



**AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, MAY 9, 2022 AT 6:00 PM**

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

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

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, May 9, 2022

**ADOPTION OF MINUTES**

2. Special Regular Council Meeting Minutes, May 2, 2022
3. Regular Council Meeting Minutes, May 2, 2022

**PROCLAMATION**

Day of Awareness to End Anti-Asian Racism – May 10, 2022

**PUBLIC INPUT PERIOD**

**CONSENT AGENDA**

Item \*4 is listed in the Consent Agenda for consideration.

**CORRESPONDENCE**

- \*4. Board in Brief, Metro Vancouver Regional District, April 29, 2022

**PUBLIC HEARING – 114-132 West 15<sup>th</sup> Street**

**BYLAW – THIRD READING**

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8921” (Polygon Development 338 Ltd. / IBI Group Architects, 114-132 West 15<sup>th</sup> Street, CD-752), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23<sup>rd</sup> Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165)

**REPORTS**

6. Rezoning Application: 2008 Westview Drive (Djamshied Shakirin / Seid Shakirin)
7. Rezoning Application: 639 East 4<sup>th</sup> Street (Krzysztof Szuk / Shenpai Ha, CD-751)

**PUBLIC CLARIFICATION PERIOD**

**COUNCIL INQUIRIES / REPORTS**

**NEW ITEMS OF BUSINESS**

**NOTICES OF MOTION**

**RECESS TO CLOSED SESSION**

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

**ADJOURN**



## **CALL TO ORDER**

## **APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, May 9, 2022

## **ADOPTION OF MINUTES**

2. Special Regular Council Meeting Minutes, May 2, 2022
3. Regular Council Meeting Minutes, May 2, 2022

## **PROCLAMATION**

Day of Awareness to End Anti-Asian Racism – May 10, 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.

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](http://cnv.org/PublicInputPeriod), or by phoning 604-990-4230 to provide contact information. Pre-registrants will receive instructions via email or phone on the afternoon of 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](mailto:clerks@cnv.org) no later than 12:00 noon on the day of the Council Meeting.

The Public Input Period offers an opportunity to express comments only; Council is there to listen only and questions will not be responded to. 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 listed in section 12.25(2).

Speakers are not to address matters that refer to items from a concluded Public Hearing or Public Meeting. When a Public Hearing or Public Meeting is scheduled on the same evening’s agenda, speakers are asked to only provide input when that matter comes forward for discussion on the agenda in order for the comments to be considered as part of the particular Public Hearing or Public Meeting. Otherwise the input cannot be considered or form part of the official record.

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

## **CONSENT AGENDA**

Item \*4 is listed in the Consent Agenda for consideration.

### **RECOMMENDATION:**

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

## **START OF CONSENT AGENDA**

### **CORRESPONDENCE**

- \*4. Board in Brief, Metro Vancouver Regional District, April 29, 2022  
– File: 01-0400-60-0006/2022

Re: Metro Vancouver – Board in Brief

### **RECOMMENDATION:**

THAT the correspondence from Metro Vancouver, dated April 29, 2022, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

## **END OF CONSENT AGENDA**

### **PUBLIC HEARING – 114-132 West 15<sup>th</sup> Street – 6:00 pm**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8921” (Polygon Development 338 Ltd. / IBI Group Architects, 114-132 West 15<sup>th</sup> Street, CD-752), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23<sup>rd</sup> Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165) would rezone the subject property from a Central Lonsdale Mixed Use B (C-1B) Zone to a Comprehensive Development 752 (CD-752) Zone to permit the development of a 22-storey, residential (136 strata units) and commercial (retail and office) mixed-use building.

*Bylaw No. 8921 to be considered under Item 5.*

### **AGENDA**

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

### **BYLAW – THIRD READING**

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8921” (Polygon Development 338 Ltd. / IBI Group Architects, 114-132 West 15<sup>th</sup> Street, CD-752), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23<sup>rd</sup> Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165)

#### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8921” (Polygon Development 338 Ltd. / IBI Group Architects, 114-132 West 15<sup>th</sup> Street, CD-752), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23<sup>rd</sup> Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165) be given third reading.

### **REPORTS**

6. Rezoning Application: 2008 Westview Drive (Djamshied Shakirin / Seid Shakirin)  
– File: 08-3400-20-0054/1

Report: Planner 1, April 27, 2022

#### **RECOMMENDATION:**

PURSUANT to the report of the Planner 1, dated April 27, 2022, entitled “Rezoning Application: 2008 Westview Drive (Djamshied Shakirin / Seid Shakirin)”:

THAT the application submitted by Djamshied Shakirin / Seid Shakirin to rezone the property located at 2008 Westview Drive from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) 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*;

THAT the community benefits outlined in the report be secured at the applicant’s expense and to the satisfaction of staff;

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

## **REPORTS – Continued**

7. Rezoning Application: 639 East 4<sup>th</sup> Street (Krzysztof Szuk / Shenpai Ha, CD-751)  
– File: 08-3400-20-0064/1

Report: Planner 2, April 27, 2022

### **RECOMMENDATION:**

PURSUANT to the report of the Planner 2, dated April 27, 2022, entitled  
“Rezoning Application: 639 East 4<sup>th</sup> Street (Krzysztof Szuk / Shenpai Ha,  
CD-751)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917”  
(Krzysztof Szuk / Shenpai Ha, 639 East 4<sup>th</sup> Street, CD-751) be considered and  
no Public Hearing be held, in accordance with the *Local Government Act*;

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

## **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**

### **RECESS TO CLOSED SESSION**

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

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

### **ADJOURN**



## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### PUBLIC HEARING / PUBLIC MEETING GUIDELINES

The purpose of **Public Hearings** is to provide members of the public an opportunity to make representations to Council regarding proposed changes to zoning bylaws, heritage designations or the Official Community Plan. Public Hearings are included as part of a Regular Council agenda and governed by the provisions of the *Local Government Act*.

The purpose of **Public Meetings** is to provide members of the public an opportunity to make representations to Council regarding various issues and/or proposed changes that do not require a Public Hearing, such as a Development Variance Permit or Temporary Use Permit. North Vancouver residents can participate in the civic process of a Public Meeting that may affect their community, property and interests.

All persons who believe their interest in property is affected by a proposed bylaw or permit are afforded a reasonable opportunity to be heard, voice concerns or present written submissions regarding matters contained within the bylaw/permit.

All written submissions and representations made at a Public Hearing or Public Meeting will form part of the official public record. Minutes of the Public Hearing/Public Meeting and a video recording of the proceedings will be posted on the City's website at [cnv.org](http://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](mailto: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/Public Meeting.**

To speak at a Public Hearing or Public Meeting:

Via Webex/phone: Pre-register by completing the online form at [cnv.org/PublicHearings](http://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/Public Meeting.**

In person at City Hall: On the day of the meeting, a sign-up sheet will be available at City Hall reception (14<sup>th</sup> 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 (i.e. staff entrance off 13<sup>th</sup> Street) after 5:30pm.

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 or speak in person. Call-in details will be displayed on-screen during the livestream at [cnv.org/LiveStreaming](http://cnv.org/LiveStreaming).

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## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### **PUBLIC HEARING / PUBLIC MEETING GUIDELINES – Continued**

Comments from the public must specifically relate to the proposed bylaw/permit or subject of the Public Hearing/Public Meeting. Speakers are asked to avoid repetitive comments and not to divert to other matters.

Speakers will be asked to confirm their name and address for the record and will be provided one 5-minute opportunity to present their comments. 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 a Public Hearing/Public Meeting 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/permit. 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/Public Meeting concludes, no further information or submissions can be considered by Council.

Following adjournment of the Public Hearing/Public Meeting, the Regular meeting reconvenes and the bylaw/permit is discussed and debated by members of Council, followed by consideration of third reading of the bylaw or approval of the permit.



**MINUTES OF THE SPECIAL REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 2, 2022****

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor D. Bell  
Councillor A. Girard\*  
Councillor T. Hu\*  
Councillor J. McIlroy

*\*participated electronically*

**STAFF MEMBERS**

L. McCarthy, CAO  
K. Graham, Corporate Officer  
C. Baird, Deputy Corporate Officer  
L. Sawrenko, Chief Financial Officer  
L. Garber, Deputy Director, Finance

**GUEST**

P. Fripp, Partner, Assurance Services, BDO

**ABSENT**

Councillor H. Back  
Councillor T. Valente

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

**APPROVAL OF AGENDA**

Moved by Councillor Girard, seconded by Councillor Hu

1. Special Regular Council Meeting Agenda, May 2, 2022

**CARRIED UNANIMOUSLY**

**RECESS TO CLOSED SESSION**

Moved by Councillor Girard, seconded by Councillor Hu

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

**CARRIED UNANIMOUSLY**

The meeting recessed at 5:31 pm and did not reconvene. A motion to adjourn was approved in the Special Committee of the Whole (Closed Session) at 5:52 pm.

*"Certified Correct by the Corporate Officer"*

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CORPORATE OFFICER

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**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 2, 2022****

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**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  
C. Baird, Deputy Corporate Officer  
J. Peters, Assistant City Clerk  
H. Granger, City Solicitor  
L. Sawrenko, Chief Financial Officer  
L. Garber, Deputy Director, Finance  
M. Epp, Director, Planning and Development  
J. Draper, Deputy Director, Planning and Development  
M. Menzel, Planner  
M. Hunter, Deputy Director, Engineering, Parks and Environment  
R. Skene, Director, Community and Partner Engagement  
G. Schalk, Public Safety Director and Fire Chief  
D. Owens, Deputy Fire Chief, Prevention and Public Safety  
P. Duffy, Manager, Bylaw Services

**GUEST**

P. Fripp, Partner, Assurance Services, BDO

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

Mayor Buchanan recognized May 5, 2022 as Red Dress Day – the National Day of Awareness for Missing and Murdered Indigenous Women, Girls and Two-Spirit people.

**APPROVAL OF AGENDA**

Moved by Councillor Girard, seconded by Councillor Back

1. Regular Council Meeting Agenda, May 2, 2022

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Moved by Councillor Back, seconded by Councillor Valente

2. Regular Council Meeting Minutes, April 25, 2022

**CARRIED UNANIMOUSLY**

## **PROCLAMATIONS**

Mayor Buchanan declared the following proclamations:

Neighbourhood House Week – May 1 to 7, 2022 – read by Councillor Hu

Mental Health Week – May 2 to 8, 2022 – read by Councillor Girard

## **PUBLIC INPUT PERIOD**

- Ben Thomas, 201-118 East 2<sup>nd</sup> Street, North Vancouver, spoke regarding Item 11 – 119-125 East Second Street.

## **CONSENT AGENDA**

Moved by Councillor Bell, seconded by Councillor McIlroy

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

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **BYLAWS – ADOPTION**

- \*3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY)**

- \*4. “Tax Rates Bylaw, 2022, No. 8919”

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Tax Rates Bylaw, 2022, No. 8919” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY)**

## **CONSENT AGENDA – Continued**

### **REPORT**

- \*5. Appointment of North Shore Designate to E-Comm Board – 2022-2023 Term and Proxyholder for E-Comm Board Annual General Meeting  
– File: 01-0230-20-0016/2022

Report: Corporate Officer, April 20, 2022

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Corporate Officer, dated April 20, 2022, entitled “Appointment of North Shore Designate to E-Comm Board – 2022-2023 Term and Proxyholder for E-Comm Board Annual General Meeting”:

THAT Richard Walton be nominated to serve as the North Shore designate to the E-Comm Board of Directors for the 2022-2023 term, such Board to be elected by the E-Comm Board of Directors;

AND THAT Richard Walton be designated as proxyholder for the purpose of voting on behalf of City of North Vancouver Council at the E-Comm Annual General Meeting.

**(CARRIED UNANIMOUSLY)**

### **END OF CONSENT AGENDA**

### **REPORTS**

6. 2021 Audited Consolidated Financial Statements – File: 05-1680-04-0001/2021

Report: Chief Financial Officer, April 20, 2022

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated April 20, 2022, entitled “2021 Audited Consolidated Financial Statements”:

THAT, in accordance with Section 167 of the *Community Charter*, Council accept the City of North Vancouver Consolidated Financial Statements for the year ended December 31, 2021.

**CARRIED UNANIMOUSLY**

7. 2021 Bylaw Services Overview – File: 01-0550-30-0001/2022

Report: Manager, Bylaw Services, April 27, 2022

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Manager, Bylaw Services, dated April 27, 2022, entitled “2021 Bylaw Services Overview”:

*Continued...*

## **REPORTS – Continued**

7. 2021 Bylaw Services Overview – File: 01-0550-30-0001/2022 – Continued

THAT the report of the Manager, Bylaw Services, dated April 27, 2022, entitled “2021 Bylaw Services Overview”, be received for information.

**CARRIED UNANIMOUSLY**

8. CleanBC Better Homes Municipal Rebate Contribution – File: 11-5280-14-0001/2022

Report: Planner 2, Environmental Sustainability, April 27, 2022

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Planner 2, Environmental Sustainability, dated April 27, 2022, entitled “CleanBC Better Homes Municipal Rebate Contribution”:

THAT the City renew its commitment for another term to continue providing municipal top-up rebates through the CleanBC Better Homes Rebate program;

AND THAT the Mayor and Corporate Officer be authorized to sign the Municipal Contribution Agreement with the Province of BC and BC Hydro.

**CARRIED UNANIMOUSLY**

9. Termination of Land Use Contract and Rezoning Application: 818-858 West 15<sup>th</sup> Street (Polygon Development 237 Ltd. / Shift Architecture, CD-745)  
– File: 08-3400-20-0046/1

Report: Planner 2, April 20, 2022

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Planner 2, dated April 20, 2022, entitled “Termination of Land Use Contract and Rezoning Application: 818-858 West 15<sup>th</sup> Street (Polygon Development 237 Ltd. / Shift Architecture, CD-745)”:

THAT “Land Use Contract Termination Bylaw, 2022, No. 8925” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street) be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street, CD-745) be considered and referred to a Public Hearing;

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

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

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

**CARRIED UNANIMOUSLY**

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

10. “Land Use Contract Termination Bylaw, 2022, No. 8925” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Land Use Contract Termination Bylaw, 2022, No. 8925” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Land Use Contract Termination Bylaw, 2022, No. 8925” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street) be given third reading.

**CARRIED UNANIMOUSLY**

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

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street, CD-745)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street, CD-745) be given first and second readings.

**CARRIED UNANIMOUSLY**

## **REPORT**

12. Rezoning Application: 119-125 East 2<sup>nd</sup> Street (East Second Lonsdale Project Ltd. / RH Architects, CD-753) – File: 08-3400-20-0052/1

Report: Planner 2, April 27, 2022

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 2, dated April 27, 2022, entitled “Rezoning Application: 119-125 East 2<sup>nd</sup> Street (East Second Lonsdale Project Ltd. / RH Architects, CD-753)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8922” (East Second Lonsdale Project Ltd. / RH Architects, 119-125 East 2<sup>nd</sup> Street, CD-753), be considered and referred to a Public Hearing;

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

*Continued...*

## **REPORT – Continued**

12. Rezoning Application: 119-125 East 2<sup>nd</sup> Street (East Second Lonsdale Project Ltd. / RH Architects, CD-753) – File: 08-3400-20-0052/1 – Continued

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;

THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to permit solar shades, which are permanently affixed to the proposed building as an encroachment over City property;

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

**CARRIED UNANIMOUSLY**

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

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8922” (East Second Lonsdale Project Ltd. / RH Architects, 119-125 East 2<sup>nd</sup> Street, CD-753)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8922” (East Second Lonsdale Project Ltd. / RH Architects, 119-125 East 2<sup>nd</sup> Street, CD-753), be given first and second readings.

**CARRIED UNANIMOUSLY**

## **PUBLIC CLARIFICATION PERIOD**

Nil.

## **COUNCIL INQUIRIES / REPORTS**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **ADJOURN**

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 7:20 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER

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## Office of the Mayor

CITY OF NORTH VANCOUVER  
BRITISH COLUMBIA

# Proclamation

## DAY OF AWARENESS TO END ANTI-ASIAN RACISM

*Whereas*

the reported number of anti-Asian hate crimes across Metro Vancouver since the start of COVID-19 has increased significantly and is deeply troubling;

*Whereas*

the Canadian Charter of Rights and Freedoms 15(1) states that every individual is equal before and under the law and has the right to the equal protection and equal benefit of the law without discrimination and, in particular, without discrimination based on race, nationality or ethnic origin, colour, religion, sex, age, or mental or physical disability;

*Whereas*

the City of North Vancouver strives to be a caring, inclusive, safe, livable and just city; and a city that embraces diversity, celebrates culture, fosters belonging and participation and continues to adapt to a changing world;

*Whereas*

every resident in the City of North Vancouver deserves to enjoy all public spaces in a community free of violence, abuse, discrimination and inequity; and

*Whereas*

May is recognized as Asian Heritage Month in Canada;

*Now Therefore*

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **May 10, 2022 as Day of Awareness To End Anti-Asian Racism and Celebration of Asian Culture Throughout the Month of May** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, May 9, 2022

*Linda C. Buchanan*

Mayor Linda Buchanan

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**For Metro Vancouver meetings on Friday, April 29, 2022**

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: [media@metrovanancouver.org](mailto:media@metrovanancouver.org).

## Metro Vancouver Regional District

### E1.1 Regional Public Works Mutual Aid Agreement

**APPROVED**

A major emergency or other serious incident affecting one or more local or regional authorities is more and more likely to affect the Metro Vancouver region given the impacts of climate change and the ever present seismic risk. The current *GVRD Public Works Mutual Aid Agreement* dated February 8, 2000 requires modernizing because several jurisdictions, such as Anmore, Belcarra, Bowen Island, Tsawwassen First Nation, Lions Bay, UBC/UEL, MVRD, GVS&DD, and GVWD are not party to the agreement, and would like to be included. The new *Regional Public Works Mutual Aid Agreement* improves on the agreement from 2000 and is intended to set the terms and conditions for sharing resources during a coordinated and supportive response.

