gnewfield@rjc.ca
MACH www.machinterior.com	LANDSCAPE van der Zalm + Associates	ENVELOPE/ENERGY BC Building Science
MCW Consultants Ltd 1400 - 1111 W Georgia St Vancouver, B.C. V6E 4M3 604.687.1821 Contact Kaparin Spolella kspolella@mcw.com	102 - 355 Kingsway Vancouver, B.C. V5T 3J7 604.892.0024 Contact David Jerke djerke@v5t.ca	611 Bent Crestman West Westminster, B.C. V8B 1Y3 604.520.6456 Contact: Farshid Bagheri farshid@bcbuildingscience.com
ELECTRICAL	CODE	CIVIL
MCW 1400 - 1111 W Georgia St Vancouver, B.C. V6E 4M3 604.687.1821 Contact Erik Mak emak@mcw.com	LMDO 4th Floor, 789 Beatty St Vancouver, B.C. V6B 2M1 604.682.7146 Contact Mike Blakland mvanblakland@lmdo.com	Binnie 330-4940 Canada Way Burnaby, B.C. V5G 4K6 604.420.1721 Contact Russell Marnett rwarnett@binnie.com

DRAWING LIST

A000	COVER SHEET
A001	PERSPECTIVES
A002	PERSPECTIVES
A010	DEVELOPMENT DATA
A011	GFA PLAN - LEVEL P3
A012	GFA PLAN - LEVEL P2
A013	GFA PLAN - LEVEL P1
A014	GFA PLAN - MID-LEVEL TOWNHOME
A015	GFA PLAN - GROUND LEVEL
A016	GFA PLAN - LEVEL -2
A017	GFA PLAN - LEVEL -3
A018	GFA PLAN - LEVEL -4
A019	GFA PLAN - LEVEL -5
A020	GFA PLAN - LEVEL -6
A030	CONTEXT PLAN
A031	CONTEXT PHOTOS
A032	CONTEXT PHOTOS
A033	STREET SCENERY ELEVATIONS
A034	SHADOW ANALYSIS
A040	SITE PLAN
A100	PLAN - LEVEL P3
A101	PLAN - LEVEL P2
A102	PLAN - LEVEL P1
A103	PLAN - MID-LEVEL TOWNHOME
A104	PLAN - GROUND LEVEL
A105	PLAN - LEVEL -2
A106	PLAN - LEVEL -3
A107	PLAN - LEVEL -4
A108	PLAN - LEVEL -5
A109	PLAN - ROOF DECK
A110	PLAN - ROOF
A200	ELEVATION - NORTH
A201	ELEVATION - SOUTH
A300	SECTION
A301	SECTION
A302	SECTION
A303	SECTION
A500	ADAPTABLE UNIT PLAN - 151, 181, 182, 261
A501	ADAPTABLE UNIT PLAN - 282, 303, 384
A502	ADAPTABLE UNIT PLAN - 286, 288
A503	ADAPTABLE UNIT PLAN - 297, 352, 383
A504	ADAPTABLE UNIT PLAN - 384, 385, 386



02/03/2022 10:26:35 AM

omb office of mcfarlane biggar
architects + designers

© 2022 omb. All rights reserved. The documents and design are an instrument of service and are of all times remain the exclusive property of omb. All design and related information is subject to prior review and approval by omb. The information contained herein is confidential and may not be disclosed, copied, or otherwise used without the written consent of omb. Dimensions may not be scaled from the documents. Drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any building information system features.

Anthem
149 West 3rd St
2016-017

NOT FOR CONSTRUCTION Artistic Impression - Dusk View Southeast From Street

A001



000000 - Feb 5, 2022 10:36:58 AM

omb office of mcfarlane biggar
architects + designers

© 2022 omb. All rights reserved. The documents and design are an instrument of service and at all times remain the exclusive property of omb. All designs and related information is subject to prior review and approval by the client. The client shall be responsible for the accuracy and completeness of any information submitted to omb. Omb and its staff shall not be held responsible for the accuracy or completeness of any information submitted to omb.

Anthem
149 West 3rd St
2016-011

NOT FOR CONSTRUCTION Artistic Impression - Daytime View Northwest From Lane

A002

PROJECT	CURRENT DESIGNATION / REGULATION	PROPOSED
5 Story Mixed Use Residential with Commercial at Grade		
LEGAL DESCRIPTION		
Lot B Blocks 139 and 140 DL 274 Group 1 NWD Plan 879		
DCP DESIGNATION		
	Mixed Use Level 3	Mixed Use Level 3
ZONING		
	CS-3	CD (based on CD-681)

SETBACKS & HEIGHT		
Front	3.048m (10') Road Dedication	3.048m (10') Road Dedication + 1.676m (5'-6") Front Setback
Rear	6.096m (20')	3.48m (11' 5")
Side	N/A	N/A
Height	OCIP 16m; CS-3: 10.668m	16m to top of roof finish excluding any roof build up above 200mm

NOTES:

2. Canopies excluded from lot coverage calculation

3. See diagram at top of page

MAXIMUM ALLOWABLE FSR			BUILDABLE AREA		
Mixed Use Level 3	2.3	Base	48,238 sq	4,481 sq	2014 City of North Vancouver OCP 2.1.2
	0.5	Density Bonus	10,487 sq	974 sq	2014 City of North Vancouver OCP 2.2
TOTAL	2.8	FSR	58,724 sq	5,456 sq	Total Density

RESIDENTIAL			SUMMARY OF RESIDENTIAL EXCLUSIONS										RETAIL		
	Total Residential Area Including Common Areas (Gross Acres)	Total Exclusions by Floor	Parking / Bike Stg / Garage + Recycle / Mech / Elec	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HVR	Balconies <10%GFA	Amenity <3%		Total Retail Area Including Common Areas (Gross Acres)	Total Exclusions by Floor (Ext Wall Thickness >165mm)		
Level				Cellar							Level				
P-3	19144 sf	19144 sf	19654 sf							680 sf	P-3				
P-2	19144 sf	19144 sf	19144 sf								P-2				
P-1	16734 sf	16734 sf	16733 sf	2738 sf	80 sf	0 sf					P-1				
TH MID-LEVEL	2892 sf		80 sf								TH MID-LEVEL				
LEVEL 1	7782 sf	2095 sf	1172 sf		607 sf	0 sf	40 sf	70 sf	7396 sf		LEVEL 1	6382 sf	6 sf		
LEVEL 2	11487 sf	771 sf	338 sf		0 sf	240 sf	195 sf	0 sf			LEVEL 2				
LEVEL 3	12393 sf	1699 sf	334 sf		0 sf	240 sf	195 sf	926 sf			LEVEL 3				
LEVEL 4	12393 sf	1697 sf	336 sf		0 sf	240 sf	195 sf	926 sf			LEVEL 4				
LEVEL 5	12392 sf	1595 sf	336 sf		0 sf	222 sf	193 sf	844 sf			LEVEL 5				
ROOF	1849 sf	639 sf	237 sf		0 sf				402 sf		ROOF				
Total Area (by use)	119951 sf	63539 sf	54341 sf	2738 sf	1891 sf	607 sf	980 sf	795 sf	3991 sf	1082 sf	Total Area (by use)	6382 sf	6 sf		
Total Residential Area Minus Exclusions:		52412 sf									Total Retail Area Minus Exclusions (Net FSR)		6276 sf		

Gross Site Area (for FSR Calculation)	20973 sq
Retail FSR	0.30
Residential FSR	2.50
Total FSR	2.80
Efficiency	80%
Total Storeys	6

1. Net FSR = Gross Area - Exclusions
2. Efficiency = (Leasable Area + Saleable Area) / Buildable Area
3. P-1, P-2, P-3 have been excluded from efficiency calculations
4. Buildable Area = All above-grade exterior space to outside face of cladding; excludes P1, P2 + P3
5. Saleable Area measured to inside face of window pane of glass and coplanar through wall assembly (to be further refined once facade design and window type confirmed)
7. Roof decks excluded from calculations
8. Total streets are as measured from 3rd Street (Ground Level - L1) and includes Rooftop Amenity Space

VEHICLE PARKING	REQUIRED	PROVIDED	VARIANCE	NOTES
Commercial				
Standard	11	11		
Small	0	0		906 (3)(a)(v) - a maximum of 35% of the required Parking Spaces may be provided as small car parking spaces
Disabled	1	1		908 (1)(b) - 1 space per 25 required Parking Spaces, inclusive of total required
Total	12	12	0	908 (8) Fig. 9-3 - 1 space per 50 sm (53.2 sq) GPA (8278 sq CHU/ 538.2 sq = 11.66 (12) commercial parking stalls)
Residential Visitor				
Standard	5	4		
Small	0	1		906 (3)(a)(v) - Maximum 35% required Parking Spaces
Disabled	1	1		908 (8)(b) - min. 1 space provided for use by visitors, inclusive of total required
Total	6	6	0	908 (7) - 0.1 spaces per Dwelling Unit, inclusive of total required (57 x 1 = 5.7 (6 stalls))
Residential Secure				
Standard	52	58		Includes spaces within townhouses
Small	0	0		
Disabled	2	2		908 (1) 0.038 Disability Parking Spaces for each Dwelling Unit (57 x 0.038 = 1.956 (2 stalls))
Total	54	58	4	908 (8) Fig. 9-3 - 1.05 spaces per Dwelling Unit, visitor parking included (57 x 1.05 = 59.85 (60 stalls))
Residential Total				
Standard	57	60		
Small	0	1		
Disabled	3	3		908 (1) 0.038 Disability Parking Spaces for each Dwelling Unit (57 x 0.038 = 1.956 (2 stalls))
Total	60	64	4	908 (8) Fig. 9-3 - 1.05 spaces per Dwelling Unit, visitor parking included
Project Total				
Standard	68	71		
Small	0	1		
Disabled	4	4		
Total	72	76	4	

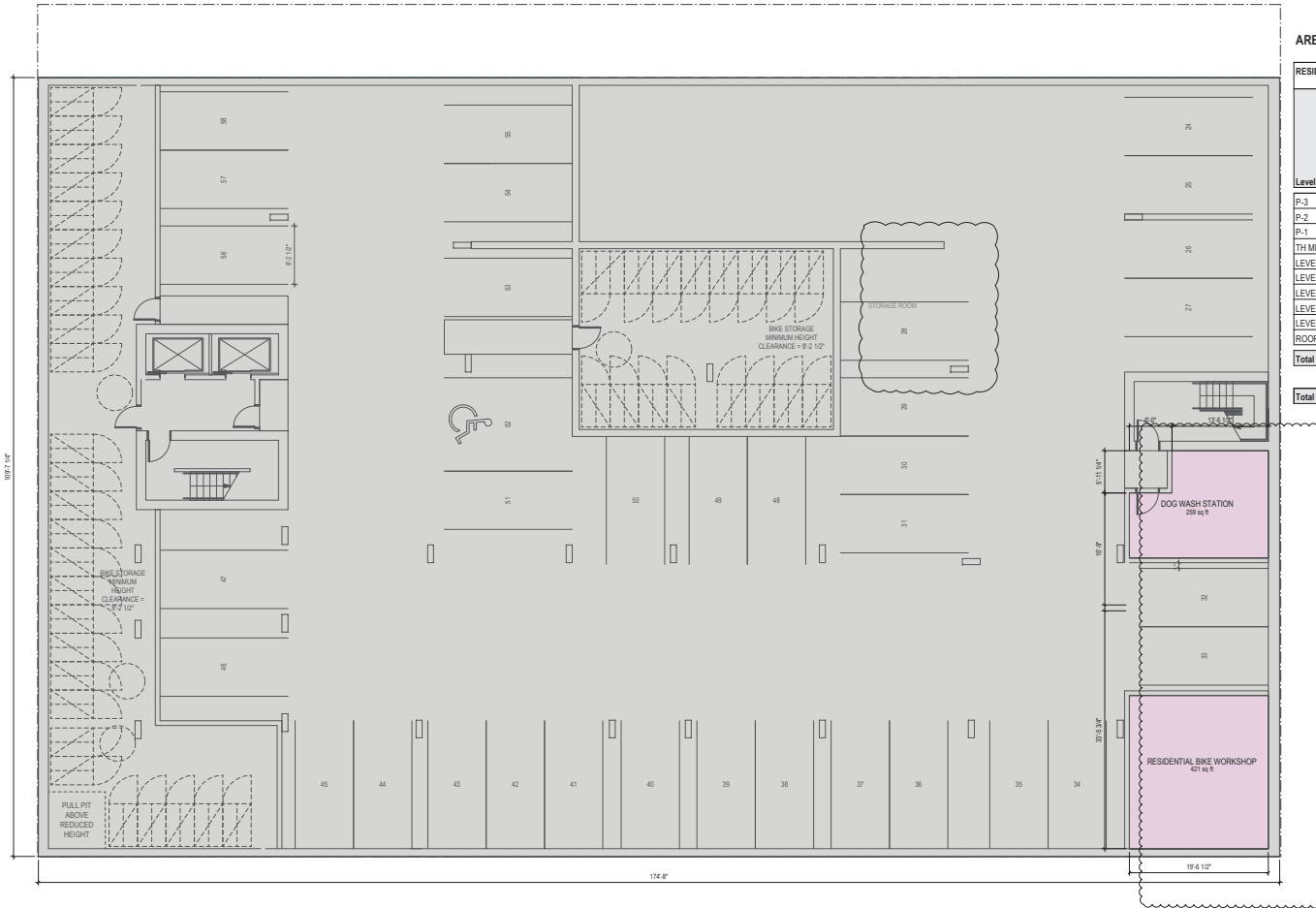
BICYCLE PARKING		REQUIRED	PROVIDED	NOTES
Commercial				
Short-term	6	6		10A-02 - 6 spaces per 1,000sqm GFA
Secure	3	3		10A-02 - 1 space per 250sqm GFA
Total	9	9		
Residential				
Short-term	6	6		10A-02 - 20-50 units 6 spaces
Secure (Horizontal)	66	202		10A-02 - 1.5 spaces per unit (see note 2)
Secure (Vertical)		0		
Total	92	208	116	
TOTAL	101	217		

NOTES:

1. Electric vehicle charging to be provided to all Residential Secure (63) spaces and two Commercial spaces.
2. Secure horizontal bicycle parking is provided through 96 double bike lockers at 4' x 6' and 2 triple bike lockers at 6' x 6'.
3. An outlet for charging e-bikes will be provided for each bike space. For example a 4' x 6' double bike locker will have a double outlet capable of charging two bikes.

	TOWNHOME			STUDIO		1 BED		2 BED				3 BED				Total #	Total # Adaptable Units		
Type	2 BED		3 BED	1S1	1S2	1B1	1B2	2B1	2B2	2B3	2B4	2B5	2B6	2B7	3B3			3B4	3B5
Size	1479 SF	1469 SF	1517 SF	664 SF	641 SF	576 SF	666 SF	835 SF	768 SF	974 SF	862 SF	957 SF	952 SF	763 SF	1250 SF	1194 SF	1196 SF	1158 SF	1159 SF
Unit Counts	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Level 1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Level 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Level 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Level 4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Level 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Distribution	5%			14%		30%		20%				20%				5%		100%	84%

2. All 3 bedroom units account for 11% of total units



AREA STATS

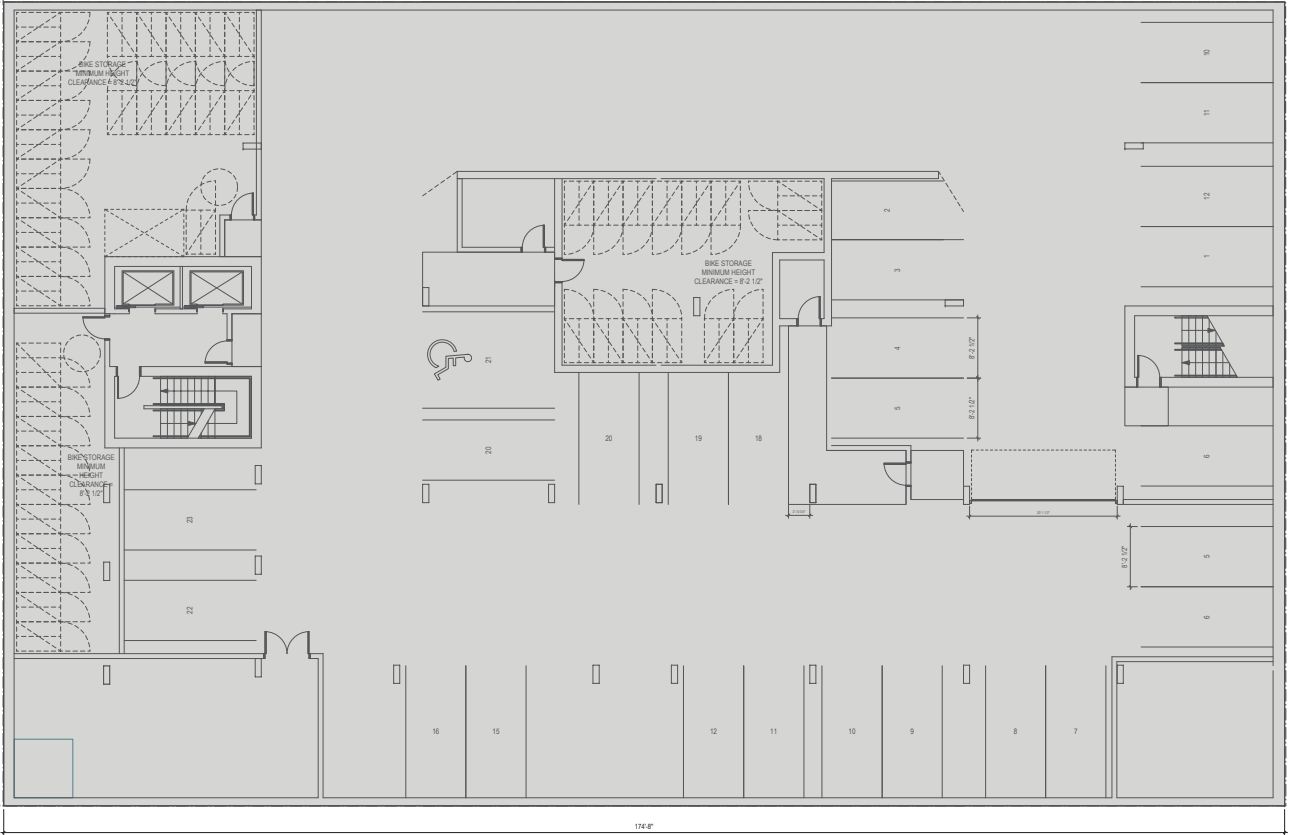
RESIDENTIAL		
Level	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor
P-3	19144 sf	19144 sf
P-2	19144 sf	19144 sf
P-1	16734 sf	16734 sf
TH MID-LEVEL	2852 sf	80 sf
LEVEL 1	7752 sf	2055 sf
LEVEL 2	11407 sf	771 sf
LEVEL 3	12393 sf	1695 sf
LEVEL 4	12393 sf	1697 sf
LEVEL 5	12282 sf	1580 sf
ROOF	1849 sf	639 sf
Total Area (by use)	119951 sf	63539 sf
Total Residential Area Minus Exclusions:		52412 sf

SUMMARY OF RESIDENTIAL EXCLUSIONS										
Parking / Bike Stg / Garbage + Recycle / Mech / Elec	Cellar	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA	Amenity <5%		
19454 sf									680 sf	
19144 sf										
16733 sf	2738 sf	99 sf	0 sf							
		80 sf								
		172 sf	607 sf	0 sf	40 sf	30 sf	1205 sf			
		336 sf	0 sf	0 sf	240 sf	195 sf	0 sf			
		334 sf	0 sf	0 sf	240 sf	195 sf	925 sf			
		336 sf	0 sf	0 sf	240 sf	195 sf	925 sf			
		336 sf	0 sf	0 sf	220 sf	180 sf	844 sf			
		237 sf	0 sf						402 sf	
54341 sf	2738 sf	1851 sf	607 sf	0 sf	980 sf	795 sf	3901 sf	1082 sf		

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING, BIKE STORAGE, RECYCLING + GARBAGE, CELLAR, COMMON MECHANICAL + ELECTRICAL EXCLUSION
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- BALCONY EXCLUSION
- AMENITY EXCLUSION
- CELLAR EXCLUSION

1 GFA - P3 Floor Plan
1/8" = 1'-0"

printed: Feb 3, 2022 10:36:39 AM



AREA STATS

RESIDENTIAL		
Level	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor
P-3	19144 sf	19144 sf
P-2	19144 sf	19144 sf
P-1	16734 sf	16734 sf
TH MID-LEVEL	2852 sf	80 sf
LEVEL 1	7752 sf	2056 sf
LEVEL 2	11407 sf	771 sf
LEVEL 3	12393 sf	1695 sf
LEVEL 4	12393 sf	1697 sf
LEVEL 5	12282 sf	1580 sf
ROOF	1849 sf	639 sf
Total Area (by use)	115951 sf	63539 sf

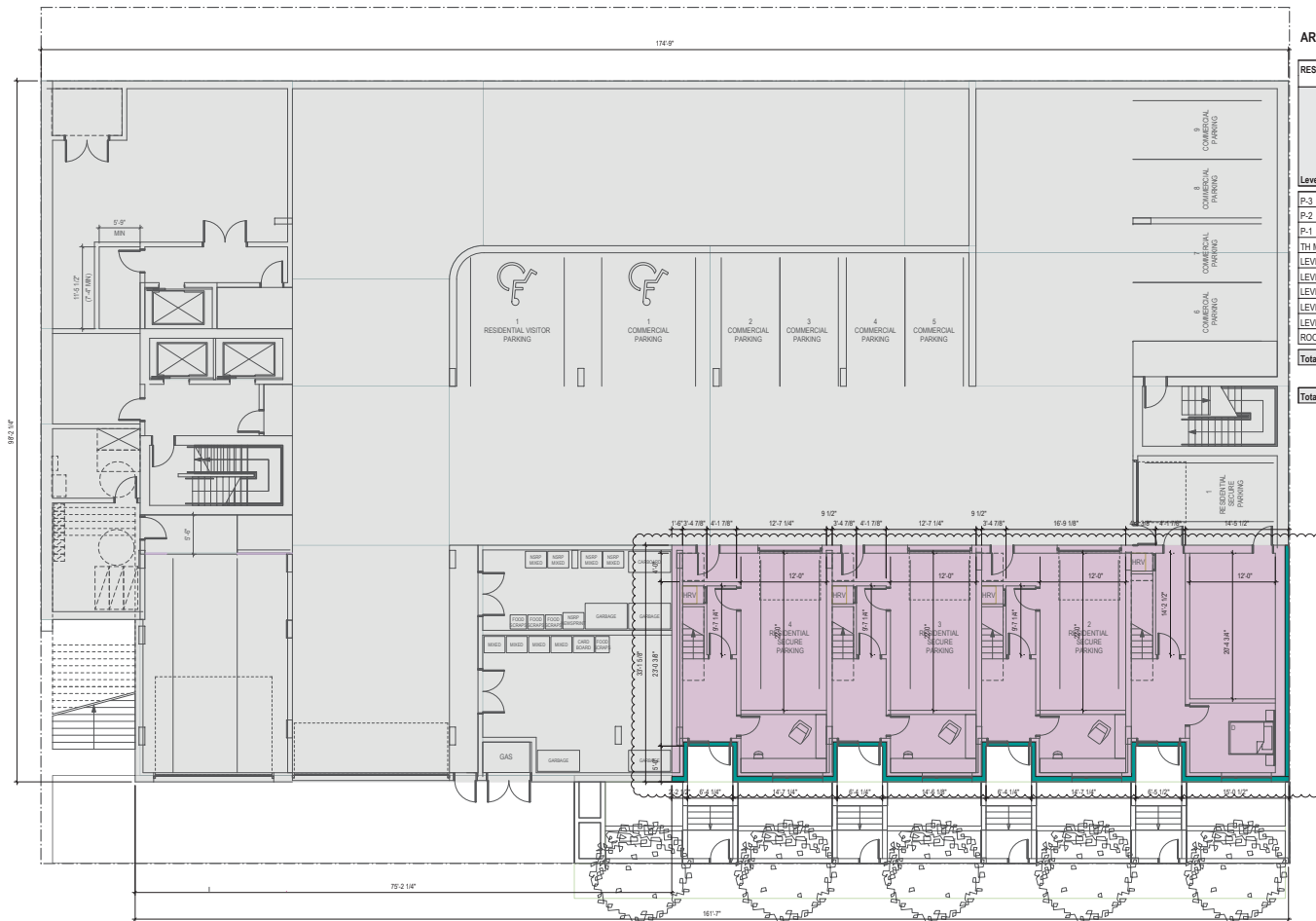
SUMMARY OF RESIDENTIAL EXCLUSIONS										
Parking / Bike Stg / Garbage + Recycle / Mech / Elec	Cellar	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA	Amenity <5%		
18464 sf									680 sf	
19144 sf										
16733 sf	2738 sf	99 sf	0 sf							
		80 sf								
		172 sf	607 sf	0 sf	40 sf	30 sf	1206 sf			
		336 sf		0 sf	240 sf	195 sf	0 sf			
		334 sf		0 sf	240 sf	195 sf	826 sf			
		336 sf		0 sf	240 sf	195 sf	826 sf			
		336 sf		0 sf	220 sf	180 sf	844 sf			
		237 sf		0 sf					402 sf	
54341 sf	2738 sf	1851 sf	607 sf	0 sf	980 sf	795 sf	3981 sf	1082 sf		

Total Residential Area Minus Exclusions: 52412 sf

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING, BIKE STORAGE, RECYCLING + GARBAGE, CELLAR, COMMON MECHANICAL + ELECTRICAL EXCLUSION
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- BALCONY EXCLUSION
- AMENITY EXCLUSION
- CELLAR EXCLUSION

1 GFA - P2 Floor Plan
1/8" = 1'-0"

printed: Feb 3, 2022 10:26:40 AM



AREA STATS

RESIDENTIAL		
Level	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor
P-3	19144 sf	19144 sf
P-2	19144 sf	19144 sf
P-1	16734 sf	16734 sf
TH MID-LEVEL	2852 sf	80 sf
LEVEL 1	7752 sf	2056 sf
LEVEL 2	11407 sf	771 sf
LEVEL 3	12393 sf	1856 sf
LEVEL 4	12393 sf	1857 sf
LEVEL 5	12282 sf	1580 sf
ROOF	1849 sf	639 sf
Total Area (by use)	119851 sf	63539 sf

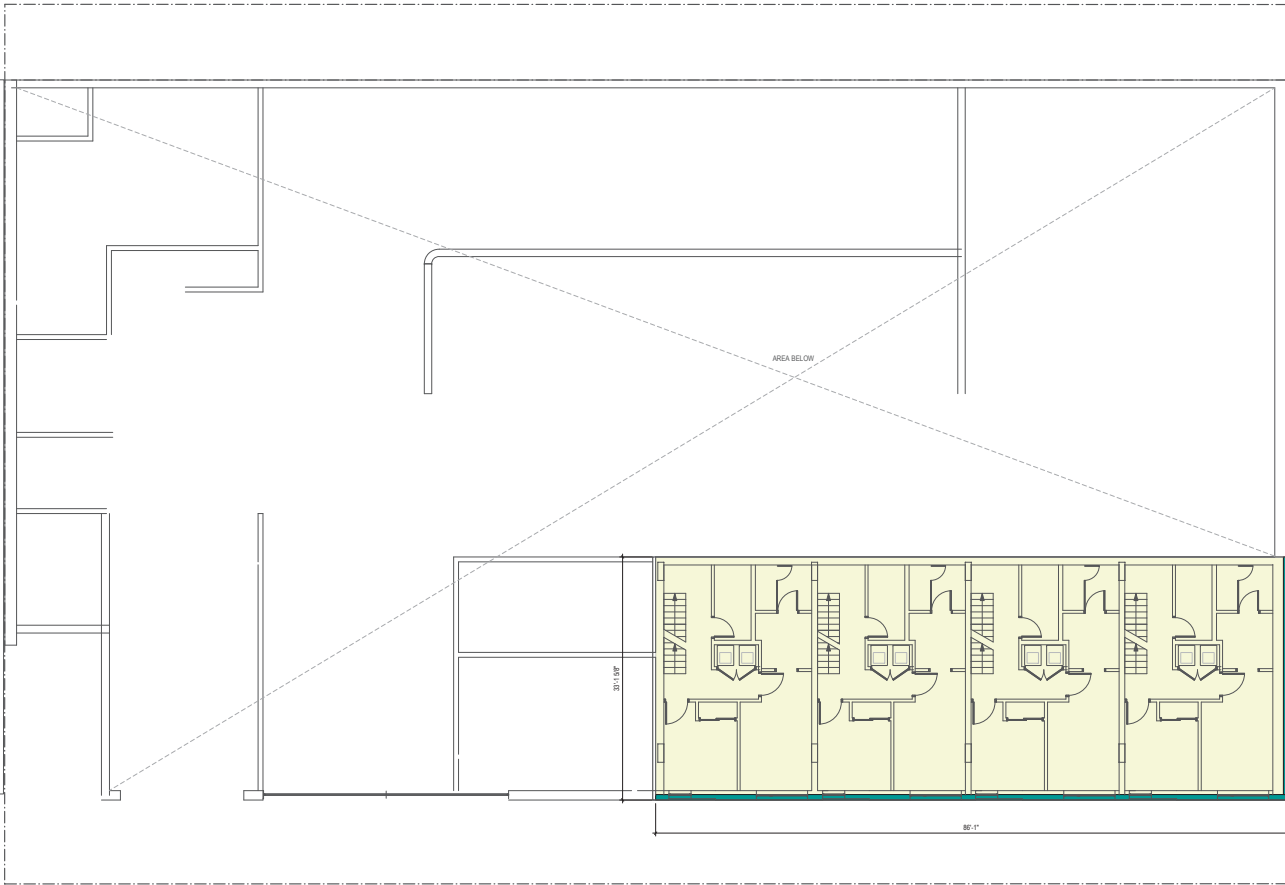
Total Residential Area Minus Exclusions: 52412 sf

SUMMARY OF RESIDENTIAL EXCLUSIONS										
Parking / Bike Stg / Garbage + Recycle / Elec	Cellar	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA	Amenity <5%		
15464 sf									680 sf	
19144 sf										
16733 sf	2738 sf	99 sf	0 sf							
		80 sf								
		172 sf	607 sf	0 sf	40 sf	30 sf	1206 sf			
		336 sf			240 sf	195 sf	0 sf			
		334 sf		0 sf	240 sf	195 sf	926 sf			
		336 sf		0 sf	240 sf	195 sf	926 sf			
		336 sf		0 sf	220 sf	180 sf	844 sf			
		237 sf		0 sf					402 sf	
54341 sf	2738 sf	1851 sf	687 sf	0 sf	980 sf	795 sf	3901 sf	1082 sf		

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING, BIKE STORAGE, RECYCLING + GARBAGE, CELLAR, COMMON MECHANICAL + ELECTRICAL EXCLUSION
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- BALCONY EXCLUSION
- AMENITY EXCLUSION
- CELLAR EXCLUSION

1 GFA - P1 Floor Plan
1/8" = 1'-0"

printed: Feb 3, 2022 10:26:41 AM



AREA STATS

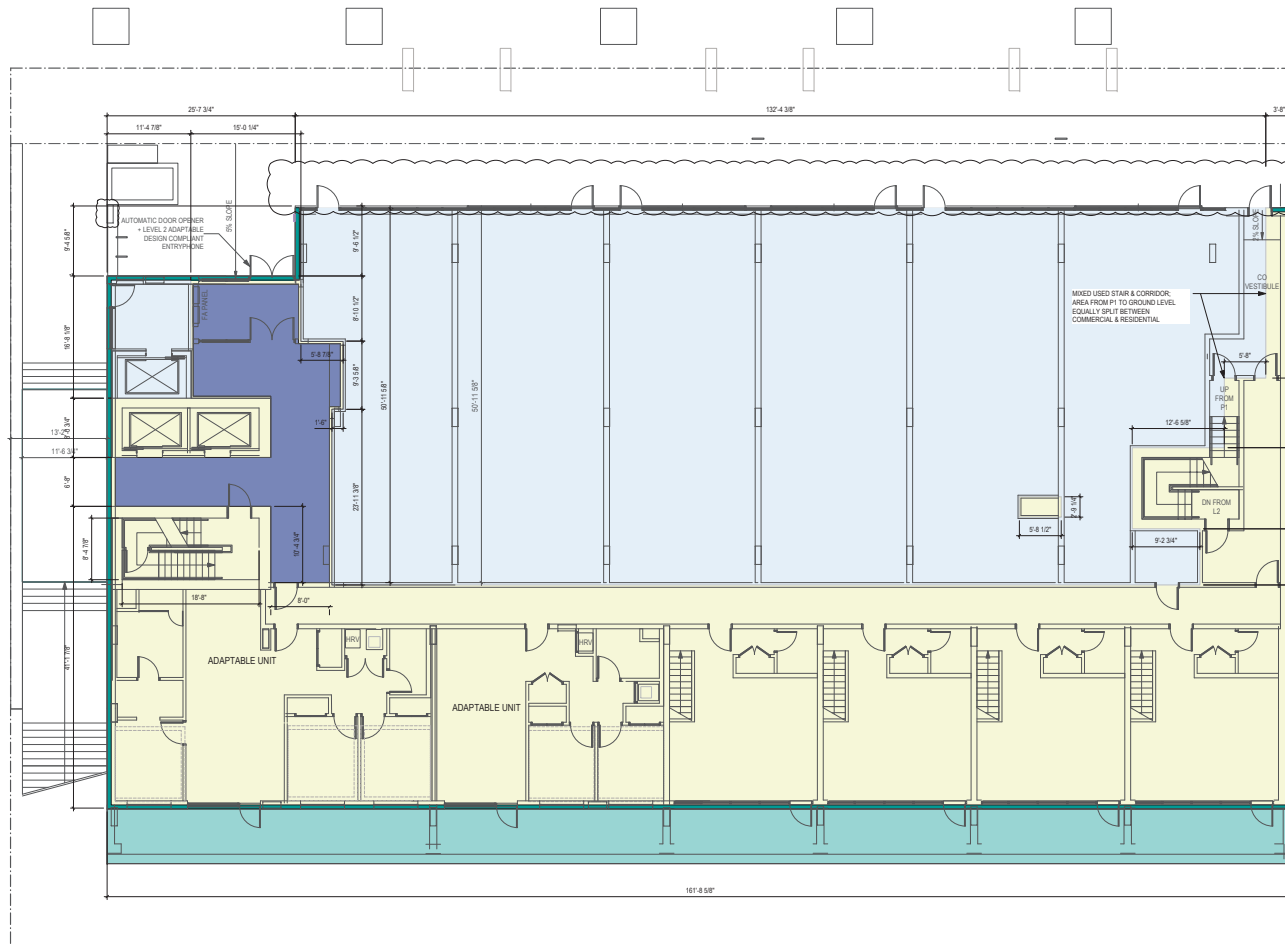
RESIDENTIAL		
Level	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor
P-3	19144 sf	19144 sf
P-2	19144 sf	19144 sf
P-1	16734 sf	16734 sf
TH MID-LEVEL	2852 sf	80 sf
LEVEL 1	7752 sf	2056 sf
LEVEL 2	11407 sf	771 sf
LEVEL 3	12393 sf	1695 sf
LEVEL 4	12393 sf	1697 sf
LEVEL 5	12282 sf	1580 sf
ROOF	1849 sf	639 sf
Total Area (by use)	115951 sf	63538 sf
Total Residential Area Minus Exclusions:		52412 sf

SUMMARY OF RESIDENTIAL EXCLUSIONS										
Parking / Bike Stg / Garbage + Recycle / Mech / Elec	Cellar	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA	Amenity <5%		
18454 sf									680 sf	
19144 sf										
16733 sf	2738 sf	99 sf	0 sf							
		80 sf								
		172 sf	607 sf	0 sf	40 sf	30 sf	1206 sf			
		336 sf		0 sf	240 sf	195 sf	0 sf			
		334 sf		0 sf	240 sf	195 sf	926 sf			
		336 sf		0 sf	240 sf	195 sf	926 sf			
		336 sf		0 sf	220 sf	180 sf	844 sf			
		237 sf		0 sf					402 sf	
54341 sf	2738 sf	1851 sf	687 sf	0 sf	980 sf	795 sf	3961 sf	1982 sf		

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING, BIKE STORAGE, RECYCLING + GARBAGE, CELLAR, COMMON MECHANICAL + ELECTRICAL EXCLUSION
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- BALCONY EXCLUSION
- AMENITY EXCLUSION
- CELLAR EXCLUSION

1 GFA - Mid Level Townhome Floor Plan
1/8" = 1'-0"

printed: Feb 3, 2022 10:26:42 AM



AREA STATS

RESIDENTIAL		
Level	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor
P-3	19144 sf	19144 sf
P-2	19144 sf	19144 sf
P-1	16734 sf	16734 sf
TH MID-LEVEL	2862 sf	80 sf
LEVEL 1	7752 sf	2056 sf
LEVEL 2	11407 sf	771 sf
LEVEL 3	12393 sf	1696 sf
LEVEL 4	12393 sf	1697 sf
LEVEL 5	12282 sf	1580 sf
ROOF	1849 sf	639 sf
Total Area (by use)	115951 sf	63539 sf

SUMMARY OF RESIDENTIAL EXCLUSIONS									
Parking / Bike Stg / Garbage + Recycle / Mech / Elec	Cellar	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA	Amenity <5%	
18464 sf									680 sf
19144 sf									
16733 sf	2738 sf	99 sf	0 sf						
		80 sf							
		172 sf	607 sf	0 sf	40 sf	30 sf	1206 sf		
		336 sf		0 sf	240 sf	195 sf	0 sf		
		334 sf		0 sf	240 sf	195 sf	926 sf		
		336 sf		0 sf	240 sf	195 sf	926 sf		
		336 sf		0 sf	220 sf	180 sf	844 sf		
		237 sf		0 sf					402 sf
54341 sf	2738 sf	1851 sf	607 sf	0 sf	980 sf	795 sf	3901 sf	1682 sf	

Total Residential Area Minus Exclusions: 52412 sf

RETAIL			COMBINED					
Level	Total Retail Area Including Common Areas (Gross Area)	Total Exclusions by Floor (Ext Wall Thickness >165mm)	Buildable Area (Residential)	Buildable Area (Retail)	Circulation	Leasable Area	Saleable Area	Efficiency
P-3								
P-2								
P-1							1274 sf	
TH MID-LEVEL			2862 sf		0 sf	0 sf	2660 sf	93%
LEVEL 1	6282 sf	6 sf	6546 sf	6472 sf	2600 sf	6050 sf	3937 sf	77%
LEVEL 2	11436 sf		11436 sf		1517 sf	0 sf	9423 sf	82%
LEVEL 3	11467 sf		11467 sf		1517 sf	0 sf	9423 sf	82%
LEVEL 4	11467 sf		11467 sf		1517 sf	0 sf	9423 sf	82%
LEVEL 5	11438 sf		11438 sf		1517 sf	0 sf	9423 sf	82%
ROOF	1849 sf		739 sf		0 sf		353 sf	19%
Total Area (by use)	6282 sf	6 sf	57057 sf	6472 sf	9406 sf	6850 sf	45918 sf	80%

Total Retail Area Minus Exclusions (Net FSR): 6276 sf

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING, BIKE STORAGE, RECYCLING + GARBAGE, CELLAR, COMMON MECHANICAL + ELECTRICAL EXCLUSION
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- BALCONY EXCLUSION
- AMENITY EXCLUSION
- CELLAR EXCLUSION

1 GFA - Ground Floor Plan
1/8" = 1'-0"

02/01/2022 10:26:43 AM

omb office of mcfarlane biggar
architects + designers

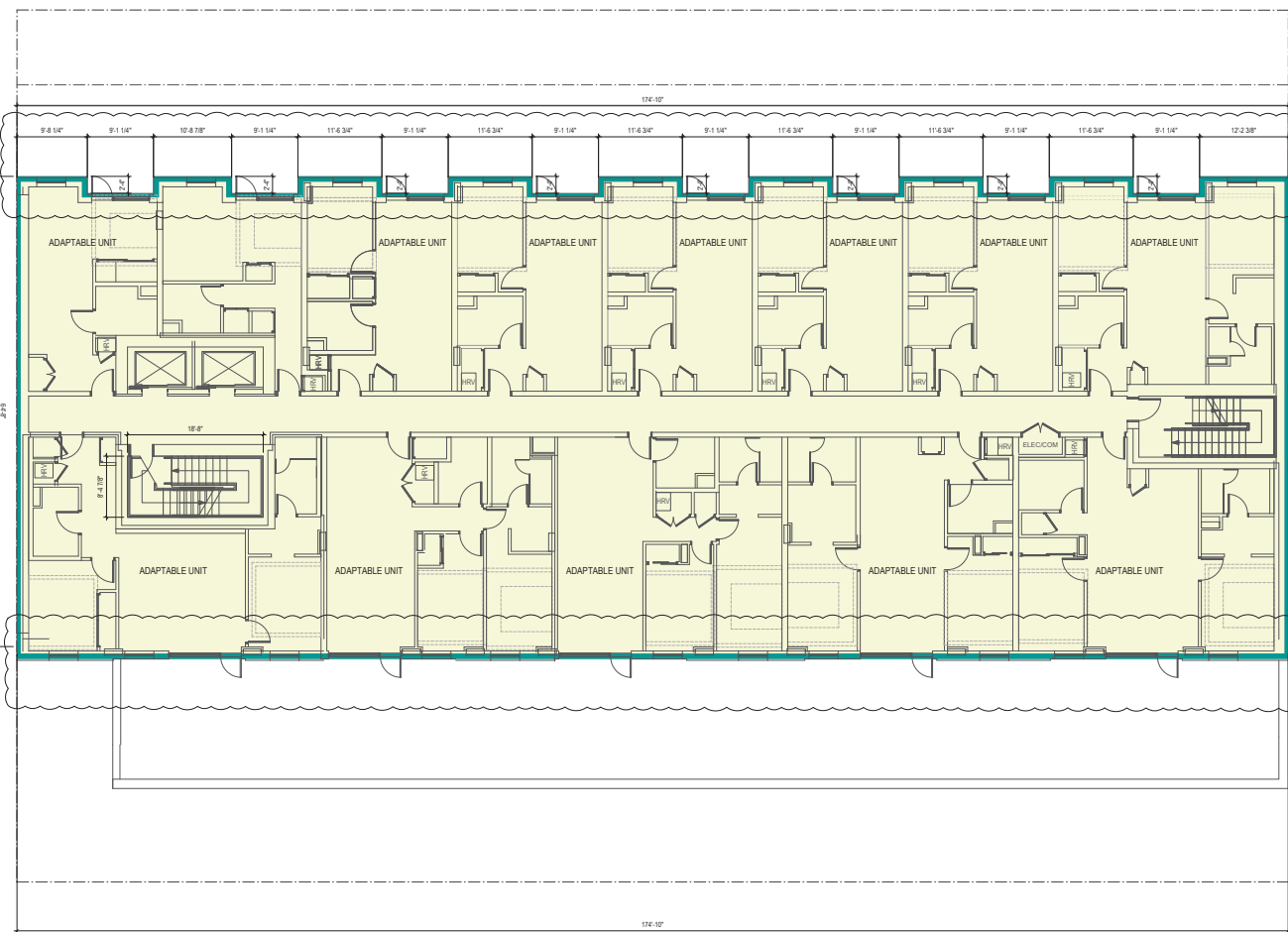
© 2015 omb. All rights reserved. The documents and design are an instrument of service and at all times remain the exclusive property of omb. All design and related information is hereby acknowledged as being the property of omb. The documents and design are hereby acknowledged as being the property of omb. The documents and design are hereby acknowledged as being the property of omb. The documents and design are hereby acknowledged as being the property of omb.