The new agreement has undergone extensive consultation through a number of municipal advisory committees, most notably the Regional Administrators Advisory Committee, who unanimously endorsed the final version of the agreement. Over the next six months, boards and councils around the region will be given the opportunity to sign the agreement. Once completed, the February 8, 2000 agreement will be repealed.


The Board authorized the Board Chair and Chief Administrative Officer to sign the new *Regional Public Works Mutual Aid Agreement*.

### E2.1 Electoral Area A Emergency Response Reimbursement Temporary Policy

**APPROVED**

Outside of UBC and UEL, there are no areas in Electoral Area A that have a fire service. When a fire or other emergency occurs in these areas, an adjacent local government may respond at their discretion. This has occurred multiple times over the last several decades, including most recently in late 2021 when Surrey Fire Department responded to a barn fire on Barnston Island. As in past instances, Metro Vancouver received an invoice from the City of Surrey for costs related to their response (\$27,175). While staff continue to explore permanent solutions (e.g. service areas and agreements), Metro Vancouver staff have prepared a temporary policy that would enable Metro Vancouver to reimburse adjacent local governments for reasonable response costs to a maximum of \$25,000 per incident and \$50,000 total annual impact to the Electoral Area Services budget. This model is comparable to mutual-aid agreements that many municipalities have amongst each other but relies on cost reimbursement since Electoral Area A does not have a fire department.

The Board approved the *Electoral Area A Emergency Response Reimbursement Temporary Policy* as presented and approved payment in the amount of \$25,000 from the 2022 Electoral Area Services budget to reimburse the City of Surrey for costs related to responding to a barn fire on Barnston Island in late 2021.

Reviewed by:

CAO 1



**E3.1 2022 Update on National Zero Waste Council Activities****RECEIVED**

In 2022, the National Zero Waste Council will celebrate its 10-year anniversary. With a membership of more than 180 local governments, businesses and NGOs from across Canada, the Council plays a leadership role in advancing waste prevention and the transition to a circular economy.

Key accomplishments over the past 10 years are many. They include the annual Zero Waste Conference now recognized globally as one of the premier events on waste prevention and the circular economy, strategic collaborations with partners across Canada and sectors that have led to the launch of *the Love Food Hate Waste Canada* campaign, the *Circular Cities and Regions Initiative* and the creation of the *Canada Plastic Pact*. The Council's leadership on food has led to leadership work with Agriculture and Agri-Food Canada on policy and innovation reducing food waste throughout the value chain. Related to knowledge creation, the Council released the foundational report *Waste Prevention: The Environmental and Economic Benefits for Canada* and produced an online toolkit supporting expanded use of recycled or reused asphalt. In addition, by being strategic and effective in identifying priority areas of work, the Council has been able to leverage funds from external sources, expanding the capacity and scope of the Council to deliver on its objectives and demonstrating the strength of the Council and Metro Vancouver to convene and connect leaders in cross sector collaborations and initiatives.

A planning process will provide an assessment of strategic opportunities and priorities that will guide the development of a 2022–2025 Strategic Plan for the Council.

The Board received the report for information.

**E4.1 Draft Climate 2050 Energy Roadmap****APPROVED**

At its April 8, 2022 meeting, the Climate Action Committee considered the draft *Climate 2050 Energy Roadmap* and requested that staff add contextual information on the gap in clean, renewable energy supply necessary to meet the greenhouse gas reduction targets, and consider adding actions related to the use of solar photovoltaics and local government influence in terms of fossil fuel infrastructure. These revisions will be made to the draft roadmap.

The Board directed staff to proceed with engagement on the draft *Climate 2050 Energy Roadmap* as presented, incorporating feedback from the Climate Action Committee.

**E4.2 Draft Climate 2050 Nature and Ecosystems Roadmap****APPROVED**

At its April 8, 2022 meeting, the Climate Action Committee considered the draft *Climate 2050 Nature and Ecosystems Roadmap* and requested that staff clarify the definition of natural assets, add further detail on human health benefits, enhance marine and coastal content, and consider adding more examples of green infrastructure. These revisions will be made to the draft roadmap prior to the initiation of engagement.



The Board directed staff to proceed with engagement on the draft *Climate 2050 Nature and Ecosystems Roadmap* as presented, incorporating feedback from the Climate Action Committee.

#### **E4.3 Proposed Roadmap for Climate Action Engagement to 2025 and Work Plan for 2022** **RECEIVED**

Metro Vancouver is committed to bold leadership in responding to climate change and becoming a carbon neutral and climate resilient region by 2050. Achievement of this goal will require the implementation of not only incremental actions, but also transformational changes that are dependent on strong public and other support. Garnering this support relies in part on effectively communicating how objectives reflect shared values as well as a common sense of purpose. Also key to success is enhanced collaboration within the region and across jurisdictions.

Metro Vancouver is now at a pivotal point as it accelerates action on climate and shifts from planning to implementation. While Climate 2050 Roadmaps are being developed for the ten issue areas, there is also a critical role for effective engagement and a roadmap to guide climate action engagement is also needed. Providing an overarching framework, the roadmap will identify the considerations for engaging a broad public audience on climate action in addition to continuing engagement with stakeholders and other governments. The roadmap will establish the foundations for effective and meaningful engagement, including public opinion research; consistent messaging for public-facing communications; working with influencers; creating meaningful engagement opportunities; strengthening dialogue with First Nations; and a commitment to reporting on progress.

The Board received the report for information.

#### **E4.4 Appointment of District Director and Enforcement Officers** **APPROVED**

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

The Board, pursuant to the aforementioned bylaw and act:

- Rescinded the appointments of Ray Robb as district director, and of Kathy Preston as assistant district director
- Appointed Metro Vancouver employee Kathy Preston as district director
- Rescinded the appointments of Toby Gritten, and Dan Saunders as officers
- Appointed Metro Vancouver employee Muhammad Ali as an officer

Additionally, the Board, pursuant to section 28 of the Offence Act for the purpose of serving summons for alleged violations under Bylaw 1082:

- Rescinded the appointments of Toby Gritten, and Dan Saunders
- Appointed Metro Vancouver employee Muhammad Ali



**E5.1 Status of Regional Parks Capital Expenditures to December 31, 2021****RECEIVED**

The Board received for information a year-end report for 2021 which compares capital spending for the 2021 fiscal year to the annual budget. In 2021, annual capital expenditures for Regional Parks Services were \$22.2 million compared to an amended capital budget of \$26.5 million. All capital funding surplus will remain with Regional Parks and will be returned to its reserves to fund future capital.

**E6.1 Audited 2021 Financial Statements****APPROVED**

Although we have encountered unprecedented global conditions, the 2021 Audited Financial Statements illustrate that Metro Vancouver entered this period in a strong financial position with excellent liquidity and solid reserves.

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP Chartered Professional Accountants.

The Board approved the Audited 2021 Consolidated Financial Statements for the Metro Vancouver Regional District as presented.

**E6.2 2021 Financial Results Year-End****RECEIVED**

The final overall operational results for 2021 for Metro Vancouver's functions is a net surplus of close to \$47.2 million on an approved budget of \$943.8 million or approximately 5.0% of the budget. The results were positive for most functions with surpluses realized, which are available in future years to either avoid debt through additional contributions to capital or to pay for future projects or to reduce future tax requisitions, levies or fees to the member municipalities.

In addition, capital program expenditures for Metro Vancouver's functions were underspent for the year by \$819.6 million overall with the majority of the surplus generated in the utilities (Liquid Waste, Water, Solid Waste and Housing) due to delay/deferral of expenditures for several major capital projects to future.

The Board received the report for information.

**E7.1 Invest Vancouver Provincial Government Engagement****RECEIVED**

Released on February 17, 2022, the BC economic plan, *StrongerBC: A Plan for Today, a Vision for Tomorrow*, outlines the work that the provincial government is undertaken, organized around the goals of "clean growth" and "inclusive growth." Invest Vancouver identified areas of alignment between the provincial government's *StrongerBC Economic Plan* and the *Invest Vancouver 2022 Annual Plan* in order to highlight Invest Vancouver activities and BC initiatives.

The resulting document, *Supporting the Activation of the StrongerBC Economic Plan in the Metro Vancouver Region*, will be used to facilitate conversation on alignment between Invest Vancouver's goals and objectives and those of the provincial government.

The Board received the report for information.

#### **E7.2 Agritech: Findings and Actions to Strengthen the Sector in the Metro Vancouver Region**

**RECEIVED**

Creating more resilient and efficient food systems will require innovation and the harnessing of technology to produce, process and distribute food. While the Metro Vancouver region has opportunities in both agritech (technological solutions focused on the farm sector) and foodtech (innovation in food processing and food products), the subject of Invest Vancouver's research report is technological innovations in the farm sector, variously described as "agritech." *Agritech Today, Building for Tomorrow: Findings and Actions to Strengthen the Sector in the Metro Vancouver Region* presents an overview of the sector and its challenges, followed by recommendations on how to support the sector's growth.

Agritech in the region has a concentration of early-stage firms. These are primarily technology firms whose products are applied to agricultural problems. With healthy support for the sector, the next big challenge is to create an environment where agritech start-ups can scale-up successfully. Actions are needed to create a more cohesive agritech ecosystem, enable BC farmers to adopt local agritech solutions, provide fast prototyping and small-scale manufacturing capacity, and support young companies to get off the ground and access foreign markets. Growth in the agritech sector is within reach and BC and the Metro Vancouver region need to take action now to realize it.

The Board received the report for information and directed staff to refer the report to Metro Vancouver's Agricultural Awareness Committee.

#### **E7.3 Events and Partnerships Report**

**APPROVED**

Invest Vancouver, the Metro Vancouver region's economic development leadership service, must collaborate with a variety of entities in order to advance economic development priorities of regional significance. Invest Vancouver is routinely approached to participate in various engagement opportunities and has identified additional opportunities for collaboration.

At present, the *Sponsorship Policy* requires Board approval for sponsorship requests above \$1,500 and specifies criteria that a sponsorship proposal must meet in order to be considered including that the organization be organized and/or supported by a registered charitable organization or not-for-profit entity that that Metro Vancouver will not consider proposals that primarily promote a private or commercial interest.

Given that events and partnerships are a routine part of economic development and that the annual budgeted amounts for partnership and collaborative efforts of Invest Vancouver are approved by the Metro Vancouver Board, adjustments to the *Sponsorship Policy* may be warranted.



The Board directed staff to bring proposed amendments to the *Sponsorship Policy* that would account for Invest Vancouver's unique role as an economic development leadership service to the MVRD Board for consideration.

**E7.4 Motivate VANCOUVER 2022 Update****APPROVED**

On Wednesday, June 29, 2022 Invest Vancouver and CoMotion will host Motivate VANCOUVER, shining a global spotlight on the Metro Vancouver region's most dynamic early-stage companies in the rapidly-evolving emerging mobility and clean transportation space. Motivate VANCOUVER features pitches, panels, and networking gatherings in an in-person format. A curated group of start-ups will present to an audience of venture capitalists, business development leaders, and investors.

Event planning is well underway and key accomplishments to date include the completion of the event website, establishing selection criteria for companies, advancing a partnership strategy, and identifying key opportunities for collaboration. With respect to collaboration, five clean transportation events are slated to occur in June in Metro Vancouver including Motivate VANCOUVER.

In support of this initiative, the Board proclaimed June 2022 as "Clean Transportation Month."

**E8.1 Process for First Nations Engagement with the Flood Resiliency Task Force****APPROVED**

The Flood Resiliency Task Force directed staff to prepare a plan for First Nations engagement in order to hear directly from First Nations on any challenges and priorities that Indigenous communities within the Metro Vancouver region are facing related to flood resiliency. The Board authorized staff to proceed with the First Nations engagement process as presented.

**E9.1 Considering TransLink's 2022 Investment Plan and Proposed Increase in Borrowing Limit****RECEIVED  
APPROVED**

TransLink regularly consults with the MVRD Board on major strategies and plans and is currently consulting on the *2022–2031 Investment Plan*. Pursuant to the *South Coast British Columbia Transportation Authority Act*, prior to consideration by the Mayors' Council, TransLink is required to consult with Metro Vancouver.

TransLink faced unprecedented financial challenges during the COVID-19 pandemic, with significant impacts on transit ridership and fare revenues. The 2022 Investment Plan supports the region's pandemic recovery, and is focused on stabilizing TransLink's finances, maintaining the transit system, advancing strategic projects, and replacing lost revenue streams. TransLink is seeking an increase to its borrowing limit to support the delivery of capital expenditures for infrastructure projects identified in the plan. The 2022 Investment Plan advances the goals of Transport 2050 and supports the regional growth strategy's objectives to reduce greenhouse gases, and align planned locations for growth (i.e. connecting and reinforcing Urban Centres and Frequent Transit Development Areas) with transit investment, but does so in a more limited way than previous investment plans given current financial constraints.



The Board received the report for information and resolved to send a letter to the Mayors' Council on Regional Transportation communicating support for the alignment of TransLink's 2022 Investment Plan with the regional growth strategy and for the proposed increase to TransLink's borrowing limit associated with the implementation of the Investment Plan.

## **E10.1 2022 Indigenous Partnership Success Showcase Sponsorship Request**

**APPROVED**

Invest Vancouver has the opportunity to sponsor the 2022 Indigenous Partnership Success Showcase occurring May 26–27, 2022. The purpose of the event is to provide practical guidance regarding how First Nations, Métis, and Inuit communities and their enterprise partners can work together, in common purpose, for shared success. The sponsorship opportunity presented by event organizers is for Invest Vancouver to host a networking function during a break in the event program.

During this break, Invest Vancouver would offer engagement activities (e.g., for attendees to co-create a wall of ideas and opportunities specific to economic reconciliation) and could provide the opportunity for attendees to connect with leaders from across the Metro Vancouver region. The value of the sponsorship opportunity is \$10,000, within the approved Invest Vancouver annual budget for partnerships and events.

The Board approved Invest Vancouver's proposal to sponsor the 2022 Indigenous Partnership Success Showcase as presented.

## **E10.2 Asset Management and Long Term Financial Planning**

**APPROVED**

At the March 25, 2022 GVS&DD Board meeting, the Board referred a motion to staff related to asset management and long range plans. Metro Vancouver has long-standing asset management practices, and is currently in a new cycle of asset management continuous improvement that will include the addition of a long term financial plan that will provide the Board with enhanced context for decision making. Staff are rolling out updated state of the asset reports, updating long-range management plans, and developing a long-term financial plan. The long-term financial plan will consider what financial resources are required to keep assets in a state of good repair, meet Board policy objectives, meet regulatory requirements, meet increased demand for services as a result of population growth, and adapt to resiliency requirements.

The Board directed staff to provide context for decision making by completing long-range plans for major capital projects including an asset inventory, asset condition assessment, and a proposed timeline of maintenance, repair, replacement, and funding requirements for these major projects and report back to the Board with this plan.

## **G1.1 MVRD Regional Growth Strategy Bylaw No. 1339, 2022, a bylaw to adopt Metro 2050 – Public Hearing Minutes and Bylaw Referral for Acceptance**

**RECEIVED  
APPROVED**

After three years of research, policy analysis, and engagement, the updated regional growth strategy, *Metro 2050* (Bylaw No. 1339), was given first and second reading at the March 25, 2022 MVRD Board meeting and was referred to public hearing, which was held on April 20, 2022 which included two written

submissions and 10 speakers providing oral remarks. Pursuant to the *Local Government Act*, the next step in the process is to refer *Metro 2050* to affected local governments for consideration of acceptance, which must be completed within 60 days of receipt of notice.

The Board:

- Received the minutes of the April 20, 2022 public hearing
- Referred Bylaw No. 1339, 2022 to affected local governments for acceptance
- Referred said bylaw the Minister of Municipal Affairs
- Suspended the rules outlined in Part 13 of the *Procedure Bylaw*, relative to requests to appear as a delegation in relation to *Metro 2050*, until such time as the aforementioned bylaw is adopted, defeated or otherwise disposed

## I 1 Committee Information Items and Delegation Summaries

RECEIVED

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

### George Massey Crossing Task Force – April 1, 2022

Information Items:

#### 5.1 Highway 99 Tunnel Program Update

Since the October 1, 2021 Task Force meeting, the Province has moved forward on the Highway 99 Tunnel Program. For the Fraser River Tunnel Project portion, the Province has awarded eight consulting contracts. For the corridor improvements portion, the Province recently announced the successful proponent for the Steveston Interchange Project with construction anticipated to start in the summer of 2022. The Province has also started construction on the three transit and cycling improvements that will alleviate traffic congestion and improve transit and cycling infrastructure along the Highway 99 corridor.

### Mayors Committee – April 6, 2022

Delegation Summaries:

#### 3.1 Roderick V. Louis

Information Items:

#### 5.1 Clean Transportation: Findings and Actions to Strengthen the Sector in the Metro Vancouver Region

This report presents an overview of the categories and competencies in the clean transportation sector, offers an analysis of the challenges faced by firms in the region, and recommends policies and actions to support and grow the sector. In the clean transportation sector as a whole, the most pressing challenges revolve around delays and uncertainty related to permitting and the general lack of available industrial land. These obstacles need to be urgently addressed as their persistence risks seeing growing, successful firms unwilling to invest further in the region or leaving entirely when they cannot find suitable space.