Anthem
149 West 3rd St
2016-017

NOT FOR CONSTRUCTION

GFA Plan Ground Level

A015








AREA STATS

RESIDENTIAL		
Level	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor
P-3	19144 sf	19144
P-2	19144 sf	19144
P-1	16734 sf	16734
TH MID-LEVEL	2852 sf	80
LEVEL 1	7252 sf	252
LEVEL 2	11407 sf	77
LEVEL 3	12393 sf	1693
LEVEL 4	12393 sf	1693
LEVEL 5	12282 sf	158
ROOF	1549 sf	531
Total Area (by use)	119951 sf	83358

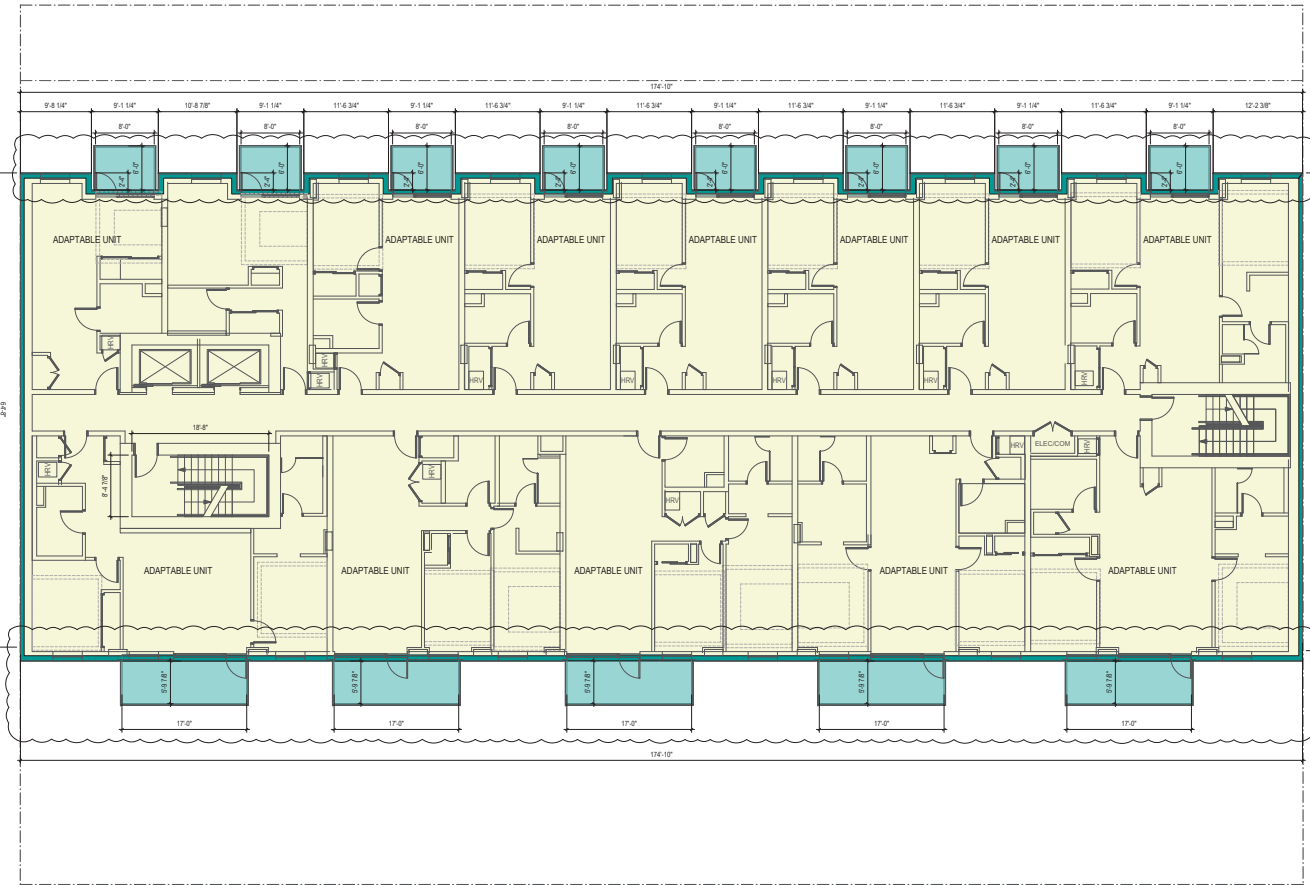
SUMMARY OF RESIDENTIAL EXCLUSIONS									
Parking / Bike Stg / Garage + Recycle / Mech / Elec	Cellar	Ext Wall Thickness > 165mm	Lobby / Storage >10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA	Amenity <5%	
18464 sf									680 sf
19144 sf									
16733 sf	2738 sf	99 sf	0 sf						
		80 sf							
		172 sf	607 sf	0 sf	40 sf	30 sf	1236 sf		
		336 sf		0 sf	240 sf	195 sf	0 sf	0 sf	
		334 sf		0 sf	240 sf	195 sf	926 sf		
		336 sf	0 sf	240 sf	195 sf	926 sf			
		336 sf	0 sf	220 sf	180 sf	844 sf			
		237 sf	0 sf						402 sf
54341 sf	2738 sf	1851 sf	607 sf	0 sf	880 sf	795 sf	3991 sf		1082 sf

Total Residential Area Minus Exclusions:	52412 sq
--	----------

- | | | | |
|---|--|---|-------------------|
|  | RESIDENTIAL GFA |  | STORAGE EXCLUSION |
|  | COMMERCIAL GFA |  | BALCONY EXCLUSION |
|  | PARKING, BIKE STORAGE, RECYCLING + GARBAGE, CELLAR, COMMON MECHANICAL + ELECTRICAL EXCLUSION |  | AMENITY EXCLUSION |
|  | EXT WALL EXCLUSION |  | CELLAR EXCLUSION |
|  | LOBBY EXCLUSION | | |

1 GFA - L2 Floor Plan
1/8" = 1'-0"

plotted: Feb 3, 2022 10:26:45 AM



AREA STATS

RESIDENTIAL		
Level	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor
P-3	19144 sf	19144 sf
P-2	19144 sf	19144 sf
P-1	16734 sf	16734 sf
TH MID-LEVEL	2852 sf	80 sf
LEVEL 1	7752 sf	2056 sf
LEVEL 2	11407 sf	771 sf
LEVEL 3	12393 sf	1695 sf
LEVEL 4	12393 sf	1697 sf
LEVEL 5	12282 sf	1580 sf
ROOF	1849 sf	639 sf
Total Area (by use)	115951 sf	63539 sf
Total Residential Area Minus Exclusions:		
		52412 sf

SUMMARY OF RESIDENTIAL EXCLUSIONS									
Parking / Bike Stg / Garbage + Recycle / Mech / Elec	Ext Wall Thickness > 165mm	Lobby / Storage < 10% GFA	Primary Stair	AD L2 Units	HRV	Balconies < 10% GFA	Amenity < 5%		
18464 sf									680 sf
19144 sf									
16733 sf	2738 sf	99 sf	0 sf						
		80 sf							
		172 sf	607 sf	0 sf	40 sf	30 sf	1206 sf		
		336 sf		0 sf	240 sf	195 sf	0 sf		
		334 sf		0 sf	240 sf	195 sf	926 sf		
		336 sf		0 sf	240 sf	195 sf	926 sf		
		336 sf		0 sf	220 sf	180 sf	844 sf		
		237 sf		0 sf					402 sf
54341 sf	2738 sf	1891 sf	607 sf	0 sf	980 sf	795 sf	3961 sf	1082 sf	

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING, BIKE STORAGE, RECYCLING + GARBAGE, CELLAR, COMMON MECHANICAL + ELECTRICAL EXCLUSION
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- BALCONY EXCLUSION
- AMENITY EXCLUSION
- CELLAR EXCLUSION

1 GFA - L3 Floor Plan
1/8" = 1'-0"

printed: Feb 3, 2022 10:26:48 AM



AREA STATS

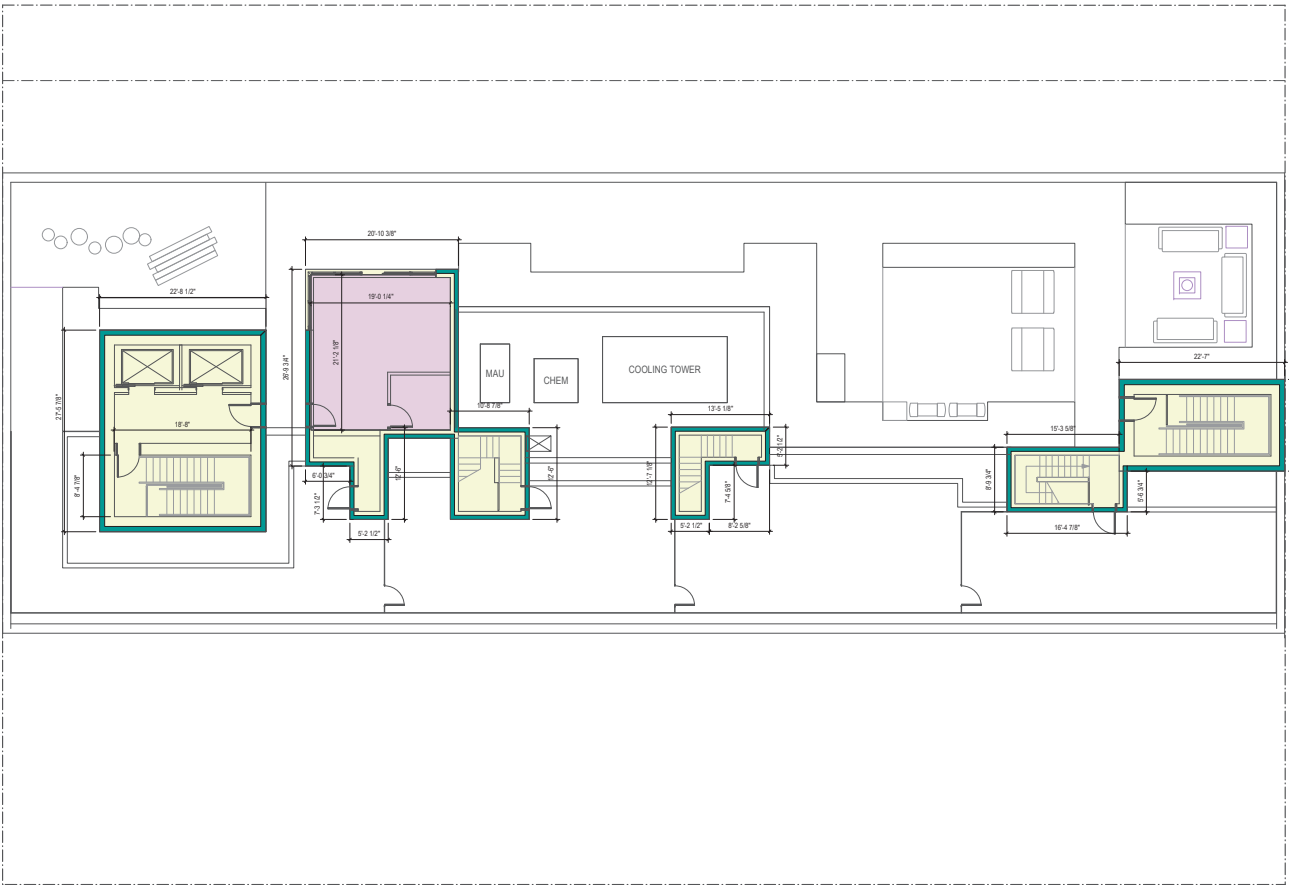
RESIDENTIAL		
Level	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor
P-3	19144 sf	19144 sf
P-2	19144 sf	19144 sf
P-1	16734 sf	16734 sf
TH MID-LEVEL	2852 sf	80 sf
LEVEL 1	7752 sf	2056 sf
LEVEL 2	11407 sf	771 sf
LEVEL 3	12383 sf	1695 sf
LEVEL 4	12383 sf	1697 sf
LEVEL 5	12282 sf	1580 sf
ROOF	1849 sf	639 sf
Total Area (by use)	119891 sf	83338 sf
Total Residential Area Minus Exclusions:		52412 sf

SUMMARY OF RESIDENTIAL EXCLUSIONS									
Parking / Bike Stg / Garbage + Recycle / Mech / Elec	Cellar	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA	Amenity <5%	
18464 sf									680 sf
19144 sf									
16733 sf	2738 sf	99 sf	0 sf						
		80 sf							
		172 sf	607 sf	0 sf	40 sf	30 sf	1206 sf		
		336 sf	0 sf	0 sf	240 sf	195 sf	0 sf		
		334 sf	0 sf	0 sf	240 sf	195 sf	905 sf		
		336 sf	0 sf	0 sf	240 sf	195 sf	905 sf		
		336 sf	0 sf	0 sf	220 sf	180 sf	844 sf		
		237 sf	0 sf						402 sf
54341 sf	2738 sf	1851 sf	607 sf	0 sf	980 sf	795 sf	3981 sf	1082 sf	

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING, BIKE STORAGE, RECYCLING + GARBAGE, CELLAR, COMMON MECHANICAL + ELECTRICAL EXCLUSION
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- BALCONY EXCLUSION
- AMENITY EXCLUSION
- CELLAR EXCLUSION

1 GFA - L5 Floor Plan
1/8" = 1'-0"

02/03/2022 10:26:52 AM



AREA STATS

RESIDENTIAL		
Level	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor
P-3	19144 sf	19144 sf
P-2	19144 sf	19144 sf
P-1	16734 sf	16734 sf
TH MID-LEVEL	2892 sf	80 sf
LEVEL 1	7752 sf	2056 sf
LEVEL 2	11407 sf	771 sf
LEVEL 3	12393 sf	1695 sf
LEVEL 4	12393 sf	1697 sf
LEVEL 5	12282 sf	1580 sf
ROOF	1849 sf	639 sf
Total Area (by use)	115951 sf	63539 sf

SUMMARY OF RESIDENTIAL EXCLUSIONS										
Parking / Bike Stg / Garbage + Recycle / Elec	Cellar	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA	Amenity <5%		
19464 sf									680 sf	
19144 sf										
16733 sf	2738 sf	99 sf	0 sf							
		80 sf								
		172 sf	607 sf	0 sf	40 sf	30 sf	1206 sf			
		336 sf	0 sf	240 sf	195 sf		0 sf			
		334 sf	0 sf	240 sf	195 sf		926 sf			
		336 sf	0 sf	240 sf	195 sf		926 sf			
		336 sf	0 sf	220 sf	180 sf		844 sf			
		237 sf	0 sf						402 sf	
54341 sf	2738 sf	1851 sf	607 sf	0 sf	980 sf	795 sf	3991 sf	1982 sf		

Total Residential Area Minus Exclusions: 52412 sf

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING, BIKE STORAGE, RECYCLING + GARBAGE, CELLAR, COMMON MECHANICAL + ELECTRICAL EXCLUSION
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- BALCONY EXCLUSION
- AMENITY EXCLUSION
- CELLAR EXCLUSION

1 GFA - Roof Level
1/8" = 1'-0"

printed: Feb 3, 2022 10:26:53 AM

omb office of mcfarlane biggar
architects + designers

© 2022 omb. all rights reserved. The documents and design are an instrument of service and at all times remain the exclusive property of omb. All designs and related information is subject to prior review and approval by the Architect. omb and its associated projects, only and not, are responsible for the accuracy or completeness of the information. Dimensions may not be scaled from the documents. Drawing scale may be affected by printing, scanning or copying. omb and its associated projects, only and not, are responsible for the accuracy or completeness of any building information system.

Anthem
149 West 3rd St
2016-017

NOT FOR CONSTRUCTION

GFA Plan Level Roof

A020



1 3rd St - Looking West



2 3rd St - Looking Southwest



3 3rd St - Looking Southeast



4 3rd St - Looking East



5 Chesterfield Ave - Looking South



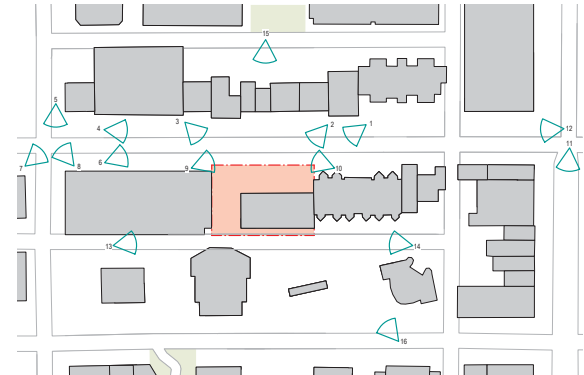
6 3rd St - Looking East



7 3rd St + Chesterfield Ave - Looking Northeast



8 3rd St + Chesterfield Ave - Looking Northwest



Key Plan

02/03/2022 10:26:54 AM



9 3rd St - Looking East



10 3rd St - Looking West



11 Lonsdale Ave - Looking South



12 3rd St + Lonsdale Ave - Looking West



13 Laneway between 2nd + 3rd St - Looking East



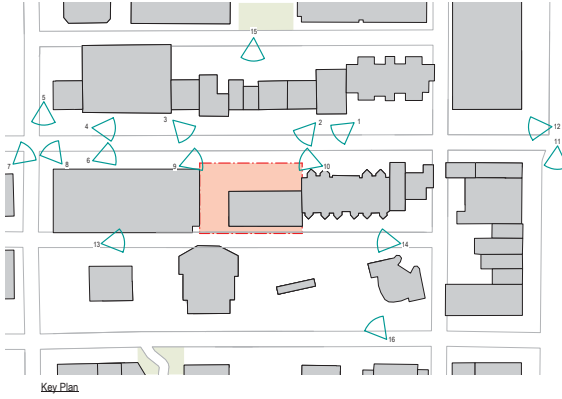
14 Laneway between 2nd + 3rd St - Looking West



15 Laneway between 3rd + 4th St - Looking South



16 2nd St - Looking North



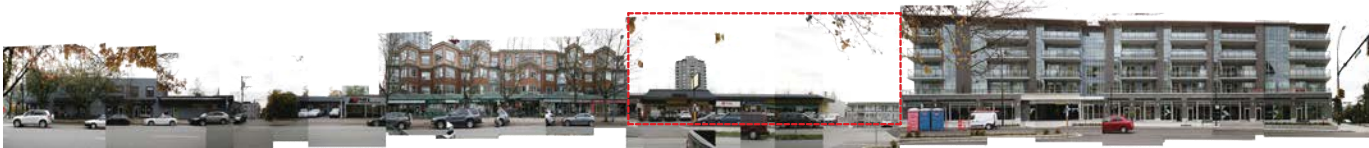
Key Plan

posted: Feb 3, 2022 10:26:55 AM



Chesterfield Avenue Single storey commercial 6 storey residential over commercial 2 storey commercial 3 storey commercial 2 storey commercial 5 storey residential over commercial Laneway 5 storey residential over commercial Lansdale Avenue

1 West 3rd Street - Looking North



Lansdale Avenue 2 storey commercial Laneway Single storey commercial 4 storey residential over commercial Subject site 5 storey residential over commercial Chesterfield Avenue

2 West 3rd Street - Looking South



Chesterfield Avenue 5 storey residential over commercial parkade Subject site 5 storey residential over commercial parkade Single storey commercial Laneway

3 Laneway - Looking North



Laneway 26 storey residential 2 storey commercial 13 storey residential Chesterfield Avenue

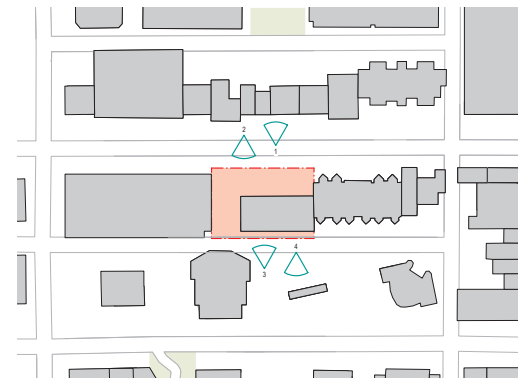
4 Laneway - Looking South

SITE DESCRIPTION

The subject site is a mid-block site on West 3rd St between Lansdale Ave and Chesterfield Ave. The existing buildings along the street are a mixture of 1-2 storey commercial, and 4-6 storey mixed-use. This block is at the boundary between commercial and residential zones. To the south, the blocks either side of Lansdale Ave between Chesterfield and St George's Ave are zoned as medium density mixed-use from West 3rd St down to Esplanade and Lansdale Quay. The blocks immediately west of Chesterfield Ave and north of 3rd St are zoned medium density residential.

The existing material palette along West 3rd is varied, with painted concrete, stucco, brick and glass heavily featured, as well as some small stretches of corrugated metal and painted ship-lapped wood siding. The commercial buildings typically extend right up to their property lines. The mixed use buildings typically feature a marked setback between commercial and residential tenancies, save for one building on the north-west corner of Lansdale and 3rd. The material expression of the mixed-use typology is evenly split between the buildings that have a defined split in cladding material and colour for the commercial vs residential masses, and those that use a restrained palette to tie the two together as a single entity.

The laneway behind the site is primarily used for access, with parkade entrances to existing developments along the north edge. The southern edge of the lane features two tall tower developments, with significant open expanses between. There is some limited surface parking along the south edge, and boundary fencing to existing developments.

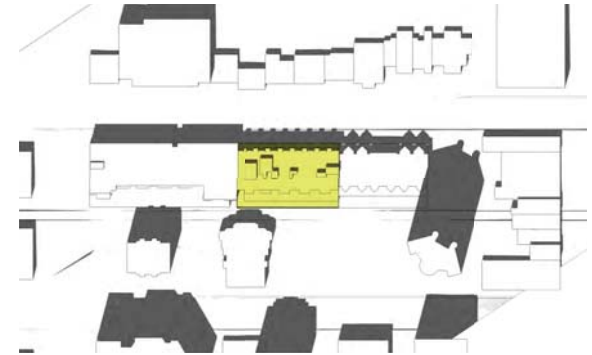




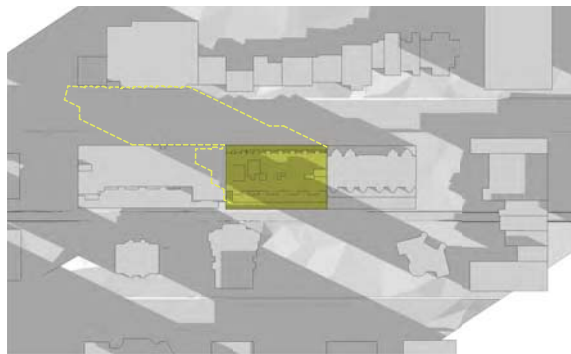
1 Summer Solstice (6/21) 10:00 AM
1" = 100'-0"



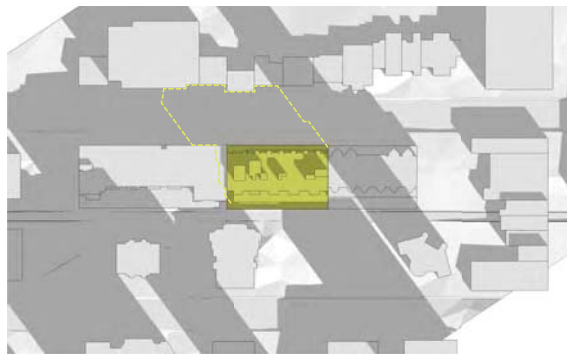
2 Summer Solstice (6/21) 12:00 PM
1" = 100'-0"



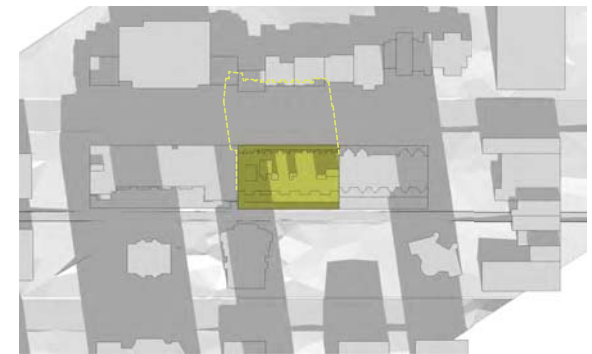
3 Summer Solstice (6/21) 2:00 PM
1" = 100'-0"



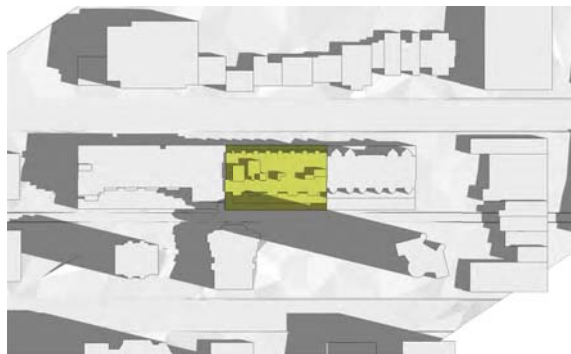
4 Winter Solstice (12/21) 10:00 AM
1" = 100'-0"



5 Winter Solstice (12/21) 12:00 PM
1" = 100'-0"



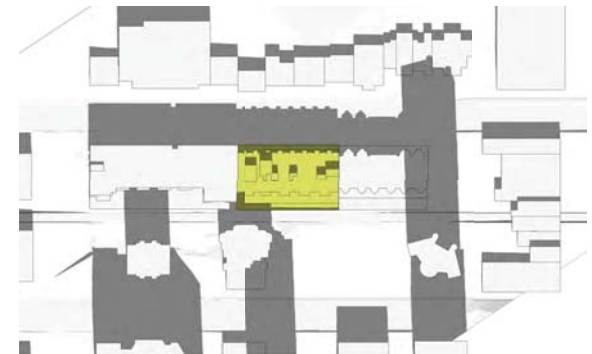
6 Winter Solstice (12/21) 2:00 PM
1" = 100'-0"



7 Vernal (3/20) / Autumnal Equinox (9/22) 10:00 AM
1" = 100'-0"



8 Vernal (3/20) / Autumnal Equinox (9/22) 12:00 PM
1" = 100'-0"



9 Vernal (3/20) / Autumnal Equinox (9/22) 2:00 PM
1" = 100'-0"

project: Feb 3, 2022 10:26:59 AM

omb office of mcfarlane biggar
architects + designers

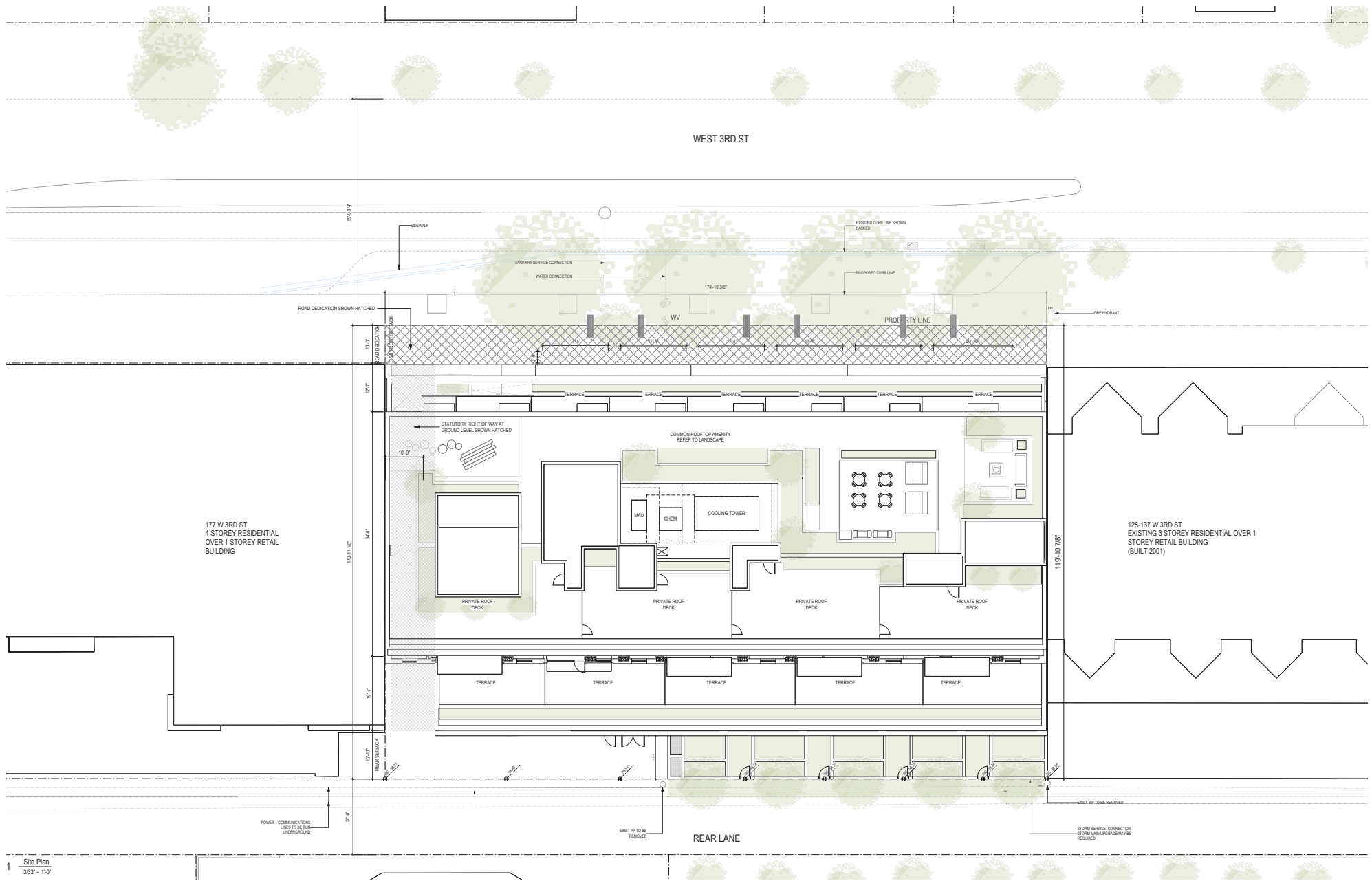
© 2022 omb. all rights reserved. The documents and designs are an instrument of service and are of all times remain the exclusive property of omb. All designs and related information is subject to prior review and approval by the client. The documents are for informational purposes only and are not to be reproduced without the written consent of omb. Dimensions may not be scaled from the documents. Drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any building information system. 2022-011

Anthem
149 West 3rd St
2022-011

NOT FOR CONSTRUCTION

Shadow Analysis

A034



1 Site Plan
3/22" = 1'-0"

printed: Feb 3, 2022 10:27:32 AM

omb office of mcfarlane biggar
architects + designers

© 2022 omb. All rights reserved. The documents and design are an instrument of service and are at all times subject to the provisions of the contract. All design and construction information is subject to prior review and approval by the City of Phoenix. The City of Phoenix may not be held responsible for the accuracy or completeness of any building information system. omb and its staff are not responsible for the accuracy or completeness of any building information system.

Anthem
149 West 3rd St
2016-011

NOT FOR CONSTRUCTION

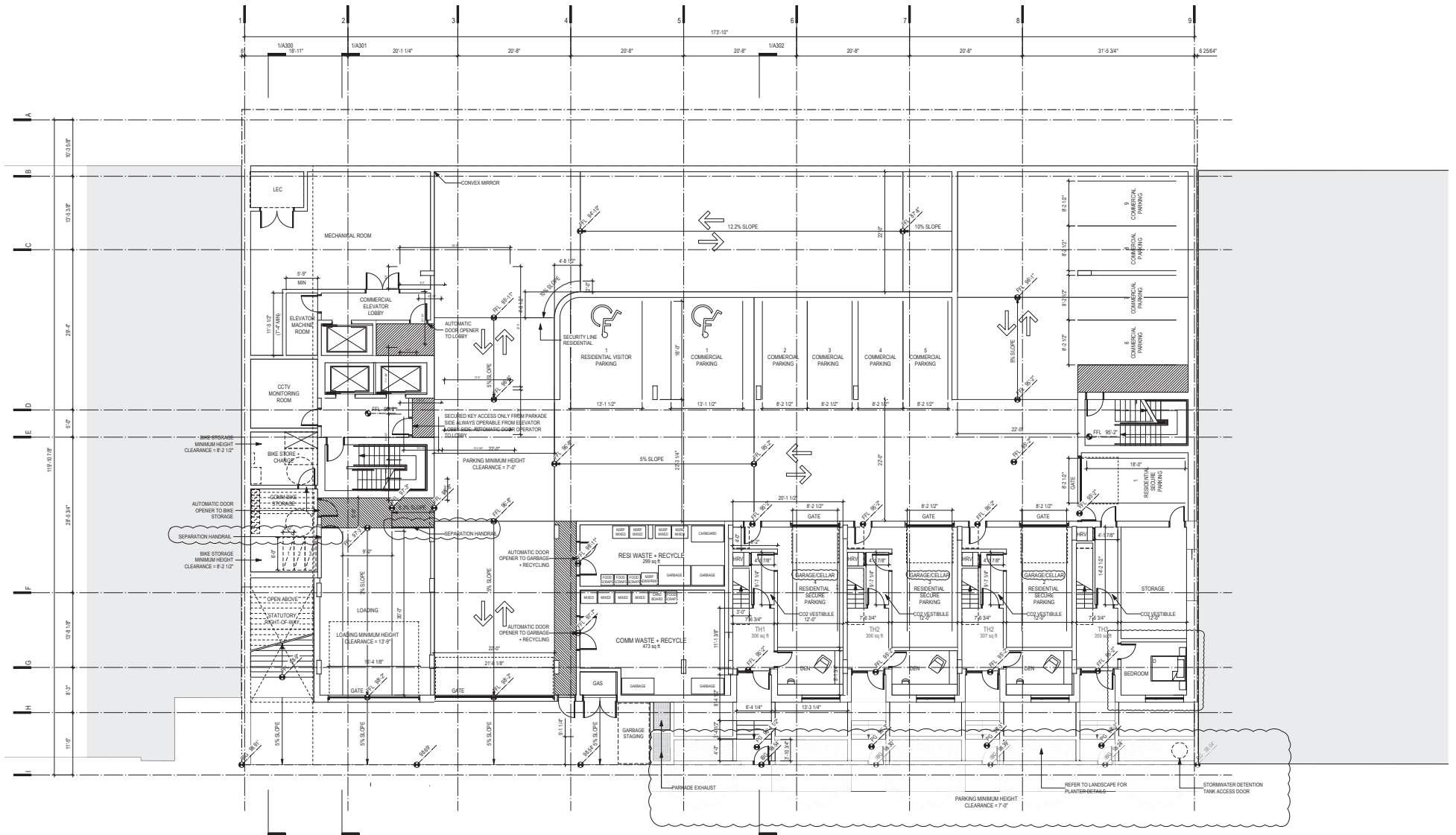


Site Plan

A040







1 P1 Floor Plan
1/8" = 1'-0"

printed: Feb 3, 2022 10:27:38 AM

omb office of mcfarlane biggar
architects + designers

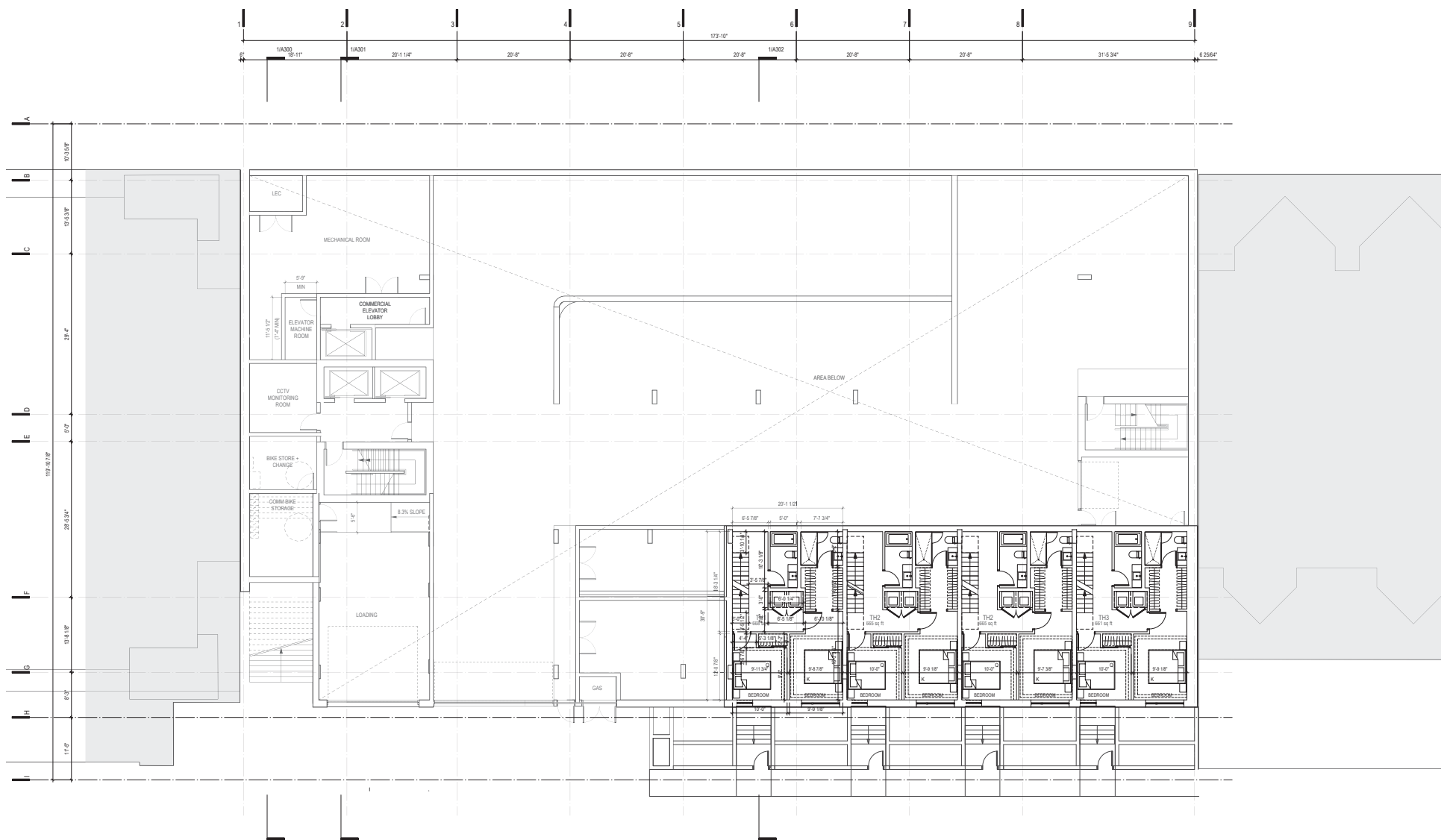
© 2018 omb. all rights reserved. The documents and design are an instrument of service and at all times remain the exclusive property of omb. All designs and related information is subject to prior review and approval by the client. Dimensions may not be scaled from the documents. Drawing scale may be affected by printing, scanning or copying. omb and its staff are not responsible for the accuracy or completeness of any building information system data.