## **Electoral Area Committee – April 7, 2022**

### Information Items:

#### **5.1 Electoral Area A Geotechnical Study – Phase One Report**

Metro Vancouver is the building inspection authority for the areas of Electoral Area A outside of UBC and the University Endowment Lands (UEL). To address the need to have local-scale geohazard maps and to help provide a better understanding of potential risk, including from the effects of climate change, the 2021 Board-approved budget included funding for an Electoral Area A Geotechnical Study for these areas. The recently finalized phase one portion of the study is presented in this report. Phase one involved the creation of geohazard maps that show areas at risk of or previously impacted by landslides, riverine and coastal flooding, and snow avalanches. The maps provide a good baseline of information regarding impacts that have occurred to date, and through modelling that incorporates climate change, will enable Metro Vancouver to better predict areas of future risk. Phase two work will also focus on integrating the maps into the development approvals process for building permits, and will be considered as part of the 2023 Electoral Area Services financial plan discussions later this year.

## **Climate Action Committee – April 8, 2022**

### Delegation Summaries:

#### **3.1 Eoin Finn and Peter van der Velden, Friends of Tilbury**

#### **3.2 Mathew Christensen, Ducks Unlimited Canada**

## **Regional Parks Committee – April 13, 2022**

### Information Items:

#### **5.2 Pacific Spirit Regional Park – Wreck Beach Safety and Access Improvements**

In recent years Metro Vancouver and its partner agencies have been responding to an increasing number of emergencies and public safety incidents at Wreck Beach as a result of remote location and increasing high use. With input from emergency response providers, strategies have been developed to improve public safety and access to Wreck Beach. This multi-pronged action plan uses an integrated approach that takes into consideration site design, education, enforcement, and partnerships.

## **Performance and Audit Committee – April 14, 2022**

### Information Items:

#### **5.1 2021 Metro Vancouver Final Audit Findings Report**

Under provincial legislation, an external audit must be undertaken annually for all Metro Vancouver Districts' and the Housing Corporation. The attached report, prepared by Metro Vancouver's external auditors, BDO Canada LLP Chartered Professional Accountants, summarizes the results of the annual audit for fiscal year 2021.

#### **5.4 Capital Program Expenditure Update as at December 31, 2021**

Updates on the capital program and its expenditures are brought to the Committee to keep members informed on Metro Vancouver's financial performance. This is the third and final report for the 2021 fiscal year. This report provides a summary of the 2021 actual capital spending compared to the Board approved Capital Cash Flow Budget, as well as additional information and narrative by department regarding spending variances.

For 2021, Metro Vancouver's capital cash flow expenditures were approximately 47% of budgeted and were underspent by \$819.6 million. The underspend, primarily timing differences, is due to a variety of factors, including: delays in initiating construction; additional planning, design, and permitting requirements; delays in awarding contracts; delays in property negotiations; and ongoing issues related to COVID-19 pandemic.

#### **5.5 Investment Position and Returns – September 1, 2021 to February 28, 2022**

Metro Vancouver's investment portfolio has met expectations this period, with 2021 annualized returns for Short-Term at 0.99%, Long-Term at 2.19% and Cultural Reserve Fund at 2.24%. Total investment income in 2021 was \$9.8 million on an average portfolio balance of \$1,097 million. Results and balance information have been included to the end of February 2022.

Interest rates are expected to rise as the Bank of Canada manages inflation. As a result, Metro Vancouver's investment return will increase as higher rates will be earned on investments and cash held in high interest savings accounts.

#### **5.6 Tender/Contract Award Information – December 2021 to February 2022**

During the period between December 1, 2021 and February 28, 2022, the Procurement Division issued 23 new contracts, each with a value in excess of \$500,000 (exclusive of taxes). In addition, there were eight existing contracts requiring contract amendments which necessitate further reporting to the Performance and Audit Committee. The eight amendments experienced additional scope resulting from either internal scope changes, unforeseen project extensions, unforeseen site conditions, or third party regulatory requirements. All awards and amendments were issued in accordance with applicable bylaws and policies.

#### **Invest Vancouver – April 20, 2022**

Information Items:

#### **5.4 Investment Attraction and Lead Generation Report**

Invest Vancouver has made good progress to identifying qualified investment lead opportunities within the region since its launch last year. In support of this activity, Invest Vancouver, together with the Invest Vancouver Advisory Committee, has also implemented a set of *Strategic Investment Guiding Principles*. These principles serve as universally acknowledged compact "playbook" of engagement between Invest Vancouver, its integrated functions, and member jurisdiction partners. The progress to date is the result of collaboration with other investment attraction and promotion partner organizations, awareness building of Invest Vancouver as a regional economic development leadership service, and partner referrals. Feeding a growing deal pipeline is a key part of delivering a transparent and equitable service for member jurisdictions and supporting a level playing field across the region through comprehensive, end-to-end pursuit of strategic investment leads.



Going forward, the integrated work undertaken by Invest Vancouver's three functional areas—Data Research & Policy, Collaboration, and Strategic Investment—guided by the 2022 Annual Plan's goals and objectives, will position Invest Vancouver to further undertake proactive lead generation activities on behalf of the region and build new capacity to serve qualified inbound opportunities.

## **Finance Committee – April 21, 2022**

### **Delegation Summaries:**

#### **3.1 Sarah Ross, Vice President, Transportation Planning & Policy, and Olga Kuznetsova, Vice President, Financial Services, TransLink**

### **Greater Vancouver Water District**

#### **E1.1 Regional Public Works Mutual Aid Agreement**

**APPROVED**

A major emergency or other serious incident affecting one or more local or regional authorities is more and more likely to affect the Metro Vancouver region given the impacts of climate change and the ever present seismic risk. The current GVRD Public Works Mutual Aid Agreement dated February 8, 2000 requires modernizing as several jurisdictions, such as Anmore, Belcarra, Bowen Island, Tsawwassen First Nation, Lions Bay, UBC/UEL, MVRD, GVS&DD, and GVWD are not party to the agreement, and would like to be included. The new Regional Public Works Mutual Aid Agreement improves on the agreement from 2000 and is intended to set the terms and conditions for sharing resources, during a coordinated and supportive response.

The new agreement has undergone extensive consultation through a number of municipal advisory committees, most notably, the Regional Administrators Advisory Committee, who unanimously endorsed the final version of the agreement. Over the next six months, boards and councils around the region will be given the opportunity to sign the agreement. Once completed, the February 8, 2000 agreement will be repealed.

The Board authorized the Board Chair and Chief Administrative Officer to sign the new Regional Public Works Mutual Aid Agreement.

#### **E1.2 GVWD 2021 Water Quality Annual Report**

**RECEIVED**

The GVWD 2021 Water Quality Annual Report is required both by the BC Drinking Water Protection Regulation and the Drinking Water Management Plan. The annual report summarizes water quality analysis conducted on samples collected from the GVWD source reservoirs, in-system reservoirs, and transmission system.

The annual report outlines how Metro Vancouver's water quality monitoring program continues to fulfill its role in confirming that the multiple protection barriers for drinking water, including watershed protection, water treatment and the ongoing operation of the water system, continue to ensure excellent water quality for the region. In 2021, the water quality of the treated water was excellent.

All water quality parameters analyzed met or exceeded water quality standards and the Guidelines for Canadian Drinking Water Quality.

The Board received the report for information.

### **E1.3 Environmental Policy for the Greater Vancouver Water District**

**APPROVED**

The GVWD is developing an Environmental Management System based on ISO 14001:2015, an international standard that specifies requirements for environmental management systems. A key aspect to success is the development and adoption of an environmental policy. This report presented a proposed Environmental Policy and environmental performance goals for Board consideration.

The GVWD has also been working in conjunction with GVS&DD to develop EMS components beneficial to both utilities. The GVS&DD will also be bringing forward a similar environmental policy for Liquid Waste Services at a subsequent meeting.

The Board approved the Environmental Policy for the Greater Vancouver Water District and environmental performance goals, as presented.

### **E1.4 Engagement Plan and Proposed Rates for Water DCC Program Implementation**

**APPROVED**

For the last several years, Metro Vancouver staff have worked with the Province under the understanding that the GVWD Act did not allow Metro Vancouver to have Development Cost Charges (DCCs) as a funding mechanism for its water function. As staff have worked to move forward the legislative changes, an evolved interpretation by the Province on our legislative environment was proposed to allow GVWD to collect DCCs under the Local Government Act. This approach will allow us to move forward sooner than having to wait for a legislative change, thus meeting the direction set out in the current Board Strategic Plan.

With growth projects comprising 54% of the long-term water capital program, getting a growth driven revenue stream in place as soon as possible is critical. Work to date has included initial engagement, industry capacity analysis, and rate modelling resulting in a set of draft DCC rates in principle for consultation. Initial rates were brought forward to the Committee in July of 2021, and were not endorsed to move forward for consultation alongside the liquid waste DCC rate update, which is now completed.

Following Board endorsement of the rates in principle and approval of the engagement plan in this report, there will be further engagement with relevant levels of government, First Nations, stakeholders, and the public, before finalizing the proposal and seeking Board and Provincial approval.

The Board directed staff to proceed with engagement on the proposed implementation of a water DCC program as presented and directed staff to proceed with engagement on the proposed implementation of the water DCC program with rates determined using a 50% assist factor.



**E1.5 2022 Lawn Watering Communications and We Love Water Campaign Update****RECEIVED**

Metro Vancouver delivers an annual region-wide water conservation campaign with a reach in 2021 of over 36 million impressions. Starting April 14, Metro Vancouver will communicate the updated Drinking Water Conservation Plan, focusing on the change of lawn watering to only water one day per week for residential and commercial properties. The change comes into effect May 1. Promotional materials (including social media, a media release, and co-branded materials) will be distributed to member jurisdictions for public education and enforcement throughout the summer season. The annual We Love Water campaign will continue to emphasize the importance of our future water supply and impacts of population growth, and will share outdoor water conservation information. A targeted media buy will include television, radio, outdoor, and digital promotions all leading to the We Love Water campaign website. The Water Wagon program will proceed in 2022 using only the larger water wagon for an anticipated 55 event days, including 14 days at the PNE.

The Board received the report for information.

**E2.1 Audited 2021 Financial Statements****APPROVED**

Although we have encountered unprecedented global conditions, the 2021 Audited Financial Statements illustrate that Metro Vancouver entered this period in a strong financial position with excellent liquidity and solid reserves.

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP Chartered Professional Accountants.

The Board approved the Audited 2021 Consolidated Financial Statements for the Greater Vancouver Water District as presented.

**E3.1 Asset Management and Long Term Financial Planning****RECEIVED  
APPROVED**

At the March 25, 2022 GVS&DD Board meeting, the Board referred a motion to staff related to asset management and long range plans. Metro Vancouver has long-standing asset management practices, and is currently in a new cycle of asset management continuous improvement that will include the addition of a long term financial plan that will provide the Board with enhanced context for decision making. Staff are rolling out updated state of the asset reports, updating long-range management plans, and developing a long-term financial plan. The long-term financial plan will consider what financial resources are required to keep assets in a state of good repair, meet Board policy objectives, meet regulatory requirements, meet increased demand for services as a result of population growth, and adapt to resiliency requirements.

The Board directed staff to provide context for decision making by completing long-range plans for major capital projects including an asset inventory, asset condition assessment, and a proposed timeline of maintenance, repair, replacement, and funding requirements for these major projects and report back to the Board with this plan.

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

**RECEIVED**

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

### **Water Committee – April 6, 2022**

Information Items:

#### **5.3 GVWD Water Supply System 2021 Annual Update**

The Greater Vancouver Water District - Water Supply System 2021 Annual Update report summarizes key initiatives undertaken by Metro Vancouver in 2021, including water conservation, risk management, capital projects to accommodate regional growth, and responding to emergencies affecting the drinking water system. The 2021 update is the first edition of this annual report, which will be issued annually hereafter.

This report was prepared following guidance from the Ministry of Health found in their draft Guidance for Water User Communication, which was shared with the GVWD in October of 2021 for review and comment. The report meets the communication requirements stipulated in the *Drinking Water Protection Act and Regulation*.

#### **5.6 GVWD Capital Program Expenditure Update to December 31, 2021**

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures three times per year. This is the year-end report for 2021 which includes both the overall capital program for the water utility with a multi-year view of capital projects and the actual capital spending for the 2021 fiscal year in comparison to the annual budget.

In 2021 the annual capital expenditures for GVWD were \$214.9 million to date compared to an annual capital budget of \$431.3 million. This shortfall is primarily due to project delays related to the timing of tenders, construction delays and issues relating to COVID-19. Forecasted expenditures for the current water utility capital program remain within the approved budgets through to completion.

#### **5.7 2021 Contribution Agreement Annual Reports - Seymour Salmonid Society and Coquitlam River Watershed Roundtable**

The Seymour Salmonid Society (SSS) operates the Seymour River Hatchery on GVWD land and conducts comprehensive area stewardship activities. The GVWD and SSS have been partners since 1989. The GVWD has a current three-year (2021 – 2023) Contribution Agreement with the SSS for \$125,000 annually. The SSS released over 500,000 juvenile salmonids into local waterways in 2021.

The Coquitlam River Watershed Roundtable (CRWR) has a mission “To preserve and enhance the health of the Coquitlam River Watershed through collaboration, education and advisory action.” The GVWD has a three-year (2020 – 2022) Contribution Agreement to the CRWR for \$34,000 annually.





The CRWR took action on stormwater management engagement in 2021 and constructed a demonstration rain garden in Port Coquitlam.

The SSS and CRWR have met the requirements of the respective GVWD Contribution Agreements in 2021.

## **5.8 Drinking Water Conservation Program Update**

The summer of 2021 was exceptionally warm and dry, with higher than usual drinking water consumption experienced throughout the Region. In response to those conditions, and the ongoing efforts to address household affordability, several new initiatives were developed for the summer 2022 season. The most significant of those changes was an update to the Drinking Water Conservation Plan which reduces the allowable watering days for lawns (both residential and commercial) from two days per week to one day per week. According to the Comprehensive Regional Water Supply Study a per capita consumption of drinking water of less than 202 litres per capita per day (LPCD) would need to be achieved by 2036 to avoid a supply shortage of between 5-55 billion litres. Currently the Region uses about 231 LPCD, so a reduction of an additional 10-15% is still required to meet the 2036 predicted values. This report details those changes and other upcoming improvements to the water conservation program currently in development for the summer of 2023.

## **5.10 Water Supply Update for Summer 2022**

This report provides a summary of the current state of source water supply, past trends in water use, and an update on the current plans for operating the source reservoirs and water system during the summer and fall of 2022.

The existing snowpack, precipitation in the form of rainfall, and expected full source lake storage will be sufficient to ensure an adequate water supply for the 2022 summer season. The peak day and average summer day water usage saw an increase in 2021, primarily because of the record-breaking heat dome of 2021. Winter water use continues to decrease while average day water use is starting to stabilize, indicating the importance of conservation initiatives and continued support to these initiatives from our member jurisdictions. System improvements have increased the capacity of the transmission system to meet peak summer demands.

## **5.11 GVWD Flow Meter Upgrade Program – Progress Report**

Metro Vancouver owns and operates over 200 large diameter flow meters, located either at boundaries of GVWD member jurisdictions or at some individual connections, to measure the amount of drinking water utilized by each member in the region. The region annually consumes around 390 billion liters of water per year, which translates to around \$320 million in revenue. Metro Vancouver continues to improve the collection and processing of data by the continued improvements made through the Water Meter Upgrade Program, which allows for improved data collection, processing, and quality control, resulting in improved billing accuracy for our members. Accurate water consumption data also allows the region to focus on targeted water conservation initiatives.



## 5.12 Project Delivery Capital Portfolio Update

This report provided an update on the portfolio of major Water capital projects being delivered by the Project Delivery Department. This update contains project specific information and a portfolio dashboard that provides information on the various programs and projects being delivered by the Department. The next updates will be in July and October 2022.

## Greater Vancouver Sewage and Drainage District

### **E1.1 Award of Contract Resulting from Request for Proposal No. 21-517: Operation and Maintenance of the Central Surrey Recycling and Waste Centre** **APPROVED**

Construction of Central Surrey Recycling and Waste Centre is nearing completion. Central Surrey Recycling and Waste Centre will increase recycling options and reduce facility users' travel distance by approximately 2,000,000 km/year. Greenhouse gas emissions will be reduced by approximately 500 tonnes per year as a result of the reduced travel distances. The new facility is anticipated to open in June 2022.

The Board approved award of a contract in the amount of up to \$38,700,000 (exclusive of taxes) to Halton Recycling Ltd. (doing business as Emterra Environmental), resulting from Request for Proposal No. 21-517, subject to final review by the Commissioner.

### **E1.2 Amendment to Existing Sea to Sky Composting Inc. Contract to Process Yard Trimmings Received at the Central Surrey Recycling and Waste Centre** **APPROVED**

The new Central Surrey Recycling and Waste Centre is anticipated to open in June 2022.

The Board approved an amendment to Contract 21-215 Organics Management awarded to Sea to Sky Composting Inc. in the amount of \$828,000 (exclusive of taxes) for a total contract value of \$5,042,520 to process yard trimmings received at the Central Surrey Recycling and Waste Centre, effective from facility opening to the existing contract expiry on December 31, 2025, pending final review by the Commissioner.

### **E1.3 Appointment of Solid Waste Manager, Deputy Solid Waste Manager, and Enforcement Officers** **APPROVED**

Recent changes in staff have resulted in a need to update staff appointments as Board-designated solid waste manager and officers under the *GVS&DD Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996*, the *Environmental Management Act* and the *Offence Act*.