Anthem
149 West 3rd St
250-017

NOT FOR CONSTRUCTION

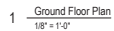
Plan Level P1

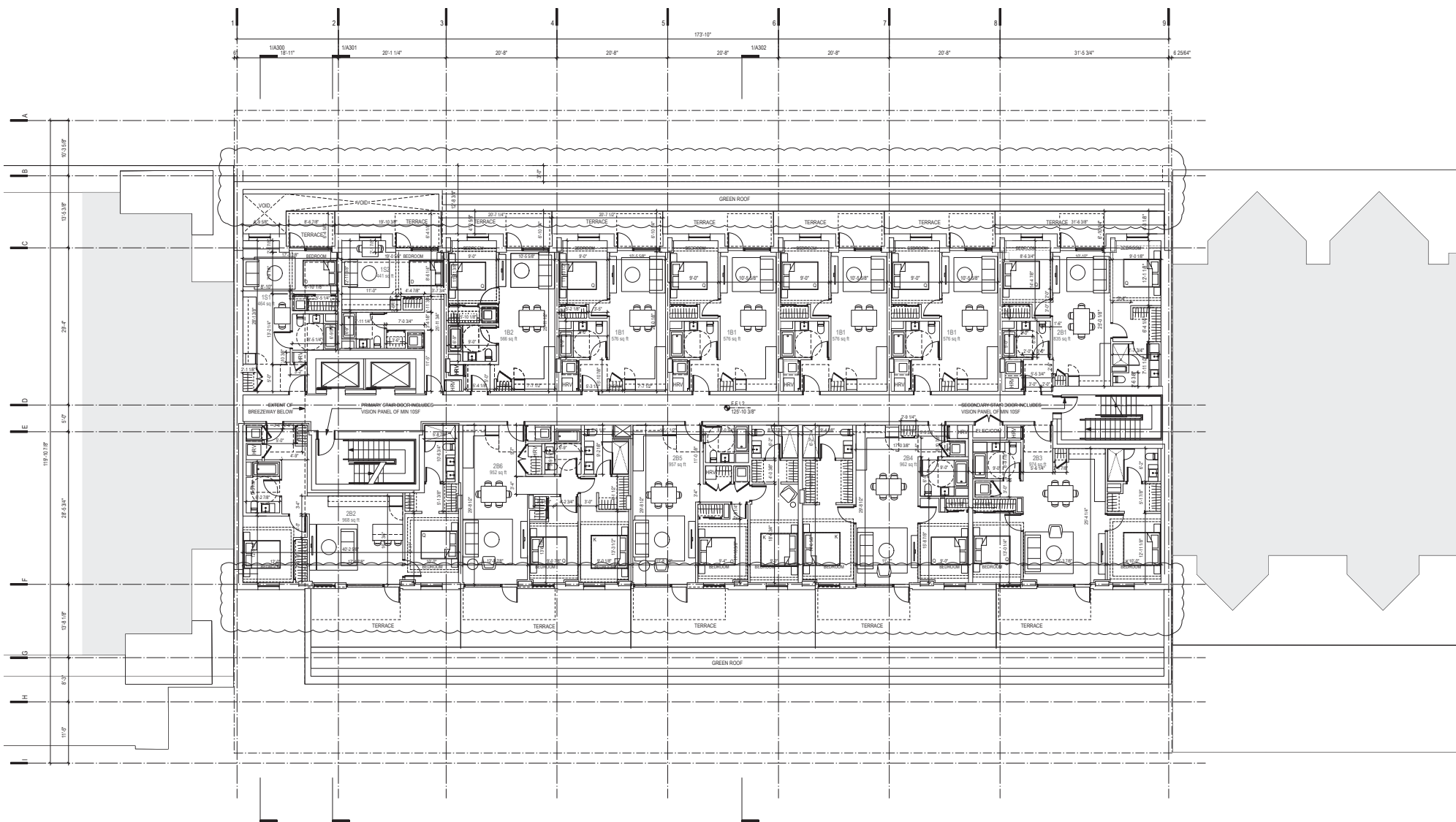
A102



plotted: Feb 3, 2022 10:27:38 AM







1 L2 Floor Plan
1/8" = 1'-0"

printed: Feb 3, 2022 10:27:41 AM

omb office of mcfarlane biggar
architects + designers

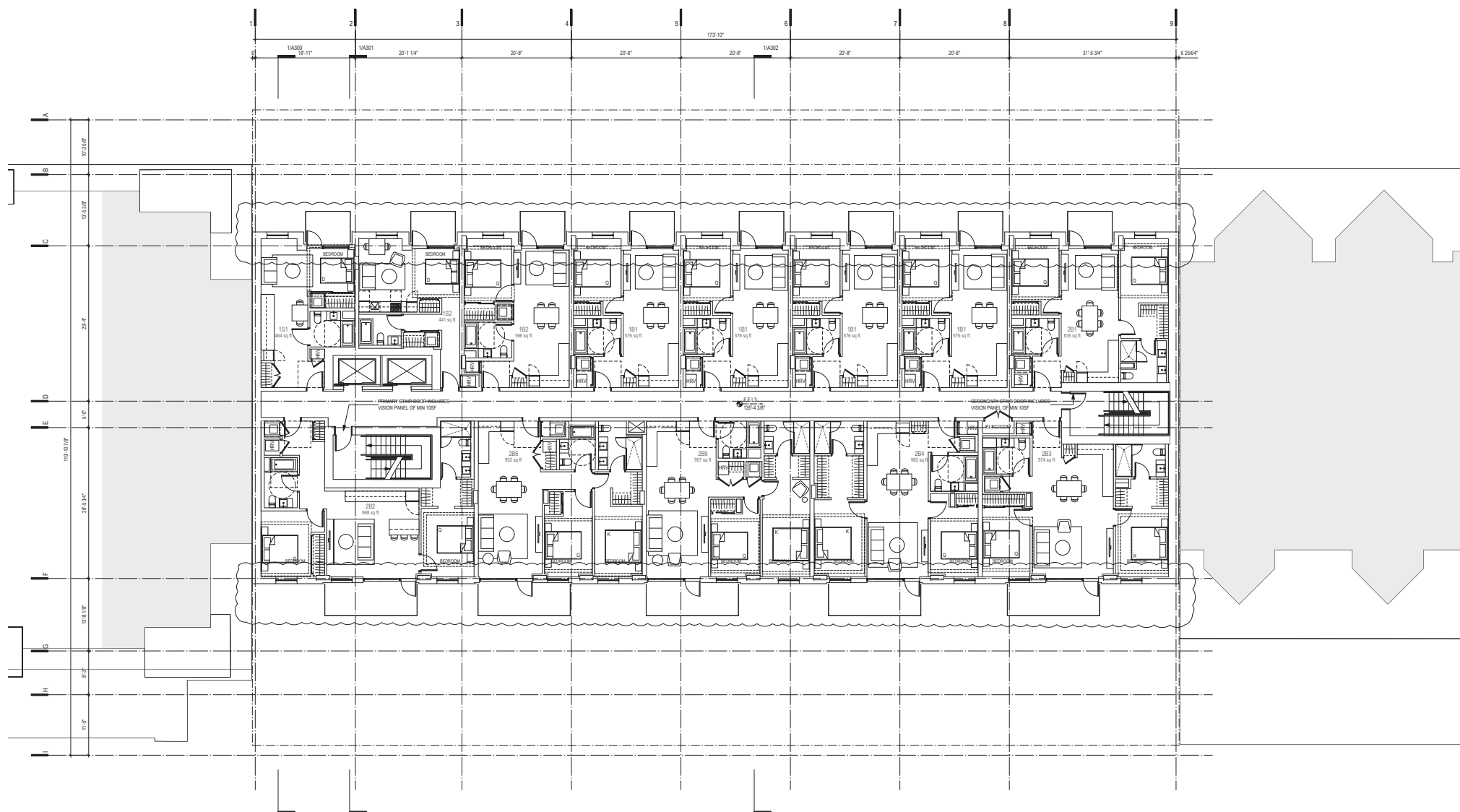
© 2018 omb. all rights reserved. The documents and design are an instrument of service and at all times remain the exclusive property of omb. All designs and related information is subject to prior review and approval by the client. Dimensions may not be scaled from the documents. Drawing scale may be affected by printing, scanning or copying. omb and its staff are not responsible for the accuracy or completeness of any building information system.

Anthem
149 West 3rd St
2018-011

NOT FOR CONSTRUCTION

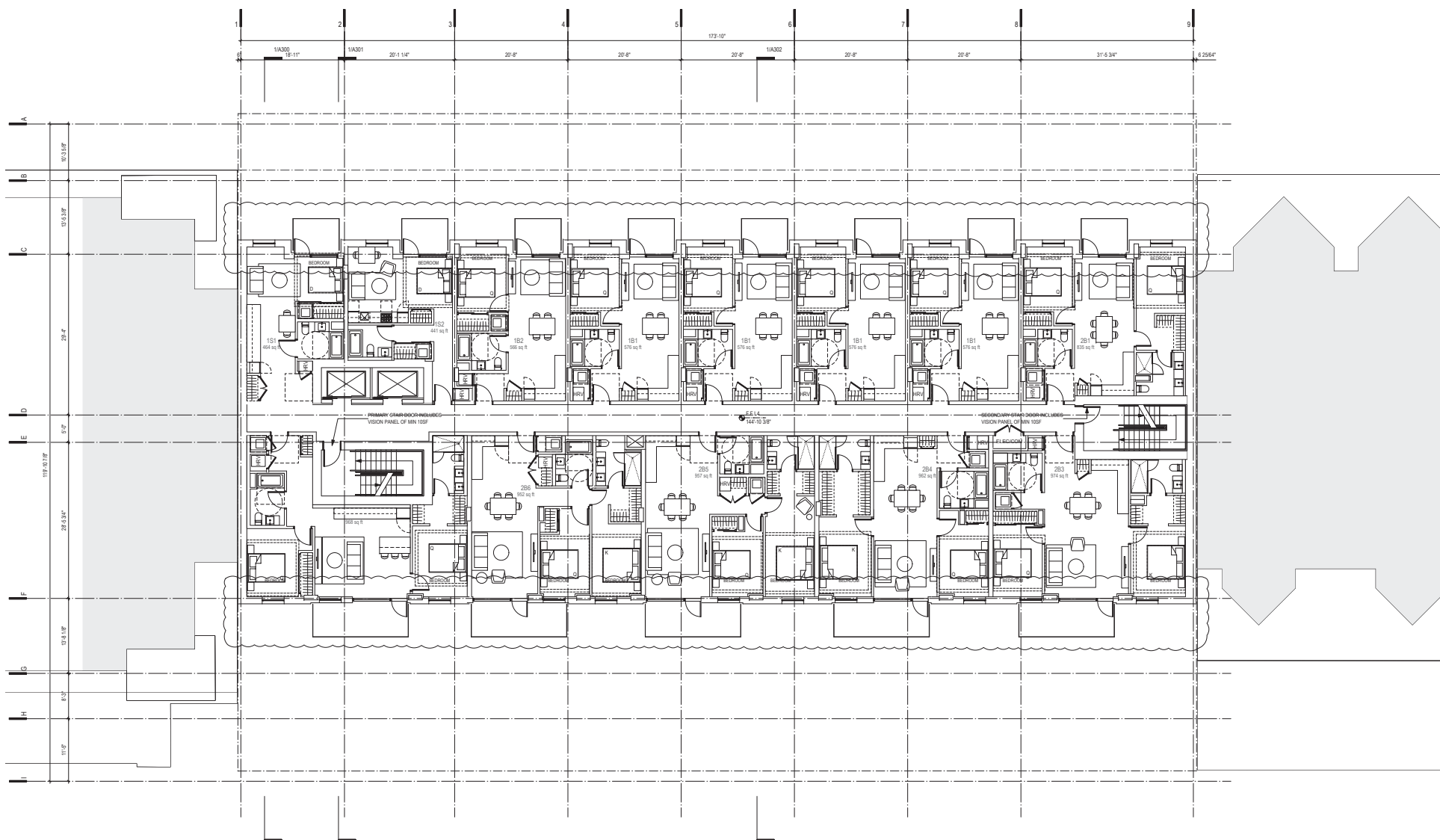
Plan Level 2

A105



plotted: Feb 3, 2022 10:27:44 AM

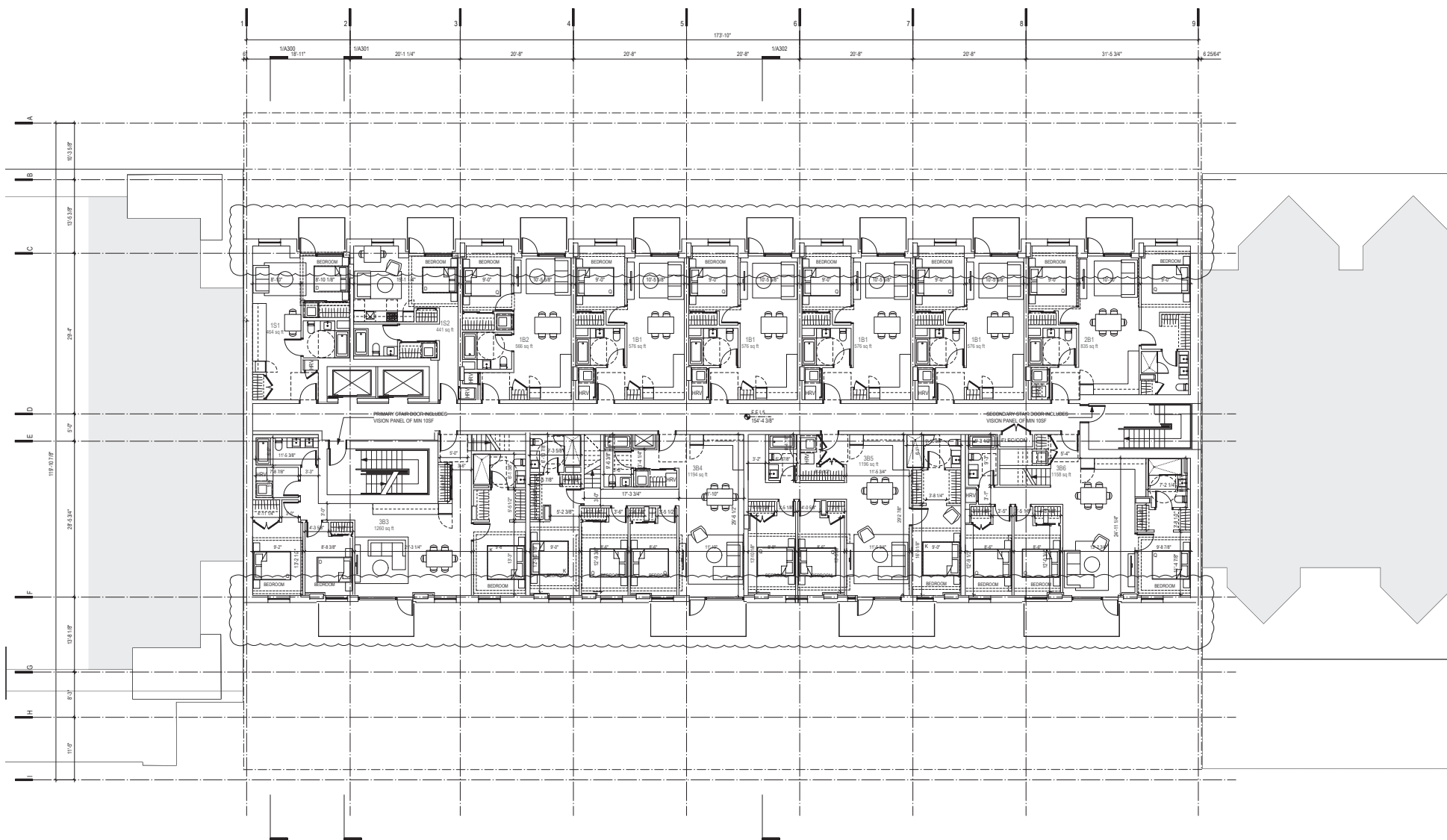
© 2016 **omb**. All rights reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of **omb**. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of **omb**. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. **omb** shall not be held responsible for the accuracy or completeness of any existing information shown herein.



plotted: Feb 3, 2022 10:27:46 AM

Anthem
149 West 3rd St
2018-017





1 L5 Floor Plan
1/8" = 1'-0"

printed: Feb 3, 2022 10:27:40 AM

omb office of mcfarlane biggar
architects + designers

© 2022 omb. all rights reserved. The documents and design are an instrument of service and at all times remain the exclusive property of omb. All designs and related information is subject to prior review and approval by the client. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from omb. Dimensions may not be scaled from the documents. Drawing scale may be affected by printing, scanning or copying. omb and its staff are not responsible for the accuracy or completeness of any building information system.

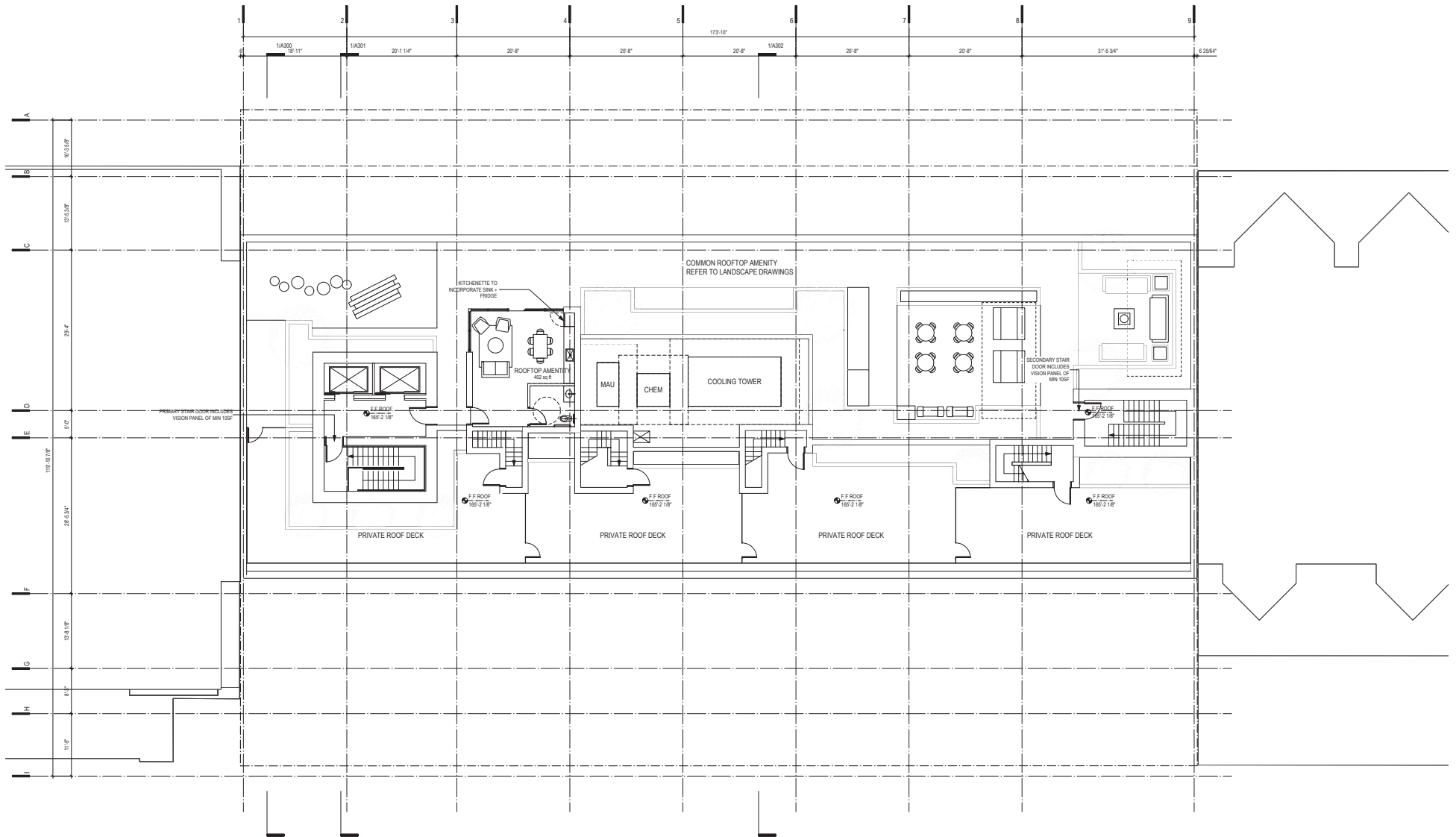
Anthem
149 West 3rd St
2016-011

NOT FOR CONSTRUCTION

Plan Level 5

A108





1 Roof Deck Plan
1/8" = 1'-0"

project: Feb 3, 2022 10:27:52 AM

omb office of mcfarlane biggar
architects + designers

© 2022 omb. all rights reserved. The documents and design are an instrument of service and at all times remain the exclusive property of omb. All designs and related information is subject to prior review and approval by the Architect and/or the relevant project owner. No reproduction or distribution of any part of these documents is permitted without the written consent of omb. Dimensions may not be scaled from the documents. Drawing scale may be affected by printing, scanning or copying. omb and its staff are not responsible for the accuracy or completeness of any building information system data.

Anthem
149 West 3rd St
2016-011

NOT FOR CONSTRUCTION

Plan Roof Deck Level



A109



A110





1 North Elevation
1/8" = 1'-0"

FINISH LEGEND	
GL-1	GLASS, CLEAR COLOUR
GL-2	GLASS, GREY COLOUR
MET-1	METAL, DARK GREY COLOUR
MET-2	METAL, LIGHT GREY COLOUR
BRCK	BRICK, LIGHT GREY COLOUR
CONC	CONCRETE
LVR	METAL LOUVRE, DARK GREY COLOUR



02/03/2022 Feb 3, 2022 10:34:25 AM

omb office of mcfarlane biggar
architects + designers

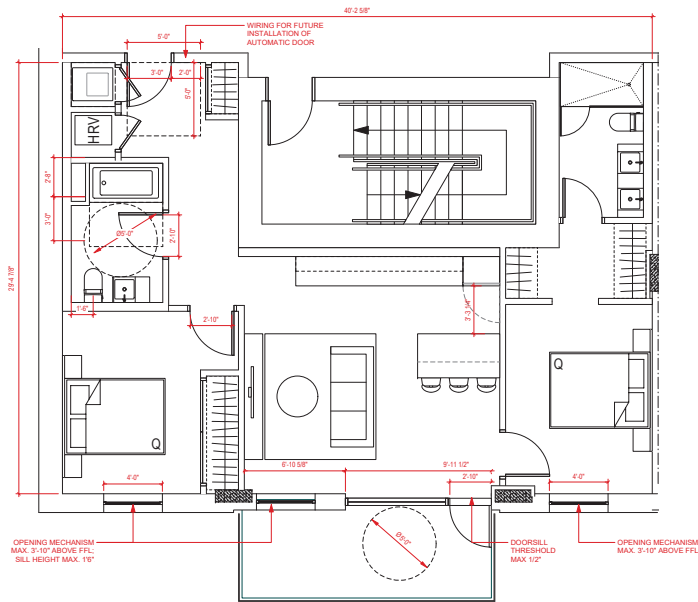
© 2022 omb. All rights reserved. The documents and design are an instrument of service and at all times remain the exclusive property of omb. All designs and related information is subject to prior review and approval by the client. The client shall be responsible for obtaining all necessary permits and approvals. The client shall be responsible for the accuracy and completeness of any existing information before being used.

Anthem
149 West 3rd St
2016-017

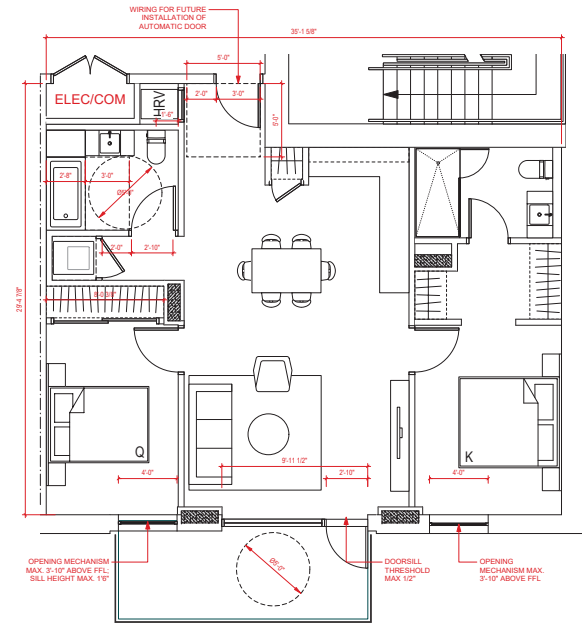
NOT FOR CONSTRUCTION

Elevations - South Elevation

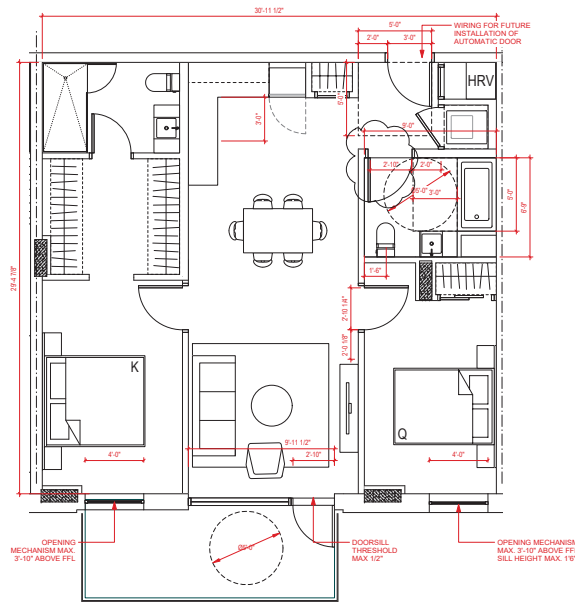
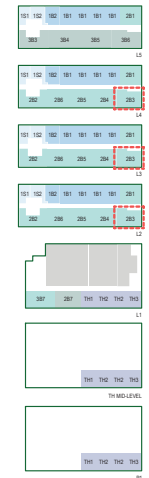
A201



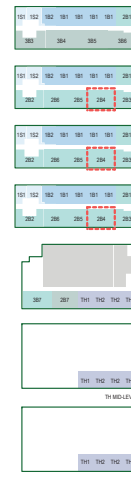
1 282 - 884 sf
1/4" = 1'-0"



2 283 - 901 sf
1/4" = 1'-0"



3 284 - 896 sf
1/4" = 1'-0"



CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)

SUITE ENTRY / CIRCULATION:

- PROVIDE 150mm (6") TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR OF EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 610 mm (2') CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 800mm (2'-10") CLEAR OPENING

ADAPTABLE BATHROOM LAYOUT:

- TOILET LOCATED ADJACENT TO THE WALL (MIN 915mm (3') LENGTH)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- ACCESSIBLE STORAGE
- BACKING FOR TOWEL BAR AND FUTURE GRAB BARS
- SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AREAS AND BEHIND TOWEL BARS
- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB WITH TUB SPOUT AND SHOWER DIVERTED REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

ADAPTABLE KITCHEN LAYOUT:

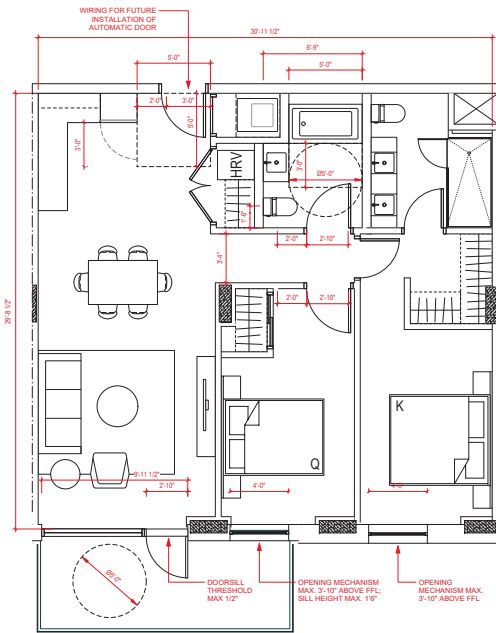
- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

PATIO/BALCONY REQUIREMENTS:

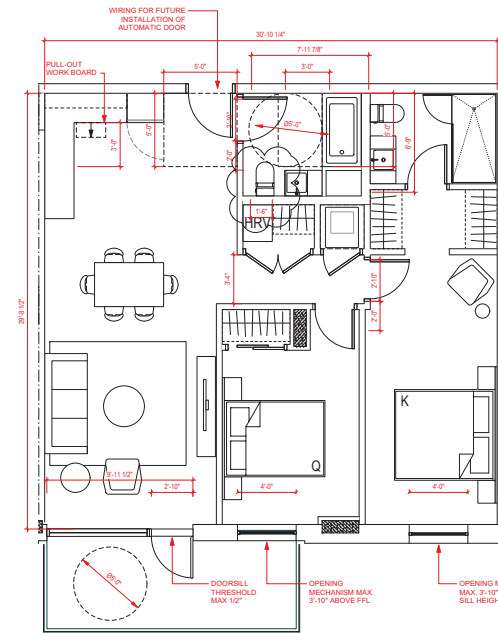
- MIN. ONE DOOR 800 mm (2'-10") CLEAR OPENING
- MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD
- MIN. 150mm (6") TURNING RADIUS

WINDOWS:

- OPENING MECHANISM MAX 1168mm (48") ABOVE FLOOR
- PROVIDE MIN 180mm (6") HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR



1 2B5 - 887 of
1/4" = 1'-0"



2 2B5 - 892 of
1/4" = 1'-0"



CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)

SITE ENTRY / CIRCULATION:

- PROVIDE 150mm (6") TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR OR EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 610 mm (2") CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 800mm (2'-10") CLEAR OPENING

ADAPTABLE BATHROOM LAYOUT:

- TOILET LOCATED ADJACENT TO THE WALL (MIN 915mm (3') LENGTH)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- ACCESSIBLE STORAGE
- BACKING FOR TOWEL BAR AND FUTURE GRAB BARS
- SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AREAS AND BEHIND TOWEL BARS
- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB WITH TUB SPOUT AND SHOWER DIVERTED REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

ADAPTABLE KITCHEN LAYOUT:

- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

PATIO/BALCONY REQUIREMENTS:

- MIN. ONE DOOR 800 mm (2'-10") CLEAR OPENING
- MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD
- MIN. 150mm (6") TURNING RADIUS

WINDOWS:

- OPENING MECHANISM MAX 1168mm (48") ABOVE FLOOR
- PROVIDE MIN 180mm (6") HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-4") ABOVE FLOOR


$$1 \quad \frac{2B7 - 978 \text{ sf}}{1/4" = 1'-0"}$$

$$2 \frac{3B2 - 945 \text{ sf}}{1/4" = 1'-0"}$$


3 $\frac{3B3 - 1156 \text{ sf}}{1/4" = 1'-0"}$

10:28:13 AM

b office of mcfarlane biggar
architects + designers

© 2016 omb. All rights reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of omb. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and may not be reproduced without the express written consent of omb. Dimensions may not be scaled from the documents; drawing scale may be affected by printing, scanning or copying. omb shall not be held responsible for the accuracy or completeness of any existing information shown herein.

Anthem
149 West 3rd St
2018-017

NOT FOR CONSTRUCTION

Adaptable Unit Plan - 2B7, 3B2, 3B3

A503

CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)

SUITE ENTRY / CIRCULATION:

PROVIDE 1520mm (5') TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR OF EACH DWELLING UNIT
 PROVIDE WIRING FOR AN AUTOMATIC DOOR
 PROVIDE 610 mm (2') CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
 MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 860mm (2'-10") CLEAR OPENING

ADAPTABLE BATHROOM LAYOUT:

TOILET LOCATED ADJACENT TO THE WALL (MIN 515mm (2') LENGTH)
 PROVIDE TURNING RADIUS WITHIN BATHROOM
 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
 ACCESSIBLE STORAGE
 BACKING FOR TOWEL BAR AND FUTURE GRAB BARS
 SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AREAS AND BEHIND TOWEL BARS
 TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB WITH TUB SPOUT AND SHOWER DIVERTER REMAINING IN CENTRAL POSITION
 ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

ADAPTABLE KITCHEN LAYOUT:

PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

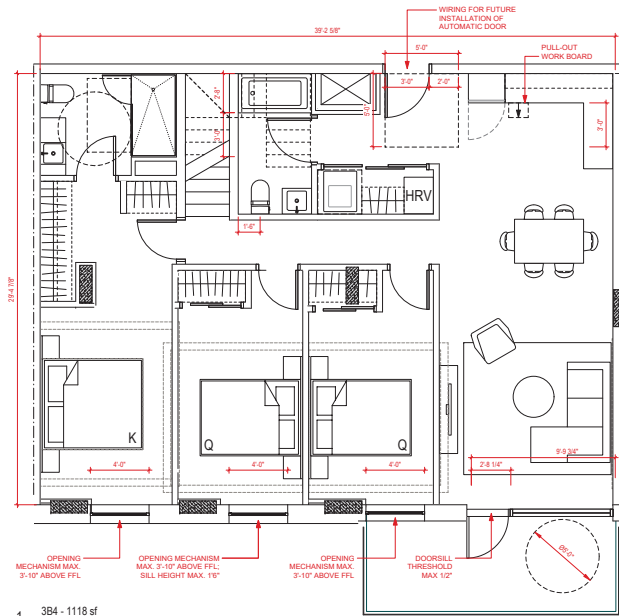
PATIO/BALCONY REQUIREMENTS:

MIN. ONE DOOR 860 mm (2'-10") CLEAR OPENING.
MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD.
MIN. 1520mm (5') TURNING RADIUS.

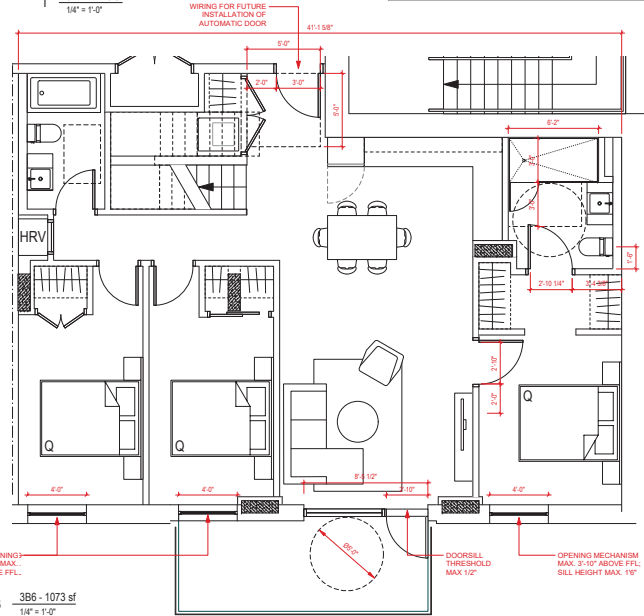
WINDOWS:

OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR

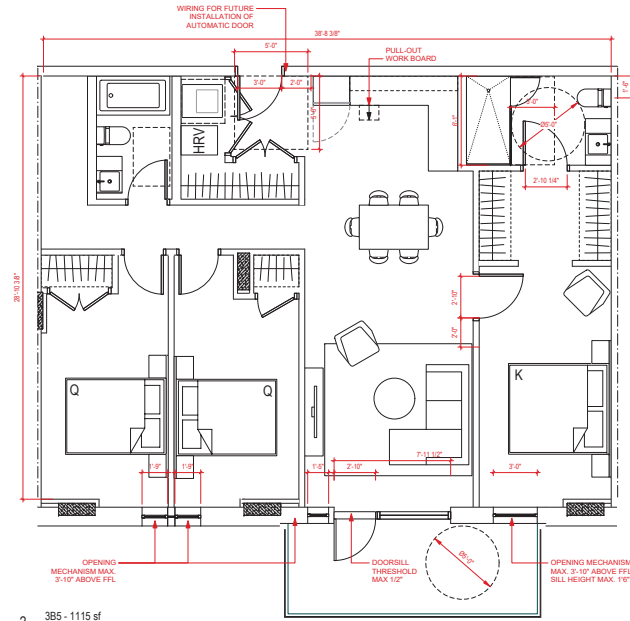
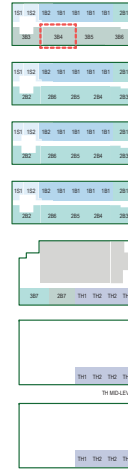
PROVIDE MIN 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR



1 384 - 1118 sf
1/4" = 1'-0"



3 386 - 1073 sf
1/4" = 1'-0"



2 385 - 1115 sf
1/4" = 1'-0"



CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)

SUITE ENTRY / CIRCULATION:

- PROVIDE 150mm (6") TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR OF EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 610 mm (2') CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 800mm (2'-10") CLEAR OPENING

ADAPTABLE BATHROOM LAYOUT:

- TOILET LOCATED ADJACENT TO THE WALL (MIN 915mm (3') LENGTH)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- ACCESSIBLE STORAGE
- BACKING FOR TOWEL BAR AND FUTURE GRAB BARS
- SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AREAS AND BEHIND TOWEL BARS
- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB WITH TUB SPOUT AND SHOWER DIVERTED REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

ADAPTABLE KITCHEN LAYOUT:

- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

PATIO/BALCONY REQUIREMENTS:

- MIN. ONE DOOR 800 mm (2'-10") CLEAR OPENING
- MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD
- MIN. 150mm (6") TURNING RADIUS

WINDOWS:

- OPENING MECHANISM MAX 1168mm (48") ABOVE FLOOR
- PROVIDE MIN 180mm (6") HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-4") ABOVE FLOOR

149 WEST 3RD

Issue for Rezoning Resubmission



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:
David Jerke
davidj@vdz.ca
o. 604 546 0921

Alternate contacts (incase away):
Mark van der Zalm
Principal Landscape Architect
mark@vdz.ca
o. 604 546 0920

Contact Information

Anthem Properties

Project Owner

Suite 1100 Bentall IV, 1055 Dunsmuir St, Vancouver,
BC V7X 1K8

Office of Mcfarlane Biggar

Project Building Architecture

301 - 1825 Quebec Street
Vancouver BC
V5T 2Z3, Canada

Landscape Sheets

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02A	TREE AND SITE PLAN - GROUND FLOOR
L-02B	TREE AND SITE PLAN - LEVEL 2 & ROOF
L-03A	PLANTING PLAN - GROUND FLOOR
L-03B	PLANTNG PLAN - LEVEL 2 & ROOF
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS

11	DY	Re-Issue for Re-zoning	Feb 03, 2022
10	DY	Re-Issue for Re-zoning	Dec 21, 2021
9	ET	Re-Issue for Re-zoning	Dec 16, 2021
8	DY	Re-Issue for DP	Nov 22, 2021
7	DY	Issue for Development Permit	Oct 29, 2021
6	DJ	Issue for Development Permit	July 20, 2021
5	DJ	Issue for Development Permit	July 09, 2021
4	DR	Issue for Development Permit	Mar 31, 2020
3	DR	Issue for Development Permit	Mar 26, 2020
2	DJ	Issue for Re-zoning	Mar 13, 2020
1	DJ	Issue for Development Permit	Dec 18, 2019
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS
© Copyright reserved. This drawing and design is the property of Vdz+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
-----	-----	-------------	------

REVISIONS TABLE FOR SHEET

Project:
149 WEST 3RD STREET
MIXED-USE DEVELOPMENT

Location:
149 West 3rd Street
North Vancouver, B.C.

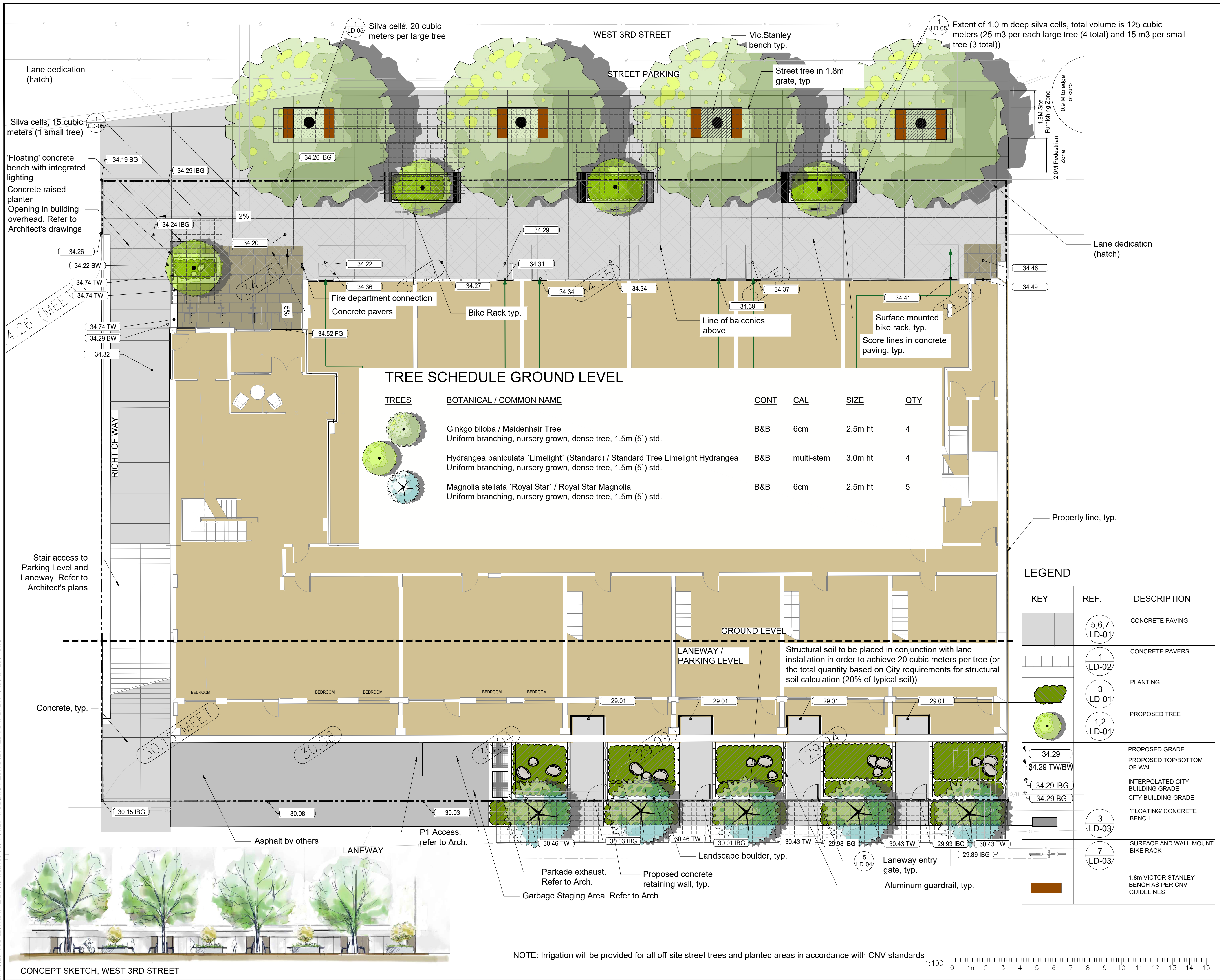
Drawn: AL DR	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: NTS	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PA/HA/HP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
COVER PAGE



VDZ Project #:
DP2019-50

Drawing #:
L-01



Z:\PROJECTS\DEVELOPMENT PERMIT\DP2019-50 149 WEST THIRD\DWG\SHEET\L-02A TREE AND SITE PLAN - GROUND FLOOR.DWG



Project:
149 WEST 3RD STREET
MIXED-USE DEVELOPMENT

Location:
149 West 3rd Street
North Vancouver, B.C.

Drawn:
AL
DR

Checked:
DJ

Approved:
DJ

Scale:
1:100

Stamp:

Original Sheet Size:
24"x36"

CONTRACTOR SHALL CHECK ALL
DIMENSIONS ON THE WORK AND REPORT
ANY DISCREPANCY TO THE CONSULTANT
BEFORE PROCEEDING. ALL DRAWINGS
AND SPECIFICATIONS ARE THE EXCLUSIVE
PROPERTY OF THE OWNER AND MUST BE
RETURNED AT THE COMPLETION OF THE
WORK. ALL REZONING/PPA/PAH/PAHP
DRAWINGS MUST NOT BE PRICED FOR
CONSTRUCTION UNLESS LABELED ISSUED
FOR TENDER/CONSTRUCTION.

No.	By:	Description	Date
11	DY	Re-Issue for Re-zoning	Feb 03, 2022
10	DY	Re-Issue for Re-zoning	Dec 21, 2021
9	ET	Re-Issue for Re-zoning	Dec 16, 2021
8	DY	Re-Issue for DP	Nov 22, 2021
7	DY	Issue for Development Permit	Oct 29, 2021
6	DJ	Issue for Development Permit	July 20, 2021
5	DJ	Issue for Development Permit	July 09, 2021
4	DR	Issue for Development Permit	Mar 31, 2020
3	DR	Issue for Development Permit	Mar 26, 2020
2	DJ	Issue for Re-zoning	Mar 13, 2020
1	DJ	Issue for Development Permit	Dec 18, 2019

REVISIONS TABLE FOR DRAWINGS
© Copyright reserved. This drawing and design is the property of
VDZ+A and may not be reproduced or used for other projects
without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Drawn:
AL
DR

Checked:
DJ

Approved:
DJ

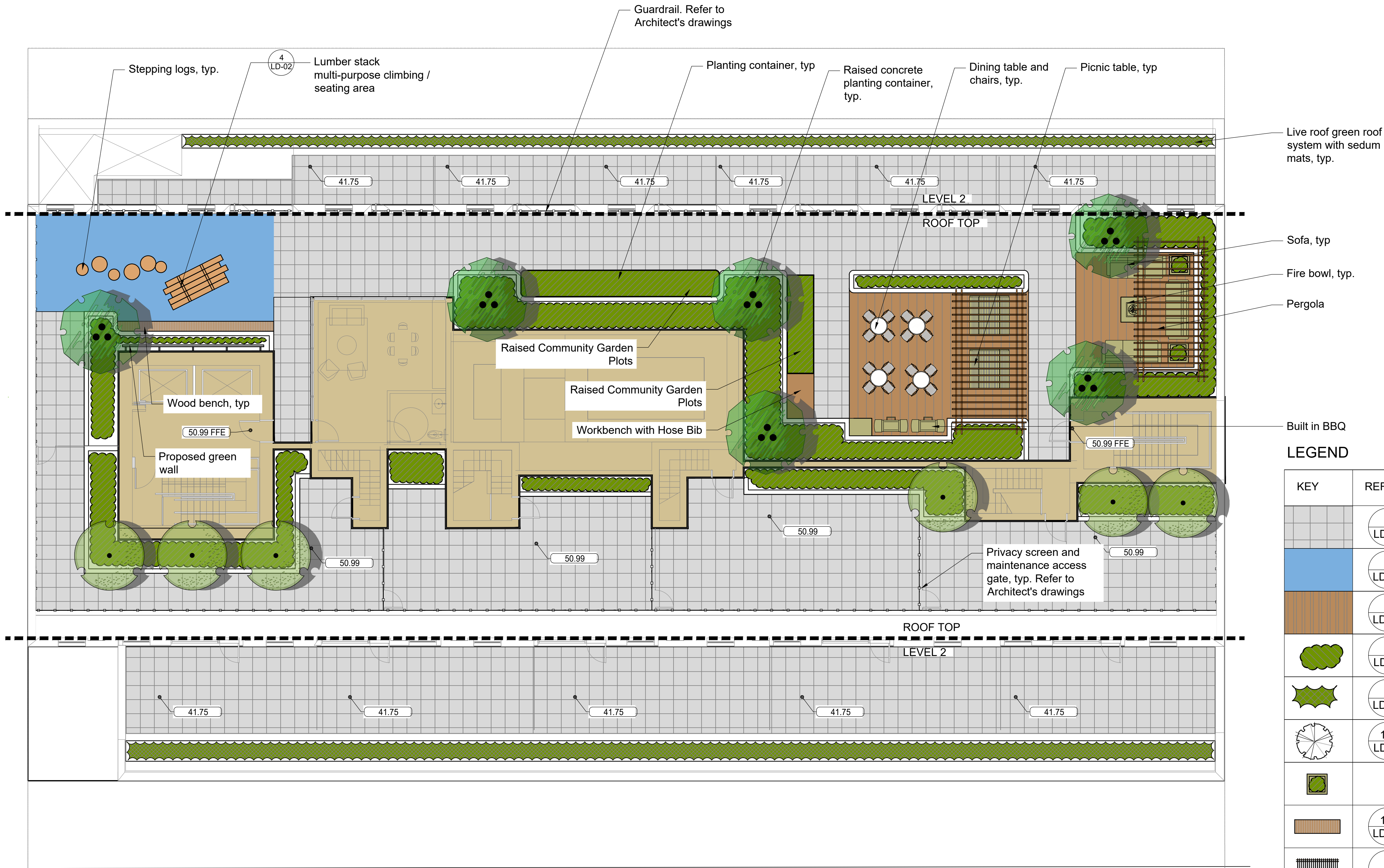
Scale:
1:100

Stamp:

Original Sheet Size:
24"x36"

CONTRACTOR SHALL CHECK ALL
DIMENSIONS ON THE WORK AND REPORT
ANY DISCREPANCY TO THE CONSULTANT
BEFORE PROCEEDING. ALL DRAWINGS
AND SPECIFICATIONS ARE THE EXCLUSIVE
PROPERTY OF THE OWNER AND MUST BE
RETURNED AT THE COMPLETION OF THE
WORK. ALL REZONING/PPA/PAH/PAHP
DRAWINGS MUST NOT BE PRICED FOR
CONSTRUCTION UNLESS LABELED ISSUED
FOR TENDER/CONSTRUCTION.

WEST 3RD STREET

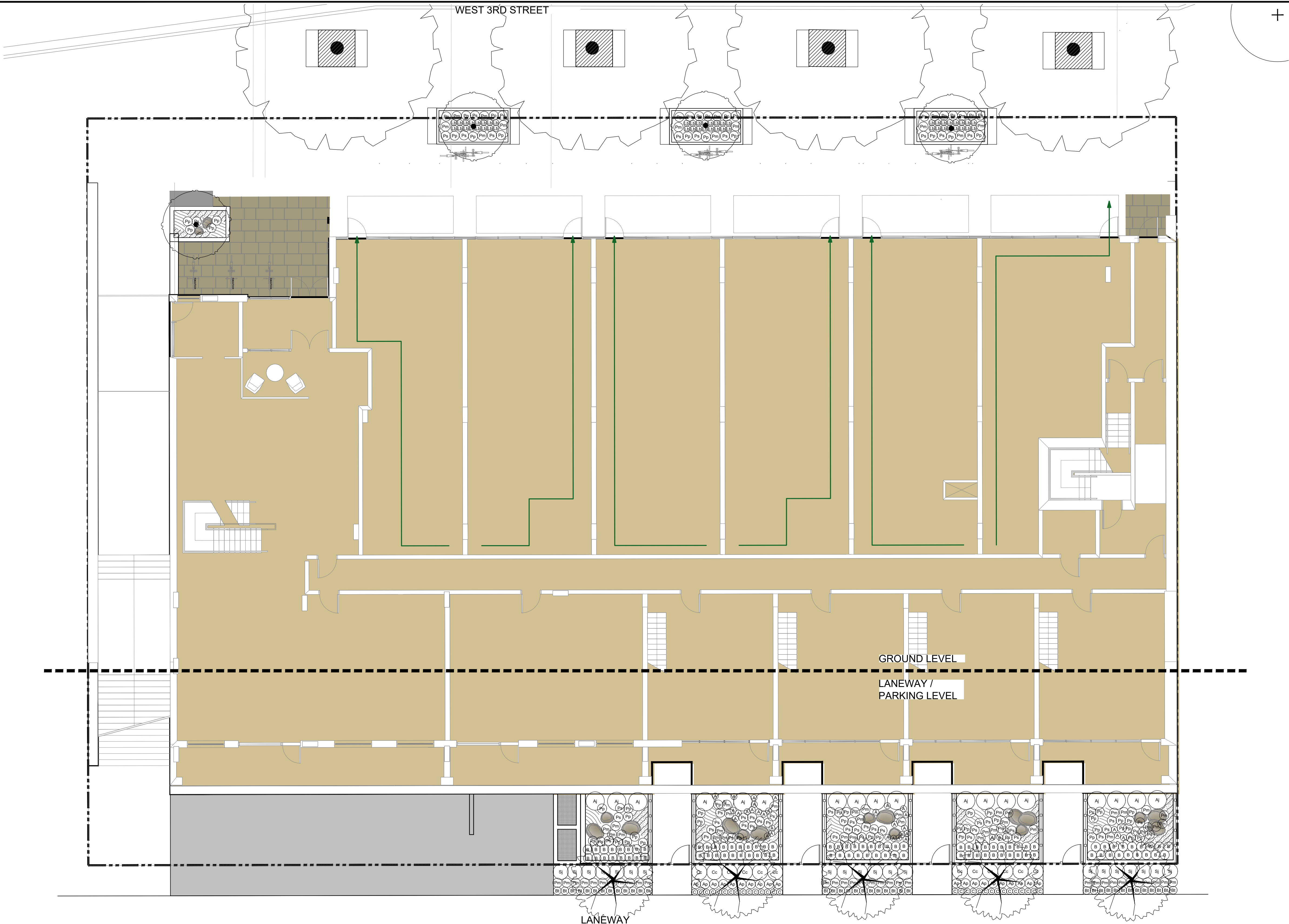


TREE SCHEDULE: ROOFTOP

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer circinatum / Vine Maple Uniform branching, nursery grown, dense tree, minimum 3 stems.	B&B	6cm	2.5m ht	6
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf Uniform branching, nursery grown, dense tree, 1.5m (5') std.	B&B	6cm	2.5m ht	6

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2019-50_149 WEST THIRD\DWG\SHEET\SL-03A PLANTING PLAN - GROUND FLOOR.DWG



PLANT SCHEDULE GROUND FLOOR

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ap	Andromeda polifolia 'Blue Ice' / Bog Rosemary Nursery grown, well established	..	0.45m	20
Al	Azalea japonica 'Girard's Kathy' / Girard's Kathy Azalea - white Nursery grown, well established	#3	0.9m	19
Bt	Berberis thunbergii 'Royal Burgundy' / Royal Burgundy Barberry Nursery grown, well established	#2	0.38m	38
B	Buxus x 'Green Velvet' / Boxwood Nursery grown, well established	#3	0.45m	93
Cc	Cotinus coggygria 'Velvety' / Velvety Compact Smokebush Nursery grown, well established	#2	0.75m	12
Sj	Skimmia japonica / Skimmia Nursery grown, well established	#2	0.75m	20

(Pm)	Polystichum munitum / Western Sword Fern Nursery grown, well established	#2	0.45m	80	
(Pp)	Polystichum polyblepharum / Japanese Tassel Fern Nursery grown, well established	#2	0.45m	56	
(Ps)	Polystichum setiferum / Soft Shield Fern Nursery grown, well established	#2	0.45m	56	
<u>GRASSES</u>		<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
(C)	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge Nursery grown, well established	#1	0.3m	30	
<u>PERENNIALS</u>		<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
(A)	Astilbe x arendsii 'Look at Me' / False Spiraea Nursery grown, well established	#1	0.3m	34	
(Lb)	Liriope spicata 'Big Blue' / Creeping Lily Turf Nursery grown, well established	#1	0.3m	48	

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Heliconia scoleroli / baby's tears Nursery grown, well established	#1	750mm	16
	Tiarella cordifolia / Foamflower Nursery grown, well established	#1	300mm	44

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

11	DY	Re-Issue for Re-zoning	Feb 03, 2022
10	DY	Re-Issue for Re-zoning	Dec 21, 2021
9	ET	Re-Issue for Re-zoning	Dec 16, 2021
8	DY	Re-Issue for DP	Nov 22, 2021
7	DY	Issue for Development Permit	Oct 29, 2021
6	DJ	Issue for Development Permit	July 20, 2021
5	DJ	Issue for Development Permit	July 09, 2021
4	DR	Issue for Development Permit	Mar 31, 2020
3	DR	Issue for Development Permit	Mar 26, 2020
2	DJ	Issue for Re-zoning	Mar 13, 2020
1	DJ	Issue for Development Permit	Dec 18, 2019
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of Vdz+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
-----	-----	-------------	------

REVISIONS TABLE FOR SHEET

Project:
149 WEST 3RD STREET
MIXED-USE DEVELOPMENT

Location:
149 West 3rd Street
North Vancouver, B.C.

Drawn: DC AL	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PA/HA/HP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:

PLANTING PLAN - GROUND FLOOR

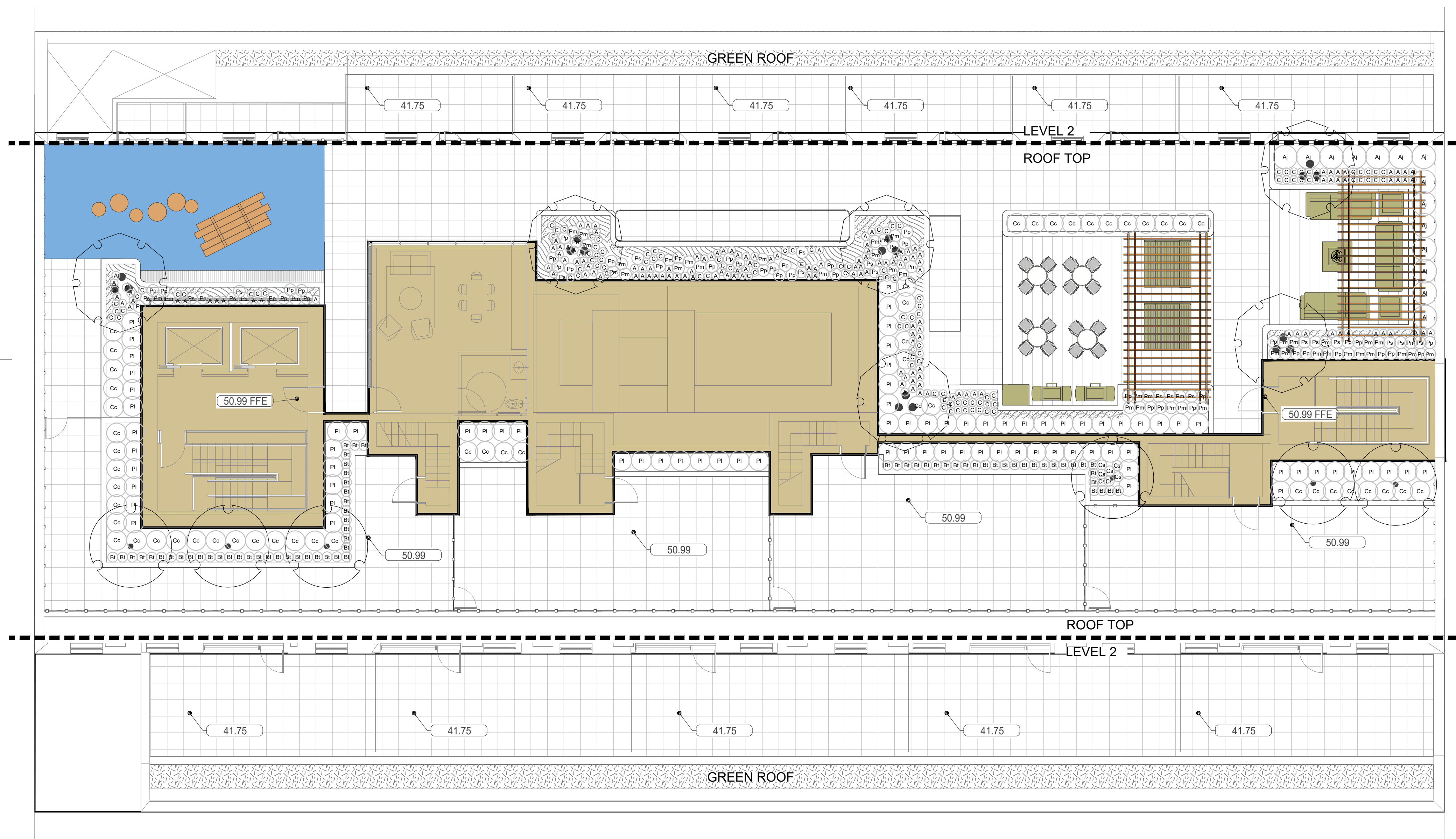


VDZ Project #:

DP2019-50

Drawing #:

L-03A



PLANT SCHEDULE ROOF

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
AJ	Azalea japonica 'Girard's Kathy' / Girard's Kathy Azalea - white Nursery grown, well established	#3	0.9m	14
BT	Berberis thunbergii 'Royal Burgundy' / Royal Burgundy Barberry Nursery grown, well established	#2	0.38m	42
CS	Cornus sericea 'Kelsey' / Kelseyi Dogwood Nursery grown, well established	#2	0.38m	7
Cc	Cotinus coggygia 'Velvetenny' / Velveteeny Compact Smokebush Nursery grown, well established	#2	0.75m	52
PI	Prunus lusitanica 'Lolita' / Little Leafed Portugal Laurel Nursery grown, well established	#2	0.75m	91
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Pm	Polystichum munitum / Western Sword Fern Nursery grown, well established	#2	0.45m	47
Pp	Polystichum polyblepharum / Japanese Tassel Fern Nursery grown, well established	#2	0.45m	43
Ps	Polystichum setiferum / Soft Shield Fern Nursery grown, well established	#2	0.45m	21
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
C	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge Nursery grown, well established	#1	0.3m	111
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Astilbe x arendsii 'Look at Me' / False Spiraea Nursery grown, well established	#1	0.3m	153
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Heliconia scoloriol / baby's tears Nursery grown, well established	#1	750mm	16
	Tiarella cordifolia / Foamflower Nursery grown, well established	#1	300mm	79

CONCEPT PLANT SCHEDULE LEVEL 2

GREEN ROOF	72.4 m ²			
Antennaria microphylla / Pussytoes	3.6 m ²	SP4	5%	
Armeria maritima / Common Thrift	3.6 m ²	SP4	5%	
Carex densa / Dense Sedge	7.2 m ²	SP4	10%	
Carex pachystachya / Chamisso Sedge	7.2 m ²	SP4	10%	
Carex tumulicola / Berkeley Sedge	7.2 m ²	SP4	10%	
Festuca rubra / Red Fescue	7.2 m ²	SP4	10%	
Fritillaria lanceolata / Chocolate Lily	3.6 m ²	SP4	5%	
Sedum album 'Mural' / Chubby Fingers	7.2 m ²	SP4	10%	
Sedum caudicola 'Lidakense' / Purple Stonecrop	7.2 m ²	SP4	10%	
Sedum reflexum 'Blue Spruce' / Blue Spruce-leaved Stonecrop	7.2 m ²	SP4	10%	
Sedum x 'Vera Jameson' / Vera Jameson Sedum	10.9 m ²	SP4	15%	

11	DY	Re-Issue for Re-zoning	Feb 03, 2022
10	DY	Re-Issue for Re-zoning	Dec 21, 2021
9	ET	Re-Issue for Re-zoning	Dec 16, 2021
8	DY	Re-Issue for DP	Nov 22, 2021
7	DY	Issue for Development Permit	Oct 29, 2021
6	DJ	Issue for Development Permit	July 20, 2021
5	DJ	Issue for Development Permit	July 09, 2021
4	DR	Issue for Development Permit	Mar 31, 2020
3	DR	Issue for Development Permit	Mar 26, 2020
2	DJ	Issue for Re-zoning	Mar 13, 2020
1	DJ	Issue for Development Permit	Dec 18, 2019
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of Vdz+A and may not be reproduced or used for other projects without permission.

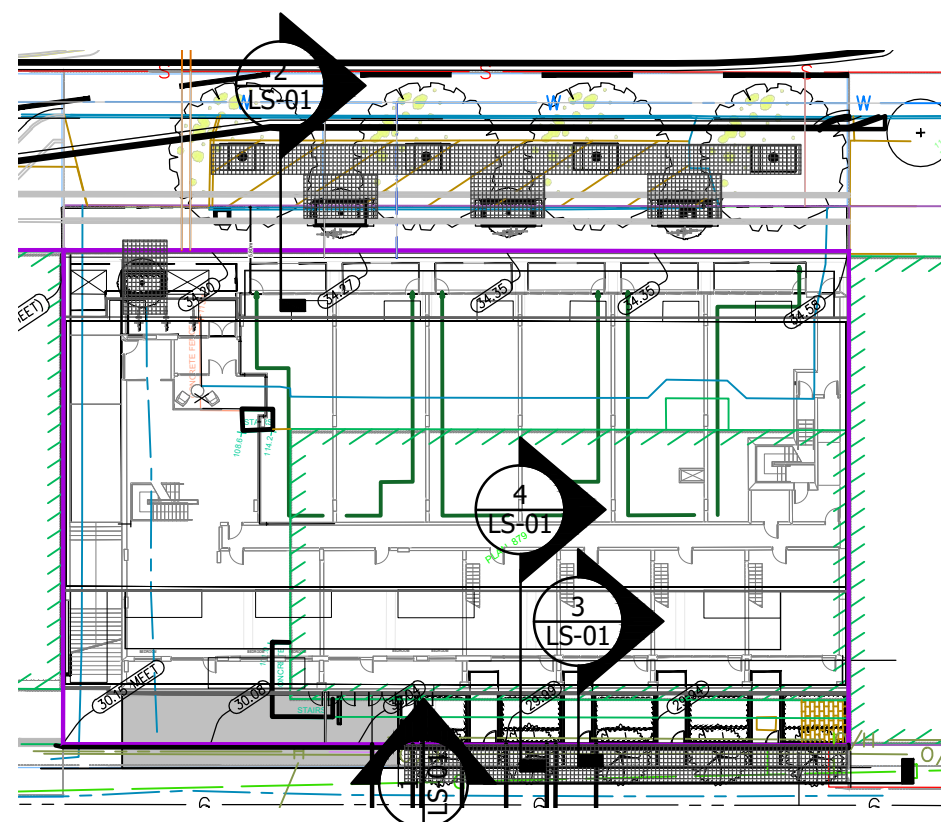
No.	By:	Description	Date
-----	-----	-------------	------

REVISIONS TABLE FOR SHEET

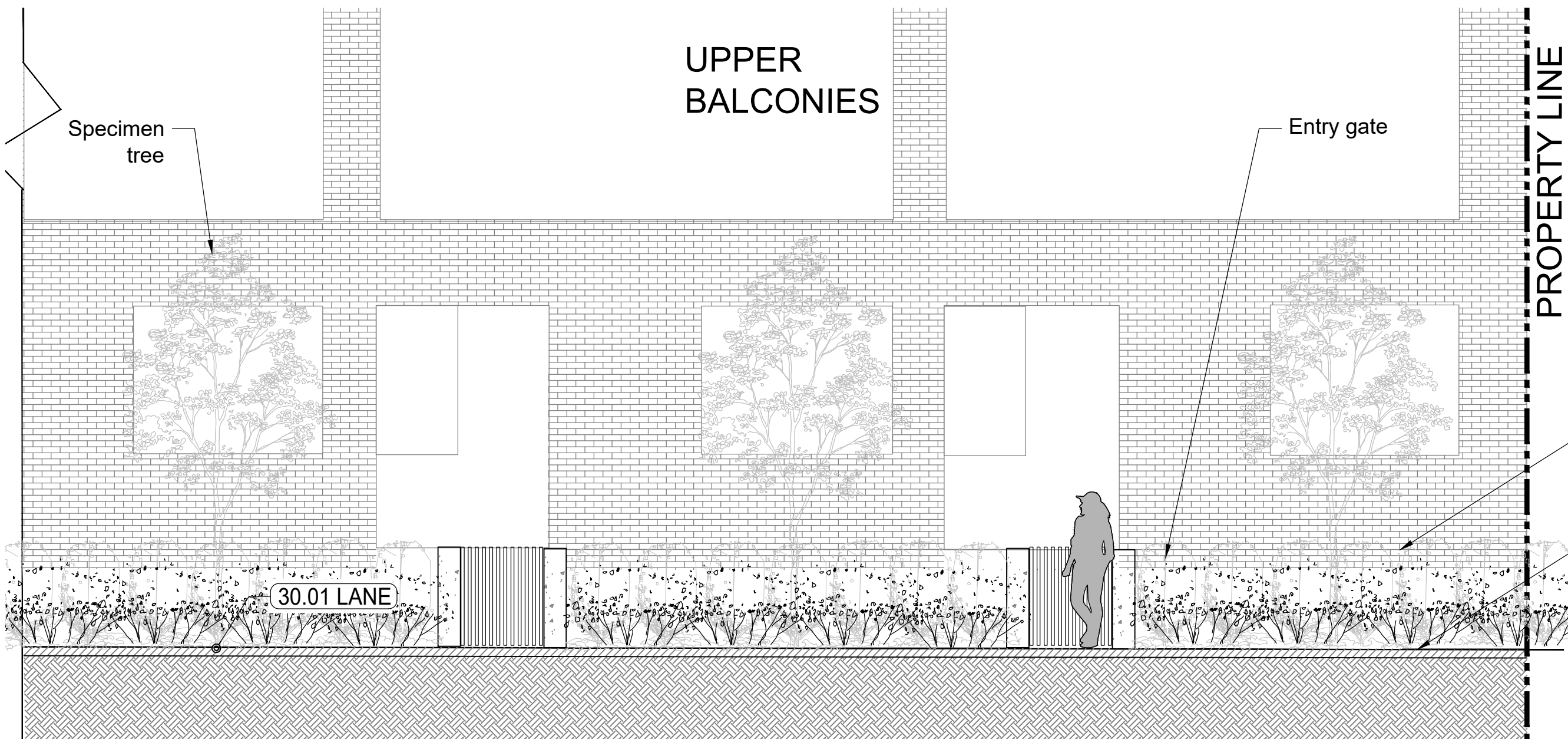
Project:
149 WEST 3RD STREET
MIXED-USE DEVELOPMENT

Location:
149 West 3rd Street
North Vancouver, B.C.

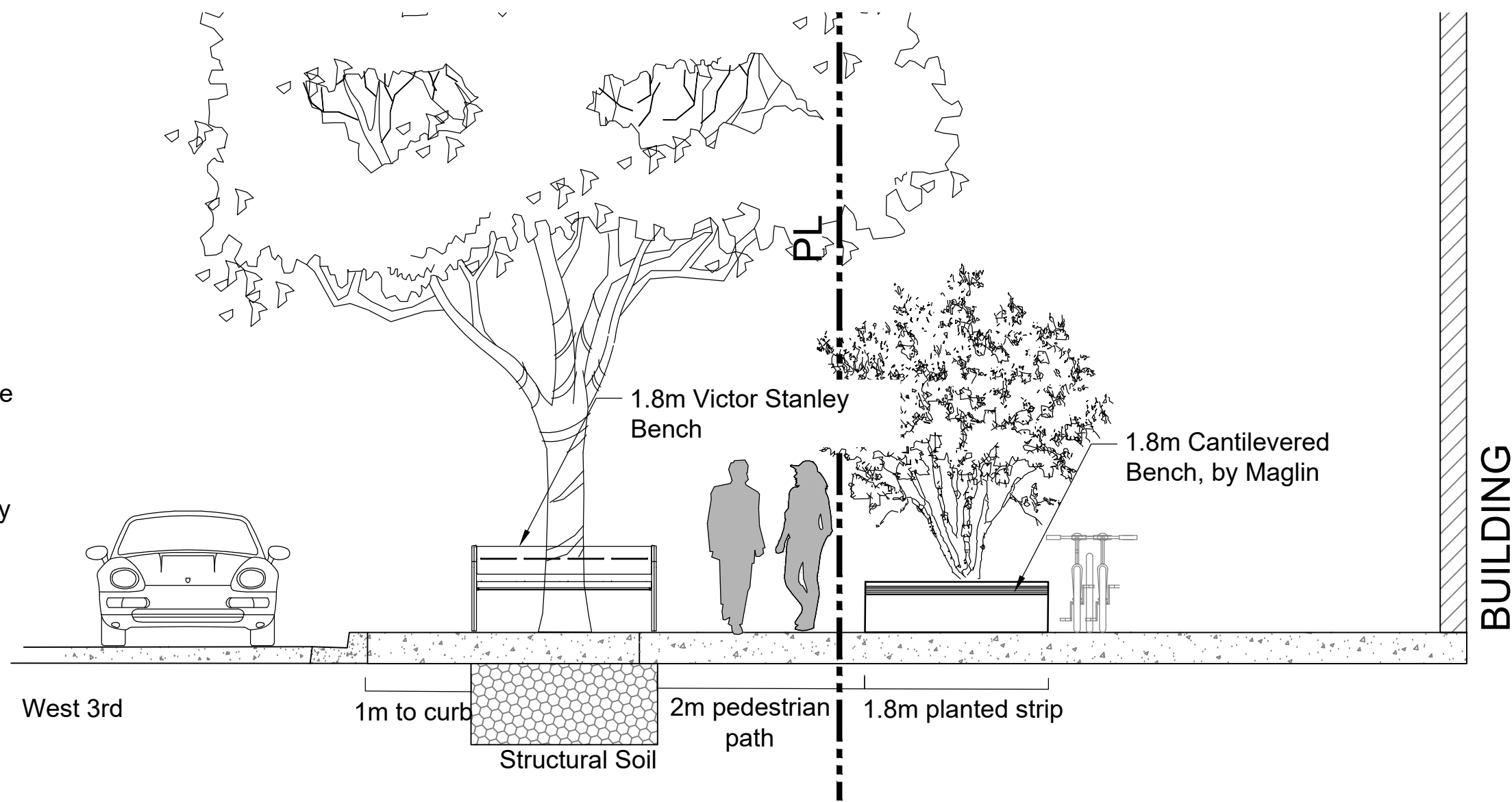
Drawn: DC AL	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/PPA/PA/PAHP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



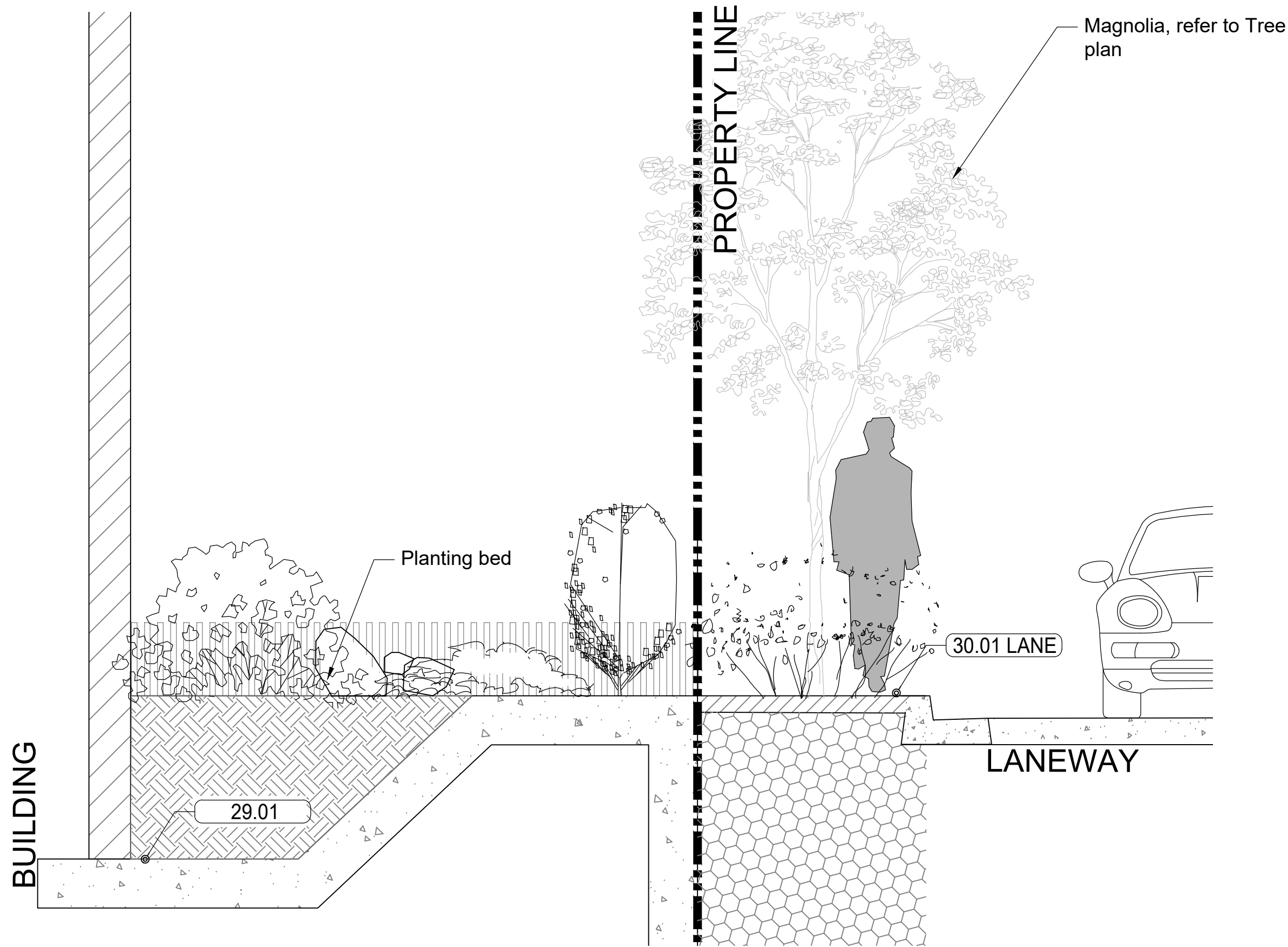
1 KEY PLAN
NTS



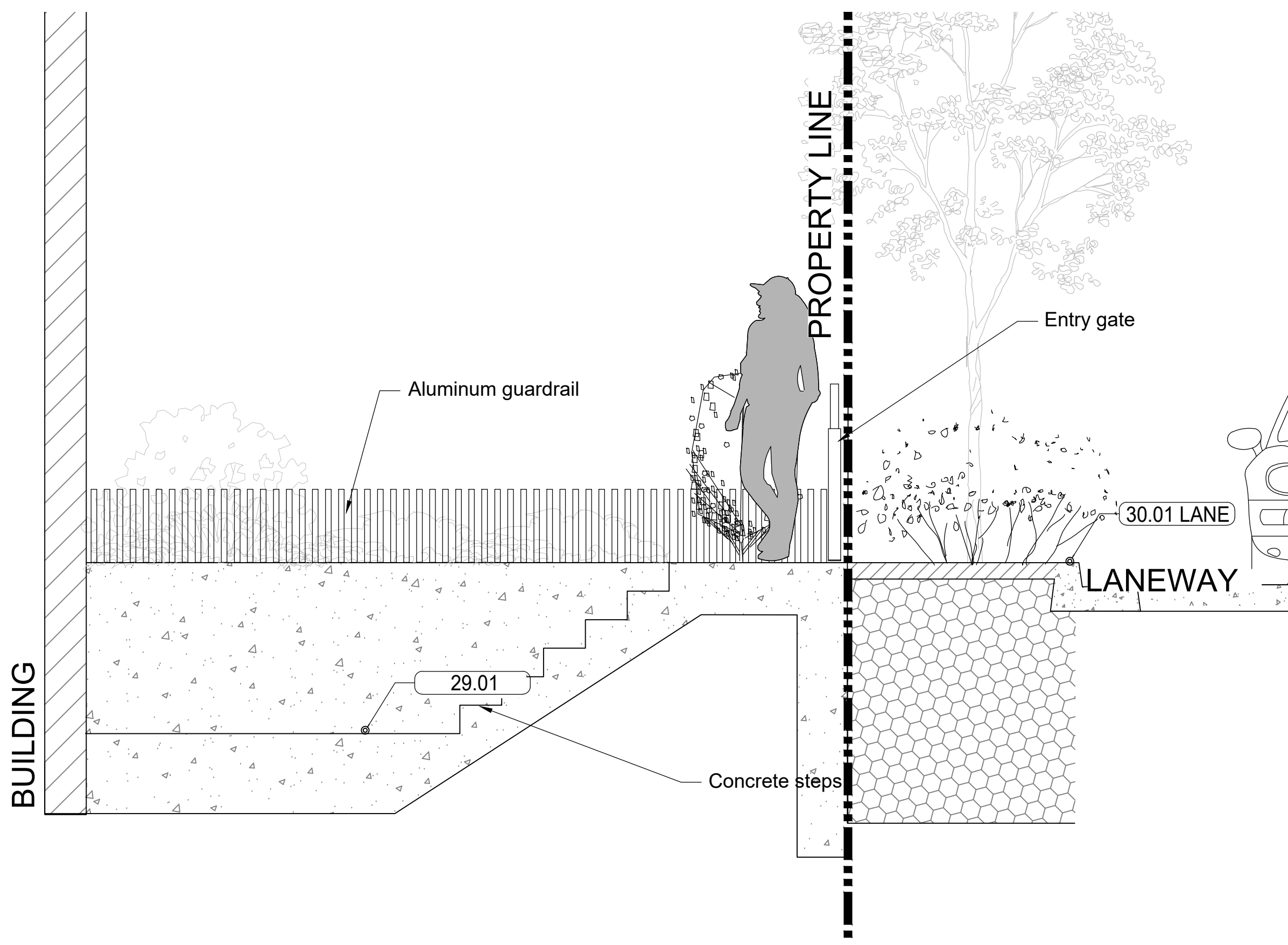
2 SECTION 1
Scale 1:50



3 SECTION 2
Scale 1:50



4 SECTION 3
Scale 1:25



5 SECTION 4
Scale 1:25

No.	By:	Description	Date
11	DY	Re-Issue for Re-zoning	Feb 03, 2022
10	DY	Re-Issue for Re-zoning	Dec 21, 2021
9	ET	Re-Issue for Re-zoning	Dec 16, 2021
8	DY	Re-Issue for DP	Nov 22, 2021
7	DY	Issue for Development Permit	Oct 29, 2021
6	DJ	Issue for Development Permit	July 20, 2021
5	DJ	Issue for Development Permit	July 09, 2021
4	DR	Issue for Development Permit	Mar 31, 2020
3	DR	Issue for Development Permit	Mar 26, 2020
2	DJ	Issue for Re-zoning	Mar 13, 2020
1	DJ	Issue for Development Permit	Dec 18, 2019

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. This drawing and design is the property of V&Z+A and may not be reproduced or used for other projects without permission.