The Board, pursuant to the aforementioned bylaw and act:

- Rescinded the appointments of Ray Robb as the solid waste manager, and of Kathy Preston as the deputy solid waste manager
- Appointed Metro Vancouver employee Kathy Preston as the solid waste manager, and Metro Vancouver employee Michelle Jones as the deputy solid waste manager
- Rescinded the appointments of Toby Gritten, Dan Saunders, and Rob Kemp as officers
- Appointed Metro Vancouver employee Muhammad Ali as an officer

Additionally, pursuant to Section 28 of the Offence Act for the purpose of serving summons for alleged violations under the bylaw, the Board:

- Rescinded the appointments of Toby Gritten, Dan Saunders, and Rob Kemp
- Appointed Metro Vancouver employee Muhammad Ali

#### **E1.4 Solid Waste Management Plan Update – Public/Technical Advisory Committee Applicant Evaluation Process**

**RECEIVED**

An updated solid waste management plan will guide our region's policies and collective actions over the next decade and beyond. The Solid Waste Management Plan Public/Technical Advisory Committee will be critical to the success of the development of the updated solid waste management plan. Metro Vancouver received 95 applications to participate in the Public/Technical Advisory Committee over a seven-week application period.

The review of applications was completed based on personal characteristics and sectors/interests approved by the Board in November 2021. The Independent Consultation and Engagement Panel provided input on the evaluation process. Members of the Public/Technical Advisory Committee will be selected by the Zero Waste Committee and Board in closed meetings following a review of staff recommendations by the panel.

The Board received the report for information.

#### **E2.1 Appointment of Sewage Control Manager and Enforcement Officers**

**APPROVED**

Recent changes in staff have resulted in a need to update staff appointments as Board-designated solid waste manager and officers under Drainage District Sewer Use Bylaw, and the Environmental Management Act and the Offence Act.

The Board, pursuant to the aforementioned bylaw and act:

- Rescinded the appointments of former Metro Vancouver employee Ray Robb as a sewage control manager, and of Metro Vancouver employee Kathy Preston as a deputy sewage control manager
- Appoint Metro Vancouver employee Kathy Preston as a sewage control manager
- Rescind the appointments of former Metro Vancouver employees Toby Gritten, and Dan Saunders, and former City of Vancouver employee Ze Chen Liu as officers
- Appoint Metro Vancouver employee Muhammad Ali as an officer

Additionally, pursuant to Section 28 of the Offence Act for the purpose of serving summons for alleged violations under the Sewer Use Bylaw, the Board:

- Rescinded the appointments of former Metro Vancouver employees Toby Gritten, and Dan Saunders, and former City of Vancouver employee Ze Chen Liu
- Appointed Metro Vancouver employee Muhammad Ali

**E2.2 That the GVS&DD Board authorize the Board Chair and Chief Administrative Officer to sign the new Regional Public Works Mutual Aid Agreement** **APPROVED**

A major emergency or other serious incident affecting one or more local or regional authorities is more and more likely to affect the Metro Vancouver region given the impacts of climate change and the ever present seismic risk. The current GVRD Public Works Mutual Aid Agreement dated February 8, 2000 requires modernizing as several jurisdictions, such as Anmore, Belcarra, Bowen Island, Tsawwassen First Nation, Lions Bay, UBC/UEL, MVRD, GVS&DD, and GVWD are not party to the agreement, and would like to be included. The new Regional Public Works Mutual Aid Agreement improves on the agreement from 2000 and is intended to set the terms and conditions for sharing resources, during a coordinated and supportive response.

The new agreement has undergone extensive consultation through a number of municipal advisory committees, most notably, the Regional Administrators Advisory Committee, who unanimously endorsed the final version of the agreement. Over the next six months, boards and councils around the region will be given the opportunity to sign the agreement. Once completed, the February 8, 2000 agreement will be repealed.

The Board authorize the Board Chair and Chief Administrative Officer to sign the new Regional Public Works Mutual Aid Agreement.

**E2.3 North Shore Wastewater Treatment Plant Project Update**

**RECEIVED**

Metro Vancouver has terminated its contract with Acciona Wastewater Solutions LP (Project Co) and is moving forward with a new project delivery model to complete the North Shore Wastewater Treatment Plant Project. Under the new model, Metro Vancouver is working with the general contractor PCL Constructors Westcoast Inc to finalize construction and the design consultant AECOM to complete the design, to be the Engineer of Record, and to provide quality assurance services.

AECOM is proceeding with detailed design, and preparing "Issued for Construction" drawings which will be used in "Early Works Packages" for construction by PCL. PCL has signed the Pre-Construction Services Agreement and has taken responsibility for safety and security of the Project Site as of April 1, 2022 when it was transferred from Project Co. PCL is mobilizing resources for the construction management services contract and is commencing work toward developing a detailed Execution Plan, project schedule, and detailed cost estimate. Project Co's transition from the project is in progress, scheduled to be complete in late April 2022.

The Board received the report for information.



## **E2.4 Iona Island Wastewater Treatment Plant – Cost Sharing of Ferguson Road Upgrades** **APPROVED**

Ferguson Road is the only vehicle access point to Iona Island and the Iona Island Wastewater Treatment Plant (IIWWTP). The road cannot accommodate expected IIWWTP construction traffic volumes due to poor pavement conditions and does not have separation of cyclists and pedestrians from vehicular traffic. It also does not meet servicing requirements for the construction of the upgraded plant. A realigned and upgraded western section of Ferguson Road is required to address the existing road condition, separation between different road users, and servicing issues. These upgrades are part of critical works needed prior to commencement of ground improvement work for the new IIWWTP. These upgrades are in alignment with Metro Vancouver's Regional Recreation Greenway Network as outlined in the Regional Growth Strategy, City of Richmond's 2041 Official Community Plan mobility and access objectives, and TransLink's Regional Transportation Strategy goals. The Ferguson Road upgrades will be delivered through Vancouver Airport Authority with Metro Vancouver responsible for 50% of the capital costs and 50% of the maintenance costs until commissioning of the new IIWWTP.

The Board authorized the Commissioner to execute a Road Corridor Construction and Cost Sharing Agreement with Vancouver Airport Authority for upgrades to and realignment of Ferguson Road, as presented.

## **E2.5 Liquid Waste Management Plan Review and Update – Report on Phase 1** **APPROVED**

Metro Vancouver began engagement activities for the *Integrated Liquid Waste and Resource Management Plan* review and update in July 2021. The first phase of engagement included reviewing the existing plan and seeking input on a vision and guiding principles for the next plan. Staff engaged Metro Vancouver's technical advisory committees, the public, stakeholders, and Indigenous Nations and peoples. Some key themes that emerged during engagement interest in: improving local ecosystem health for recreational, agricultural, and Indigenous uses; being resilient to climate change; ensuring everyone has access to clean waterways, including future generations; and keeping rates affordable and fair. An engagement strategy has been developed to support the next phase of engagement, which includes developing goals, strategies, and actions for the updated plan.

The Board authorized staff to proceed with the next phase of the engagement process to update the Liquid Waste Management Plan, as presented.

## **E2.6 Award of Contract Resulting from RFP No. 21-283: Program Management Consulting Services for the Iona Island Wastewater Treatment Plant Projects** **RECEIVED APPROVED**

The Iona Island Wastewater Treatment Plant (IIWWTP) Program is the largest capital project ever undertaken by Metro Vancouver and will be managed by a team of consultants and Metro Vancouver staff from the Project Delivery department. Metro Vancouver will be retaining the services of a Program Management Consultant that has the experience and depth of resources to successfully deliver a program of the scale and complexity of the IIWWTP Program.

The Board approved the award of contract resulting from Request for Proposal No. 21-283: Program Management Consulting Services to Stantec Consulting Ltd., in an amount of up to \$99,500,000 (exclusive of taxes) over five years, subject to final review by the Commissioner.

### **E3.1 Audited 2021 Financial Statements**

**APPROVED**

The Board approved the Audited 2021 Financial Statements for the Greater Vancouver Sewerage and Drainage District.

Although we have encountered unprecedented global conditions, the 2021 Audited Financial Statements illustrate that Metro Vancouver entered this period in a strong financial position with excellent liquidity and solid reserves.

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP Chartered Professional Accountants.

### **E4.1 Asset Management and Long Term Financial Planning**

**RECEIVED  
APPROVED**

At the March 25, 2022 GVS&DD Board meeting, the Board referred a motion to staff related to asset management and long range plans. Metro Vancouver has long-standing asset management practices, and is currently in a new cycle of asset management continuous improvement that will include the addition of a long term financial plan that will provide the Board with enhanced context for decision making. Staff are rolling out updated state of the asset reports, updating long-range management plans, and developing a long-term financial plan. The long-term financial plan will consider what financial resources are required to keep assets in a state of good repair, meet Board policy objectives, meet regulatory requirements, meet increased demand for services as a result of population growth, and adapt to resiliency requirements.

The Board directed staff to provide context for decision making by completing long-range plans for major capital projects including an asset inventory, asset condition assessment, and a proposed timeline of maintenance, repair, replacement, and funding requirements for these major projects and report back to the Board with this plan.

### **G1.1 GVS&DD Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 354, 2022**

**APPROVED**

The GVS&DD Tipping Fee Bylaw sets rates and requirements at Metro Vancouver solid waste facilities. This report proposes updates to the Tipping Fee Bylaw to remove reference to the now closed Coquitlam Recycling and Waste Centre, align peak hours rates at Central Surrey Recycling and Waste Centre with Langley and Maple Ridge recycling and waste centres, and establish a rate of \$130 per tonne for residuals from construction and demolition waste processing at Metro Vancouver solid waste facilities. Changes will be effective June 1, 2022.





The Board approved the following amendments to the Tipping Fee Bylaw effective June 1, 2022:

- Remove references to the Coquitlam Recycling and Waste Centre
- Set the minimum fee for Central Surrey Recycling and Waste Centre at \$15 per load including transaction fee
- Established a rate of \$130 per tonne for residuals from construction and demolition waste processing facilities

The Board gave first, second, and third readings to the revised Tipping Fee Bylaw, then passed and finally adopted it.

**E2.1 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amending Bylaw No. 351, 2022 – Vancouver Sewerage Area and Fraser Sewerage Area Map Administrative Correction**

**APPROVED**

Properties receiving sewerage services within the GVS&DD must be located in one of four regional sewerage areas. Staff recently identified 179 properties along the Vancouver Sewerage Area (VSA) and Fraser Sewerage Area (FSA) border that were shown in the incorrect sewerage area on the GVS&DD sewerage area maps. Some properties shown on the VSA map were contributing sewage to the FSA whereas some properties shown on the FSA map were contributing sewage to the VSA.

Working with staff from the Cities of Burnaby and Vancouver, GVS&DD staff have proposed an amendment to the *GVS&DD Sewerage and Drainage Areas Boundaries Amending Bylaw* to correct the sewerage area maps and show these properties in the appropriate sewerage area. There will not be any change to the annual sewer charges for the property owners.

The Board gave first, second, and third readings to the amending bylaw then passed and finally adopted said bylaw.

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

**RECEIVED**

The Board received information items from standing committees.

**Zero Waste Committee – April 8, 2022**

Information Items:

**5.4 Solid Waste Services Capital Program Expenditure Update as of December 31, 2021**

The capital expenditure reporting process, as approved by the Board, provides for regular status reports on capital expenditures three times per year. This is the third report for 2021, and includes the overall capital program for Solid Waste Services with a multi-year view of capital projects and the actual capital spending compared to the 2021 capital budget. In 2021, the capital expenditures for Solid Waste Services were \$46.2 million compared to a capital budget of \$96.3 million. The underspend is primarily due to longer than expected pre-construction phases for Waste-to-Energy Facility projects, and the property purchase timing for the North Surrey Recycling and Waste Centre recycling depot development.

Projects underway are expected to be completed within approved budgets and remaining funds not spent in 2021 have been re-budgeted in 2022.

## **5.7 2021 Holiday Waste "Create Memories, Not Garbage" Campaign Results**

The "Create Memories, Not Garbage" campaign once again considered how COVID-19 was influencing buying behaviour during the winter holidays, and offered inspirational low-waste experiential and gift ideas, wrap alternatives, and tips for disposing online shipping packaging. A region-wide, three-phased media promotion delivered relevant messages for each buying and disposing stage of the holiday season.

The campaign achieved over 18 million impressions between digital and traditional media tactics. Online engagement was strong, with a 42% increase in website visits and above-average click-thru and video view rates. The 2021 recall and awareness survey revealed that at least 1/3 of residents were influenced by the campaign and 1/3 shared its message. The 2022 campaign strategy will mirror 2021's, but with the highest-performing tactics applied to each campaign phase.

## **Liquid Waste Committee – April 13, 2022**

Information Items:

### **5.3 Liquid Waste Services Capital Program Expenditure Update as at December 31, 2021**

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures three times per year. This is the third report for 2021 which includes the overall capital program for Liquid Waste Services with a multi-year view of capital projects, and the actual capital spending for the 2021 fiscal year to December 31, 2021 in comparison to the annual budget. As of December 31, the 2021 capital expenditures for Liquid Waste Services are \$420.9 million, compared to an annual capital budget of \$934.5 million. This shortfall is primarily due to some delays in initiating construction as well as issues on the North Shore Secondary Wastewater Treatment Plant. Forecasted expenditures for the current Liquid Waste Services capital program generally remain within the approved budgets through to completion.

### **5.4 Project Delivery Capital Portfolio Update**

Metro Vancouver is providing an update on the Liquid Waste portfolio of major capital projects being delivered by the Project Delivery Department. This update contains project specific information and a portfolio dashboard that provides information on the various programs and projects being delivered by the Department. The next updates will be in July and October 2022.

## **Metro Vancouver Housing Corporation**

### **E1.1 Audited 2021 Financial Statements**

**APPROVED**

Although we have encountered unprecedented global conditions, the 2021 Audited Financial Statements illustrate that Metro Vancouver entered this period in a strong financial position with excellent liquidity and solid reserves.



The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP Chartered Professional Accountants. The statements presented are currently draft and will be finalized upon approval by the Board on April 29, 2022.

The Board approved the Audited 2021 Financial Statements for the Metro Vancouver Housing Corporation.

## **E2.1 Asset Management and Long Term Financial Planning**

**RECEIVED  
APPROVED**

At the March 25, 2022 GVS&DD Board meeting, the Board referred a motion to staff related to asset management and long range plans. Metro Vancouver has long-standing asset management practices, and is currently in a new cycle of asset management continuous improvement that will include the addition of a long term financial plan that will provide the Board with enhanced context for decision making. Staff are rolling out updated state of the asset reports, updating long-range management plans, and developing a long-term financial plan. The long-term financial plan will consider what financial resources are required to keep assets in a state of good repair, meet Board policy objectives, meet regulatory requirements, meet increased demand for services as a result of population growth, and adapt to resiliency requirements.

The Board directed staff to provide context for decision making by completing long-range plans for major capital projects including an asset inventory, asset condition assessment, and a proposed timeline of maintenance, repair, replacement, and funding requirements for these major projects and report back to the Board with this plan.

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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Matthew Menzel, Planner 2

Subject: REZONING APPLICATION: 114-132 WEST 15<sup>TH</sup> STREET (POLYGON DEVELOPMENT 338 LTD. / IBI GROUP ARCHITECTS, CD-752) AND TEXT AMENDMENT: CENTENNIAL THEATRE, 2300 LONSDALE AVENUE, 116 EAST 23<sup>RD</sup> STREET AND NORSEMAN PARK (HARRY JEROME NEIGHBOURHOOD LANDS, CD-165)

Date: April 13, 2022 File No: 08-3400-20-0060/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, dated April 13, 2022, entitled "Rezoning Application: 114-132 West 15<sup>th</sup> Street (Polygon Development 338 Ltd. / IBI Group Architects, CD-752) and Text Amendment: Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23<sup>rd</sup> Street and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8921" (Polygon Development 338 Ltd. / IBI Group Architects, 114-132 West 15<sup>th</sup> Street, CD-752 (the Density Receiver Site)) and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23<sup>rd</sup> Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165) be considered and referred to a Public Hearing;

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

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

THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to permit solar shades, which are permanently affixed to the proposed building as an encroachment over City property;

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

## ATTACHMENTS

1. Context Map (CityDocs [2143937](#))
2. Architectural Plans, dated April 8, 2022 (CityDocs [2169008](#))
3. Landscape Plans, dated April 6, 2022 (CityDocs [2169218](#))
4. Advisory Design Panel Resolution, dated November 26, 2021 (CityDocs [2121051](#))
5. Integrated Transportation Committee Resolution, dated February 2, 2022 (CityDocs [2143724](#))
6. Developer Information Session Summary (CityDocs [2133697](#))
7. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8921" (CityDocs [2158824](#))

## SUMMARY

The purpose of this report is to present, for Council consideration, a rezoning application for 114-132 West 15th Street (the "subject site") to amend the Zoning Bylaw to permit a 22-storey mixed-use commercial and residential development. The proposal would replace the existing commercial uses.

Also included in the proposal is a transfer of density from the Harry Jerome Neighbourhood Lands to the subject site to facilitate the redevelopment.

**Table 1.** Project Information

Applicant:	Polygon Development 338 Ltd.
Architect:	IBI Group
Official Community Plan Designation:	Mixed Use Level 4B (MU4B)
Existing Zoning:	Central Lonsdale Mixed Use B (C-1B) Zone
Applicable Guidelines:	N/A

## DISCUSSION

### Site and Surrounding Uses

This 2,341.7 square metre (25,206 square foot) site is located mid-block along the 100 block of West 15th Street, with a frontage of 54.8 metres (180 feet) along West 15th Street. Surrounding uses are provided in Table 2.