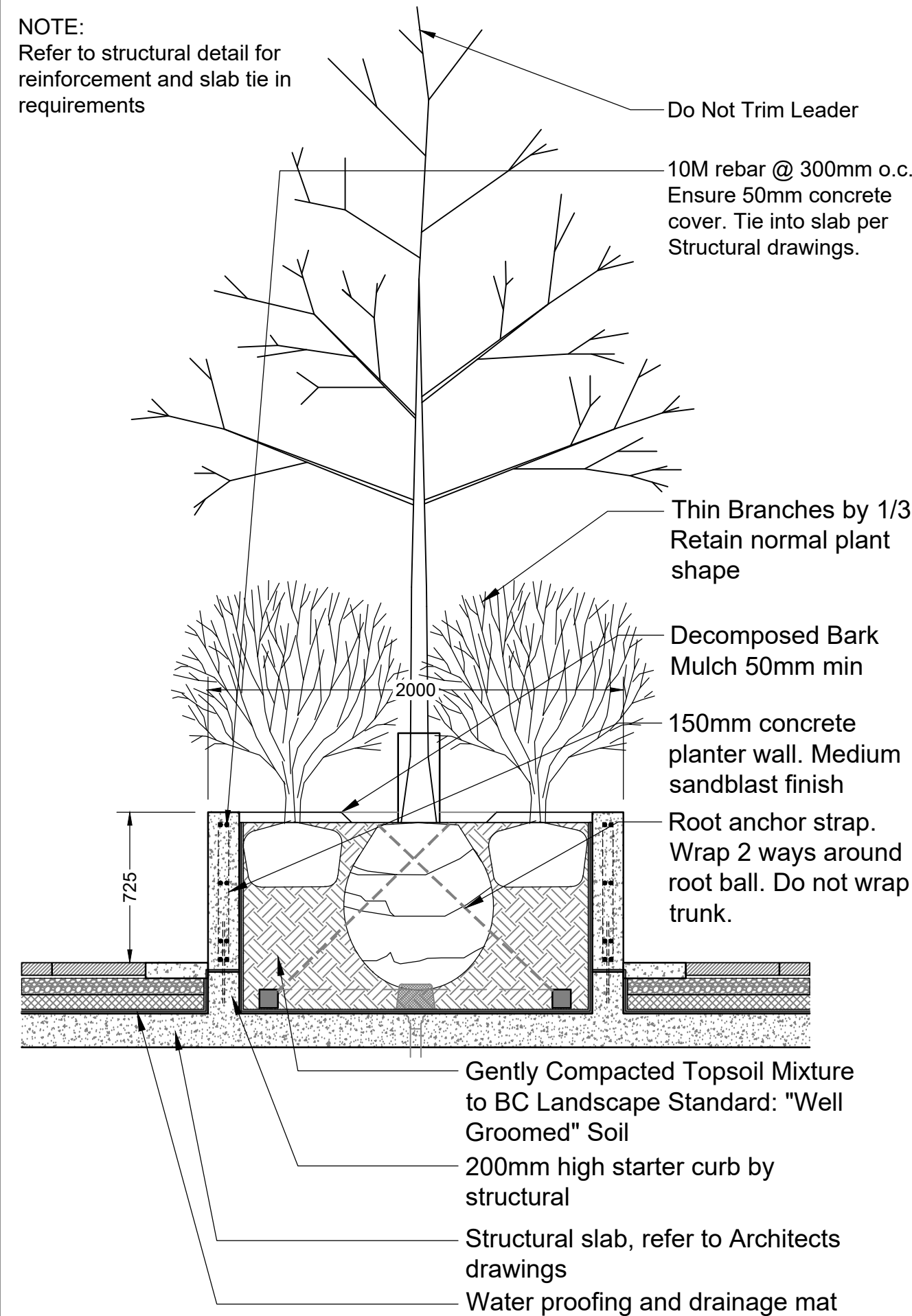
No.	By:	Description	Date
-----	-----	-------------	------

REVISIONS TABLE FOR SHEET

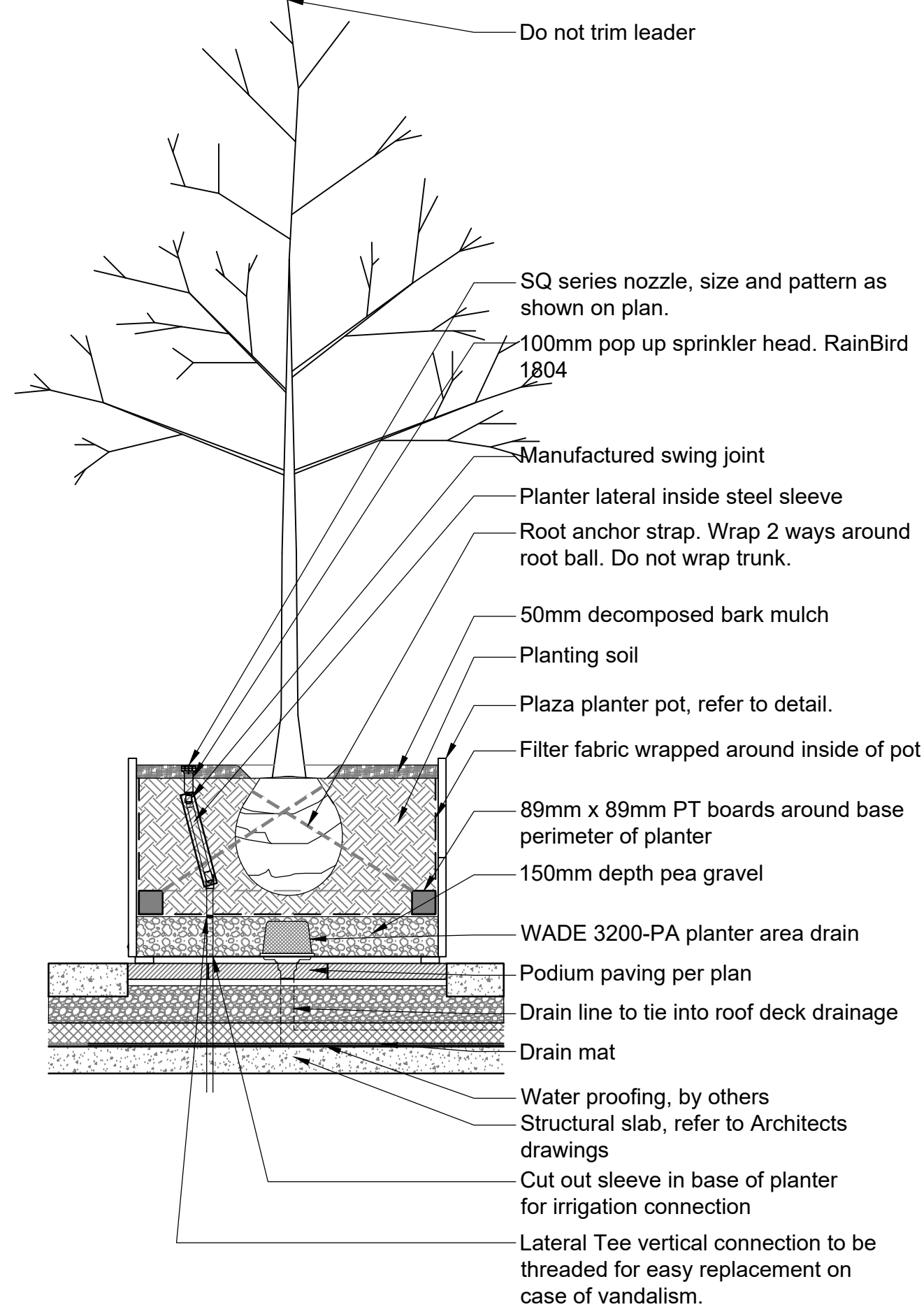
Project:
149 WEST 3RD STREET
MIXED-USE DEVELOPMENT

Location:
149 West 3rd Street
North Vancouver, B.C.

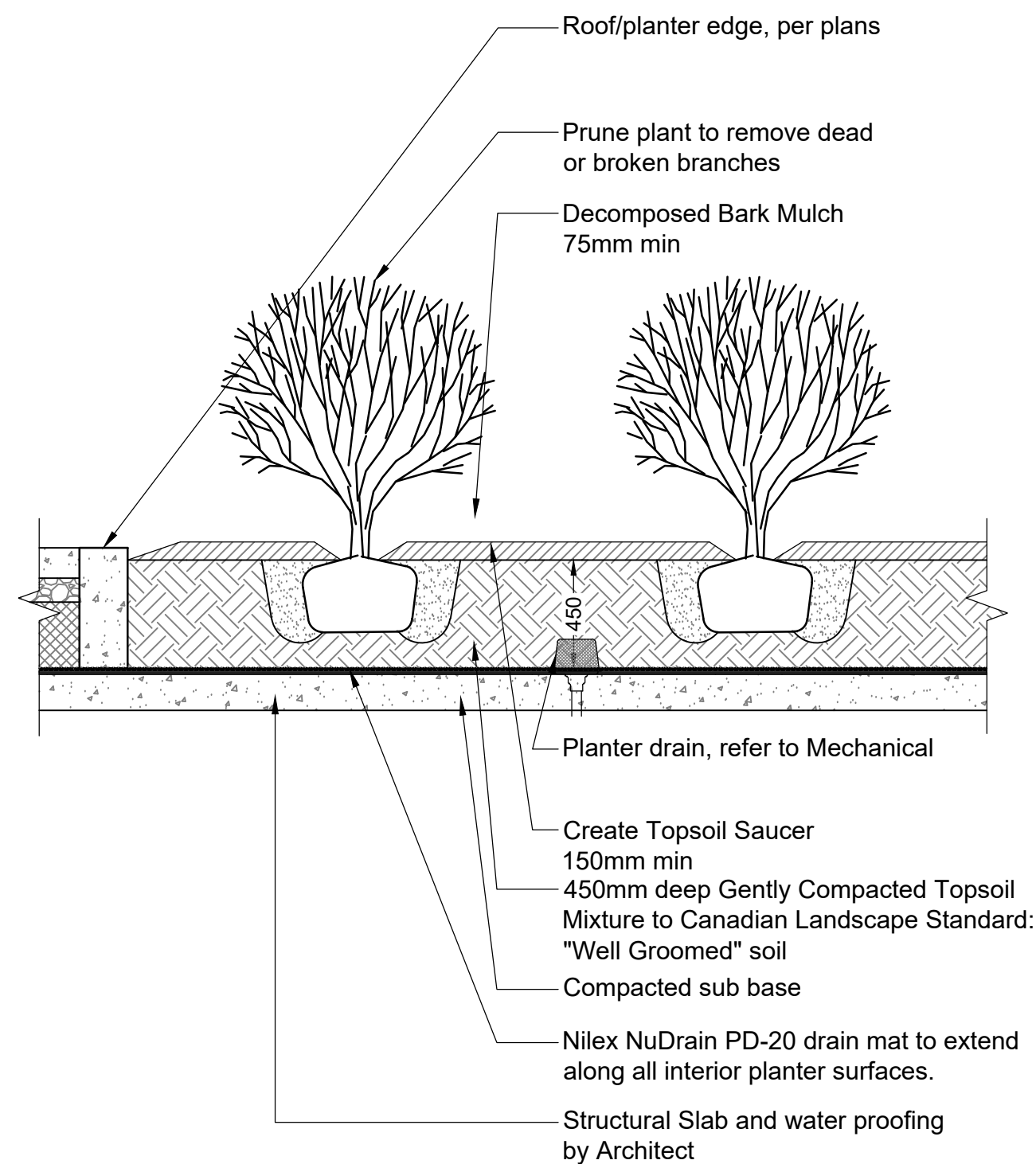
Drawn: AL DR	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: As Shown	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PA/HAP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



1 CONCRETE PLANTER ON SLAB
Scale 1:25

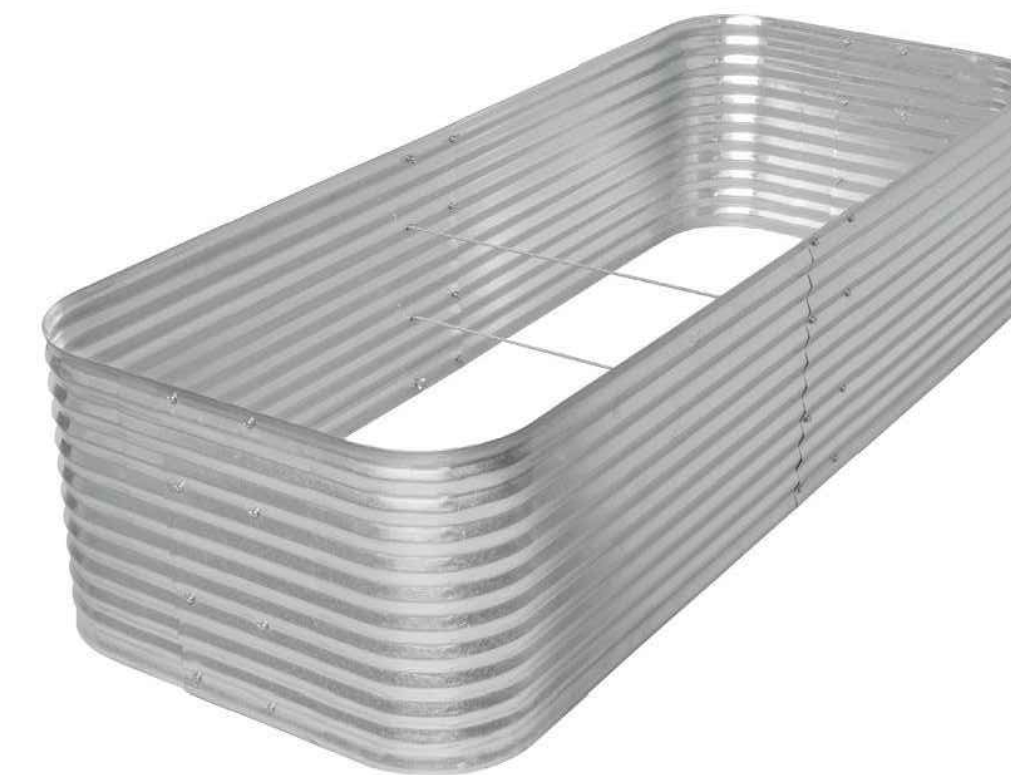


2 PLANTER ON SLAB
Scale 1:25



- NOTES:
1. Remove all string, twine, pots, tags from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 3. Topsoil sauces diameter to be 1.5X diameter of plant container.
 4. O.C. spacing per planting plan.

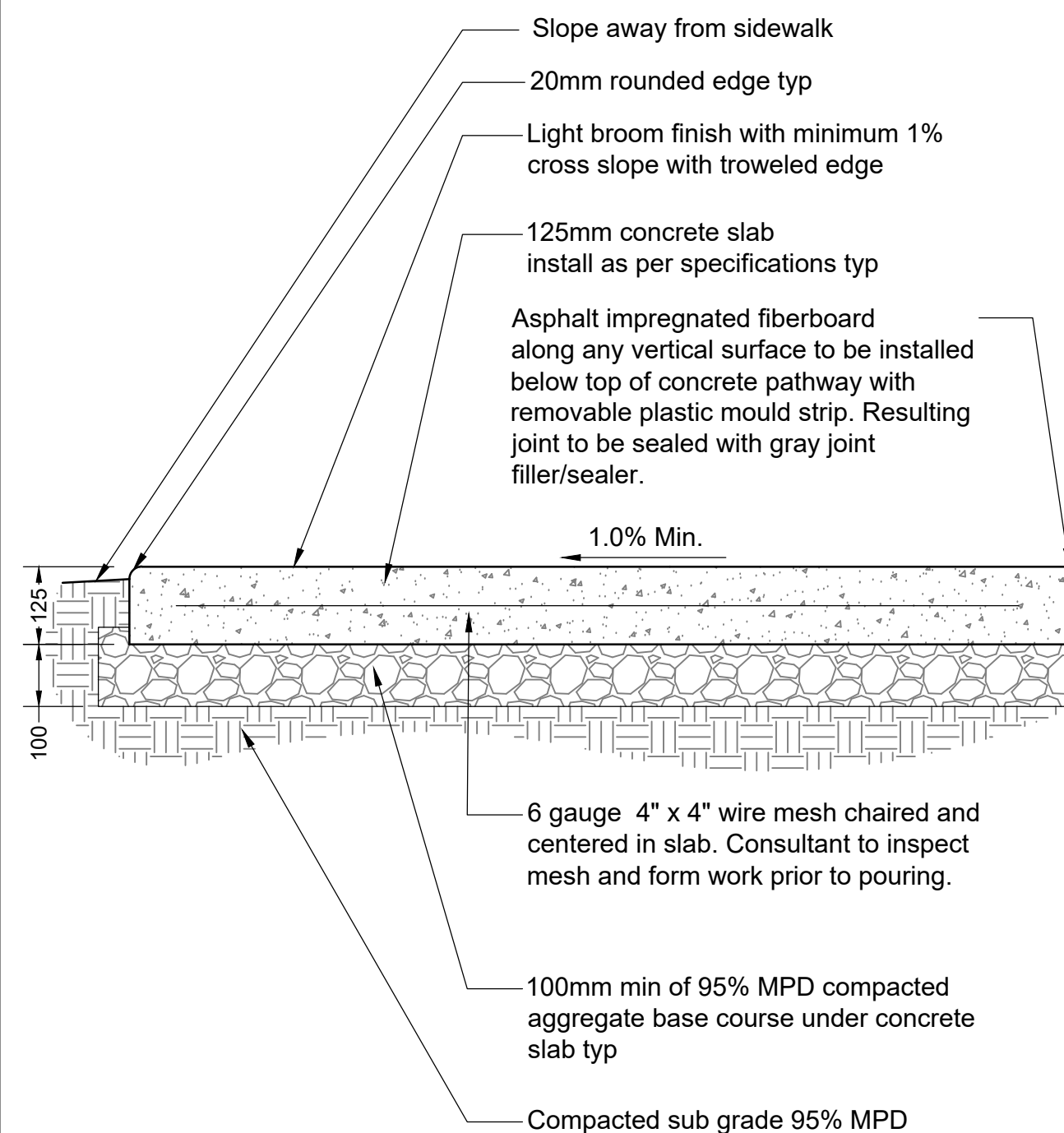
3 SHRUB PLANTING ON SLAB



Community planter

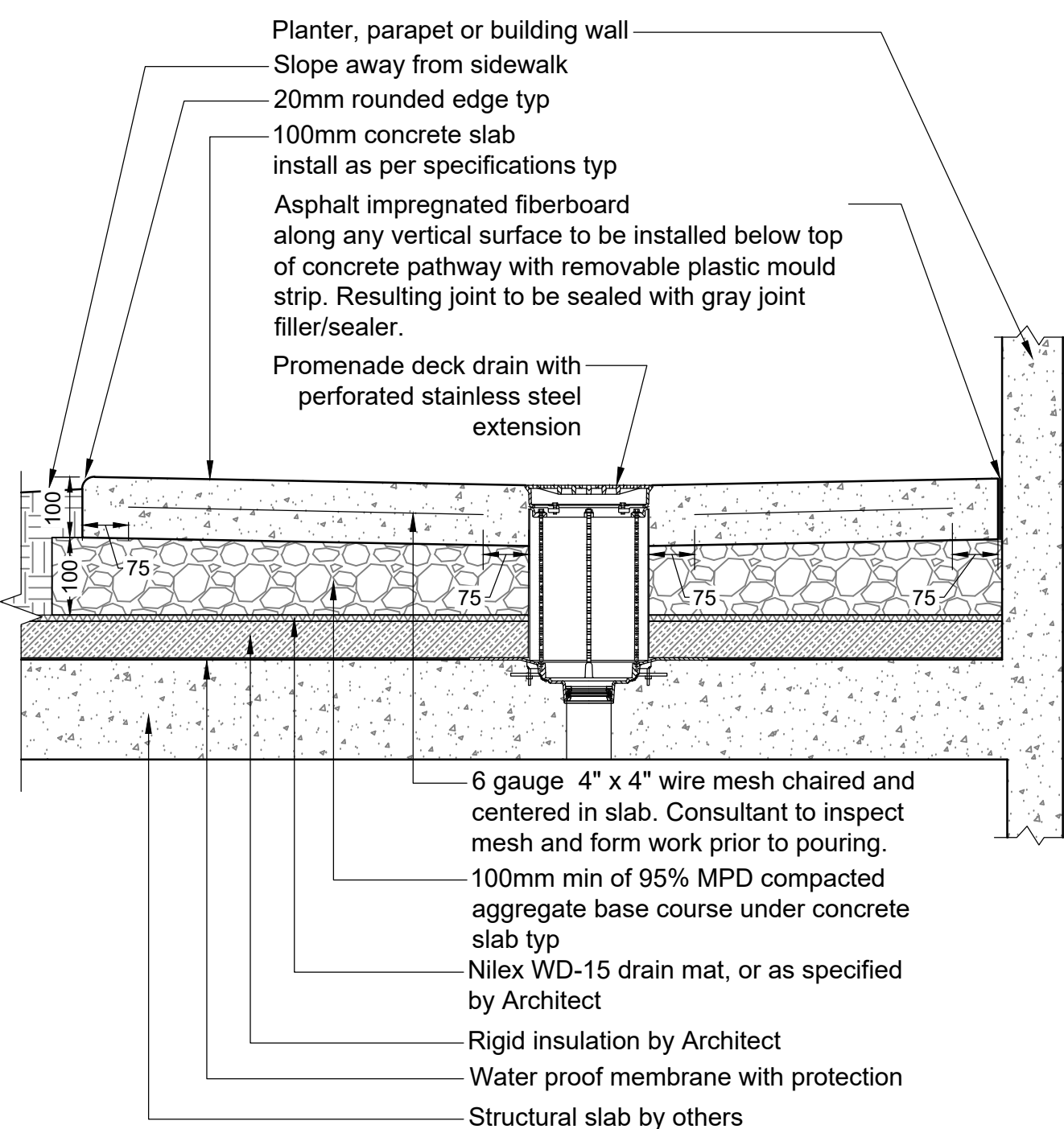
4 COMMUNITY PLANTER

Scale NTS



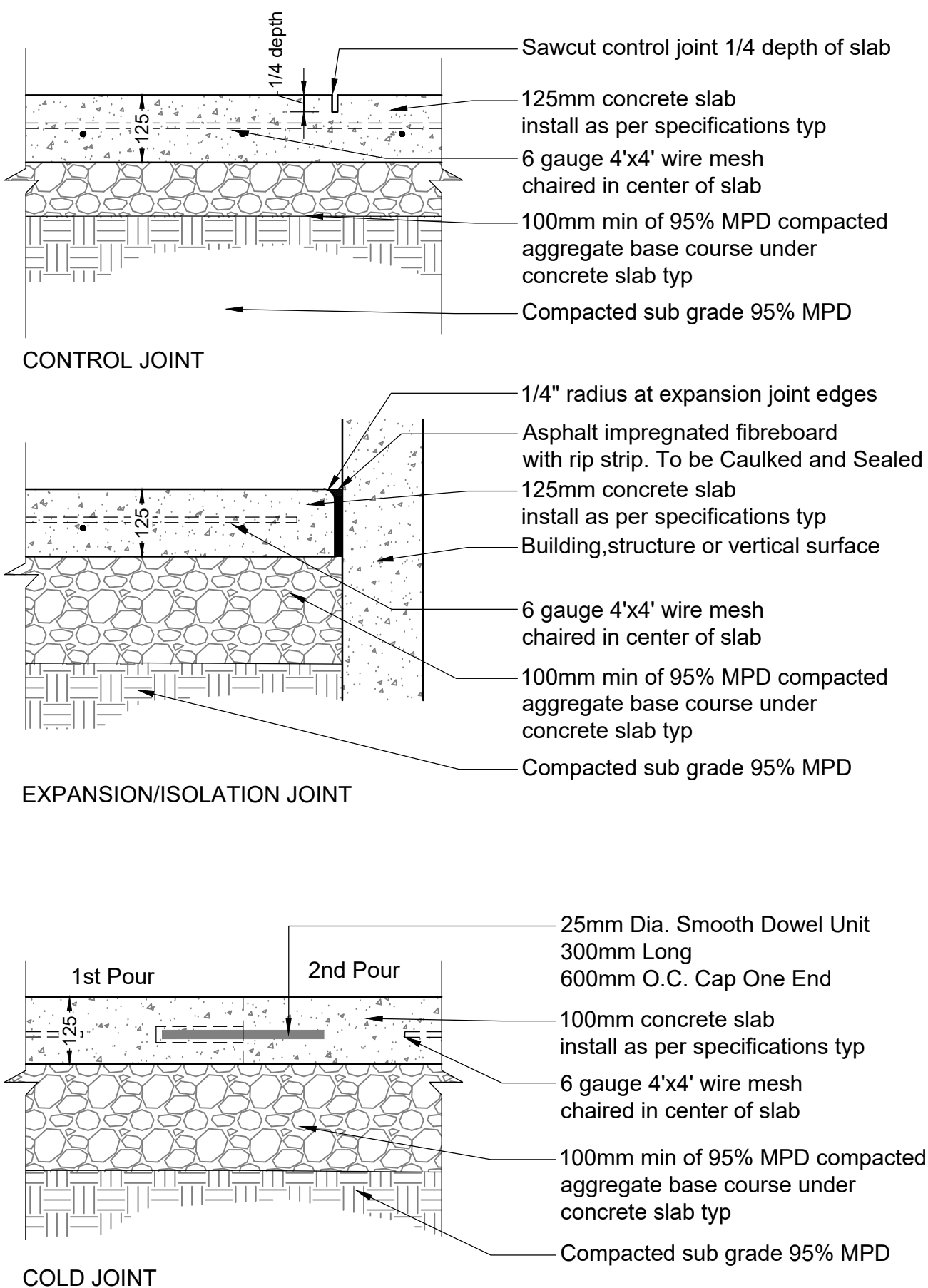
- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal sorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center soreline on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joint every 3000mm o.c. both ways.
 7. Contractor to contact Landscape Architect for soreline approval prior to cutting.

5 CONCRETE PAVING

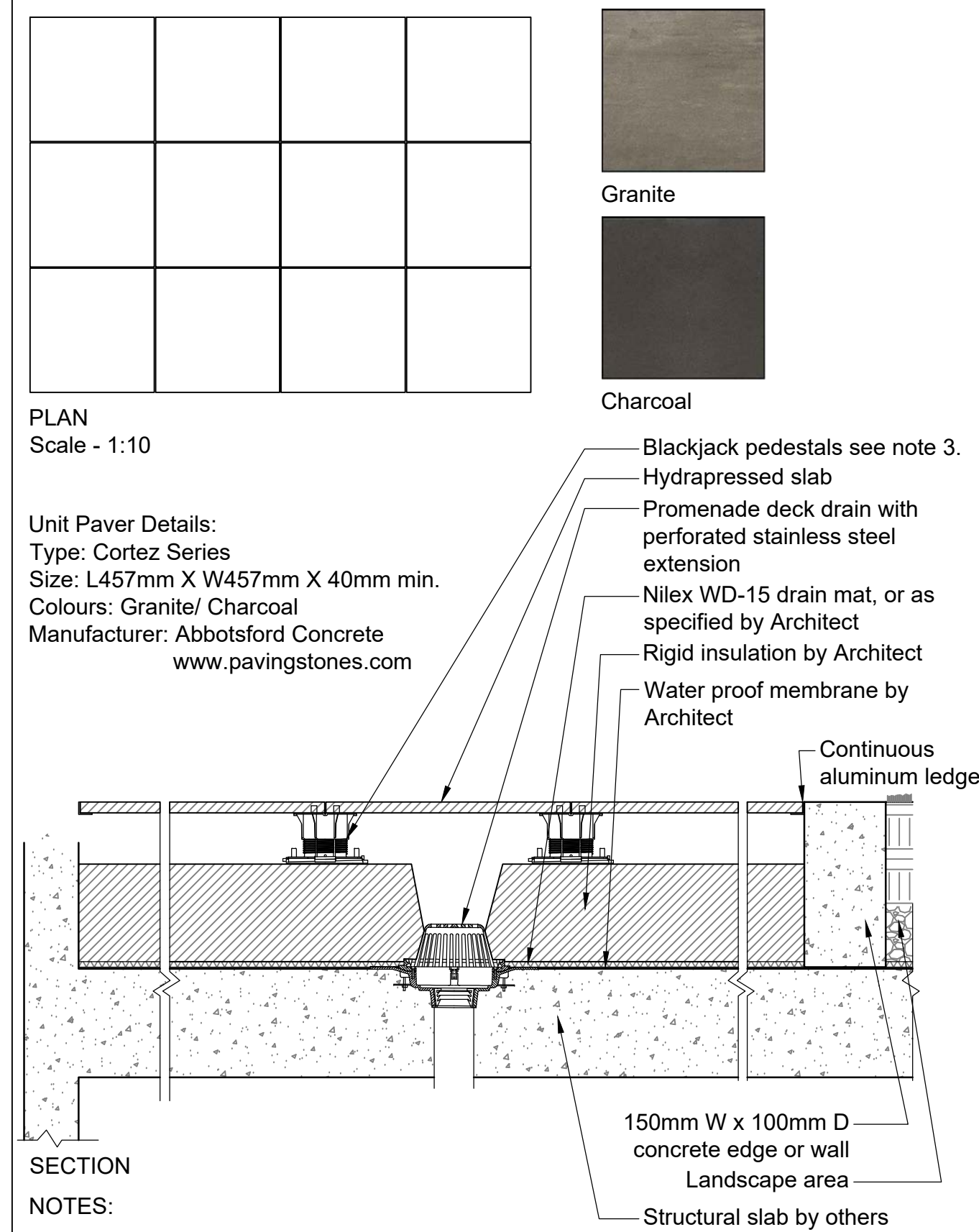


- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
4. All components as specified or approved alternate.
5. Concrete to slope to drain.
6. Expansion joint every 3000mm o.c. both ways.

6 CONCRETE ON SLAB
Scale 1:10



7 CONCRETE JOINTS



1. All components as specified or approved alternate.
2. Contractor to provide cut sheets of all components for Landscape Architect approval.
3. Blackjack Screwjack or OneStep system depending on depth to slab.
4. Aluminum ledge to be secured to wall/curb with concrete screws.

8 HYDRAPRESSED SLAB
Scale 1:10

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO
100-9181 Church St
Fort Langley, BC
V1M 2R8

MOUNT PLEASANT STUDIO
102-355 Kingsway
Vancouver, BC
V5T 3J7

www.vdz.ca 604-882-0024

11	DY	Re-issue for Re-zoning	Feb 03, 2022
10	DY	Re-issue for Re-zoning	Dec 21, 2021
9	ET	Re-issue for Re-zoning	Dec 16, 2021
8	DY	Re-issue for DP	Nov 22, 2021
7	DY	Issue for Development Permit	Oct 29, 2021
6	DJ	Issue for Development Permit	July 20, 2021
5	DJ	Issue for Development Permit	July 09, 2021
4	DR	Issue for Development Permit	Mar 31, 2020
3	DR	Issue for Development Permit	Mar 26, 2020
2	DJ	Issue for Re-zoning	Mar 13, 2020
1	DJ	Issue for Development Permit	Dec 18, 2019
No. By:		Description	Date

REVISIONS TABLE FOR DRAWINGS

- © Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
149 WEST 3RD STREET
MIXED-USE DEVELOPMENT

Location:
149 West 3rd Street
North Vancouver, B.C.

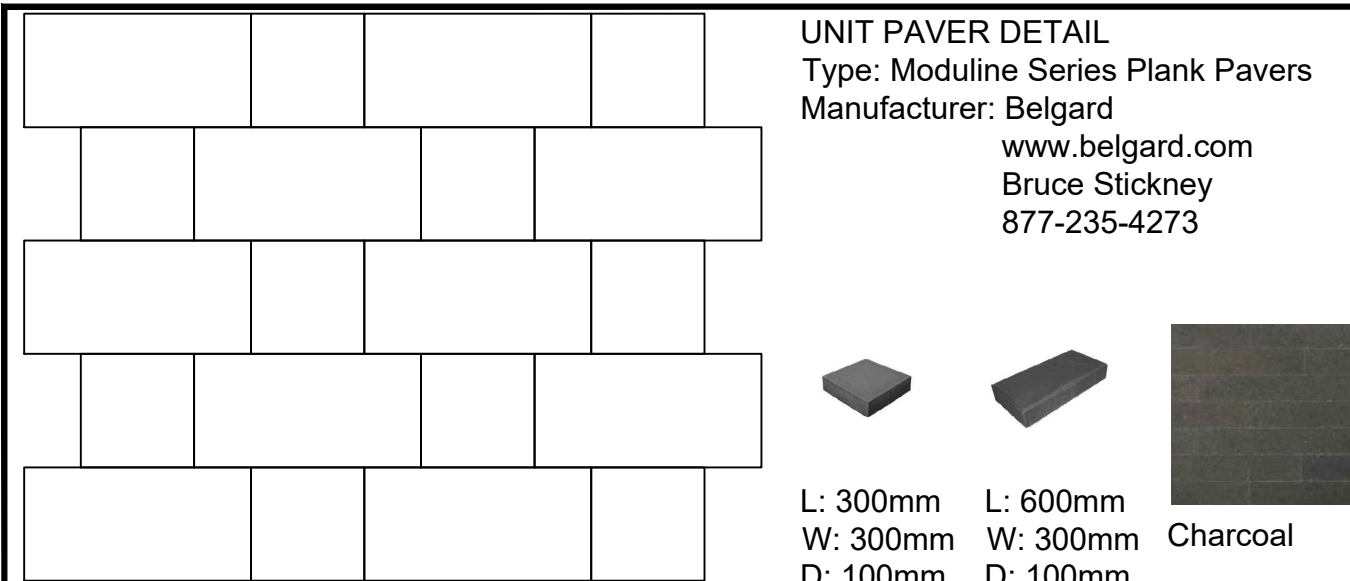
Drawn:	Stamp:
--------	--------

AL	

Checked:	
DJ	

Approved: DJ	Original Sheet Size: 24"x36"
-----------------	---------------------------------

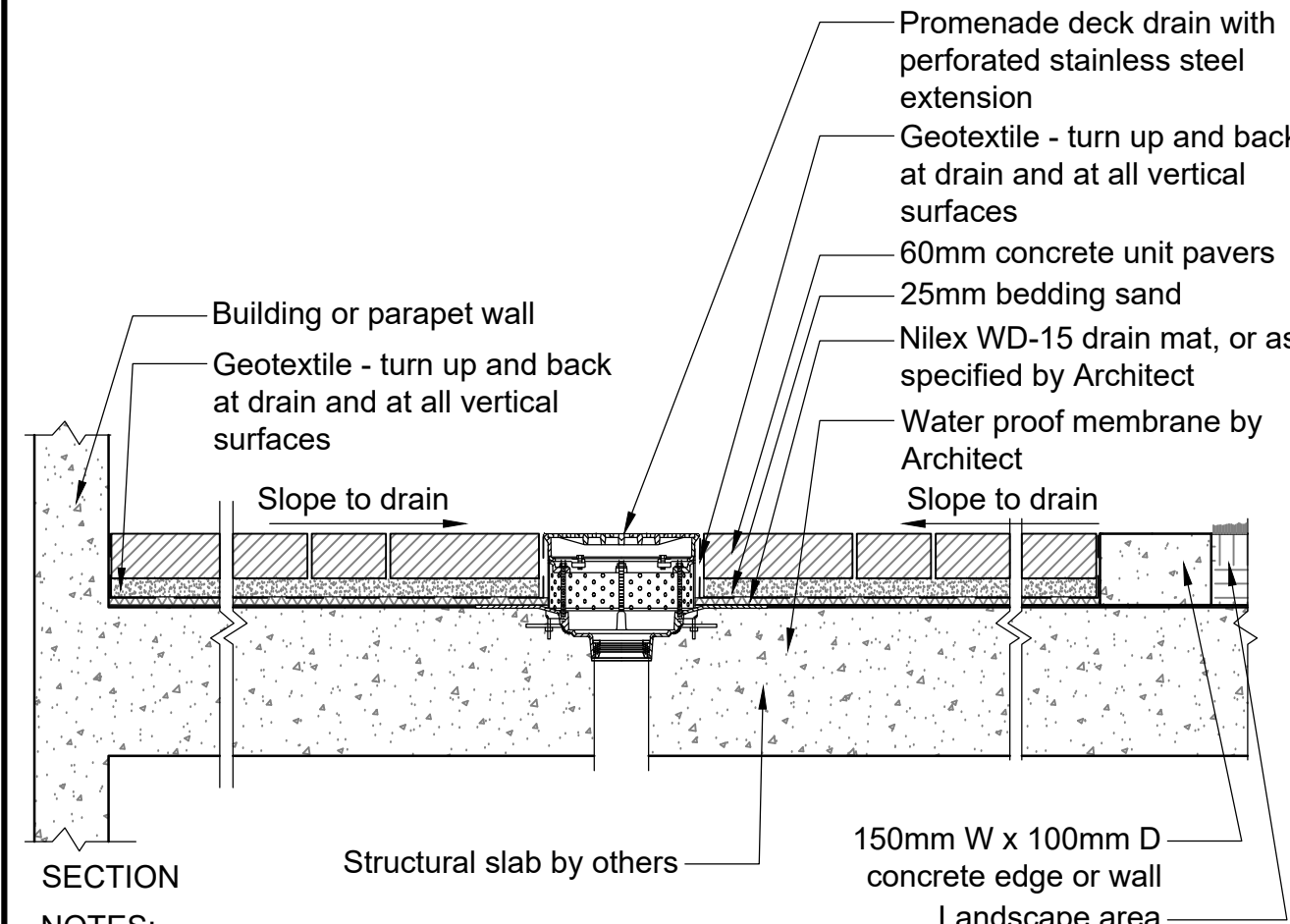
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/GDP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.
As Shown	



UNIT PAVER DETAIL
Type: Moduline Series Plank Pavers
Manufacturer: Belgard
www.belgard.com
Bruce Stickney
877-235-4273

L: 300mm W: 300mm D: 100mm
L: 600mm W: 300mm D: 100mm
Charcoal

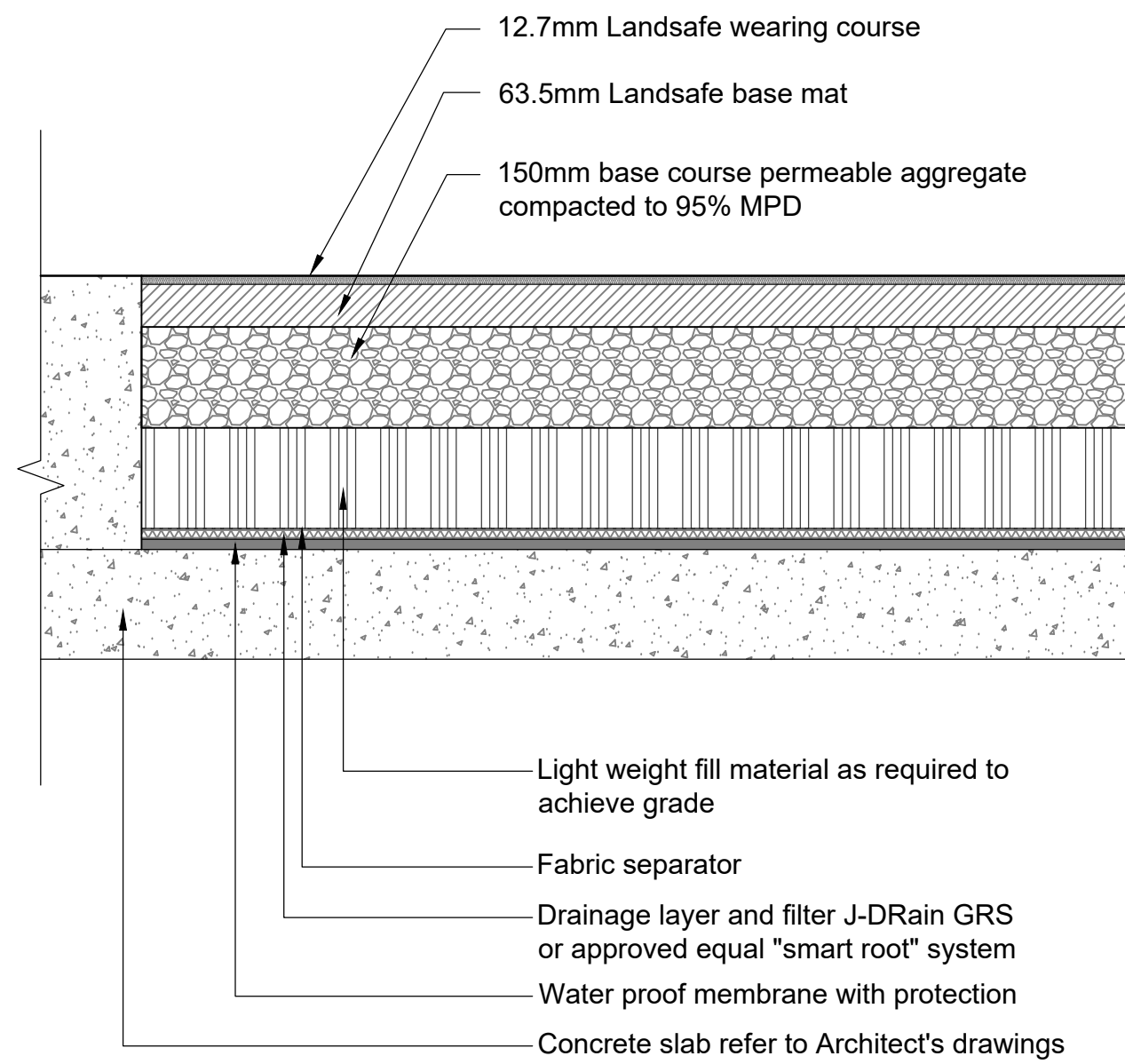
PLAN
Scale - 1:20



- NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
 2. All joint sand to meet ASTM C144 or CSA A179.
 3. All components as specified or approved alternate.
 4. Contractor to provide cut sheets of all components for Landscape Architect approval.
 5. Contractor to ensure no visible pooling occurs on paver surface.
 6. All joints to be tight fit.
 7. All paver cuts to be minimum $\frac{1}{3}$ Paver.

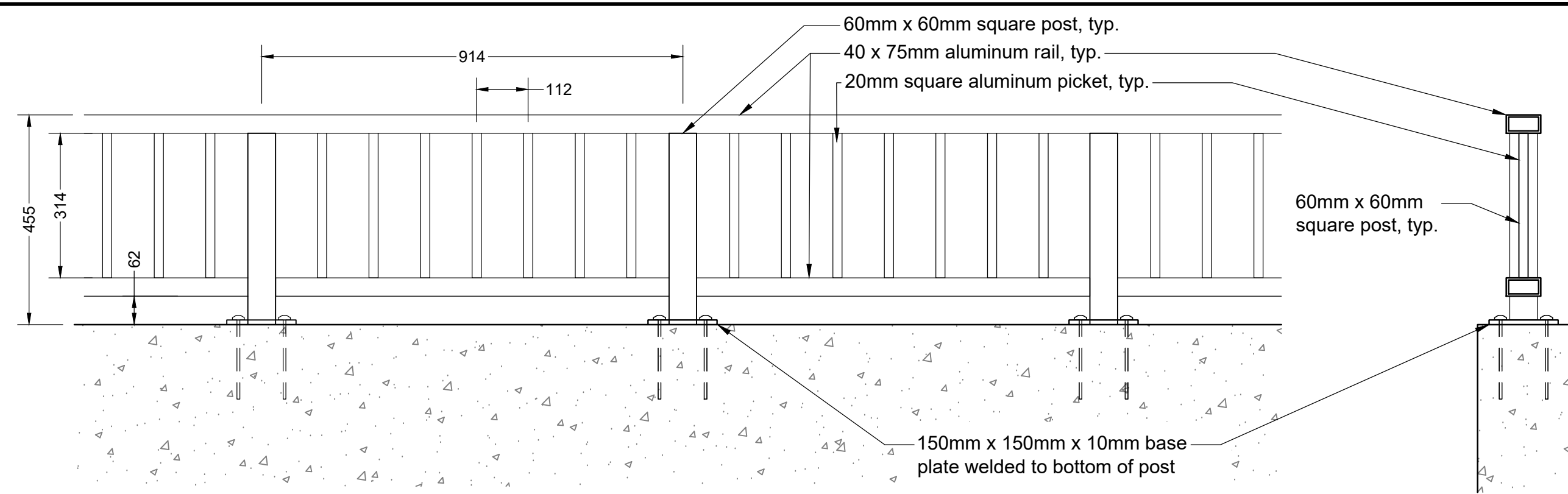
1 UNIT PAVERS OVER PARKADE

Scale 1:10



2 RUBBER SURFACE ON SLAB

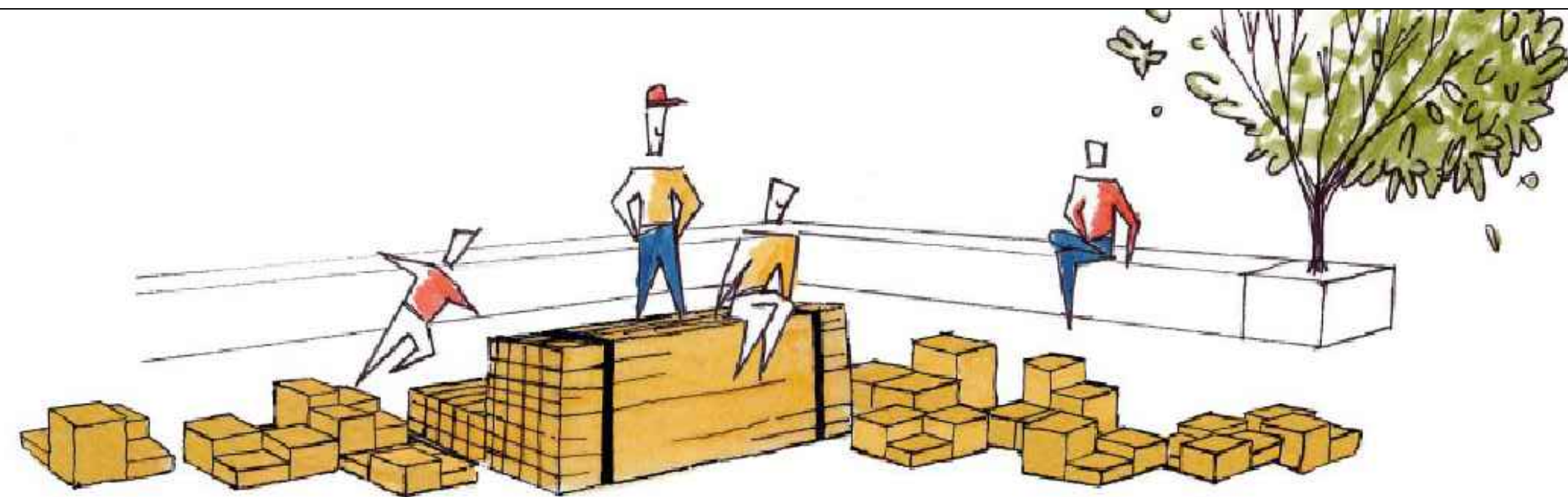
Scale 1:10



- NOTES:
1. All hardware to be hot dip galvanized.
 2. Railing to receive a matt black rough finish.

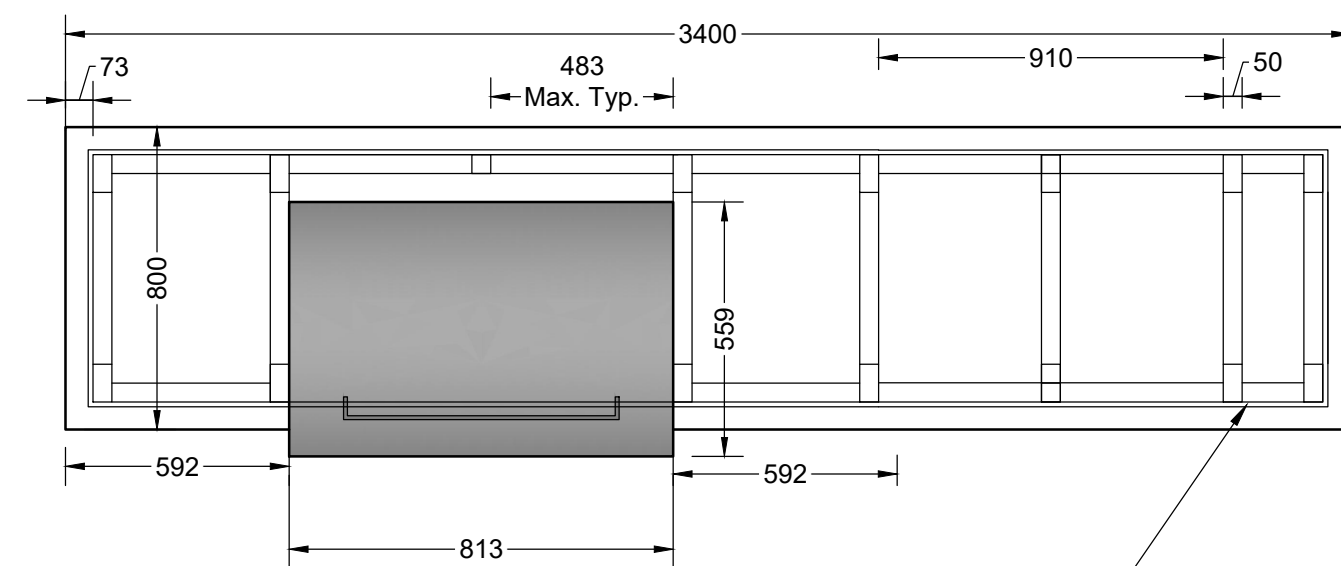
3 RAILING ON WALL

Scale 1:10



4 LUMBER STACK MULTI-PURPOSE CLIMBING / SEATING AREA

NTS

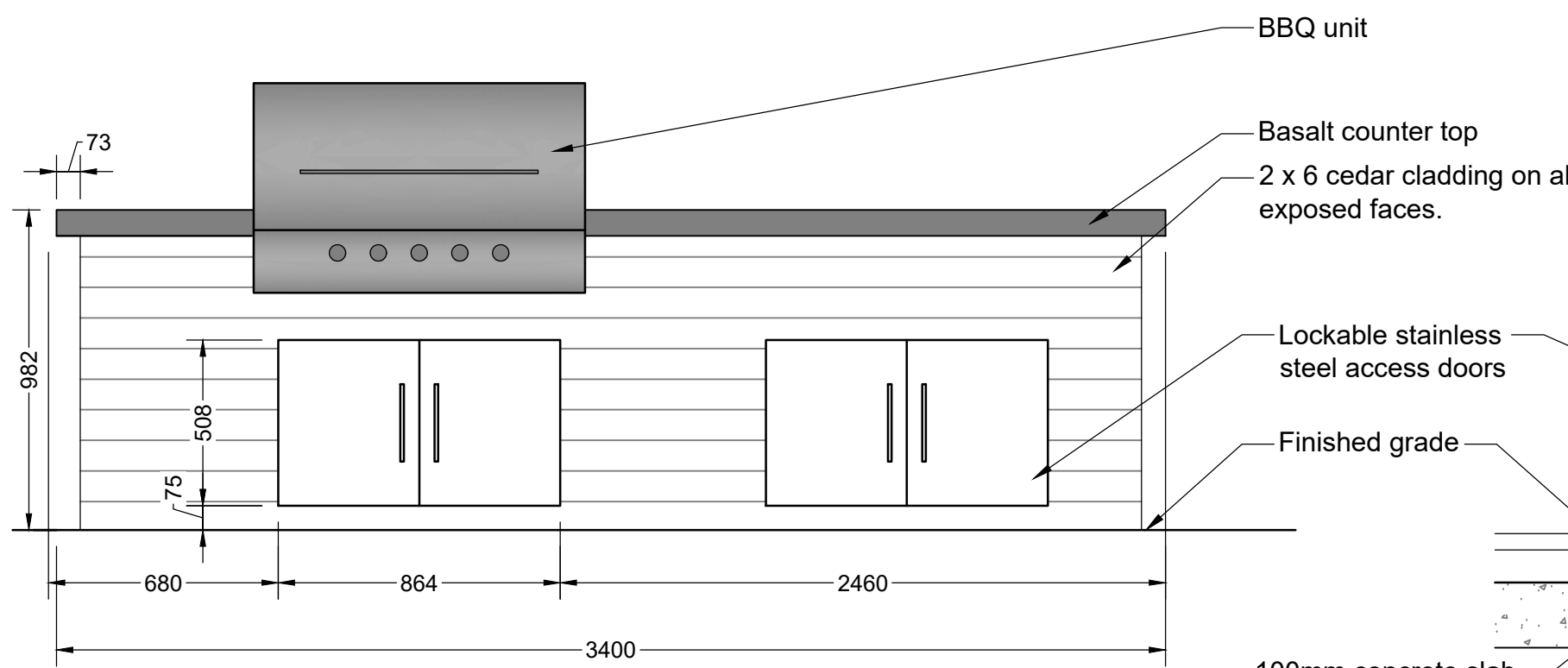


Inside edge cedar cladding



GRILL SPECIFICATIONS	
Material	All 304 Stainless Steel
Cooking Surface	540 sq. inches (30" x 18")
Primary Burner BTU's	63,000
Backburner BTU's	18,000
Cut Out Dimensions	32" w x 18" (2" d x 12" h)

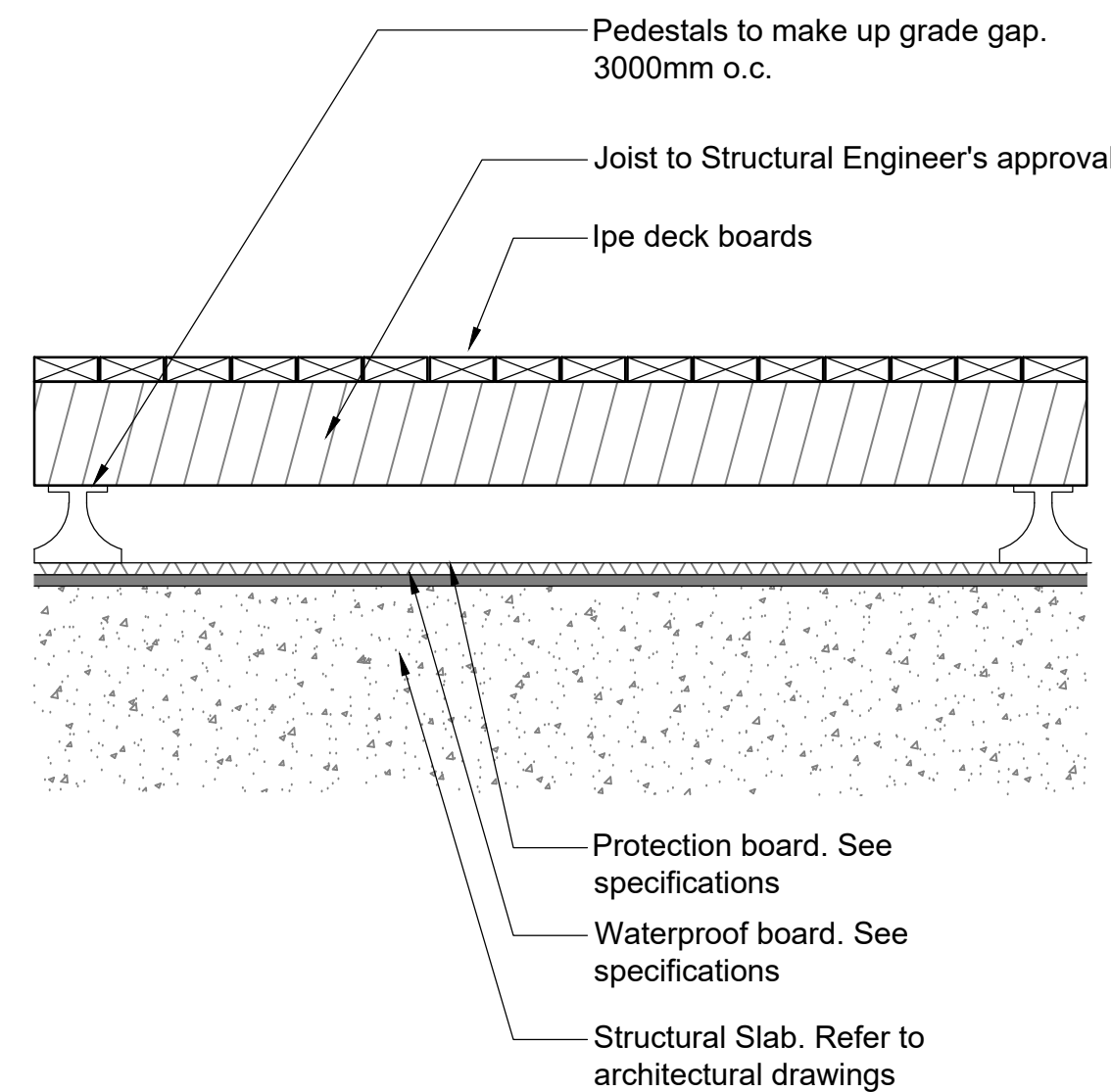
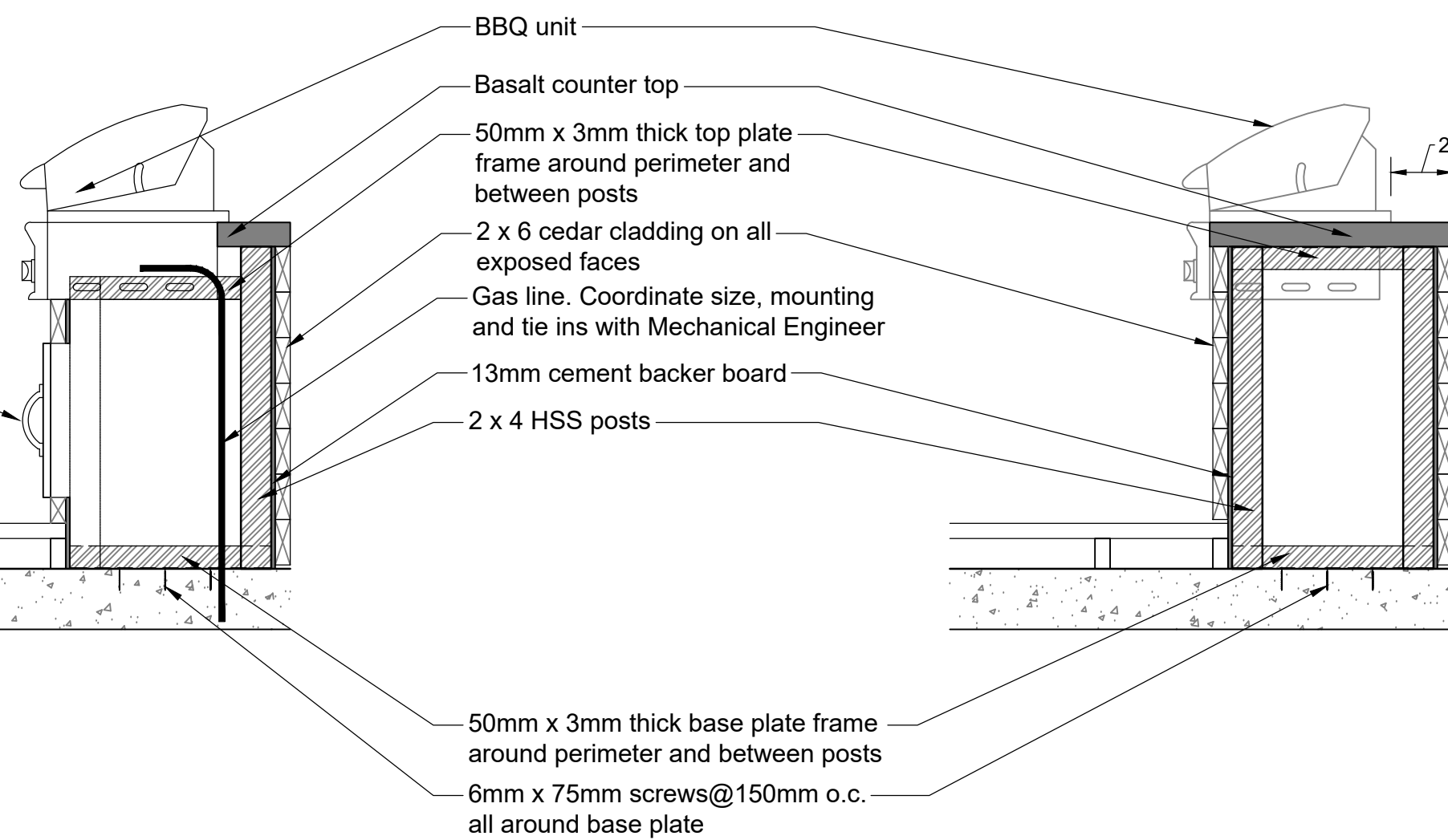
GAS BBQ (NTS)
Supplier: Fire Magic
Product name: A540i



- Notes:
1. Contractor to verify BBQ dimensions prior to construction of BBQ enclosure.
 2. Contractor to submit shop drawings for approval.
 3. BBQ grill to be installed per manufacturers specifications.
 4. Gas line to be coordinated with Mechanical Engineer and to meet BBQ manufacturers specifications.
 5. BBQ Unit model Fire Magic Auroa A790i, or approved equal.

5 BUILT-IN BBQ

Scale 1:20



- NOTES:
1. Joists to be pressure treated.
 2. Contractor to supply shop drawing.

6 WOOD DECK ON SLAB

Scale 1:10

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2B8 | V1T 3J7
www.vdz.ca 604-882-0024

11	DY	Re-Issue for Re-zoning	Feb 03, 2022
10	DY	Re-Issue for Re-zoning	Dec 21, 2021
9	ET	Re-Issue for Re-zoning	Dec 16, 2021
8	DY	Re-Issue for DP	Nov 22, 2021
7	DY	Issue for Development Permit	Oct 29, 2021
6	DJ	Issue for Development Permit	July 20, 2021
5	DJ	Issue for Development Permit	July 09, 2021
4	DR	Issue for Development Permit	Mar 31, 2020
3	DR	Issue for Development Permit	Mar 26, 2020
2	DJ	Issue for Re-zoning	Mar 13, 2020
1	DJ	Issue for Development Permit	Dec 18, 2019

REVISIONS TABLE FOR DRAWINGS
© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
149 WEST 3RD STREET
MIXED-USE DEVELOPMENT

Location:
149 West 3rd Street
North Vancouver, B.C.

Drawn: AL	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: As Shown	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PA/HA/PP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2019-50 149 WEST THIRD\DWGS\SHEET\SLD-02 DETAILS.DWG

Drawing Title: DETAILS
VDZ Project #: DP2019-50
Drawing #: LD-02



11	DY	Re-Issue for Re-zoning	Feb 03, 2022
10	DY	Re-Issue for Re-zoning	Dec 21, 2021
9	ET	Re-Issue for Re-zoning	Dec 16, 2021
8	DY	Re-Issue for DP	Nov 22, 2021
7	DY	Issue for Development Permit	Oct 29, 2021
6	DJ	Issue for Development Permit	July 20, 2021
5	DJ	Issue for Development Permit	July 09, 2021
4	DR	Issue for Development Permit	Mar 31, 2020
3	DR	Issue for Development Permit	Mar 26, 2020
2	DJ	Issue for Re-zoning	Mar 13, 2020
1	DJ	Issue for Development Permit	Dec 18, 2019
No. By:		Description	Date

No.	By:	Description	Date

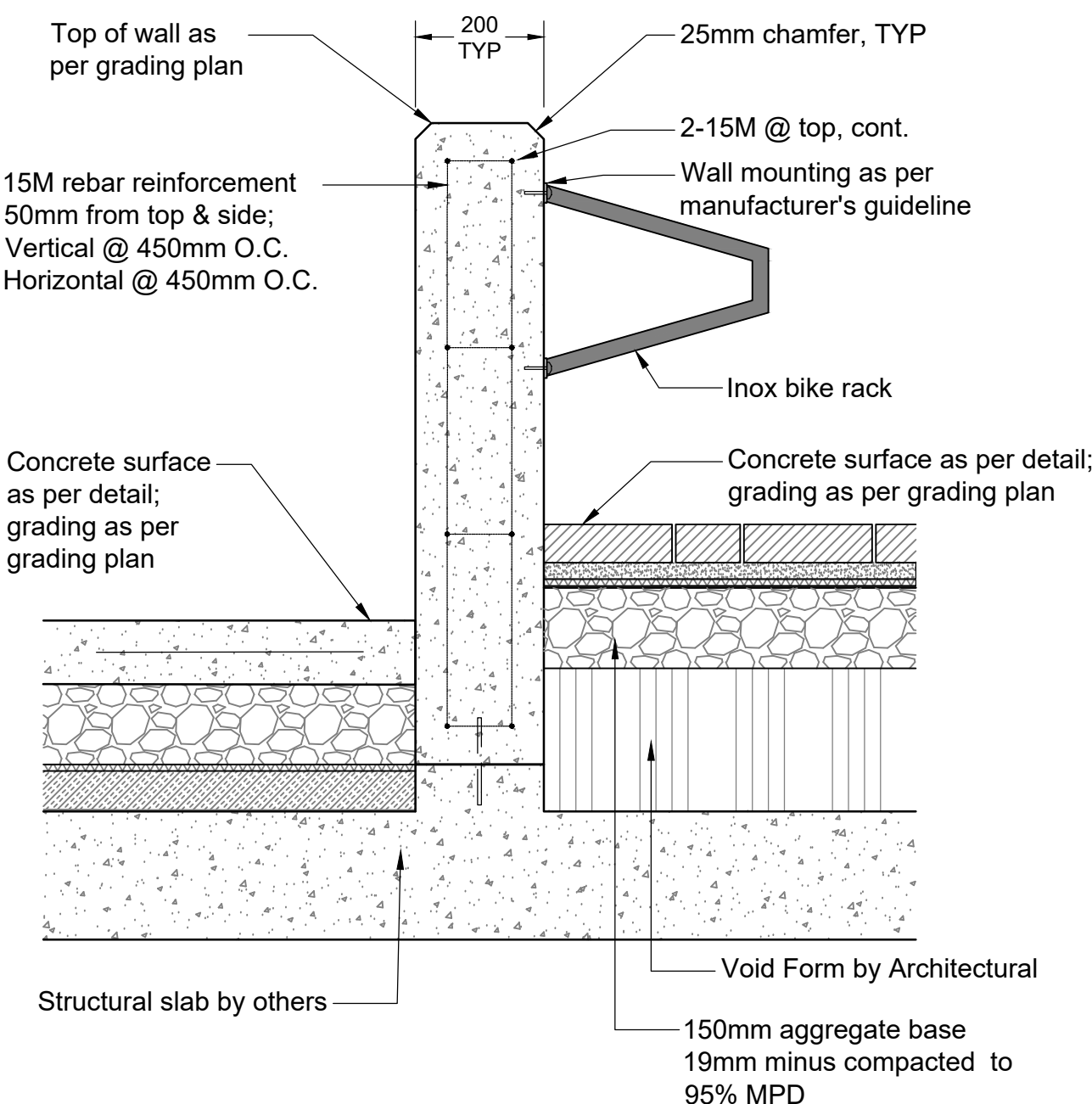
Project:
149 WEST 3RD STREET
MIXED-USE DEVELOPMENT

Checked: DJ	
----------------	--

Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FH/ABP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.
As Shown	

Drawing #:
LD-03

6 FIRE BOWL
NTS





CabanaCoast®
Collection: Wynn

Item Number: 30164
Dimensions: 78"W x 32"D x 34"H
AH:26" SW:72" SDw/C:23" SHw/C:18" SD:29" SH:11"
Material: Cast Aluminum

Weight: 140 lbs

Detail: Modern Cast Aluminum Patio Furniture, Durable Aluminum Frames, North American Brand Powder-Coat Paint. Cushions Shown 40012-0096 Fife Smoke. The Deep Seating Group Picture Cushions Shown 40012-0096 Fife Smoke, Pillows 45697-0001 Stella Ribbon.

Frame Finishes:




SOFA

Type: Wynn 3 Seats
Frame Finish: Dark Rum
Manufacturer: Cabana Coast
www.cabanacoast.com
Alan Cameron (local representative)
604-382-4271

1

SOFA
NTS




CabanaCoast®
Collection: Monaco

Item Number: 30035-36
Dimensions: 36"D x 30"H
Weight: 66 lbs
Material: Cast Aluminum

Detail: Contemporary Cast Aluminum Patio Furniture, Durable Aluminum Frames, North American Brand Powder-Coat Paint.

Frame Finishes:




DINING TABLE

Type: Monaco 36" Round
Frame Finish: Dark Rum
Manufacturer: Cabana Coast
www.cabanacoast.com
Alan Cameron (local representative)
604-382-4271

2

DINING TABLE
NTS




CabanaCoast®
Collection: Venice

Item Number: 30148
Dimensions: 20.5"W x 24"D x 37"H
SW:20" SHw/C:19.75" SD:20" SH:16.75"
Material: Aluminum

Weight: 26 lbs

Detail: Modern Cast Aluminum Dining Set. Cushion Shown 32000-0018 Sailcloth Salt. The Group Picture Cushions Shown 40012-0079 Fife Silver.

Frame Finishes:



DINING CHAIR

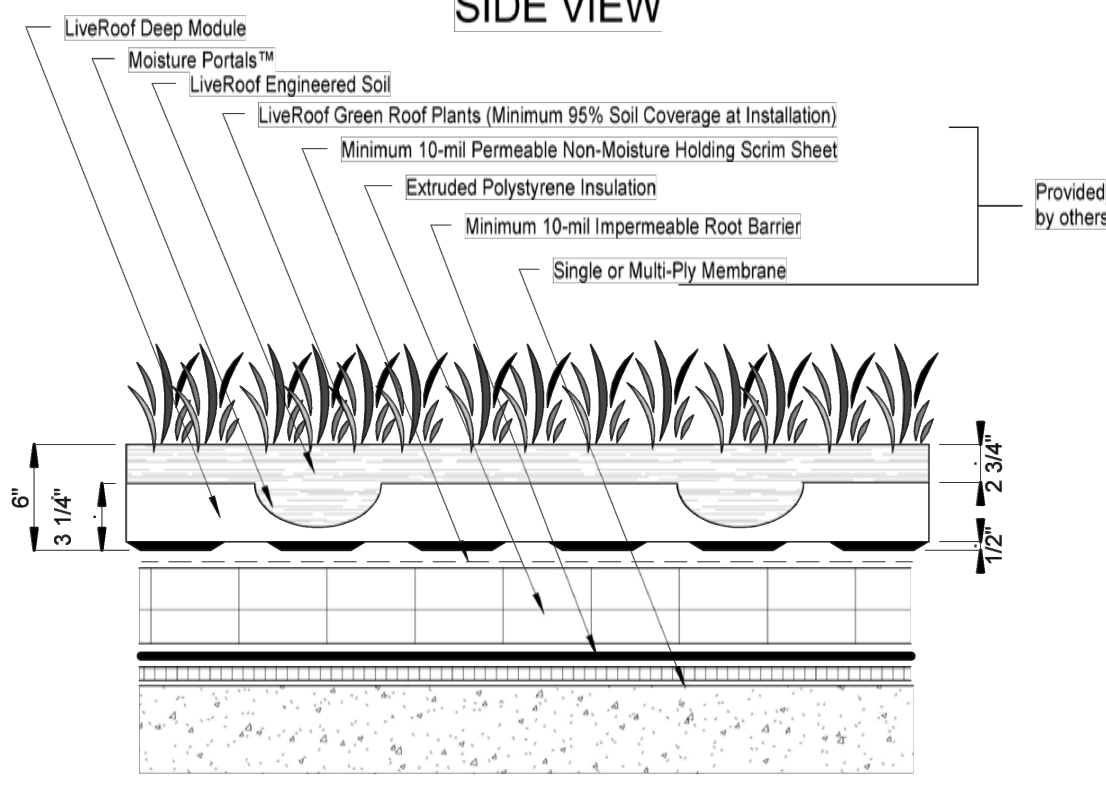
Type: Venice Side Arm
Frame Finish: Dark Rum
Manufacturer: Cabana Coast
www.cabanacoast.com
Alan Cameron (local representative)
604-382-4271

3

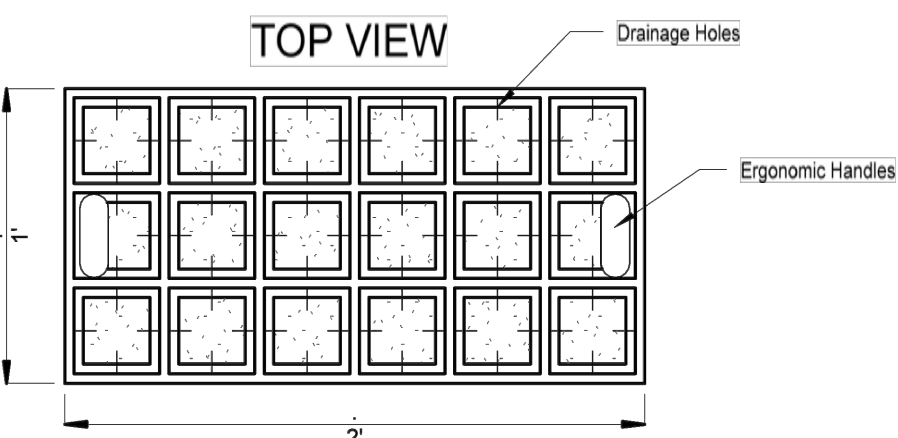
DINING CHAIR
NTS

LiveRoof DEEP SYSTEM
Over Protected Membrane Assembly

SIDE VIEW



TOP VIEW



LiveRoof System Saturated Weight: 40-50 lbs / sf

NOT TO SCALE

DEEP 8
V 2014-10-15

ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

LiveRoof, LLC
P.O. Box 633
Spring Lake, MI 49456

(800) 875-1382
www.liveroof.com

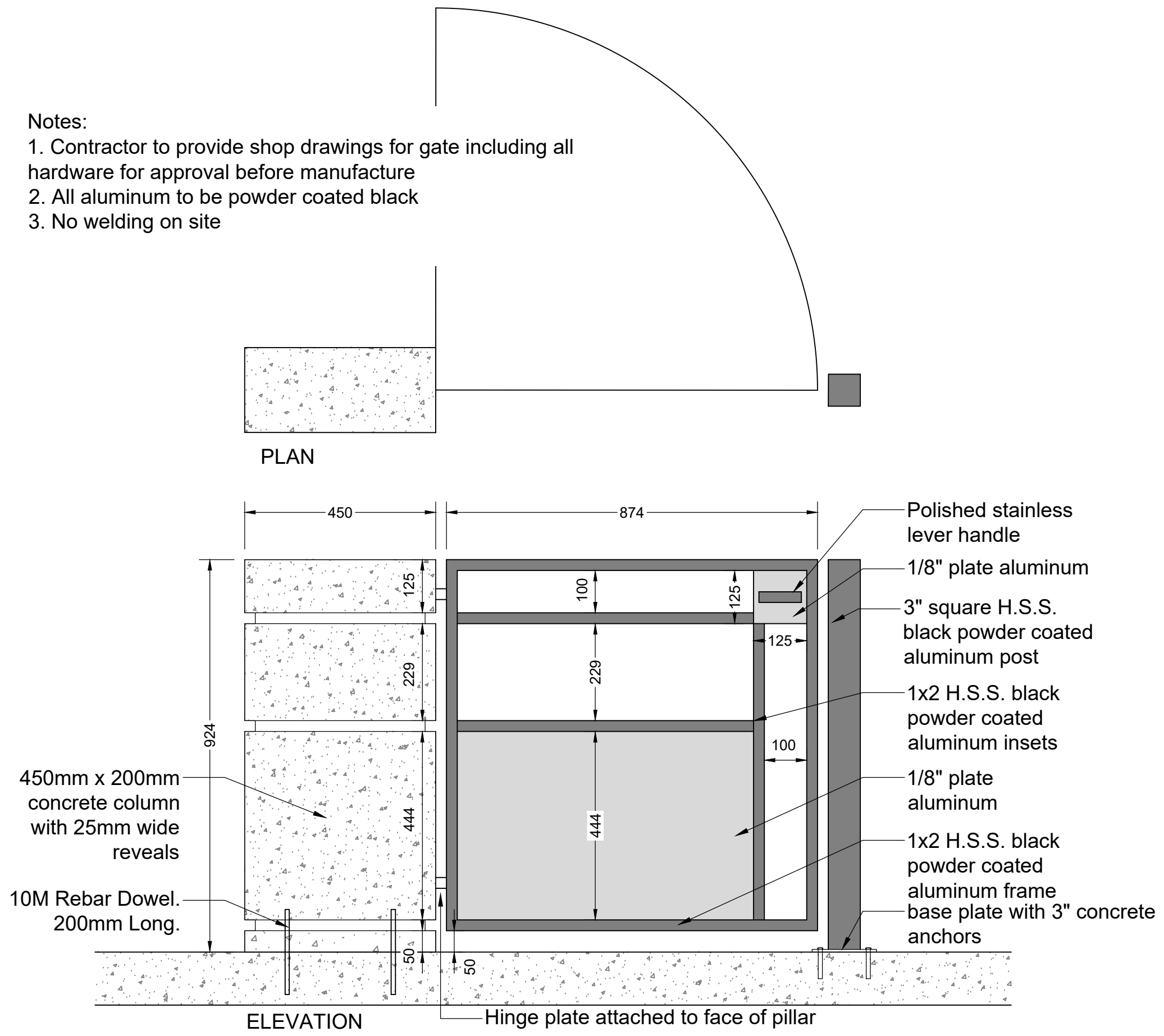
LiveRoof

4

GREEN ROOF PLANTING MODULE
NTS

Notes:

- Contractor to provide shop drawings for gate including all hardware for approval before manufacture
- All aluminum to be powder coated black
- No welding on site

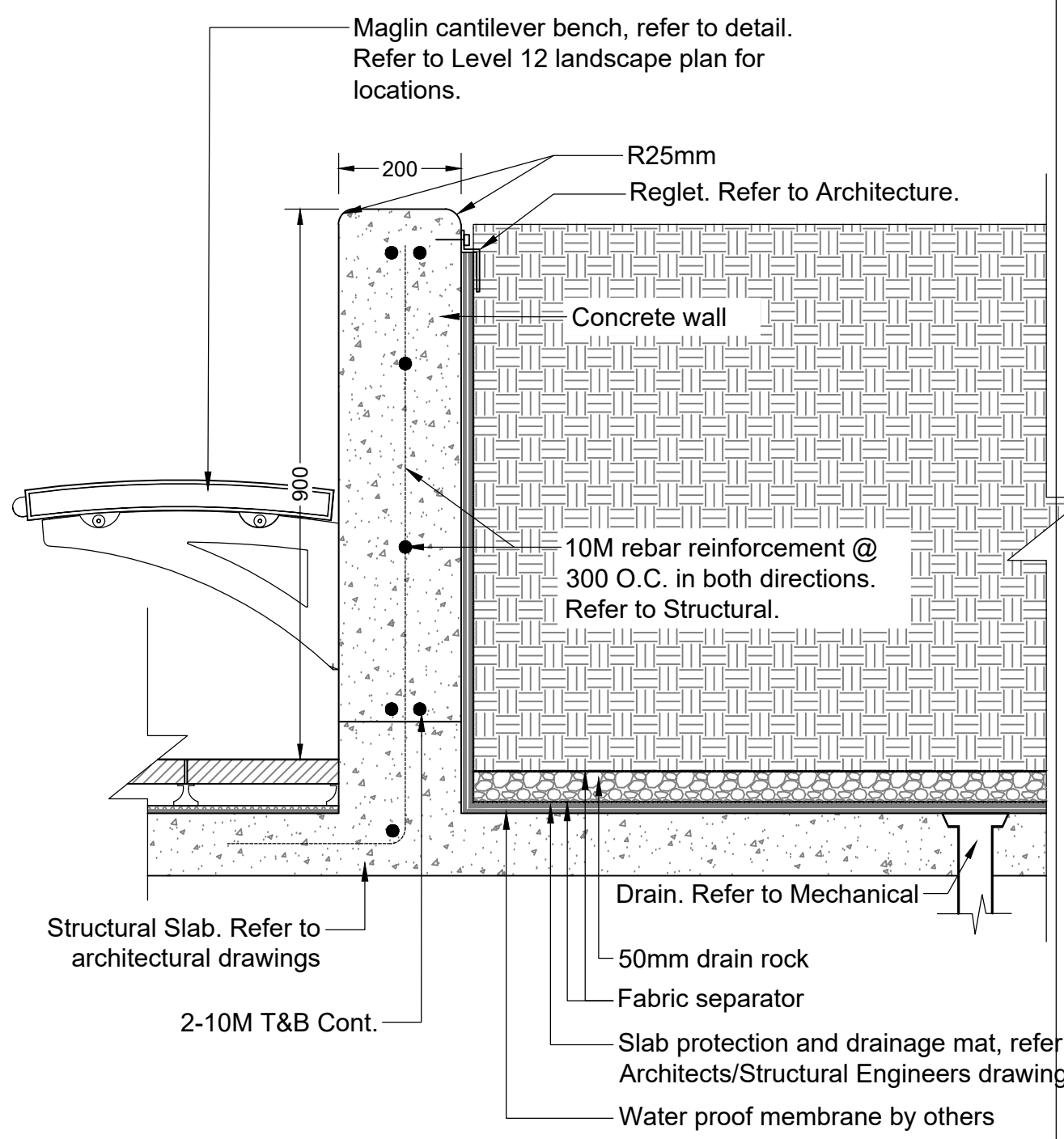


PLAN

ELEVATION

5

LANEWAY ENTRY GATE
1:10



Notes:

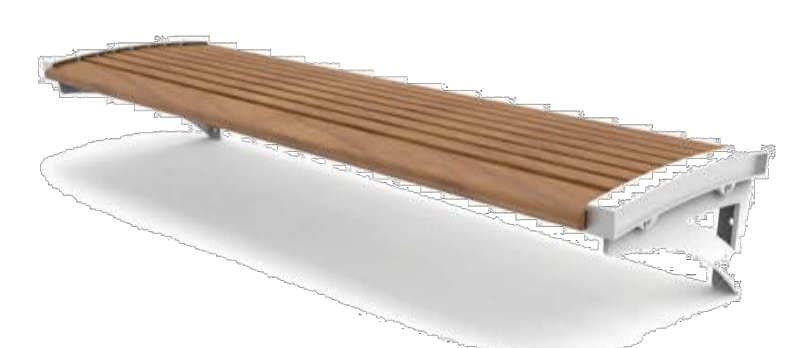
- Contractor to provide shop drawings for approval by landscape architect prior to construction.
- Vertical Control Joints every 3000mm on center.
- All planters to be connected to slab drainage system. Provide block out every 1m for water to flow under walls to designated drain. Refer to Mechanical for drain system.
- Sandblast finish walls

CANTILEVERED BENCH
1:10

5

CANTILEVERED BENCH
1:10

MLB720BCL-W



BENCH

MATERIALS: Bench ends are made from solid cast aluminum. The seat employs 1.38" x 1.5" (3.5 cm x 3.8 cm) and 1.38" x 4.00" (3.5 cm x 10.2 cm) Ipe slats.

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Mounting Brackets can be configured for proposed mounting surface.

TO SPECIFY: Select MLB720BCL-W
Choose:
- Powdercoat Color
- Plaque
- Skate Deterrent

OPTIONS:

DIMENSIONS:
Height: 13.25" (33.3cm)
Length: 69.94" (177.6cm)
Width: 21" (53.3cm)
Weight: 84.65lbs (38.4kg)

MAGLIN

Notes:
1. Colour: Black

VDZ+A

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | VST 377
www.vdz.ca 604-882-0024

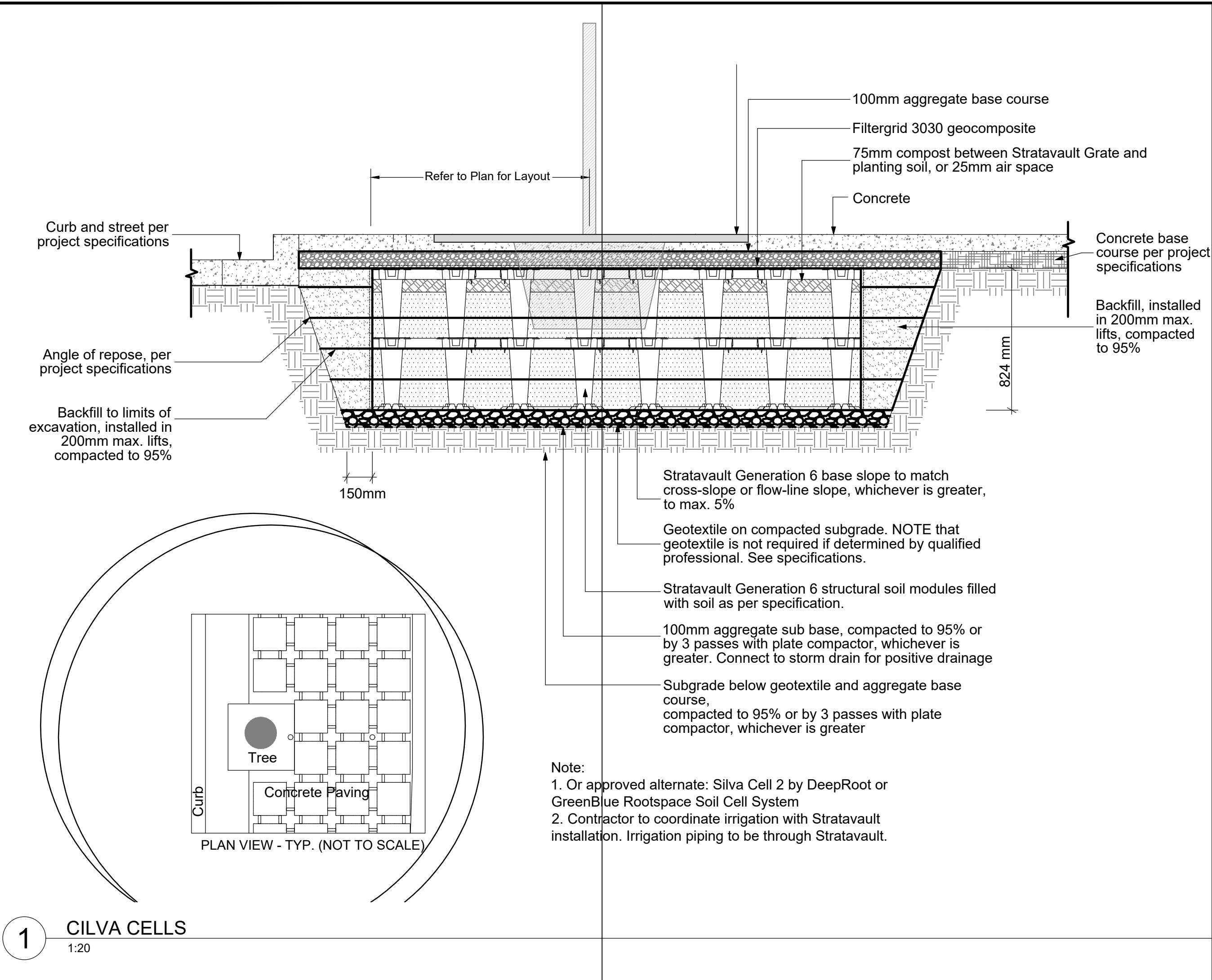
11	DY	Re-Issue for Re-zoning	Feb 03, 2022
10	DY	Re-Issue for Re-zoning	Dec 21, 2021
9	ET	Re-Issue for Re-zoning	Dec 16, 2021
8	DY	Re-Issue for DP	Nov 22, 2021
7	DY	Issue for Development Permit	Oct 29, 2021
6	DJ	Issue for Development Permit	July 20, 2021
5	DJ	Issue for Development Permit	July 09, 2021
4	DR	Issue for Development Permit	Mar 31, 2020
3	DR	Issue for Development Permit	Mar 26, 2020
2	DJ	Issue for Re-zoning	Mar 13, 2020
1	DJ	Issue for Development Permit	Dec 18, 2019
No.	By:	Description	Date
REVISIONS TABLE FOR DRAWINGS			
© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.			
No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project: 149 WEST 3RD STREET MIXED-USE DEVELOPMENT			
Location: 149 West 3rd Street North Vancouver, B.C.			
Drawn:		Stamp:	
AL			
Checked:			
DJ			
Approved:		Original Sheet Size:	
DJ		24"x36"	
Scale:		CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PA/HA/HP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.	
As Shown			

Drawing Title: DETAILS

VDZ Project #: DP2019-50

Drawing #: LD-04

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2019-50 149 WEST THIRD\DWG\SHEET\SLD-05 DETAILS.DWG



1 SILVA CELLS
1:20

11	DY	Re-Issue for Re-zoning	Feb 03, 2022
10	DY	Re-Issue for Re-zoning	Dec 21, 2021
9	ET	Re-Issue for Re-zoning	Dec 16, 2021
8	DY	Re-Issue for DP	Nov 22, 2021
7	DY	Issue for Development Permit	Oct 29, 2021
6	DJ	Issue for Development Permit	July 20, 2021
5	DJ	Issue for Development Permit	July 09, 2021
4	DR	Issue for Development Permit	Mar 31, 2020
3	DR	Issue for Development Permit	Mar 26, 2020
2	DJ	Issue for Re-zoning	Mar 13, 2020
1	DJ	Issue for Development Permit	Dec 18, 2019
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS			
© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.			
No.	By:	Description	Date

REVISIONS TABLE FOR SHEET			
Project:			
149 WEST 3RD STREET			
MIXED-USE DEVELOPMENT			
Location:			
149 West 3rd Street			
North Vancouver, B.C.			
Drawn:	Stamp:		
AL			
Checked:			
DJ			
Approved:	Original Sheet Size:		
DJ	24"x36"		
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/PPA/PAH/PAHP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.		
As Shown			

Drawing Title:
LD-05 DETAILS

VDZ Project #:
DP2019-50

Drawing #:



October 2, 2020

Emily Macdonald
Planning & Development
141 West 14th Street
North Vancouver, BC V7M 1H9
emacdonald@cnv.org

Dear Ms. Macdonald,

RE: Virtual Developer Information Session: 149 West Third Street

Anthem is pleased to provide the following summary of the applicant hosted Virtual Developer Information Session (DIS) for 149 West Third Street in the City of North Vancouver.

Introduction

Anthem has submitted a rezoning application to the City of North Vancouver to permit the redevelopment of 149 West Third Street. The proposed development has been designed in accordance with the Official Community plan and consists of:

- A five storey, mixed use building;
- 57 stratified market homes, including four lane-fronting townhomes;
- Retail at grade;
- A public breezeway that connects West Third Street to the lane; and
- Three levels of underground parking with 91 vehicle parking spaces and 106 bicycle parking spaces.

Virtual DIS Details

Date: Wednesday, September 23, 2020

Time: 6:00PM-6:30PM: Presentation
6:30PM-7:30PM: Q & A

Format: Zoom Webinar

Number of Registrants: 19 (excluding City and Applicant team representatives)

Number of Attendees: 18 (excluding City and Applicant team representatives)

Comment Forms Submitted: Four (4)

DIS Public Notification and Website

The public was notified of the Virtual DIS through three different mediums in accordance with the City of North Vancouver's requirements:

- **Mail-out:** Public notification postcards (provided to Canada Post on September 3, 2020) were sent to approximately 425 homes and businesses located within the notification area map and spreadsheet provided by the City of North Vancouver (Appendix A).
- **Site sign:** A notification sign was erected on the property on September 1, 2020 to inform the public of the application and Virtual DIS details (Appendix B).
- **North Shore News advertisements:** An advertisement notifying the public of the DIS ran in two consecutive editions of the North Shore News on September 9, 2020 and September 16, 2020.

In addition to the required public notification materials, a project website was established: www.149WestThird.com. The website was accessible to the public and could be used to both access the information included in the public notification material, and to register to participate in the Virtual DIS.

DIS Format and Registration Summary

Individuals who wished to participate in the Virtual DIS were instructed to register in advance at www.149WestThird.com. Registrants received a confirmation email with the Zoom Webinar meeting details. Those without access to a computer/internet were able to call the applicant to receive a dial-in number in order to attend via telephone. Prior to the Virtual DIS, a reminder email including a comment form was circulated to all registrants.

The meeting was hosted by the applicant and began with introductory remarks and a full review and explanation of how attendees could participate in the Q & A period. The applicant team then provided a presentation. Following the presentation, the applicant team took questions from online and telephone participants, and encouraged participants to complete and submit the comment form.

DIS Question and Answer Period Summary

The applicant team took questions from participants for a period of one hour. Recurring themes during the question and answer period included:

- The breezeway: safety, accessibility, design/aesthetics, etc.
- The laneway: need for improvements, congestion, traffic safety, desire for underground powerlines, etc.

- The retail space and current tenants: prevalence of empty store fronts in the neighbourhood, concern about existing retailers on the property, interest in opportunities for retailers to move next door or relocate into the new building when it is complete, etc.
- The project details: type of construction material, parking, air conditioning, etc.
- Construction of the building: duration, what neighbours should expect, strategies to mitigate impacts, etc.
- Housing affordability in the community.

Comment Form Results

A total of four completed comment forms were submitted. Copies of the completed comment forms were provided to the City of North Vancouver (Appendix D).

Summary of the completed comment forms:

1. Do you support the proposed project?
 - Yes: two respondents (50%)
 - No: one respondent (25%)
 - Undecided: one respondent (25%)
2. Do you have any concerns about the proposed project?
 - Safety and accessibility of the breezeway
 - Potential loss of existing local retailers
 - Potential for vacant storefronts in the new development
 - Traffic congestion
 - Potential noise from rooftop amenity space
3. What do you like about the proposed project?
 - Renewal of old commercial space
 - Variety of unit types and sizes
4. What would you suggest to change or improve the proposed project?
 - More parking
5. Additional comments
 - Some respondents in neighbouring buildings would like to see the portions of the laneway adjacent to their own homes upgraded (repaving, moving power lines underground, etc.)
 - Work with existing tenants to see if they can relocate into West Third development next door during construction
 - Anthem has been a great community partner for the neighbours

Appendices

- **Appendix A:** Public Notification Postcard
- **Appendix B:** North Shore News Advertisement
- **Appendix C:** Photo of Site Sign
- **Appendix D:** Copies of Completed Comment Forms

Should you have any additional questions regarding the Virtual Developer Information Session, please do not hesitate to contact us.

Sincerely,



Emily Howard
Senior Manager, Community Relations
Anthem Properties Group Ltd.
Direct 604 235 3182
ehoward@anthemproperties.com

Appendix A

Public Notification Postcard



Virtual Developer Information Session

Early Public Comment Opportunity – Rezoning Application
149 West Third Street

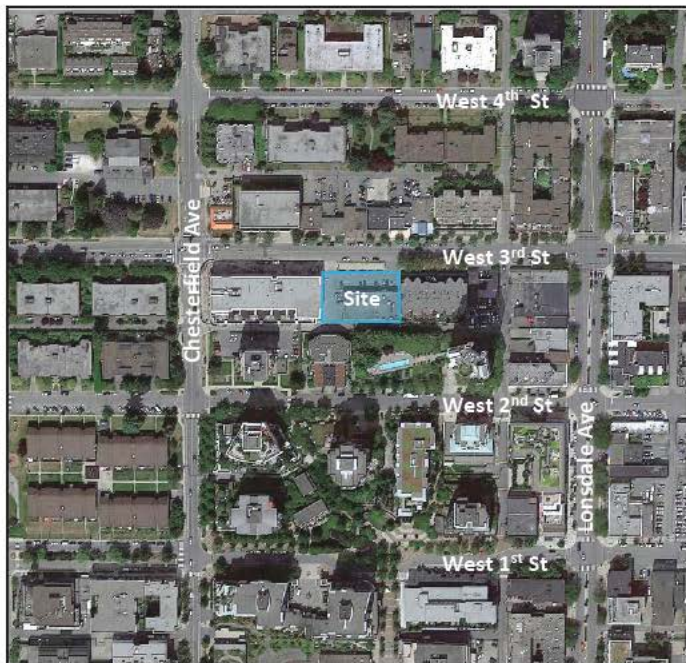
Date & Time: Wednesday, September 23, 2020
6:00PM-6:30PM: Presentation
6:30PM-7:30PM: Q&A

How to Participate:

Please register in advance at: www.149WestThird.com

If you do not have access to the internet and would like to attend via telephone, please contact Emily Howard at **604-235-3182**.

Resident
503-160 3rd St W
North Vancouver BC V7M 0A9



Anthem has submitted a rezoning application to the City of North Vancouver to permit the redevelopment of 149 West Third Street. The proposed development has been designed in accordance with the Official Community plan and consists of:

- A five storey, mixed use building;
- 57 stratified market homes, including four lane-fronting townhomes;
- Retail at grade;
- A public breezeway that connects West Third Street to the lane; and
- Three levels of underground parking with 91 vehicle parking spaces and 106 bicycle parking spaces.

Interested members of the public are invited to attend the Virtual Developer Information Session with the applicant for an early opportunity to review the proposal, ask questions, and submit a comment form.

City of North Vancouver Contact

Emily Macdonald

Planning & Development

141 West 14th Street, North Vancouver, BC V7M 1H9

emacdonald@cnv.org

Telephone: 604-982-3904

Applicant Contact

Emily Howard

Anthem Properties Group Ltd.

1100 – 1055 Dunsmuir Street, Vancouver, BC V7X 1K8

ehoward@anthemproperties.com

Telephone: 604-235-3182



Appendix B

Site Sign

Sign Location: 149 West Third Street



Appendix C

North Shore News Advertisement

Virtual Developer Information Session

Anthem has submitted a rezoning application to the City of North Vancouver for 149 West Third Street to support the development of a five-storey strata residential development with ground-floor retail.

Interested members of the public are invited to attend the Virtual Developer Information Session with the applicant for an early opportunity to review the proposal, ask questions, and submit a comment form.

How to Participate

Please register in advance at: www.149WestThird.com

If you do not have access to the internet and would like to attend via telephone, please contact the applicant.

Date & Time: **Wednesday, September 23, 2020**
6:00PM-6:30PM: Presentation
6:30PM-7:30PM: Q&A

Applicant Contact

Emily Howard
Anthem Properties Group Ltd.
ehoward@anthemproperties.com
Telephone: 604-235-3182

City of North Vancouver Contact

Emily Macdonald
Planning & Development
emacdonald@cnv.org
Telephone: 604-982-3904



This meeting is required by the City of North Vancouver as part of the development process.

Anthem 

Appendix D

Completed Comment Forms

September 23, 2020

Virtual Developer Information Session: 149 West Third Street Participant Comment Form

The purpose of this form is to collect your comments regarding the proposed development. These comments will be collected by the Applicant and will be summarized in their report to City staff and Council. If you do not wish to be identified, do not include your name or address on the form.

Name:		Address:	
--------------	--	-----------------	--

1. Do you support the proposed project? Please check one:

☒ Yes

☐ No

☐ Undecided

2. Do you have any concerns about the proposed project?

The breezeway down to the lane - concerned that it will attract homeless people as a toilet area and/or sleeping spot at night if this area is covered. Ramp area could also become a skate board spot, perhaps stick to stairs only. Also, open rooftop area - concerns re noise at night if owners abuse the space.

3. What do you like about the proposed project?

Various sizes of units becoming available.

4. What would you suggest to change or improve the proposed project?

Please add more parking spots to your design. While this neighbourhood is great for being able to walk to lots of spots and transit is very handy, we aren't there "yet" with couples/families getting rid of their second vehicles. Having just one spot per unit isn't realistic at this point in time and it's very hard to find parking for visitors - be it in the building or on the street.

5. Any additional comments?

I lived at [REDACTED] for 20 years and was in the hood while W3 was being built. At that time I had no idea I would move into W3 - during the construction phase - Anthem was a great community partner for the neighbours. Best of luck for this new venture + please make a deal with Vaades so that they can move their business into the W3 building while the new building is going up!! We don't want them leaving the neighbourhood!!

If you would like your comments to be included in the report to Staff and Council, you must submit your form to the Applicant via email or mail by **September 28, 2020**. You may also send your comments to the City Planner.

Additional questions may be directed to the applicant.

Applicant Contact: Emily Howard, Anthem Properties, 604-235-3182, ehoward@anthemproperties.com
1100 – 1055 Dunsmuir Street, Box 49200, Vancouver, BC, V7X 1K8

City Planning Contact: Emily Macdonald, Planning & Development, 604-982-3904, emacdonald@cnv.org

September 23, 2020

Virtual Developer Information Session: 149 West Third Street Participant Comment Form

The purpose of this form is to collect your comments regarding the proposed development. These comments will be collected by the Applicant and will be summarized in their report to City staff and Council. If you do not wish to be identified, do not include your name or address on the form.

Name:		Address:	
--------------	--	-----------------	--

1. Do you support the proposed project? Please check one:

☒ Yes

☐ No

☐ Undecided

2. Do you have any concerns about the proposed project?

1. The Breezeway is not accessible. You should work with the Rick Hansen Foundation to build an accessible breezeway.

2. Your photo shows a car parked behind the townhouses. This is impossible! People walk up and down the laneway all the time and it is difficult now to access our underground parking. Please ensure no lane parking.

3. What do you like about the proposed project?

The current commercial spaces are old and outdated. The commercial owners throw garbage into the laneway all the time. It looks like this problem will be eliminated. I have often seen rats run under the laneway buildings after feasting on the laneway garbage.

4. What would you suggest to change or improve the proposed project?

Please try to make the laneway "whole". By this I mean upgrading the lane all the way from Chesterfield to the east side of 131 W3rd. The new speed bumps behind 171 W3rd are great. This includes removing all the telephone poles and wires across the entire length of the lane and putting everything underground.

5. Any additional comments?

I would like to volunteer on your community planning committee to help develop a "whole", modern, upgraded neighbourhood.

If you would like your comments to be included in the report to Staff and Council, you must submit your form to the Applicant via email or mail by **September 28, 2020**. You may also send your comments to the City Planner.

Additional questions may be directed to the applicant.

Applicant Contact: Emily Howard, Anthem Properties, 604-235-3182, ehoward@anthemproperties.com
1100 – 1055 Dunsmuir Street, Box 49200, Vancouver, BC, V7X 1K8

City Planning Contact: Emily Macdonald, Planning & Development, 604-982-3904, emacdonald@cnv.org

September 23, 2020

Virtual Developer Information Session: 149 West Third Street Participant Comment Form

The purpose of this form is to collect your comments regarding the proposed development. These comments will be collected by the Applicant and will be summarized in their report to City staff and Council. If you do not wish to be identified, do not include your name or address on the form.

Name:		Address:	
--------------	--	-----------------	--

1. Do you support the proposed project? Please check one:

☐ Yes

☐ No

☒ Undecided

2. Do you have any concerns about the proposed project?

The disappearance of local retailers is a major concern. All of the retail units at the adjacent West Third development are still sitting empty one year after opening. Empty units are not good for the local community. Losing these retailers to have more empty storefronts is not building a community. I'm sure Covid will take the blame, however these units were empty before Covid struck.

3. What do you like about the proposed project?

4. What would you suggest to change or improve the proposed project?

5. Any additional comments?

I would like to see the City and/or the developer re-pave the entire laneway behind the building and 131 West Third upon completion of this development. I was previously told by the City that they have no budget to repave laneways, but with the increased traffic this development will bring, combined with the 2 years of construction traffic, the condition of the laneway will deteriorate to a worse condition than the current state. Repaving the laneway will at least help to improve the local community. Community art doesn't help me while I am driving over potholes - practical improvements are of more value!

If you would like your comments to be included in the report to Staff and Council, you must submit your form to the Applicant via email or mail by September 28, 2020. You may also send your comments to the City Planner.

Additional questions may be directed to the applicant.

Applicant Contact: Emily Howard, Anthem Properties, 604-235-3182, ehoward@anthemproperties.com
1100 – 1055 Dunsmuir Street, Box 49200, Vancouver, BC, V7X 1K8

City Planning Contact: Emily Macdonald, Planning & Development, 604-982-3904, emacdonald@cnv.org

September 23, 2020

Virtual Developer Information Session: 149 West Third Street Participant Comment Form

The purpose of this form is to collect your comments regarding the proposed development. These comments will be collected by the Applicant and will be summarized in their report to City staff and Council. If you do not wish to be identified, do not include your name or address on the form.

Name:	<div></div>	Address:	<div></div>
--------------	-------------	-----------------	-------------

1. Do you support the proposed project? Please check one:

☐ Yes

☒ No

☐ Undecided

2. Do you have any concerns about the proposed project?

Quite a few! You are taking jobs away from people, destroying livelihoods of those running the businesses, bullying those of us who use those businesses to accept your proposal, and shoving it down our throats when we like what is there, and vehemently hate the traffic congestion you create with these developments. As well: there are tonnes of people who are rather angry at you and really don't want to lose any of those businesses. How do you think you are going to either help us, or help out those businesses that we use?
You are going to kill those businesses, destroying their incomes, and telling us, their customers to f-off, and YOU think that's "pleasant"? Aside from that, the traffic is horrendous in North Vancouver now because of you developers putting up these condos. It's amazing that you couldn't care less for the citizens in North Vancouver who might want to get off the North Shore once in a while to see friends in other areas of the lower mainland

3. What do you like about the proposed project?

I like nothing about your project, and as a resident, think it should be shelved indefinitely.

4. What would you suggest to change or improve the proposed project?

Kill it! There are far too many people on the North Shore already, traffic never used to be anywhere near as bad as it is until council started this insane development binge, and now the only thing I want is sell and move away from North Vancouver.

5. Any additional comments?

I can't emphasize strongly enough that you should stop this crazy development binge that you are on, for the sake of your city and citizens, except, since you have no power, you only look at us as residents.

Why does it seem so impossibly difficult to get across that the traffic congestion alone you create by these property developments is something that affects every citizen of the North Shore and is something only city council is willing to live with and that the residents do not want, even the silent majority who have better things to do than to be alone writing you on this form at their computer? Some, indeed, are students at Cap College, or a real school, need to get off the North Shore for SFU, UBC, BCIT of some real university, and cannot because of the traffic congestion you create with these developments?

If you would like your comments to be included in the report to Staff and Council, you must submit your form to the Applicant via email or mail by September 28, 2020. You may also send your comments to the City Planner.

Additional questions may be directed to the applicant.

Applicant Contact: Emily Howard, Anthem Properties, 604-235-3182, ehoward@anthemproperties.com
1100 – 1055 Dunsmuir Street, Box 49200, Vancouver, BC, V7X 1K8

City Planning Contact: Emily Macdonald, Planning & Development, 604-982-3904, emacdonald@cnv.org

SUSTAINABLE DEVELOPMENT GUIDELINES

FOR REZONING & DEVELOPMENT PERMIT APPLICATIONS

CIVIC ADDRESS _____

APPLICANT NAME _____

I. INTRODUCTION

These Guidelines have been developed to help applicants prepare a successful Development Application submission. All Development Applications must include a response to the Sustainable Development Guidelines, which will be reviewed by Advisory Bodies, staff and, ultimately, City Council who will give serious consideration to the sustainability achievements of a project.

Applicants must demonstrate how their development will contribute to the current and future needs of the community by highlighting sustainability achievements of an application.

The Guidelines challenge applicants to advance the sustainability objectives of the City, as outlined in the 2014 Official Community Plan (OCP), which guides community development in our city with the following 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.



One of the key ways that the community vision will be realized is through property development. Buildings house us, provide employment centres and frame our streets. They remain with us for many decades with significant ongoing impacts, including generating approximately 50% of our community greenhouse gas emissions. Buildings now need to adapt to the impacts of climate change to help the City become resilient to that new reality. Building forms and densities also have significant effects on housing cost and diversity, transportation choices, and the liveability of our community.

Sustainability in the City means balancing the natural, physical (human-made), human, social, cultural and local economic implications of our activities in order to meet the needs of people today without compromising the ability of future generations to meet their own needs.

II. PREPARING THE SUSTAINABLE DEVELOPMENT GUIDELINES

Applicants are required to submit a response to the Guidelines as a key part of their development application package. Projects are not expected to incorporate all measures in the Guidelines.

For information on underlying City goals and objectives, it is recommended that applicants refer to other relevant City policies such as the OCP, Social Plan, Economic Development Strategy, Transportation Plan, Community Energy and Emissions Plan, Food Strategy and Food Action Plan, as well as others.

The Guidelines address the six capacities that comprise the OCP's Sustainable City Framework, including Natural Systems, Physical Structures / Infrastructure, Local Economy, Human Potential, Social Connections, and Cultural Diversity.

DEVELOPMENT GUIDELINES

Applicants are required to submit a response to the Guidelines as a key part of their development application package. Projects are not expected to incorporate all measures in the Guidelines.

For information on underlying City goals and objectives, it is recommended that applicants refer to other relevant City policies such as the OCP, Social Plan, Economic Development Strategy, Transportation Plan, Community Energy and Emissions Plan, Food Strategy and Food Action Plan, as well as others.

The Guidelines address the six capacities that comprise the OCP's Sustainable City Framework, including Natural Systems, Physical Structures / Infrastructure, Local Economy, Human Potential, Social Connections, and Cultural Diversity.

1. Natural Systems: The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.



	Yes/No or N/A	Comments
LANDSCAPE		
Private Trees Retained or Added (indicate number)		
Green Roof / Wall		
Majority Native Species Landscaping		
Habitat Restoration (butterfly, bird-friendly, naturalized areas)		
Community Gardens*		
50% or More Edible Landscaping for Common Space		
Water Efficient Irrigation System (drip hose, low-flow nozzles)		
Rainwater Collection (rain barrel)		
Reuse of Wastewater		
Permeable Paving for Hardscape		
40%+ Open Site Space (see Zoning Bylaw definition)		
Other Sustainability Achievements:		

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

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



	Yes/No or N/A	Comments
LANDSCAPE		
Durable Building (modular / deconstructable)		
Building Reuse / Recycled Content / Use of Repurposed materials		
Majority Native Species Landscaping		
Certified by a Third-Party Green Building Rating System		
ENERGY EFFICIENCY AND HEALTHY BUILDINGS		
Energy Performance (% better than Building Code or energy use / m ²)		
Superior Insulation (thick wall exclusion in Zoning Bylaw sought for insulation above BC Building Code)		
Airtightness (1.5+ blower door test and appropriate ventilation strategy)		
High-performance Windows e.g. Energy-Star, Passive House Certified (whole project)		
Heat Recovery Ventilator (75% or better recovery)		
LED Lighting (whole building)		
Energy-Star Appliances (whole building)		
Renewable Energy Fixtures Installed		
Water Efficient Fixtures (whole building)		
Greywater Reuse		

	Yes/No or N/A	Comments
TRANSPORTATION		
End of Trip Bicycle Infrastructure (beyond Zoning Bylaw requirements)		
Car-Share Program		
Electric Vehicle Supply Equipment: 20% of all residential parking spaces include an electrical outlet, a receptacle or electric vehicle supply equipment, and are supplied by a branch circuit rated not less than 40A at the nominal voltage of 208 V or 240V as applicable.		
Electric Vehicle Supply Equipment: Adequate space in the electrical room or electrical vault to support future electric vehicle charging for the remaining 80% of parking spaces.		
Other Sustainability Achievements:		

3. Local Economy: The ability to maintain and grow a healthy local economy. A strong economy brings employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members and greater opportunities for personal fulfillment and overall quality of life.



	Yes/No or N/A	Comments
HIGH PERFORMANCE CONSTRUCTION		
Net New Jobs Generated (long term, full time)		
Commercial floor space (net increase, indicate area)		
Neighbourhood-Scale Commercial (unit frontages ≤6m (20ft))		
Non-Market / Lower-End of Market Commercial		
Commercial Relocation Strategy		
Other Sustainability Achievements		

4. Human Potential: The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.



	Yes/No or N/A	Comments
Market Rental Housing (net increase, indicate number of units)		
Non-Market / Lower-End of Market Rental Housing		
10%+ Three+ Bedroom Units (in multi-unit residential buildings)		
Micro-units ~37.16m ² (~400 ft ²)		
Childcare Facilities		
Community Space for Food Preparation, Storage and Processing		
Green Building Educational / Interpretive Features		
Primary and Secondary Stair Design*		
Outdoor Circulation*		
Storage space for residents in units and storage rooms (multi-unit residential buildings)		
Other Sustainability Achievements:		

5. Social Connections: The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.



	Yes/No or N/A	Comments
Design Features for People with Disabilities (beyond Zoning Bylaw requirement)		
Communal Cooking Amenities		
Indoor Amenity*		

	Yes/No or N/A	Comments
Outdoor Recreation*		
Amenities for Senior Users		
Crime Prevention Through Environmental Design		
Other Sustainability Achievements:		

6. Cultural Diversity: The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.



	Yes/No or N/A	Comments
Formal and Informal Gathering Spaces		
Retention of Heritage Building		
Public Art Reflecting Local Culture		
Streetscape Improvements (benches, planters, lighting)		
Other Sustainability Achievements:		

III. SUMMARY

The Sustainable Development Guidelines are important in both shaping and processing development applications. Applicants are advised to consider these issues at the outset of a project and to contact planning staff for more information on sustainable design strategies.

Endorsed by Council October 5, 2015

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8894

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, 2022, No. 8894” (Anthem Sunshine Developments Ltd. / McFarlane Biggar Architects, 149 West 3rd Street, CD-744).**
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-744 (Comprehensive Development 745 Zone):

Lots	Block	D.L.	Plan	
B	13	274	879	from CS-3

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-743 Comprehensive Development 743 Zone”:

“CD-744 Comprehensive Development 744 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-743 Comprehensive Development 743 Zone”:

“CD-744 Comprehensive Development 744 Zone”

In the CD-744 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 C-2 Zone, except that:

- (1) The permitted Principal Uses on the Lot shall be limited to:
 - (a) Retail-Service Group 1 Use;
 - (b) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
 - i. Accessory Home Occupation Use, subject to Section 507(6);
 - ii. Accessory Home Office Use, subject to Section 507(6);
 - (c) Accessory Off-Street Parking Use;
 - (d) Accessory Off-Street Loading Use;

(2) Gross Floor Area:

- (a) Combined and in total, shall not exceed 2.3 times the Lot Area;
- (b) Maximum Gross Floor Area may be further increased to a maximum of 2.8 times the Lot Area, as follows:

BASE DENSITY			
OCP Schedule 'A'		2.3 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL (BONUS) DENSITY	POLICY REFERENCE
Community Benefit Cash Contribution	Provision of an Amenity Share of \$2,464,386 for density increase	Maximum 974.3 sq.m. (10,487 sq.ft.) / 0.5 FSR	OCP section 2.2
TOTAL DENSITY		2.8 FSR	

(3) Lot Coverage of Principal Building shall not exceed a maximum of 74 percent;

(4) Height:

- (a) Building Height shall not exceed 16 metres (52.5 feet) as measured from average Building Grade of north Lot Line;
- (b) The following Height exceptions shall be permitted:
 - i. Mechanical rooms, ventilating machines, elevator over-runs, mechanical screening, architectural appurtenances, rooftop shared amenity spaces to a maximum of 37.3 square metres (402 square feet) and access to communal outdoor rooftop areas may be up to 5.5 metres (18.0 feet) in additional Height;

(5) Principal Building shall be sited a minimum of 3.48 metres (11.4 feet) from Rear Lot Lines;

(6) Section 607(1)(b) be varied to permit Accessory Apartment Use above the first Storey, and Accessory Apartment Use shall be permitted on the first Storey if dwelling units do not face the Front Lot Line;

(7) Section 611(6) "Building Width and Length" be waived.

READ a first time on the <> day of <>, 2022.

READ a second time on the <> day of <>,
2022.




READ a third time on the <> day of <>, 202.

ADOPTED on the <> day of <>, 2022.

MAYOR

CORPORATE OFFICER



 Department Manager	 Director	 CAO
---	---	--

The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING AND DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Bram van der Heijden, Planner 1

Subject: Update on RS-2 (Small Lot) Rezoning Applications

Date: February 16, 2022 File No: 13-6520-20-0064/1

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

RECOMMENDATION

PURSUANT to the report of the Planner I, dated February 16, 2022, entitled "Update on RS-2 (Small Lot) Rezoning Applications";

THAT staff continue to process RS-1 to RS-2 rezoning applications and bring these individual applications forward for Council's consideration.

ATTACHMENTS

1. RS-2 (Small Lot) Zoned Properties in CNV Map (CityDocs [#2145204](#))

SUMMARY

This report provides Council an update on RS-1 to RS-2 (small lot) rezoning applications and outlines a Low-Density Housing Review as an aspect of the forthcoming Zoning Bylaw Comprehensive Review. A Low-Density Housing review will fully explore options and alternatives for ground-oriented housing in the Residential Level 1 and Residential Level 2 land use designations under the OCP, including new zoning designations and recommendations for where they would be applied. This work is intended to support strategic directions to address housing supply and affordability issues, particularly related to 'missing-middle' housing.

The report recommends that the City continue to process RS-1 to RS-2 rezoning applications for Council consideration on a case by case (rather than on an area-wide) basis, while a zoning review is underway. A simplified rezoning process and review is also recommended for this type of application.