**Table 2. Surrounding Uses**

Direction	Address	Zoning	Description	OCP
North (across lane)	113-121 W 16th St 131-133 W 16th St	CD Zone	~16 storey mixed use 1 storey mixed use	Mixed Use – Level 4B (High Density) Max. 3.0 FSR with 1.0 FSR bonus density Max. Height 68m (approx. 22 storeys)
South (across W 15 <sup>th</sup> St)	121 W 15th St 133-141 W 15th St	CD Zone	~15-16 storey residential / seniors care facility	Mixed Use – Level 4B (High Density) Max. 3.0 FSR with 1.0 FSR bonus density Max. Height 68m (approx. 22 storeys)
East (across lane)	1501 Lonsdale Ave	C-1A	2 storey mixed use	Mixed Use – Level 4B (High Density) Max. 3.0 FSR with 1.0 FSR bonus density Max. Height 37m (approx. 12 storeys)
West	138-150 W 15th St	CD Zone	18 storey mix use	Mixed Use – Level 4B (High Density) Max. 3.0 FSR with 1.0 FSR bonus density Max. Height 68m (approx. 22 storeys)

## Proposal

The application proposes a 22-storey mixed-use building, with two levels of commercial uses, including retail and services at ground level, office commercial uses at level two, and 20 levels of strata residential units within the upper levels. Parking access is provided off the rear lane to the north. Table 3 provides an overview of the proposed development.

**Table 3: Development Proposal Overview**

Element	Proposal
<b>Density</b>	7.05 FSR
<b>Commercial Retail Space</b>	Total of 2,270 square metres (24,437 square feet) or 0.97 FSR, including: <ul style="list-style-type: none"> <li>692 square metres (7,452 square feet) of retail at Ground Level;</li> <li>1,577 square metres (16,985 square feet) of office at Level 2.</li> </ul>

Element	Proposal
<b>Unit Mix</b>	136 residential strata units, including: <ul style="list-style-type: none"> <li>• 38 one-bed units (28%);</li> <li>• 77 two-bed units (57%); and</li> <li>• 21 three-bed units (15%).</li> </ul>
<b>Adaptable Units</b>	38 Level 2 adaptable units (28%)
<b>Residential Amenity</b>	Indoor – 107 square metres. (1,155 sq. ft.) Outdoor – approx. 609 square metres (6,555 sq. ft.)

## Policy Context and Planning Analysis

The subject site is designated Mixed Use Level 4B (High Density) in the Official Community Plan (OCP). This designation allows for a mix of higher-density multi-family and commercial uses with a maximum density of 4.0 FSR (including 1.0 bonus FSR). A maximum height of 68 metres (approximately 22 storeys) is permitted.

### Land Use

The proposed mix of commercial and residential uses are appropriate along the Central Lonsdale corridor, which is envisioned as a key growth corridor in the City.

The ground floor retail space as well as second floor office commercial uses are strongly supported as they would contribute to the vibrancy and economic development of Central Lonsdale.

The proposed strata residential use meets the policy objective of increasing diverse housing stock within the City. The proposed mix of unit types meets directions of the *Housing Action Plan*, including delivery of a minimum of 10% three-bedroom units to support families. The proposal also meets the *Zoning Bylaw* minimum requirement for 25% of units designed to Level 2 Adaptable Design.

### Built Form & Urban Design

The proposed built form is consistent with the character of the neighbourhood. The proposed height at 68 metres (and 22 storeys) complies with the OCP and ensures the building integrates with existing and future developments on adjoining lots, as well as establishes and continues the existing podium wall along West 15<sup>th</sup> Street.

Tower positioning and floor plate design have been considered through the development of the design scheme to minimize potential impacts on private views for adjoining strata units to the full extent possible.

Extensive glazing treatments within the design of ground floor retail and commercial uses would enliven the streets (both along West 15<sup>th</sup> Street and the north-south laneway). The development will also deliver two publicly accessible pedestrian plazas in the northeast and southeast corners, with opportunities for a public art installation to



create an attractive public realm, potentially in the form of a seating element. These plazas, along with publicly accessible sidewalk, will be secured for public use through a statutory right of way.

A high level of laneway activation and casual surveillance is also achieved through: incorporating glazing treatments to the eastern elevation of the retail corner; positioning of the office lobby adjacent to the eastern laneway; position of the commercial end-destination facilities; location of a secondary residential access point and resident bicycle amenity adjacent to the eastern laneway; and orientating the communal outdoor amenity area and upper level private balconies towards the laneway.

### **Density**

The proposed density is 7.05 FSR and consists of two components:

1. The OCP permits a maximum density of 4.0 FSR (including 1.0 FSR bonus density) for the Mixed Use Level 4B land use designation; and
2. A transfer of density of 7,152.9 square metres (76,993 square feet).

The transferred density is from the City's Harry Jerome Lands and will allow for the delivery of new employment generating uses and residential strata units, which would contribute to economic growth along the Lonsdale Corridor and provide new housing stock in the City.

There are few locations in the City's Mixed Use Level 4B (Medium Density) land use designations that can accommodate additional (i.e. transfer) density without the resultant building forms exceeding the height limits established in the OCP. The subject site is one of those few locations. The OCP allows for a maximum of 68 metres (approximately 22 storeys) on the subject site. The proposed increase in density will not result in an increase in building height beyond what is permitted by OCP.

In summary, based on staff support of the built form and urban design of the proposal, the total proposed density on the site is also supported. The proposed density transfer is discussed in greater depth below.

### **Zoning Variances**

The proposed Comprehensive Development Zone will be based off of Central Lonsdale Mixed Use B (C-1B) Zone, consistent with the current zoning and surrounding land. To allow the massing, the proposed bylaw would include the modifications to the C-1B zone base density, building height, flanking lane siting and building width, as outlined below. Key variances are discussed in this section.

**Table 4. Summary of Proposed Zoning Changes**

	<b>BASE C-1B ZONE</b>	<b>PROPOSED CD-749 ZONE</b>
<b>Permitted Principal Uses</b>	Retail-Service Group 1 Accessory Residential and Parking Uses	Retail-Service Group 1A Accessory Residential Uses at ground level

	BASE C-1B ZONE	PROPOSED CD-749 ZONE
		Retail-Service Group 1 at second level and above Accessory Parking Uses
<b>Density Maximum</b>	2.6 FSR	7.05 FSR
<b>Lot Coverage Maximum</b>	90 percent, reduced to 35 percent above the second storey	68.5 percent, reduced to 30.7 percent above the second level (no change to C-1B zone)
<b>Height Maximum</b>	36.6 metres (120 feet)	68 metres (as per the OCP)
<b>Siting</b>	3.048 metres (10 feet) from the flanking lane	2.1 metres (7 feet)
	6.096 metres (20 feet) from the rear lot line	6.1 metres (20 feet) (no change to C-1B zone)
<b>Building Width &amp; Length</b>	Shall not exceed a horizontal width or length of 51.816 metres (170 feet) above the second storey and 30.48 metres (100 feet) above third storey	Waived

#### Flanking Lane Setback

The C-1B zone requires a minimum setback of 3.048 metres (10 feet) from the flanking easterly lane. The application proposes 3.6 metres (12 feet) setback at ground floor and 2.1 metres (6.9 feet) on the second floor.

As discussed, the development achieves excellent laneway activation through active use and pedestrian amenities at grade level. The second floor office spaces are also strongly supported. The second floor overhang over the ground floor at southeast corner and this is where the 2.1 metres (6.9 feet) setback is measured from. Staff support this minor variation to the setback as it helps to establish an appropriate commercial podium and contribute to the overall laneway activation strategy. The overhang will create a covered area/corner plaza at grade, providing gathering space and weather protection for pedestrians and shoppers.

#### Building Width and Length

The building is composed of a two storey podium and 20 storeys of tower. It proposes minor variations to the building width and length requirements of the C-1B zone - building width of 52.6 metres (172.6 feet) at the podium level and approximately 25.74 metres (82 feet) by 31 metres (102 feet) of a tower plate.

As outlined under Built Form and Urban Design section of the report, the application has a well considered massing strategy and the tower placement/floor plate configuration is designed to minimize view and privacy impacts to surrounding tower developments. Staff support the minor variations proposed in the application.



### **Transportation, Parking and Loading**

The site is located in the Lonsdale Regional City Centre, with shops and amenities within a short walking distance. Transit access is provide on two Frequent Transit Routes providing strong connections along Lonsdale Avenue, to Lynn Valley Centre and to Downtown Vancouver. For vehicles, the site fronts West 15<sup>th</sup> Street which is designated as a collector road.

The application proposes vehicle access to the underground parkade from the northerly lane. Two loading bays and five surface commercial parking spaces (including one disability space) are also provided adjacent to this lane. The loading design would ensure that all commercial and residential loading, including garbage and recycling, would be undertaken on-site and would not impact the functionality of the road network.

Overall, the application meets the parking and loading requirements of the Zoning Bylaw. The relevant statistics are provided in Table 5.

**Table 5: Proposed Vehicle and Bicycle Parking**

<b>Car Parking</b>	<b>Provided</b> Total of 198 spaces, comprised of: <ul style="list-style-type: none"> <li>• 158 resident parking spaces (including six disability spaces); <ul style="list-style-type: none"> <li>○ 1.16 spaces per unit;</li> </ul> </li> <li>• 10 residential visitor spaces;</li> <li>• 26 commercial spaces (including one disability spaces);</li> <li>• Four shared residential visitor / commercial spaces (including one disability space).</li> </ul>	<b>Required by Zoning Bylaw</b> <ul style="list-style-type: none"> <li>• 143 resident spaces, including 14 visitor parking spaces;</li> <li>• 30 commercial spaces.</li> </ul>
<b>Bicycle Parking</b>	<b>Provided</b> Residential: <ul style="list-style-type: none"> <li>• Secure – 204 spaces;</li> <li>• Short Term – 14 spaces.</li> </ul> <p><i>Note: 11 of the 366 secure spaces have been provided for larger cargo bikes.</i></p> Commercial: <ul style="list-style-type: none"> <li>• Secure – 10 spaces;</li> <li>• Short Term – 15 spaces.</li> </ul>	<b>Required by Zoning Bylaw</b> Residential: <ul style="list-style-type: none"> <li>• Secure – 204 spaces;</li> <li>• Short Term – 14 spaces.</li> </ul> Commercial: <ul style="list-style-type: none"> <li>• Secure – 9 spaces;</li> <li>• Short Term – 14 spaces.</li> </ul>
<b>Loading Spaces</b>	Two (2) at-grade loading bays.	Two (2) loading bays.

### Visitor Vehicle Parking

The proposed development involves a minor variation to the proposed visitor car parking. Specifically, only 10 residential visitor car parking spaces will be provide in lieu of the required 14 spaces.

The development has proposed to allocate four of the commercial parking spaces to be shared with the proposed residential visitor spaces. Given the commercial parking and visitor parking will have different peak use times, the shared arrangement for these four spaces will make better use of the overlapping parking demands generated by the commercial uses and residential visitors. Use of the visitor car parking space will be managed through the strata of the building, and the terms can be outlined in the development covenant.

Further, the subject site is located in a centralized location, along a frequent transit corridor with inbound and outbound bus stops located within 75 metres of the site. On this basis, it is anticipated that the majority of visitor trips to the site will be by transit and active transportation modes. The proposed development has provided 14 residential visitor bicycle parking spaces adjacent to the lobby, to promote use of active transportation. The commercial parking provided will reduced on-street parking pressure, reducing delay to Transit on the 100 block of West 15<sup>th</sup> caused by parking maneuvers.

Because of the expected reduced demand for parking on the site, the proposed variance is supported.

### ***Off-Site Works and Infrastructure Upgrades***

The proposed development will involve appropriate off-site streetscape upgrades, consistent with the Subdivision and Development Control Bylaw. This includes the reconstruction of the frontage works along West 15<sup>th</sup> Street, with all of the existing street trees being retained. The development will also involve repaving the adjoining laneway to the northern and eastern boundaries.

The applicant has offered to make a financial contribution of \$100,000 towards the upgrade of the signals at the intersections at West 15<sup>th</sup> Street and Lonsdale Avenue, and West 15<sup>th</sup> Street and Chesterfield Avenue.

### **Density Bonus and Community Benefits**

In accordance with the *Density Bonus and Community Benefits Policy*, the application is eligible for density bonuses up to 4.0 FSR, in exchange for community amenity contribution (CAC). The estimated value of the CAC is shown in Table 8.

**Table 8. Estimated Value of Community Benefits through Density Bonusing**

Density Value Calculation	Value
Density Bonus to 3.0 FSR / OCP Density (@ \$25 / sq. ft.)	\$252,060
Density Bonus to 4.0 FSR Max Bonus (@ \$190 / sq. ft.)	\$4,789,140



Density Value Calculation	Value
<b>Total Value of Community Benefits</b>	<b>\$5,041,200</b>

The policy further outlines the community benefits can be provided as in-kind amenities or cash amenity, to be determined through the rezoning application review process. For this project, the applicant is proposing a mini-plant shell space for the Lonsdale Energy Corporation (LEC) at P1 level. The LEC mini-plant shell space, with a total area of approximately 250 square metres (2,691 square feet), is intended to add a notable amount of low-carbon heating capacity to the Community Energy System and to support LEC's decarbonization process. With the guidance of a third party valuation, staff have assessed this offer and concurred with the applicant's valuation report of \$1,488,000 for the shell space, and recommend proceeding with securing this space.

Legal agreements will be drafted to ensure the shell space is delivered to the City to the satisfaction of Director of Strategic Initiatives, in consultation with the Executive Director of LEC.

#### Density Transfer

As mentioned previously in this report, this project includes the proposed purchase of transfer density from the Harry Jerome Lands as the density donor site (2300 Lonsdale Avenue and 116 East 23<sup>rd</sup> Street, CD-165), in accordance with Section 2.3 of the Official Community Plan. Such transfers reallocate density from one site to another and do not increase the overall density contemplated by the OCP.

The applicant is proposing to purchase the additional density from the City at the current market value for residential units in a concrete tower. For a purchase of 3.05 FSR (7152.9 square metres or 76,993 square feet) of transfer density at a rate of \$250 per square foot, it will result in an estimated cash contribution to the City of approximately \$19,248,250, which will be allocated towards the Civic Amenity Reserve Fund.

Table 9 outlines the total monetary value this project would generate, including CAC and density purchase, as well as its allocations.

**Table 9. Total Project Monetary Contribution and Allocation**

	Community Benefits	Density Transfer	Total
In-kind Amenity	\$1,488,000	-	\$1,488,000
Civic Amenity Reserve Fund Contribution	\$2,544,960	\$19,248,250	\$21,793,210
Affordable Housing Reserve Fund Contribution	\$1,008,240	-	\$1,008,240
<b>Total</b>	<b>\$5,041,200</b>	<b>\$19,248,250</b>	<b>\$24,289,450</b>

Further, the following items would be secured as additional benefits to the community through this application:

- public art with a value of \$300,000 (approximately 1% of the construction costs);
- public access right-of-way along the eastern boundary, and within the north-east and south-east corner of the site to provide public access to the proposed plaza areas; and
- a financial contribution of \$100,000 for the upgrade of the signals at the intersection at West 15<sup>th</sup> Street and Lonsdale Avenue, and West 15<sup>th</sup> Street and Chesterfield Avenue.

## **Legal Agreements**

The following would be secured as conditions of this rezoning:

- Development Covenant;
- Servicing Agreement;
- Shoring, Crane Swing, and Staging License Agreement;
- Flooding Covenant;
- Community Energy Agreement with Statutory Right of Way for Mini-Plant Shell Space;
- Pedestrian Statutory Rights of Way for public plaza areas and sidewalk and pedestrian access;
- Good Neighbour Agreement;
- Encroachment agreement for solar shades; and
- Off-site Stormwater Management Encroachment Agreement.

## **ADVISORY BODY INPUT**

### **Advisory Design Panel**

The application was reviewed by the Advisory Design Panel (ADP) on November 17, 2021. The Panel unanimously recommended approval of the proposal without any conditions.

### **Integrated Transportation Committee**

The application was reviewed by the Integrated Transportation Committee (ITC) on January 5, 2022. The Panel unanimously supported the proposal and made the following recommendation:

- That the developer include larger bike parking facilities to accommodate cargo bikes; and
- That the developer explore opportunities for car share parking in the building.

Revised designs were subsequently submitted that address the above concerns to the satisfaction of City staff. This includes the provision of 11 cargo bike spaces within the P1 Level.



Additionally, one of the parking spaces at-grade, adjacent to the laneway has been allocated as a potential future car share space.

## **COMMUNITY CONSULTATION**

A Developer's Information Session was held on December 14, 2021 and was attended by 28 members of the public. A total of four comment forms were submitted and three emails were received; three indicated support for the project, and four were opposed.

A petition with 54 signatures was also submitted from residents of the nearby building at 121 West 15<sup>th</sup> Street.

The main reasons for support were:

- The building design;
- Streetscape and public realm improvements;
- The number of parking stalls and electric vehicle charging infrastructure; and
- Improvements to traffic congestion along 15<sup>th</sup> Street and the lane.

The main concerns were:

- Building height, view impacts and tower separation; and
- Traffic impacts on adjoining residents.

A summary of the public consultation, as prepared by the applicant, is available in Attachment #6.

### ***Staff responses***

#### ***Building Height, View impacts and Tower Separation***

The tower positioning and floor plate design have been considered through the development of the design scheme to minimize potential impacts on view corridors to the full extent possible. The View Analysis prepared by IBI Group has determined that positioning the tower towards the west results in less impacts on views compared to other locations on the site. Furthermore, the tower floorplates have been designed with a truncation in the north-west portion, which is determined to minimise impacts on the view corridors from the building to the north at 113-121 West 16<sup>th</sup> Street.

The proposed development has been designed to meet the building height outcomes specified in the OCP, i.e. 68 metres. The tower level floorplates have been designed generally in accordance with the building width standards for the C-1B zone. It is important to consider that any decrease in building height would result in a wider floorplate, causing more adverse impacts on view corridors. The slender tower format is deemed appropriate as it will lessen impacts on view corridors for surrounding residents.

While there is likely to be some impact on existing views, the OCP does not guarantee that views will be preserved through redevelopment which is anticipated in the City. This is especially true in the Regional City Centre which is envisaged to accommodate

regional-scale employment, services, business and commercial activities, along with high density housing.

Traffic Impacts:

A Transportation Study was completed for the proposed development and demonstrated that the surrounding road network and intersections can accommodate the future traffic from the development with minimal additional delay. Traffic in the lane specifically will increase, since the proposed development will have increased parking accessed from the lane. The site will generate approximately 2 vehicles per minute in the busiest hour (PM Peak hour), however with this additional traffic the lane will still function as intended.

## **FINANCIAL IMPLICATIONS**

As discussed under the Density Bonus and Community Benefits section, this application, if approved, would generate the following monetary benefits for the city:

- Cash community benefit contribution: \$3,553,200;
- Purchase of density from the City: \$19,248,250;
- Total monetary contribution (sum of the above two items): \$22,801,450; and,
- An LEC mini-plant room, with a value of \$1,488,000.

These financial benefits are in addition to other City requirements such as DCCs, utility upgrades, intersection upgrades and public art.

## **CONCLUSION**

This application has been assessed and it is in alignment with goals and objectives of the Regional Growth Strategy (Metro 2040), OCP and Council Strategic Plan to intensify employment generating uses, and to increase and diversify the residential housing stock within the Lonsdale Regional City Centre. The proposal will also contribute funds to support community amenities and enhancements through the Capital Plan process.

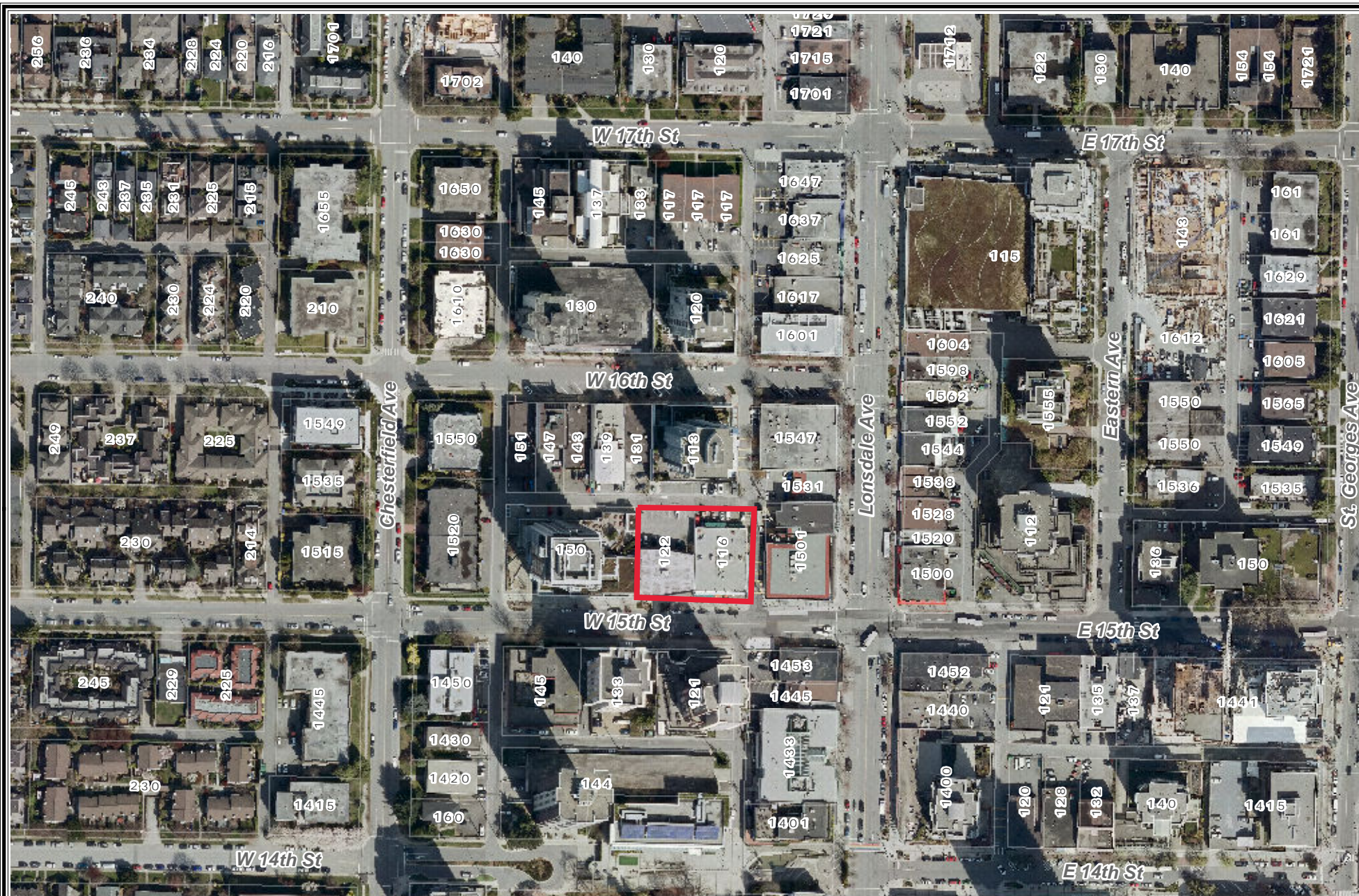
RESPECTFULLY SUBMITTED:



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Matthew Menzel  
Planner 2









## Lonsdale&15th

114-132 West 15th Street, North Vancouver, BC

Issued for Rezoning Application  
April 08, 2022



IBI GROUP ARCHITECTS (CANADA) INC.  
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POLYGON

Submitted to City of North Vancouver  
By IBI Group Architects (Canada) Inc. on behalf of Polygon 359 Ltd.





## Team

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## STATISTICS

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### Project Development Data

22 storey tower with 2 storey commercial and office podium

114-132 W 15th Street

LOTS E AND F

BLOCK 38 DISTRICT LOT 548 PLAN 18002

**From:**

**To:**

Land U

Development Permit Area

C-1B

CD

Mixed-use Level 4B (High Density)

CL (Central Lonsdale)

	Width		Depth	
	Metric	Imperial	Metric	Imperial
Site	54.9	180.0	42.7	140.0

Site Area:

Site Component	Area	
Gross Site Area:	Metric	Imperial
114-132 West 15th Street	2,341.7	25,200
Dedications	-	-
Final Site Area	2,341.7	25,200
Minimum Lot Area	7,315	24,000

**G**

	Metric	Imperial
Gross Site Area	2,341.7	25,200
Foot Print	1,604.6	17,272
Site Coverage %		68.5%
Max. Permitted Lot Coverage %		90%

**Floor Area Ratio (FSR)**

FSR	GFA	
	Metric	Imperial
7.05	16,520	177,817

### Site Elevations

	Natural Grade		Finished Grade	
	Metric	Imperial	Metric	Imperial
Point 1 - SW	92.18	302.43	92.66	304.00
Point 2 - SE	93.72	307.48	93.57	307.00
Point 3 - NE	93.70	307.41	93.97	308.30
Point 4 - NW	92.44	303.28	92.66	304.00

**Avg. Grade**

Highest Point	94.00	308.4
Lowest Point	92.33	302.9
Avg. Grade	93.17	305.6

\* Finished grade to be confirmed

LEVEL	TOTAL GFA (SF)	EXCLUSION (SF)							NET GFA PER USE				NET GFA TOTAL (SF)
		Exterior Wall thickness more than 6.5 inch (SF)	Bicycle Parking	Recycling and Garbage	Amenity/ Lobby	Penthouse Machine Room	20 SF / Level 2 Adaptable unit (residential only)	SUB TOTAL (SF)	Residential (NET GFA)	Office (NET GFA)	Retail (NET GFA)		
Mechanical	1,481	-	-	-	-	1,481	-	1,481	239	-	-	-	
22	6,798	38	-	-	-	-	38	6,760	6,760	-	-	6,760	
21	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
20	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
19	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
18	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
17	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
16	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
15	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
14	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
13	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
12	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
11	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
10	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
9	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
8	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
7	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
6	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
5	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
4	7,752	41	-	-	-	-	41	7,711	7,711	-	-	7,711	
3	8,220	41	-	-	1,155	-	41	1,236	6,639	437	-	6,981	
2	15,189	60	-	-	-	-	-	60	-	15,189	-	15,129	
1	14,639	71	1,353	1,196	1,145	-	-	3,765	1,808	1,359	7,452	10,871	
TOTAL (SF)	185,863	956	1,353	1,196	2,300	1,481	760	8,046	153,524	16,985	7,452	177,811	
TOTAL (METRIC)	17,267		126	111	214	138	71	747	14,263	1,578	692	16,521	

\*Notes on exterior wall exclusion: Assume 50% window-to-wall ratio. 4 1/2" window wall. 4 1/2" furring sill.

Statistics



I. Building Height

Permitted	68.0	223.0	* Per OCP Schedule A Land Use
Proposed (from Average Grade to the highest point of the Building)			
top of slab of the last habitable level	68.0	223.1	
top of elevator overrun	74.4	244.1	

\*Building Height definition to be confirmed with City

J. Building Setback

	Required		Proposed	
	Metric	Imperial	Metric	Imperial
North (Lane)	TBD		6.1	20
South (Front)			1.5	5
East (Lane)			2.1	7
West			0.0	0

\*Required setback to be confirmed with City

L Residential Unit Mix

Type	18	28	38	Total
Mechanical	-	-	-	-
22	-	2	2	4
21	2	4	1	7
20	2	4	1	7
19	2	4	1	7
18	2	4	1	7
17	2	4	1	7
16	2	4	1	7
15	2	4	1	7
14	2	4	1	7
13	2	4	1	7
12	2	4	1	7
11	2	4	1	7
10	2	4	1	7
9	2	4	1	7
8	2	4	1	7
7	2	4	1	7
6	2	4	1	7
5	2	4	1	7
4	2	4	1	7
3	2	3	1	6
2	-	-	-	-
1	-	-	-	-
Standard	21	60	21	102
Adaptable	17	17	-	34
Total	38	77	21	136

Distribution	28%	57%	15%	100%
--------------	-----	-----	-----	------

Type	Standard	Level 2 Adaptable	Total
Mechanical			
22	4	-	4
21	5	2	7
20	5	2	7
19	5	2	7
18	5	2	7
17	5	2	7
16	5	2	7
15	5	2	7
14	5	2	7
13	5	2	7
12	5	2	7
11	5	2	7
10	5	2	7
9	5	2	7
8	5	2	7
7	5	2	7
6	5	2	7
5	5	2	7
4	5	2	7
3	4	2	6
2	-	-	-
1	-	-	-
Required	/	34	/
Provided	98	38	136

\*25% units must be Level Two Adaptable Units



## Statistics

### M. Vehicle Parking

Required Bylaw 6700 - Fig 9.3

	Residential	Residential Visitor	Office	Commercial	Total
	1.05 spaces per Dwelling Unit	0.1 spaces per dwelling unit	Per C-1B , 1 space per 75 square metres (807.3 square feet) of Gross Floor Area	Per C-1B , 1 space per 75 square metres (807.3 square feet) of Gross Floor Area	
Required	143	14	22	10	189

\* Install Level II energized outlets at every residential stall, including visitors.

Provided

	Residential	Residential Visitor	Office	Commercial	Total
L1	-		-	5	5
P1	-		9	3	12
P2	30	10	13	-	53
P3	57		-	-	57
UPPER P4	59	-		-	59
LOWER P4	12				12
Provided	158	10	22	8	198

\* All parking spaces provided with a labelled, energized outlet capable of providing Level 2 charging for an electric vehicle.

Required ByLaw 6700 - 906 (3) (a) (ii)

ByLaw 6700 - 908 (11)

	Standard	Small	Disability Parking	
			Residential	Non-residential
	a maximum of 35% of the required Parking Spaces may be provided as small car parking spaces		be calculated at a ratio of 0.038 Disability Parking Spaces for each Dwelling Unit	be calculated at a ratio of one Disability Parking Space for each 25 required Parking Spaces up to 50
Min.			6	2

Provided

	Standard	Small	Disability Parking		Total
			Residential	Non-residential	
L1	4	-	-	1	5
P1	7	5	-	-	12
P2	38	13	1	1	53
P3	42	12	3	-	57
UPPER P4	43	14	2	-	59
LOWER P4	9	3			12
	143	47	6	2	198

23.74%





## Statistics

### N. Bicycle Parking

Required	Bylaw 6700 - Fig 10A-02		1 EV bike per 4 spaces (as per bylaw)				
	Residential		Office		Commercial		Total
Short Term	60 or more units: 6 spaces per every 60 units or part thereof	14	6 spaces per 1,000 m2 Gross Floor Area	10	6 spaces per 1,000 m2 Gross Floor Area	5	29
Secure	1.5 spaces per unit	204	1 space per 250 m2 of Gross Floor Area	7	1 space per 250 m2 of Gross Floor Area	3	214
Required		218		17		8	243

\*required end of trip Facility Stalls = 10

Provided	Residential		Office		Commercial		Total
	Short Term	Secure	Short Term	Secure	Short Term	Secure	
L1	14	64	10	7	5	3	103
P1		140					140
P2							-
P3							-
UPPER P4							-
LOWER P4							-
Total	14	204	10	7	5	3	243

Required	ByLaw 6700 - 10A02 (2)			
	Short Term		Secure	
	Horizontal	Vertical	Horizontal	Vertical
	"Vertical bicycle parking not be counted towards required Short-Term Bicycle Parking Spaces"		vertical bicycle parking space not be counted towards more than 35% of required Secure Bicycle Parking Spaces	
Min.	29	-	140	-

#### Summary

Short Term Required =29  
Short Term Provided =29

Secured Required = 214  
Secured Provided = 214  
(@level1 & @P1)

Provided	Short Term		Secure				Total
	Horizontal	Vertical	Horizontal	Vertical	Oversized		
L1	29	-	53	21	-	-	103
P1	-	-	90	39	11	-	140
P2	-	-	-	-	-	-	-
P3	-	-	-	-	-	-	-
UPPER P4	-	-	-	-	-	-	-
LOWER P4	-	-	-	-	-	-	-
Total	29	-	143	60	11	-	243
			67%	28%	5%		
			Total Secured Bikes Provided at L1 and P1				
			214				

End of Trip Facility Stalls Required = 10  
End of Trip Facility Stalls Provided = 10  
(included in total secured bike count provided)

At level 1- subtotal short term=29 / subtotal secured=64

## Statistics

### O Loading

Bylaw 6700 - 1001

	"The minimum number of Loading Space required shall be one Loading Space per Building, or one Loading Space per 1393.5 square metres (15,000 square feet) of the Gross Floor Area, whichever is the greater"
Required	2
Provided	2

### P Accessory End Destination Facility

Bylaw 6700 - 10A08

	Clothing Lockers	Water Closets	Wash Basins	Showers	Grooming Station
	2 times the number of required Secure Bicycle Parking Spaces - residential use exempted	Bylaw 6700 - Figure 10A-03			equal the number of required showers
Required	20	-	1	1	1
Provided	20	2	2	2	2

### Q Recycling and Garbage Storage Facility Requirements

ByLaw 6700 - Figure 4-3

	Residential	Office	Retail
# of Units/ Area (SF)	136	16,985	7,452
Space requirement (SF)	5.23 sf per unit	0.010 sf per sf	0.026 sf per sf
Min. Required Floor Area (SF)	711.3	169.9	193.8
Provided	1,196.0		

\* potential floor area reduction with increased collection frequency





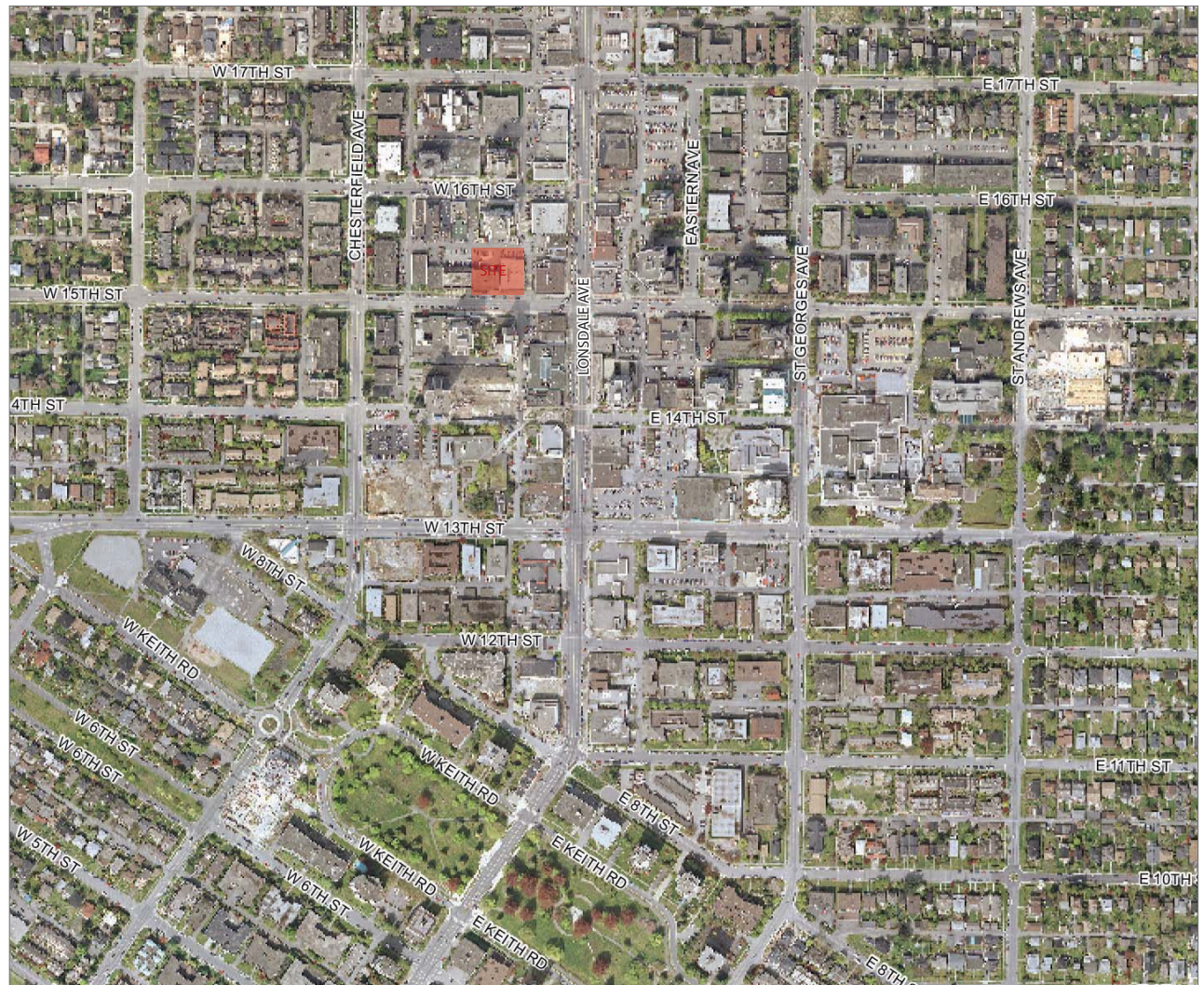
## SITE

---



The redevelopment of the site is an exciting opportunity to contribute to the creation of a vibrant City of North Vancouver. The site is located in proximity to existing businesses, services and institutions, contributing to the area's liveability while minimizing negative impacts on the environment. The proposed development is very close to public transit and promotes walking and cycling as active and healthy modes of transportation.