BACKGROUND

- In 1967, minimum lot sizes were introduced for single family zones (see Table 1), whereas prior to this date, no minimum lot size requirements were specified.

Table #1: Minimum Lot Size Requirements for RS and RT Residential prior to 2018

Zone	Minimum Lot Size	Minimum Front Lot Line Length	Maximum Gross Floor Area based on Minimum Lot Size
RS-1	557.4 sq. m. (6,000 sq. ft.)*	10 m. (32.81 ft.)	260.1 sq. m. (2,800 sq. ft.) + Cellar
RS-2	464.5 sq. m. (5,000 sq. ft.)	N/A	232.3 sq. m. (2,500 sq. ft.) + Cellar
RS-3	334.4 sq. m. (3,600 sq. ft.)	N/A	167.2 sq. m. (1,800 sq. ft.) + Cellar

- Small lot rezonings were allowed on a case-by-case basis;
- In 2016, a 10 metre minimum front lot width was introduced for the RS-1 zone;
- In 2018, through the *Zoning Livability Study*, low-density zones were re-envisioned and simplified:
 - Minimum lot sizes were eliminated, leaving only the minimum front lot line length as an indirect control on lot size.
 - The RS-1 Zone captured the majority of single family lots in existence at that time, while the RS-2 Zone was introduced as a standard zone to accommodate development on smaller single family lots and to fit the majority of existing small lots. The RS-2 zone would have a minimum front lot width of 7.5 metres (25 ft.). The RS-2 Zone was envisioned to provide more varied and affordable housing options within the City's single family areas.
 - At the time of adopting the RS-2 Zone, Council also directed staff to identify areas suitable to be pre-zoned to RS-2 (i.e. area-wide rezoning).

Since the introduction of the RS-2 Zone, the City has allowed RS-2 rezoning applications to be initiated by property owners, and these rezoning proposals are processed on a case-by-case basis. This process has allowed the City to monitor the interest and locations of small lot single-family development, ultimately informing policy directions on where and how small lot single-family development should be considered.

DISCUSSION

Extreme price pressure has increased demand for more attainable ground-oriented housing of all types

With rising land and housing prices and changes in housing needs, many Metro municipalities have adopted zoning changes to permit more compact residential development on small lots in lower density areas.

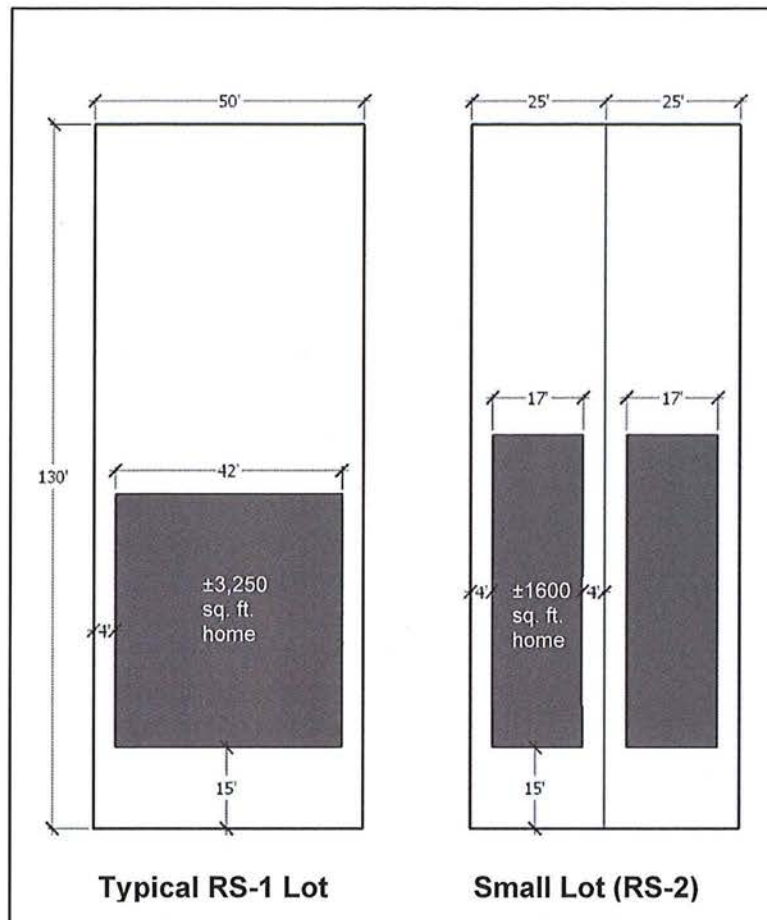


Image 1

To date, Council has approved six RS-2 rezoning applications since the adoption of the *Zoning Livability Study* of 2018. Currently, there are four in-stream applications under review. There are an additional eight small lot proposals that have completed the City's enquiry process and received formal staff responses which may result in planning applications.

A small lot conforming to the RS-2 zoning is unusually derived from a single family lot of 50 ft. or wider which is subdivided in two lots of minimum width of 25 ft. (see Image 1). The smaller parcel and home provide housing options that bridge the gap between larger single-family homes on standard lots and

other ground-oriented developments such as town homes and duplexes.

Homes on individual small lots (i.e. ~3,600 sq. ft. lots) are generally more affordable than large single family homes on larger lots. For example, the price of a recently constructed single family home on a typical 6,000 sq. ft. lot in the city starts around the \$2.6 million, making this form of housing out of reach for the vast majority of households, with a household income of approximately \$400,000 required depending on down payment and additional debt. Smaller lot single-family development provides a more attainable option. A recently constructed small lot home on a RS-2 zoned lot starts around \$2.0 million, with a household income of approximately \$300,000 required depending on down payment and additional debt.

The structures on small lots will depreciate over time making them relatively more affordable than their new counterparts.

While smaller lot single family housing remains out of reach for many households who desire ground-oriented living, this form of housing, in conjunction with efforts to increase the supply of other important types of ground-oriented 'missing middle' housing, allows for the gentle intensification of existing single family residential areas. Given the rapidly escalating housing prices in the region and in the City which have made single-family housing increasing out of reach, it is evident that there is a significant market interest in small lot developments in the City.

Small lot and other low density infill development can be appropriately incorporated in most low-density areas in the City



Image 2

Single family (RS-1) zoned properties comprise an estimated 58% of all zoned lands in the City (excluding road spaces and parks). These properties are evenly spread across the City limits. RS-2 small lot rezoning proposals have also been evenly distributed throughout the City's low-density areas, as shown in Attachment 1, with no specific geographic concentration. Smaller lot development, as a more attainable housing option, can be attractively and appropriately integrated into existing residential areas without significant impacts

(see Image 2). Existing (historic) or recently development smaller lot single family developments have not resulted in issues or concerns where they've been approved and can result in improvements to the streetscape when contrasted with larger homes.

Small lot developments provide a housing form that meets specific individual needs, such as seniors wanting to downsize but remain in the neighbourhood, parents and adult children's desire to live close to one another (multigenerational living), or traditional core families needing outdoor space to raise a family.

A review of 'missing middle' housing options is needed

Staff note that the same housing need for more flexibility and family-oriented housing that are met by small lot residential development can also be met through other ground-oriented and lower-density housing types, such as coach houses, duplexes, row houses and multiplexes, often with better affordability and environmental sustainability outcomes. This need for increased diversification of housing types is supported outlined by the recently completed Housing Needs Report, which outlines demographic trends and affordability issues.

A comprehensive Zoning Bylaw review is scheduled to begin later in 2022. This review will include a low density and infill housing review aimed at developing new zoning designations which will allow an appropriate mix and flexible delivery of ground-oriented housing. Through a zoning review, policy options will be presented which would allow new zoning designations to be applied on an area-wide basis, which would eliminate the need for individually initiated rezoning for more compact development, which adds significant costs and uncertainty for applicants.

Staff anticipate bringing forward a schedule with key milestones for the zoning review later in 2022, and the process of revising the zoning regulations would include significant engagement with key stakeholders, the community, and Council. It is anticipated the zoning review will require approximately two years to complete.

Recommended to continue processing RS-2 applications

While a review of the City's zoning designations is underway, staff recommend the City to continue to process small lot rezoning applications to allow the continued, market-driven supply of smaller single-family development in the city.

Because these applications will be processed and considered by Council on a case by case basis, staff and Council will be able to assess the appropriateness of each application and make a final decision, with the following factors forming the basis for review:

1. Alignment with the OCP and Housing Policies
Small lot RS-2 developments should only be considered in areas classified as Residential Level 1 and should not be considered where they may conflict with other OCP goals such as within as Heritage Conservation or Special Study Areas.
2. Site Characteristics and Servicing Requirements
Small lot RS-2 developments should only be considered where lane access is provided; where such development are not negatively impacting streamside areas; and where it is demonstrated that servicing requirements can be met.

Recommended simplified rezoning process for small lot development

A common concern with our current RS-2 rezoning application process is the level of detail required at the rezoning stage. A detailed zoning and design review is conducted by staff and the design is often discussed with neighbours and at Council. However, since the objective of the rezoning is to enable a subdivision and the proposed design of single-family housing is not secured in a development covenant, often the final buildings differ from the design presented at the rezoning stage. This can lead to questioning of why the "approved design" was not adhered to. In British Columbia, municipalities do not have authority to control the "form and character" (such as materiality and colour) of single family residential development, with form and character requirements applying to more "intensive" forms of development.

Staff recommend small lot rezoning applications, which propose rezoning from one standard single-unit zone (RS-1) to another (RS-2), and which do not require the creation of a Comprehensive Development Zone, be processed in a simplified manner reflective of the primary purpose of the rezoning, which is to evaluate whether small lot development and subdivision is appropriate for the subject site. This will help set clear expectations that the final building design is outside City control (provided it complies with all setbacks, height limits and other zoning parameters), similar to any other single family and duplex construction in the city. A simplified rezoning process would require submission of a rationale for the development of the site, but would not require detailed

architectural plans nor include a design review. The zoning review would be directed to confirming that the proposed subdivision is viable based on policy and servicing requirements as outlined in the previous section of this report.

The rezoning applications will continue to require neighbourhood notification and early consultation through a Developer Information Session (DIS), with the potential for the DIS requirement to be waived if deemed appropriate.

Advisory Body Input

The future of small lot development was presented for discussion purpose only at the Advisory Planning Commission (i.e. no resolution was sought). Discussions were focused on how small lot single family developments would fit into the future growth of the City. Commissioners supported the simplification of RS-2 rezoning process. Additionally, commissioners expressed a desire to be part of future conversation regarding the creation and review of low-density zones.

Options

Council have the following options:

Option 1: Continue processing small lot development rezoning applications on a case-by-case basis, with a simplified review process (Recommended)

Under this option:

- All in-stream RS-2 applications and any forthcoming small lot proposals will continue to be processed by staff for Council consideration – this direction will not fetter Council individual decision on any of the applications;
- Staff will be, as part of a comprehensive zoning bylaw review, scoping a review of low-density housing zoning designations and report back to Council

This approach allows for the monitoring of these applications and for lessons to be incorporated and applied to future approaches to regulating compact development.

Option 2: Proceed with area-wide rezoning for small lot development

Under this option, staff would be directed to return to Council with Bylaws which would permit RS-2 development in all Residential Level 1 areas of the City as-of-right, with no individual zoning applications required. This would exclude parcels in Heritage Conservation Areas, with Heritage designated or 'A' listed buildings, and areas which have a Special Study designation.

Option 3: Defer small lot rezoning applications until a comprehensive zoning review is complete

Under this option staff would be directed:

- To implement a moratorium on the processing of any new RS-2 rezoning applications, including ones that have already received PCA memos, pending the

completion of a comprehensive zoning review, expected to take approximately two years.

- Staff would bring forward the four in-process small lot applications for individual Council consideration.

FINANCIAL IMPLICATIONS

There are no direct financial implications. Small lot residential developments require subdivision, which includes ensuring servicing requirements are met and requires payment of Development Cost Charges.

INTERDEPARTMENTAL IMPLICATIONS

Small lot developments can have localized servicing implications. In some areas underground infrastructure such as water, sewer and storm water may not have the capacity to accommodate any additional housing. While reviewing rezoning applications from RS-1 to RS-2 potential infrastructure limitations will be taken into consideration. In case of an area-wide rezoning to allow small lot development or any other form of infill development, infrastructure limitations will be identified and addressed in the zoning bylaw update brought to Council.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The continued processing of RS-2 applications, on a case by case basis, allows the delivery of a desirable housing form in the city which increases attainable options and is compatible with established patterns of development. Continued expansion of the City's compact residential development on smaller lots is tool referenced in and supported by the City's Housing Action Plan (2016). A Low-Density Housing Zoning Review, as referenced in this report, will continue to advance Council Strategic Plan and OCP directions to address housing supply and affordability issues facing the city.

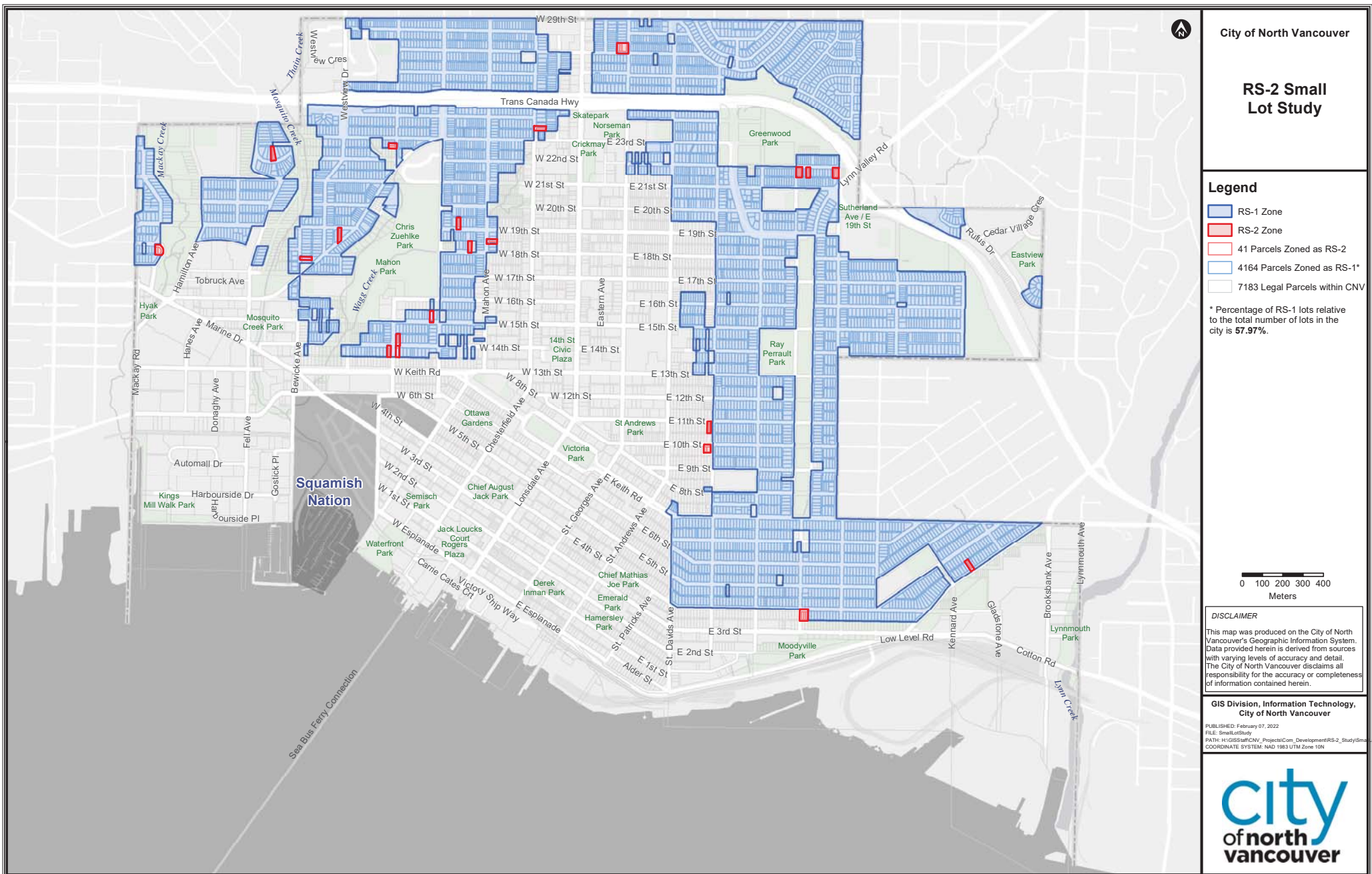
CONCLUSION

The RS-2 rezoning applications processed and under review have shown that this housing product is desirable and can be appropriately integrated across the city's single family zoned areas. Owing to the City's compact nature, the majority of the R1 areas are in close proximity to transit, bicycle facilities, neighbourhood services, employment areas and amenities. Staff's recommendation seeks to strike a balance with allowing small-lot development to occur on and case-by-case basis, driven by the market, and to encourage and streamline the delivery of a range of diverse, low-density housing types in the city through a forthcoming comprehensive review.

RESPECTFULLY SUBMITTED:



Bram van der Heijden
Planner I



City of North Vancouver

RS-2 Small Lot Study

Legend

- RS-1 Zone
- RS-2 Zone
- 41 Parcels Zoned as RS-2
- 4164 Parcels Zoned as RS-1*
- 7183 Legal Parcels within CNV

* Percentage of RS-1 lots relative to the total number of lots in the city is **57.97%**.

0 100 200 300 400
Meters

DISCLAIMER


This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.

GIS Division, Information Technology,
City of North Vancouver

PUBLISHED: February 07, 2022
FILE: SmallLotStudy
PATH: H:\GIS\Staff\CNV_Projects\Com_Development\RS-2_Study\SmallLotStudy
COORDINATE SYSTEM: NAD 1983 UTM Zone 10N

city
of north
vancouver



 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: Kendra Taylor, Planner 1, Long Range and Community Planning

Subject: CONNECT AND PREPARE PROGRAM OPPORTUNITY FOR
VULNERABLE SENIORS

Date: February 16, 2022 File No: 10-5080-20-0004/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 1, dated February 16, 2021, entitled
"Connect and Prepare Program Opportunity for Vulnerable Seniors":

THAT the proposal for the City to work with the Hey Neighbour Collective /
Building Resilient Neighbourhoods and North Shore Emergency Management to
develop and implement a Connect and Prepare Program to support seniors in
the City be endorsed;

THAT a joint grant application with North Shore Emergency Management, to the
Community Housing Transformation Fund, requesting project funding to support
the Connect and Prepare Program, be endorsed;

AND THAT subject to confirmation that full funding is available, the project be
authorized to proceed.

ATTACHMENTS

1. Council Resolution re: Covid-19 Safe Restart Grant Allocation Phase 2: May 28,
2021 (CityDocs [#2146555](#))

PURPOSE

To seek Council endorsement of a 'Connect and Prepare' program to support
vulnerable seniors in the City, in partnership with the Hey Neighbour Collective, Building
Resilient Neighbourhoods organization, and North Shore Emergency Management. This

report also seeks Council endorsement to participate as a supporting partner in the submission of a grant application to the Community Housing Transformation Fund program.

BACKGROUND

In June 2021, with the support of Mayor and Council, the City partnered with the Hey Neighbour Collective, a network of Community Practice partners, working to strengthen social connections and resilience among neighbours living in multi-unit housing.

The Hey Neighbour Collective is a social innovation initiative housed at Simon Fraser University, which aims to implement programmatic and design interventions within and around multi-unit housing. The Collective brings together housing providers, non-profits, researchers, local governments and residents to create strategies that reduce social isolation while building capacity for neighbourly support and mutual aid. Further information can be found on the website: <https://www.heyneighbourcollective.ca/>

Over the past few years, the North Vancouver seniors' population has faced new and in some cases, worsening challenges. The Covid-19 pandemic and the multiple extreme weather events, including the 2021 Heat Dome, have highlighted and exacerbated existing inequalities, particularly within the seniors community. Seniors who live alone and who lack community supports have faced loneliness and isolation. It was also recognised that a large portion of the seniors' population was not accessing information and communications in these situations. The importance and the benefits of social connections and supports through friends, neighbours, family and community, have never been more pressing. The need for proactive emergency preparedness planning is also crucial, particularly for seniors who may be living alone and facing vulnerable circumstances.

City staff have been working with the Hey Neighbour Collective and one of their non-profit partners, Building Resilient Neighbourhoods, with the broad goal of creating programming for seniors focused on: social connectedness, promoting aging in place and supporting emergency preparedness. As an outcome of this partnership, the City of North Vancouver has an opportunity to implement a seniors-specific 'Connect and Prepare' program.

DISCUSSION

The following sections describe the 'Connect and Prepare' program, the opportunity for a seniors-specific program in the City, funding opportunities, and the proposed timeline for the pilot program.

About Connect and Prepare

The 'Connect and Prepare' program was first piloted in 2018 in the City of Victoria in three locations – in a condominium high rise, in a multi-unit rental building for seniors with disabilities, and on a street of single-family dwellings. The pilot program provided an innovative approach to emergency preparedness planning. The City of Victoria's

'Connect and Prepare' program was led and delivered by the non-profit, Building Resilient Neighbourhoods, with support from another non-profit and the City. Through facilitated presentations, interactive games, and friendly discussions, neighbours were able to get to know each other, learn about acute emergencies and chronic stresses, identify assets and priorities, and implement shared preparedness projects. Each group of neighbours received free workshops, shared emergency supplies, and access to micro-grants to help them continue to collaborate after the program concluded.

The outcomes of the project were overwhelmingly positive with neighbours/participants reporting the following:

- 94% of neighbours got to know each other better
- 100% of neighbours became more connected with each other
- 100% of neighbours achieved a better understanding of their collective strengths, assets and vulnerabilities in relation to acute emergencies and chronic stresses
- 100% of neighbours took action to be better prepared for emergencies
- Neighbours at all three sites reported that they continued collaborating on projects afterwards

Further details outlining 'Connect and Prepare' emergency preparedness programs can be found on the website: <https://www.resilientneighbourhoods.ca/connect-prepare/>

Opportunity to Implement Seniors Specific Connect and Prepare Program in CNV

After the Heat Dome in June of 2021 and other climate related challenges, Council, staff, advocacy groups, services providers, emergency services, and emergency management all recognized that seniors were a particularly vulnerable population during extreme weather events and other emergencies, such as the Covid-19 Pandemic. Many seniors have been isolated, lack community or family supports, and are not receiving vital information about how to stay safe.

Staff consulted with local seniors' advocacy groups and non-profit organizations as well as emergency management and public safety staff to consider what kinds of projects or initiatives would better support seniors. Staff also met with the City Victoria to discuss their experiences with the Connect and Prepare program. Building on the partnership with the Hey Neighbour Collective and those conversations with local agencies, staff have identified an opportunity to implement a Connect and Prepare pilot program, targeting emergency preparedness and aging in place supports for seniors in the City of North Vancouver.

Building Resilient Neighbourhoods is submitting a grant application to the Community Housing Transformation Fund to scale and expand the Connect and Prepare program to interested municipalities in Metro Vancouver. At this time both the City of New Westminster and the City of Vancouver are also working with the Hey Neighbour Collective to define individual Connect and Prepare projects within their municipalities, based on localized needs. The intent is that all three municipalities would run their projects concurrently. The learnings could be shared across all three municipalities.

Connect and Prepare programs are intended to be unique and tailored to their location. While some aspects of the projects are scalable and 'lessons learned' can be applied across projects, it is intended that this program will be unique to the City of North Vancouver. Upon Council's endorsement, staff will continue to work with Hey Neighbour, North Shore Emergency Management and local non-profit organizations to confirm the components of a Connect and Prepare program, to meet the localized needs of seniors in the City of North Vancouver. The program is expected to include the following components:

- Multi-unit buildings, where all or a high percentage of the residents are seniors
- Non-profit or low income rental buildings (seniors)
- Emergency preparedness planning and programming
- Strengthening social connections between neighbours
- Communications and materials geared toward seniors
- Training for volunteers
- Resident-led action projects that support ongoing emergency preparedness and social connections between neighbours

It is intended that the complete scope of the project will be further defined as part of the grant application process, led by Building Resilient Neighbourhoods, and upon funding confirmation.

Timeline

The Community Housing Transformation Fund has a rolling intake, therefore a coordinated grant submission led by Hey Neighbour and Building Resilient Neighbourhoods organizations and including City of North Vancouver, City of Vancouver, and City of New Westminster has been determined to be the most efficient process.

The anticipated timeline is as follows:

- March 2022: Grant submission
- April 2022-2023: Project delivery
- April 2023: Project completion and evaluation

Staff will provide updates to Council at key milestones throughout the project.

Funding and In-kind Contributions

As set out in *Attachment 1*, the funding for the Phase 2 Covid-19 Safe Restart projects was approved by Council on May 28, 2021. The total amount allocated for this initiative was \$50,000. This funding included \$45,000 to advance seniors' support and emergency preparedness in the City and \$5,000 for the City's contribution to join the Hey Neighbour Collective.

Grant funding through the Community Housing Transformation Fund could total up to \$150,000. The grant funds would be split across the three participating municipalities

and the Building Resilient Neighbourhoods' organization, for their anticipated role in leading the project throughout the year.

North Shore Emergency Management and the City would provide some financial and/or in-kind contributions, as part of the grant criteria. The City's contribution would be in the form of minimal in-kind staff time and a financial contribution that would be provided from the already allocated Phase 2 Covid-19 Safe Restart project budget. North Shore Emergency Management has agreed to provide additional in-kind contributions in the form of staff time and project management oversight. The detailed budget and project plan will be defined through the grant process and in partnership with the partner organizations. Additionally, there are ongoing conversations to include a local seniors non-profit organization in the City to further support the project implementation.

FINANCIAL IMPLICATIONS

Council has previously allocated Covid-19 Safe Restart Grant funds that will support the City's contribution to this project. We do not anticipate other financial implications at this time.

INTER-DEPARTMENTAL IMPLICATIONS

This report has been prepared in coordination with North Shore Emergency Management and with input from the City's Community and Partner Engagement, Public Safety, Finance, and Strategic & Corporate Services Departments.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This project supports Council's Strategic Plan priority to be "A City for People that is welcoming, inclusive, safe, accessible, and supports the health and wellbeing of all".

This project supports OCP Goals:

- 3.3: Support community resiliency and increase the capacity to recover from emergencies and disasters; and
- 3.5: Support the independence and well-being of older City residents.

This work is also being integrated with the upcoming *Community Wellbeing Strategy*.

RESPECTFULLY SUBMITTED:


Kendra Taylor
Planner 1

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM
CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, JUNE 7, 2021**

REPORT

13. COVID-19 Safe Restart Grant Allocation Phase 2 – File: 14-7130-20-0015/1

Report: Deputy CAO / Director, Strategic and Corporate Services, May 28, 2021

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Deputy CAO / Director, Strategic and Corporate Services, dated May 28, 2021, entitled “COVID-19 Safe Restart Grant Allocation Phase 2”:

THAT the update on projects approved through the COVID-19 Safe Restart Allocations approved in Phase 1 be received;

THAT the allocation of \$2,304,783 in funding for Phase 2 projects be approved.

Moved by Mayor Buchanan, seconded by Councillor Bell



THAT the motion be amended to add the following after the final clause:

“AND THAT \$50,000 be allocated for the ‘Hey Neighbour Collective’, and \$50,000 be allocated for a dog strategy, for Phase 2 projects.”

Amendment motion, **CARRIED UNANIMOUSLY**

Main motion, **CARRIED UNANIMOUSLY**



 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: Yan Zeng, Manager, Development Planning

Subject: DEVELOPMENT VARIANCE PERMIT APPLICATION - 324 RIDGEWAY AVENUE (CORNERSTONE ARCHITECTURE)

Date: February 23, 2022 File No: 08-3400-20-0074/1

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

RECOMMENDATION

PURSUANT to the report of the Manager, Development Planning dated February 23, 2022 entitled "Development Variance Permit Application – 324 Ridgeway Avenue (Cornerstone Architecture)":

THAT Development Variance Permit No. PLN2022-00002 be considered for issuance under Section 498 of the *Local Government Act* and a Public Meeting be held;

THAT notification be circulated in accordance with Section 499 of the *Local Government Act*;

AND THAT staff report back on a bylaw review to examine pathways to meet the City's district energy as well as high performance building design requirements.

ATTACHMENTS

1. Context Map (CityDocs [#2150219](#))
2. Development Variance Permit (CityDocs [#2150166](#))

SUMMARY

This report recommends a Development Variance Permit (DVP) to allow a 10-unit townhouse development in the Moodyville area at 324 Ridgeway Avenue (Attachment #1) to use on-site technology to satisfy the development's space heating needs, as an

alternative to the Community Energy System (CES) operated by Lonsdale Energy Corporation (LEC).

BACKGROUND

- The 10-unit townhouse development at 324 Ridgeway received a Development Permit (DP) in July 2018.
- Subsequently, a Building Permit application was filed with the City in November 2018.
- Consistent with the sequential issuance of phased permits, the foundation permit was given manager's authorization to proceed (with conditions) on July 23, 2019.
- Foundation has been in place for the past two years but no full building permit has yet been issued. Property subsequently changed ownership.
- Resubmission of Building Permits was filed on November 25, 2021, with foundation permit issued on November 30, 2021.

A key outstanding issue preventing the issuance of the full building permit is the project's non-compliance with respect to connection to LEC for space heating.

For majority of projects in Moodyville, connection to a CES is required by the Hydronic Energy Service Bylaw unless staff consider that the cost of providing the connection would be excessive to the City.

The Zoning Bylaw also has provisions requiring connection to a CES and outlines cases where no connection for space heating may be considered:

- As part of the DP issuance, it is required that the project demonstrate either:
 - connection to LEC for all heating purposes; or
 - achievement of Passive House certificate so as to not be connected to LEC for space heating purposes only. This is to be done prior to BP issuance.

On February 3, 2022, the applicant submitted a DVP application to vary the Zoning Bylaw in order to allow the use of on-site heat pump for space heating instead of using the hydronic energy service operated by LEC. This DVP is the subject of this report.

DISCUSSION

The Zoning Bylaw allows an exception for buildings that achieve Passive House energy standards (with certification) and that feature a designed and installed space heating capacity not exceeding 10 watts per square meter – if this is achieved, no connection to LEC for space heating is required.

The subject development has been aiming for the Passive House certification as a way to demonstrate superior energy performance in order to meet the Zoning Bylaw provision to not connect to LEC for space heating.

The applicant has indicated challenges to achieving certification due to factors such as:

- the requirement to connect to LEC - LEC's current mix of heat sources is not able to meet the PER (Primary Energy Renewable) or the alternate PE (primary energy at source) requirements;
- use of roof hatches instead of a smaller, more vertical hatch or a door for roof access (due to Zoning height provision) – there is significant heat loss through these hatches.

The building, however, achieves energy performance of Step 4 of the BC Energy Step Code, which currently is its highest step (i.e. "Net Zero Energy Ready"). This means, while the subject development wasn't able to achieve Passive House certification, it is still a high performing building in terms of energy consumption. This is compared with the majority of developments going through rezoning in the City which achieve Step 3 of the Code.

While the application is not proposing the Passive House standard, the energy efficiency of Step 4 is excellent and the building's demand for input energy associated with space heating is low. To support the variance to allow a Step 4 building without connection to CES for space heating, staff would use the opportunity to study the real-world performance of an alternative solution to satisfy its space heating needs. This would provide additional information to evaluate the performance and space heating needs of buildings which achieve the Step 4 / "Net Zero Energy Ready" standard. This will help to determine whether to permit alternative pathways other than LEC connection for space heating on small townhome projects (or similar projects) which achieve Step 4 in the future. Therefore, staff support the DVP to allow no connection to LEC for space heating purposes. This will allow a monitoring study of the alternative solution (see condition in Attachment #2).

Implications for Other Sites in Moodyville

Building technology is constantly evolving to better address the energy and climate imperatives. For smaller scale development like small townhouse developments, highly efficient individual buildings using on-site technology for space heating, hot water and cooling purposes, may be able to meet environmental performance objectives without connection to a CES. This can be evaluated on a case by case basis, especially as lifecycle costs and technical considerations are not yet well understood. The pilot proposed through this DVP would provide more information to inform future decisions.

Staff also note that there is a lack of clarity between the Hydronic Energy Service Bylaw and the Zoning Bylaw in terms of connectivity requirement and pathways for buildings to be able to not connect. Staff will need to undertake a review to make sure there is a close alignment between the bylaws as well as clearly defined pathways to allow the achievement of highly efficient buildings in the City and laying of the foundation for CES to serve future high density growth.

Community Consultation

Due to the technical nature of the application, no community consultation has been conducted as part of staff review. Should Council proceed with this application, notice will be provided in accordance with the *Local Government Act* and staff recommend a Public Meeting be held to allow interested members of the public to participate.

Alternatively, should Council wish to not hold a Public Meeting, the last active clause of the resolution should be substituted:

"AND THAT a Public Meeting be waived."

Further, through this application, the applicant has also requested that hydronic energy service requirement for hot water heating also be waived. As staff are recommending a more gradual and studied approach to consider on-site technology as an alternative means to meeting CES connectivity requirement, connection to LEC for hot water heating would still be required. If Council should wish to waive the connection requirement for hot water heating, an active clause in the resolution like the following will be necessary:

"FURTHER THAT the Development Variance Permit will vary the requirement of section 420 (1) to connect to a Community Energy System, including space heating and domestic hot water heating services;"

FINANCIAL IMPLICATIONS

Due to the very low space heating demand for this development, allowing an alternative technology or system to satisfy the space heating needs in this case would not result in any significant financial impacts to the City-owned utility. The building would remain an LEC customer for hot water heating.

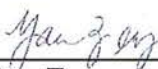
INTER-DEPARTMENTAL IMPLICATIONS

None.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

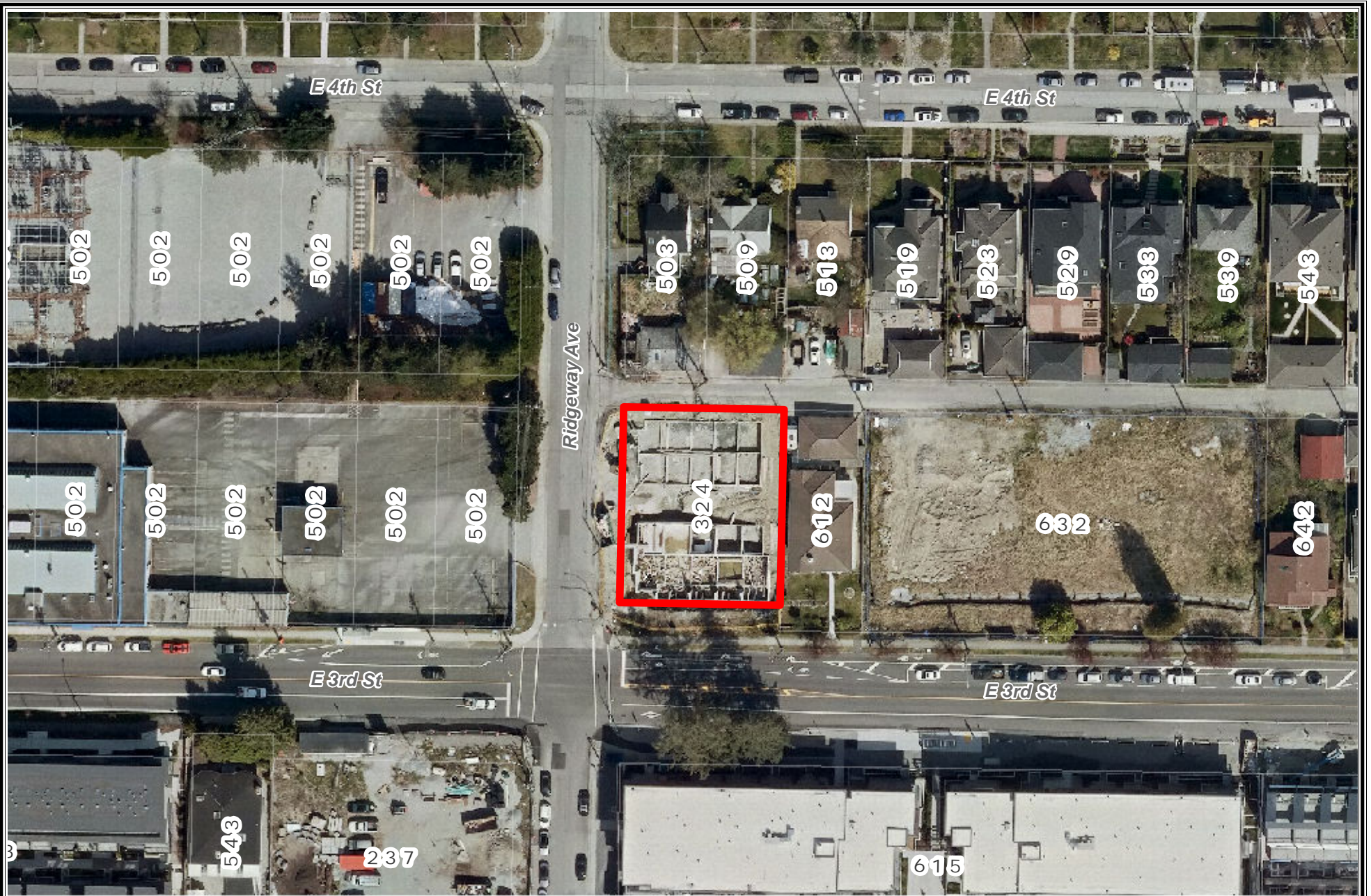
This application would allow an opportunity to study alternative solutions to CES connection in achieving environmental objectives. It is aligned with Council Strategic Plan of a livable city that leads the way in climate action and acts as a steward of the environment for future generations. It also aligns with OCP's Guiding Principle that the city be resilient and adaptable with local solutions to global issues and meeting targets for greenhouse gas reduction to mitigate climate change.

RESPECTFULLY SUBMITTED:



Yan Zeng

Manager, Development Planning





THE CORPORATION OF THE CITY OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT

Permit No. PLN2022-00002

File: 08-3400-20-0074/1

Issued to owner(s): **1250359 B.C. LTD., INC. NO. BC12503559**

Respecting the lands located at **324 Ridgeway Avenue**, North Vancouver, BC, legally described as:

**Lot 1 District Lot 273 Group 1 New Westminster District Plan EPP91439
PID: 030-855-900**

(the “Lands”)

List of Attachments:

None.

Authority to Issue:

1. This Development Variance Permit is issued pursuant to Section 498 of the *Local Government Act*.

Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” are hereby varied as follows:
 - A. Section 420 (1) be varied to allow the building to pursue an on-site space heating technology alternative to the Community Energy System operated by Lonsdale Energy Corporation (LEC), to satisfy the building's space heating needs only, subject to achieving Step 4 of the BC Energy Step Code.

Special Terms and Conditions of Use:

3. No variances other than those specifically set out in this permit are implied or to be construed.
 4. At the City's discretion, to monitor the performance of alternate space heating technology, the City may carry out an energy monitoring study in the building on site, after the building is at full occupancy. Terms and conditions of the study are subject to the satisfaction of the Director of Planning and Development, in consultation with the Chief Executive Officer of the Lonsdale Energy Corporation.
 5. The Lands may be subject to additional regulations, restrictive covenants and agreements which may affect their use, development and amenities, if any section or lesser portion of this Development Variance Permit is held invalid for any reason the invalid portion shall be severed from this Development Variance Permit and the validity of the remainder of the Development Variance Permit shall not be affected.
-

General Terms and Conditions:

6. Pursuant to Section 504 of the *Local Government Act*, this Permit lapses if the work authorized herein is not commenced within 24 months following issuance of this Development Variance Permit. In the event the Owner is delayed or interrupted or prevented from commencing or continuing the construction on or about the subdivision by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the works shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.
7. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524(3) of the *Local Government Act*.
8. Nothing in this Permit shall in any way relieve Land Owner/Developers obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.

9. Nothing in this Permit shall in any way relieve the Land Owner/Developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Health Act*, the *Fire Services Act*, the *Electrical Energy Inspection Act*, and any other provincial statutes.
-

Authorized by Council: _____
Year / Month / Day

Linda C. Buchanan, Mayor

Karla Graham, Corporate Officer

Date Signed: _____
Year / Month / Day

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Variance Permit No. PLN2022-00002.

Notice filed the _____ day of _____, 20_____.

THIS IS NOT A BUILDING PERMIT