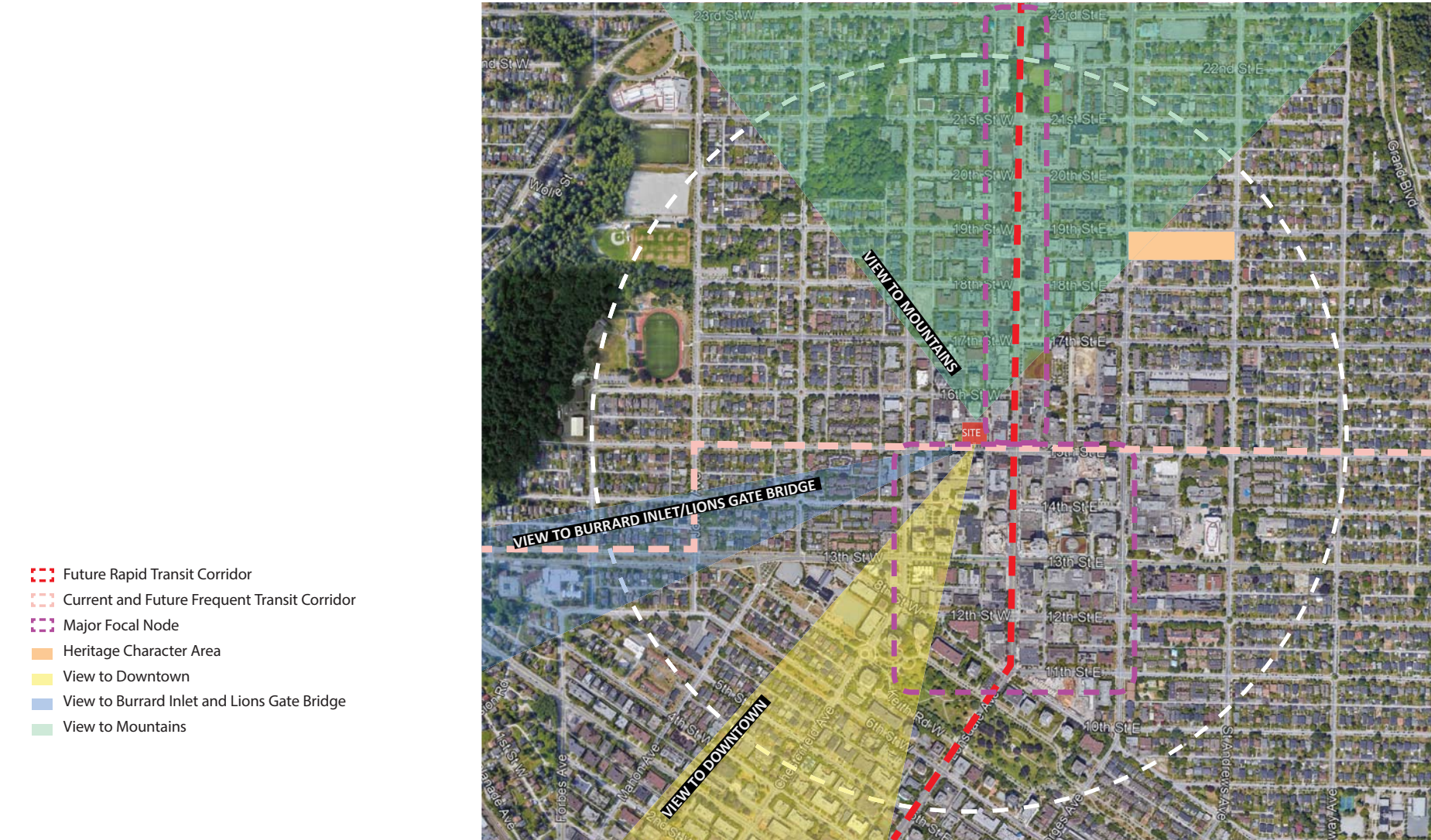
114-132 West 15th Street has the potential to offer spectacular views of Vancouver and its surrounding mountains, shorelines and water.



APRIL 2022

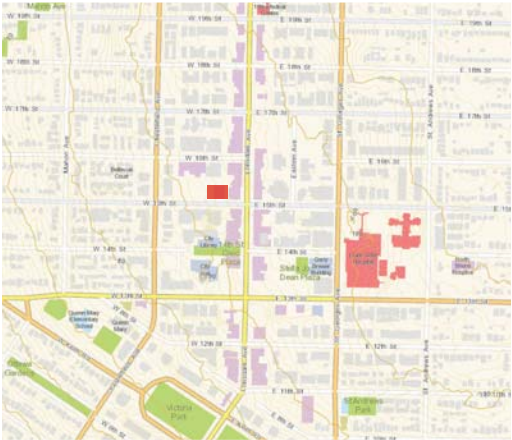


Context Map  
800m Radius



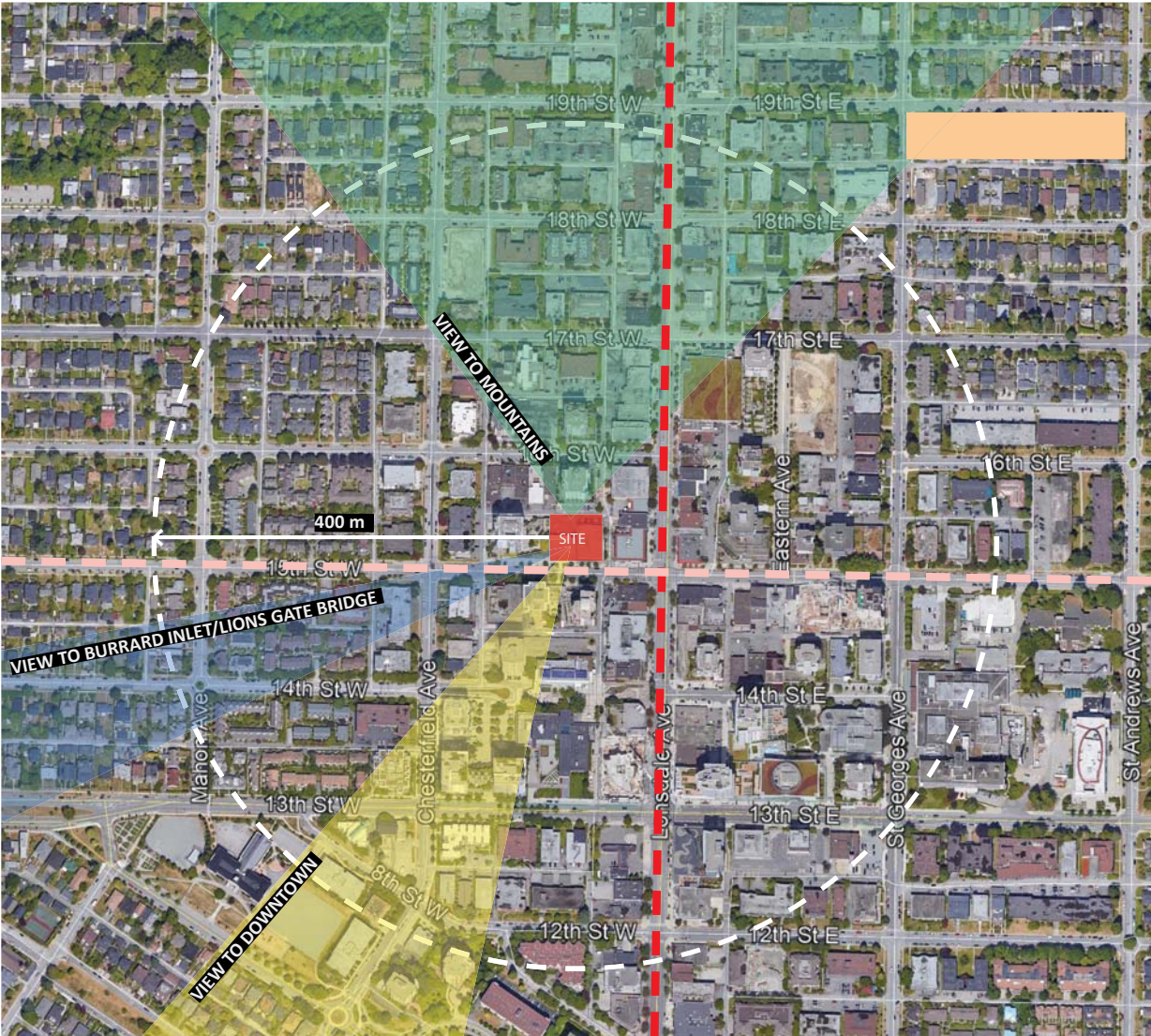


Context Map  
 400m Radius



\*Topography information from City Website

- Future Rapid Transit Corridor
- Current and Future Frequent Transit Corridor
- Major Focal Node
- Heritage Character Area
- View to Downtown
- View to Burrard Inlet and Lions Gate Bridge
- View to Mountains





Site Photos
















Zoning

Official Community Plan

The City of North Vancouver Official Community Plan (OCP) designates the subject lands as Town Centre which permits mixed-use development at a Floor Space Ratio (FSR) of 3.0 with provisions for bonusing of an additional 1.0 to a total of 4.0 density. Section 2.3 of the OCP permits density transfers from one parcel to another. City Council has authorized a density transfer for this site, which will facilitate a density above 4.0 FSR. The OCP also permits a maximum building height of 68 metres (223.09 feet) at this location.

Land Use Designation

This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

		OCF Density (FSR)	
Residential		Residential Level 1 (Low Density)	0.5
		Residential Level 2 (Low Density)	0.5
		Residential Level 3 (Low Density)	0.75
		Residential Level 4A (Medium Density)	1.0
		Residential Level 4B (Medium Density)	1.25
		Residential Level 5 (Medium Density)	1.6
Mixed Use		Residential Level 6 (High Density)	2.3
		Mixed Use Level 1 (Low Density)	1.0
		Mixed Use Level 2 (Medium Density)	2.0
		Mixed Use Level 3 (Medium Density)	2.3
		Mixed Use Level 4A (High Density)	2.6
		Mixed Use Level 4B (High Density)	3.0
		Harbourside Waterfront 2.05 (Mixed Use)	2.05

Maximum Bonus (FSR)

up to 1.0

up to 1.0

-

up to 0.5

up to 0.5

up to 1.0

up to 1.0

up to 0.15

Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24
88	30




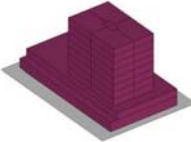

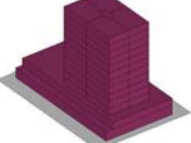
Zoning

The site is currently zoned Central Lonsdale Mixed Use 4B Zone (C-1B) which is a commercial zoning with a maximum allowable Floor Space Ratio (FSR) of 2.6 and building height of 120 feet, or approximately 12-storesys.

The purpose of this application is to rezone the site from C-1B to CD to permit the proposed development. The proposed CD rezoning will bring this site into conformance with the current in-force Official Community Plan.



City of North Vancouver Generalized Zoning Map, 2019

 	<p><b>MIXED-USE LEVEL 4A</b> (High Density)</p>	<p><b>Purpose</b> To allow for a mix of higher-density multi-family and commercial uses in Lower Lonsdale. Buildings in this designation typically include a mix of retail and/or office space on lower floors and residential apartments on upper floors.</p> <p><b>Form</b> Mid-rise or high-rise buildings. Heights are limited as indicated in the <b>Land Use map</b> (Schedule A, Appendix 1.0).</p> <p><b>Max Density</b> <b>2.6 FSR</b></p> <p><b>Max Bonus</b> A maximum increase of <b>1.0 FSR</b> may be considered when public benefits are provided as per Section 2.2.</p>
 	<p><b>MIXED-USE LEVEL 4B</b> (High Density)</p>	<p><b>Purpose</b> To allow for a mix of higher-density multi-family and commercial uses to strengthen the core of the city and generate employment opportunities. Buildings in this designation typically include a mix of retail and/or office space on lower floors and residential apartments on upper floors.</p> <p><b>Form</b> High-rise buildings greater than six storeys. Heights are limited as indicated in the <b>Land Use map</b> (Schedule A in Appendix 1.0).</p> <p><b>Max Density</b> <b>3.0 FSR</b></p> <p><b>Max Bonus</b> A maximum increase of <b>1.0 FSR</b> may be considered when public benefits are provided as per Section 2.2.</p>





Site Survey Plan

TOPOGRAPHIC PLAN OF LOTS E AND F  
BOTH OF BLOCK 38 DISTRICT LOT 548 PLAN 18002

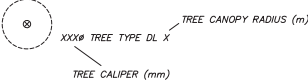
0 5 10 15  
SCALE 1:200 DISTANCES ARE IN METRES

ELEVATION DERIVATION  
ELEVATIONS ARE DERIVED FROM CITY  
OF NORTH VANCOUVER CONTROL MONUMENT  
No. 73H1020 ELEVATION=87.129m  
(C10280V020210)



LEGEND:

- PP ☒ DENOTES POWER POLE
- GW ✕ DENOTES GUY WIRE
- BO ⊙ DENOTES BOLLARD
- CB ☒ DENOTES CATCH BASIN
- LB ⊙ DENOTES LAWN BASIN
- EB ☒ DENOTES ELECTRICAL BOX
- MH ⊕ DENOTES MANHOLE
- LS ✕ DENOTES LAMP STANDARD
- WV ⊕ DENOTES WATER VALVE
- GV ⊕ DENOTES GAS VALVE
- SN ⊕ DENOTES SIGN
- DR ☒ DENOTES DRAIN
- SB ☒ DENOTES SERVICE BOX
- TW ⊕ DENOTES TOP OF WALL
- BT ⊕ DENOTES BOTTOM OF TRANSFORMER
- DEC ⊕ DENOTES DECIDUOUS



NOTES:  
PROPERTY LINES ARE DERIVED FROM FIELD SURVEY  
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES  
THIS PLAN SHOULD BE READ IN CONJUNCTION WITH  
TITLE No.s G02228 AND G02229 TO CONFIRM ANY CHARGES THAT  
MAY AFFECT THIS PLAN

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY  
AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST  
ON OR AROUND THE SUBJECT SITE

DISCLAIMER:  
THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND/OR  
MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE  
USE OF OUR CLIENT

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE,  
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OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED  
BY A THIRD PARTY AS A RESULT OF ANY DECISIONS  
MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

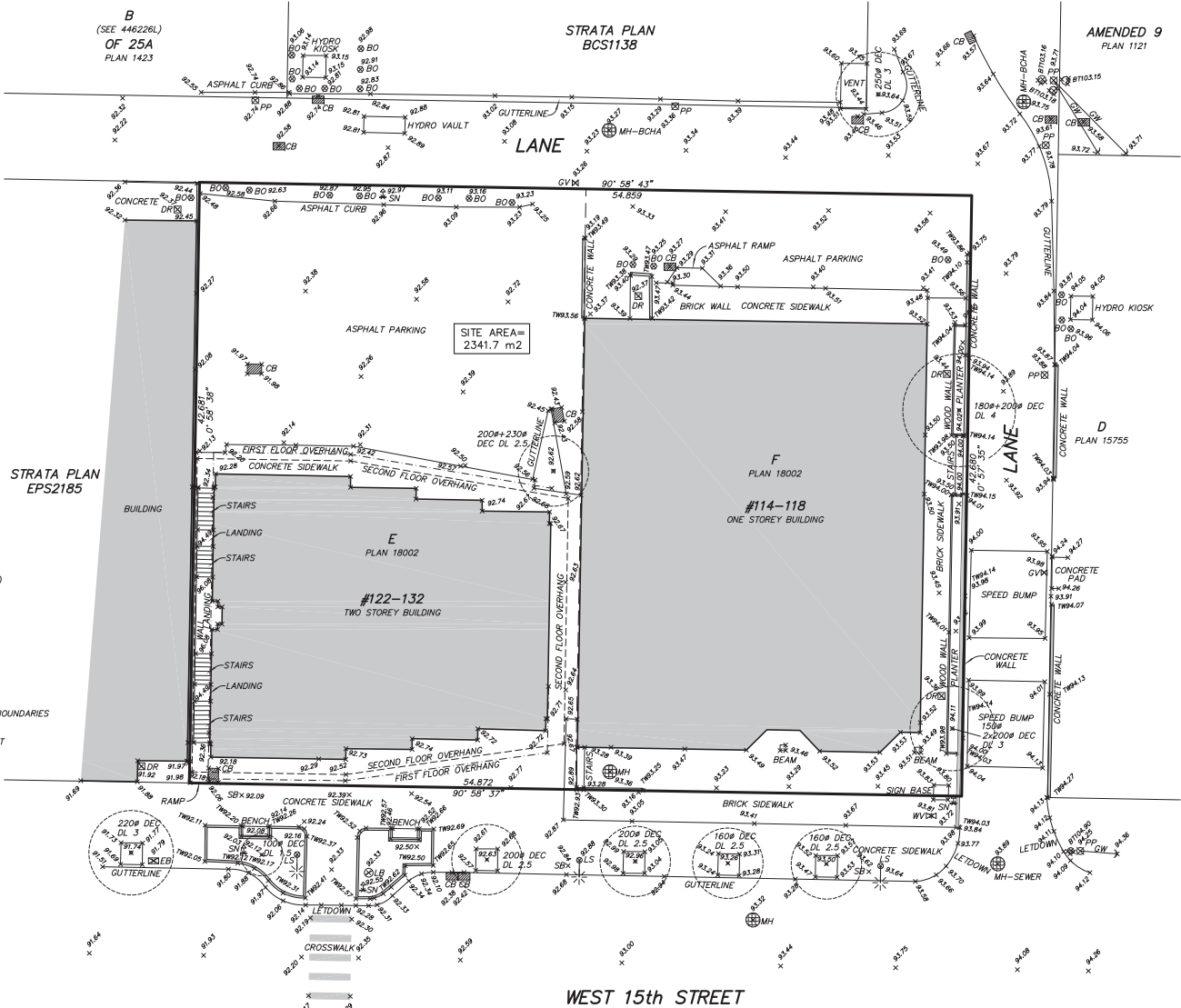
CERTIFIED CORRECT  
THIS 25th DAY OF MAY, 2021

Jesse  
Morin  
8CKUFR

o-CA, o-Resort Main  
8CKUFR, o-BC Land  
Surveyor, o-Verify ID  
at www.julian.com  
LSEP, dmsd-8CKUFR

B.C.L.S.

JESSE MORIN



WEST 15th STREET

BUTLER  
SUNDVICK  
4 - 19089 94th Ave  
Surrey, BC V4N 3S4  
www.butlersundvick.co  
Tel. 604-513-9611

File: 5411  
Dwg: 5411-T

**Site Plan**

**Proposed Tower 22 Storeys**

**15th W Street**

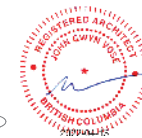
**Lonsdale Avenue**

**Surrounding Buildings:**

- 3 STOREYS (North)
- 1 STOREY (East)
- 2 STOREYS (South)
- 15 STOREYS (West)

**Key Features and Dimensions:**

- Lot Dimensions:** 179' - 11 3/4" (54.86m) by 126' - 0 3/8" (38.41m)
- Setbacks:**
  - North: 17' - 10" (5.18m)
  - East: 52' - 7 3/8" (16.09m)
  - South: 112' - 1 67/256" (34.11m)
  - West: 86' - 6 3/4" (26.38m)
- Building Footprint:** 126' - 0 3/8" (38.41m) by 112' - 1 67/256" (34.11m)
- Core Dimensions:** 44' - 7" (13.51m) by 30' - 0" (9.14m)
- Other Features:**
  - Parking Entry
  - Residential Entry
  - Podium Outline
  - Office Elevators & Stairs
  - Amenity Deck @ Level 3
  - Office Deck @ Level 2
  - Office Podium @ Level 1
  - Bus Stop





"Lot Coverage" means the horizontal area within the vertical projection of the outermost walls of Principal, Accessory Buildings and Accessory Coach House Buildings on a Lot, expressed as a percentage of the Lot Area. It shall not exceed a Lot Coverage of 90%, reduced to 35% above the second Storey.

LOT COVERAGE: 68.5%

LOT COVERAGE ABOVE SECOND STOREY: 30.7%

Shadow Study



AUTUMN EQUINOX - 10AM



AUTUMN EQUINOX - 12PM



AUTUMN EQUINOX - 2PM



WINTER SOLSTICE - 10AM

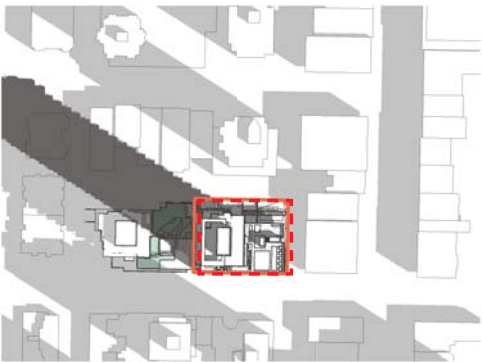


WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 2PM

Shadow Study



SPRING EQUINOX - 10AM



SPRING EQUINOX - 12PM



SPRING EQUINOX - 2PM



SUMMER SOLSTICE - 10AM



SUMMER SOLSTICE - 12PM



SUMMER SOLSTICE - 2PM





## DESIGN RATIONALE

---

## Design Rationale - Introduction

### PROJECT DESCRIPTION

Polygon and IBI Group are pleased to submit this rezoning application for a significant site in Central Lonsdale, North Vancouver.

#### Project Description:

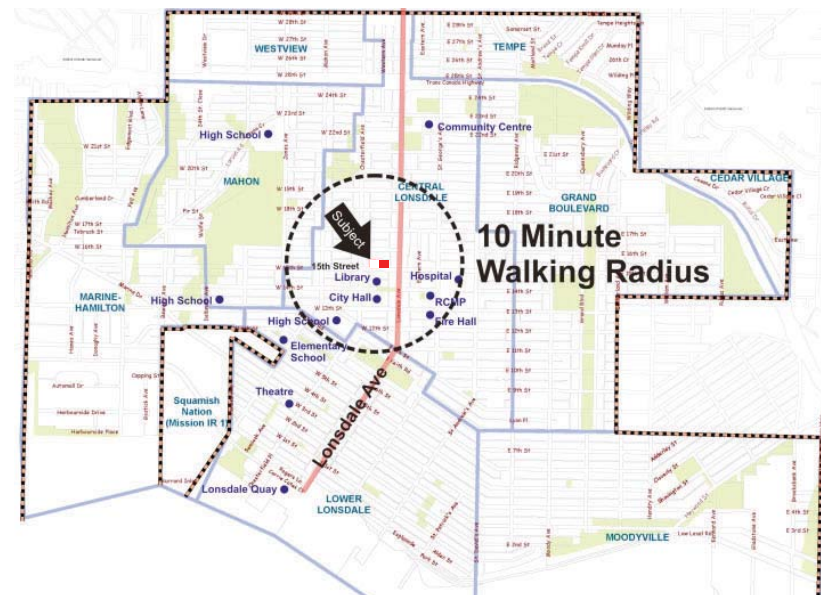
- 22 storey tower with 2 storey commercial and office podium

#### This application proposes:

- 16, 093 SQM = 173, 225 SQ FT of floor area
- 6.87 of FAR
- 136 of new homes

### SITE CONTEXT

The redevelopment of the site is an exciting opportunity to contribute to the vibrant urban fabric of Central Lonsdale. The site is located in proximity to existing businesses, services and institutions, contributing to the area's liveability while minimizing negative impacts on the environment. The proposed development is very close to a frequent transit corridor and promotes walking and cycling as active and healthy modes of transportation. Central Lonsdale is increasingly becoming more dense and high-rise towers are a prominent feature of the area. Medium density apartments and townhouses provide buffers between single-family neighborhoods and the dense, mixed-use core centred on Lonsdale Avenue. 114-132 West 15th Street has the potential to offer spectacular views of Vancouver and its surrounding mountains, shorelines and water.



## Design Rationale - Introduction

### DESIGN ORIGIN

The site is located in the heart of Central Lonsdale, which has been designated by Metro Vancouver, as a Regional City Centre. The Lonsdale Corridor is the only Regional City Centre located on the North Shore, and serves as the North Shore's downtown. It offers shops, services, civic institutions, and high-density multi-family housing in an increasingly amenable, pedestrian-friendly, transit-oriented environment.

Polygon and IBI have collaborated to propose the development of a sustainable, mixed-use residential-commercial building for an assembly on 114-132 West 15th Street in the heart of Central Lonsdale between Chesterfield and Lonsdale Avenue. The site is within one block of Lonsdale Avenue, which is the cultural, commercial and institutional hub of the community, and it is within a ten-minute walk to an array of other essential services and amenities including the Lions Gate Regional Hospital, City Hall, the newly built public library, and RCMP headquarters.

The types of housing units proposed will cater to a range of needs. The proximity to services and amenities in the Town Centre makes the site ideal for empty-nesters, first time home buyers, retirees, seniors, singles and young couples. It will also provide housing choices for those who wish to stay in North Vancouver while attracting others who wish to call the North Shore home. The developer has made special efforts to meet the needs of people facing mobility challenges and have incorporated Level Two Unit Plans in line with City of North Vancouver's Adaptable Design Guidelines.

At grade level, the building features attractive, vibrant and pedestrian-friendly street front retail uses and a greatly improved public realm which will revitalize the aging commercial streetscape on West 15th Street and contribute to the overall amenity and economic vitality of Central Lonsdale. The addition of residential uses will generate spin-off benefits and increase the consumer base for local shops and services in the Town Centre.

### TARGET MARKET

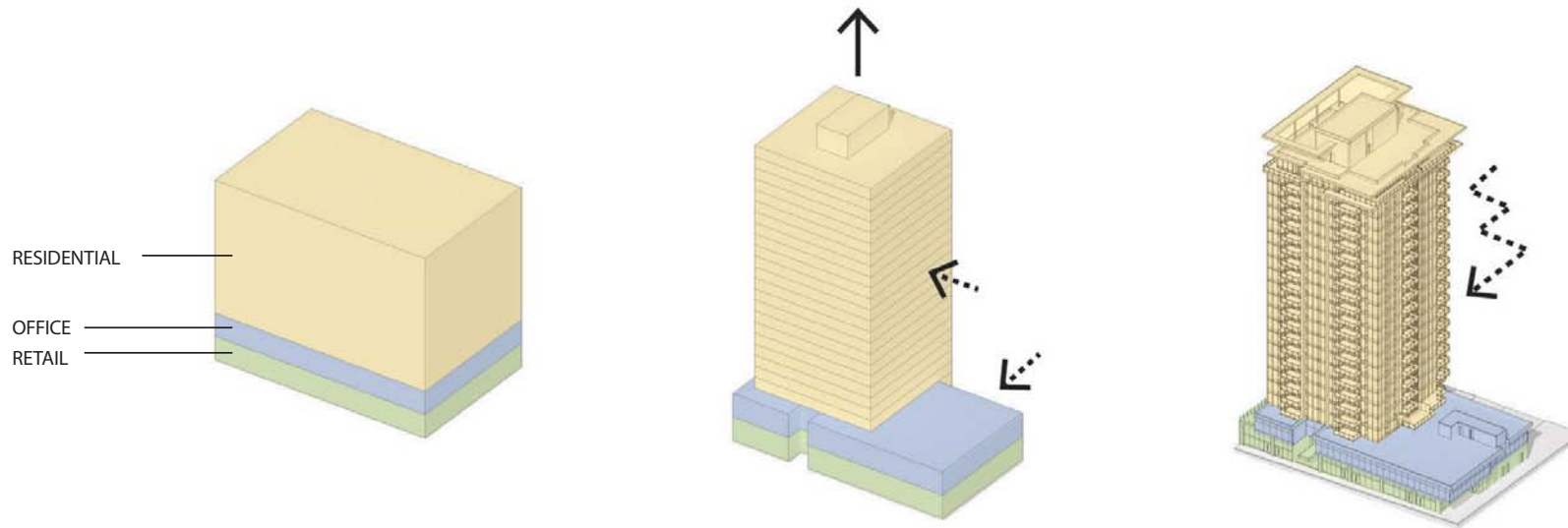
To address housing affordability, we have designed a wide range of unit sizes which allow for a variety of price points. Approximately 28% of units will be sized between 600 to 700 sq.ft., and another 57% of the units will be sized between 900 to 1,000 sq.ft. This creates diversity in housing choices that will appeal to a variety of residents including empty-nesters, first time home buyers, retirees, singles and young couples. North shore residents will be provided with an opportunity to continue living in their community, particularly within the vibrant neighborhood of Central Lonsdale.





## Design Rationale - Building Massing

The building's form has been designed to respond to the existing built form context. Below is an illustration on how the building has evolved from a simple box, to its massing formation - showing how the building conforms with the OCP guidelines, until its transition to a desired character. Further articulation has been done to the shape of the building to further define entry points, mitigate potential view impacts to surrounding buildings, and to carve out well designed areas in the public realm.



### Step 1

Provide the massing density for the site, based on the project program requirements, which includes retail, office and residential.

### Step 2

Distinguish the residential tower massing from the podium, and push the tower massing to the west of the site.

### Step 3

Create an angle at the North-East portion to increase view corridor for neighboring building across the lane. Provide the design details and pocket lobby plazas to activate the street edge, and open amenity space at the top of the podium.

View Analysis

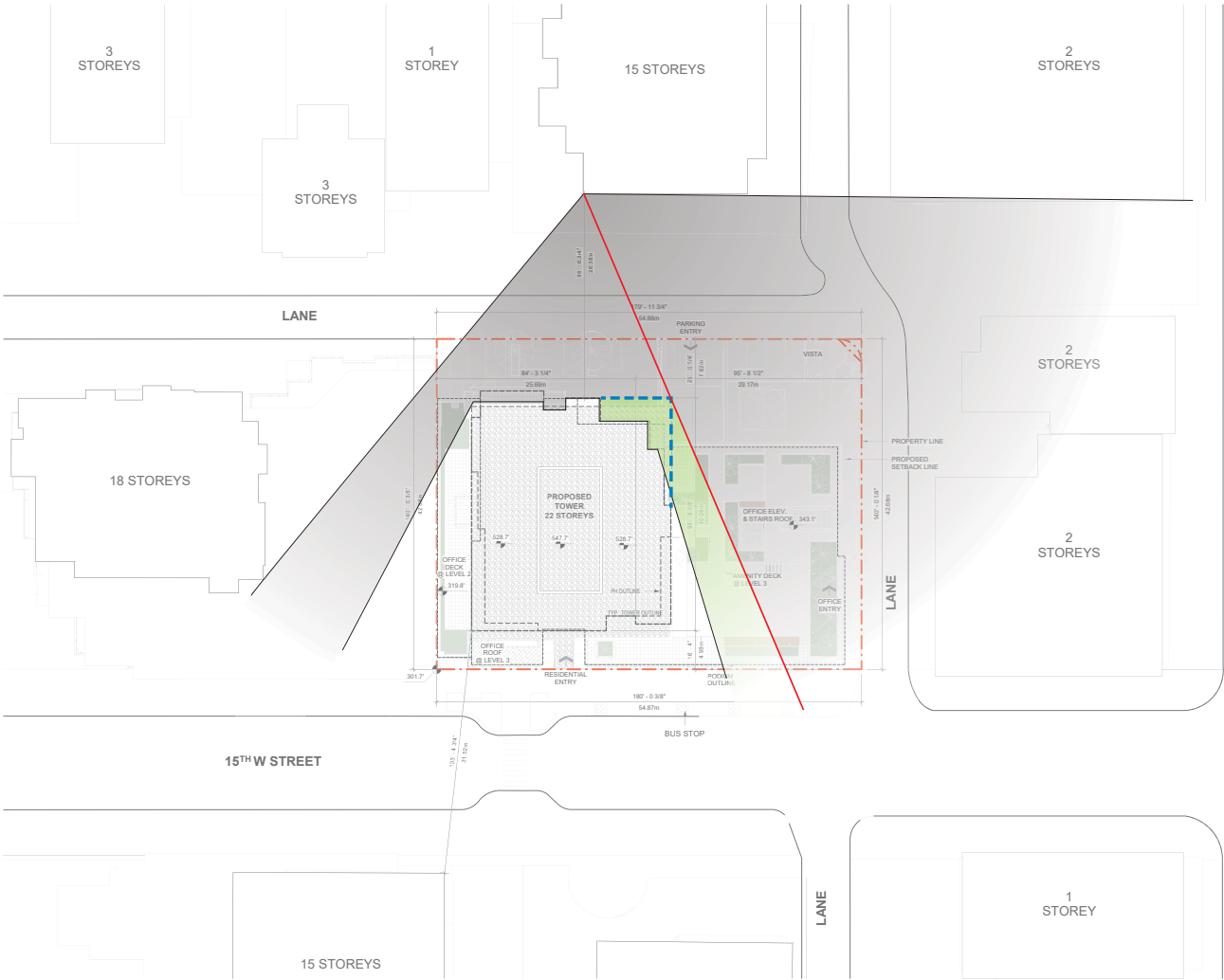
As part of the design process, IBI team have explored the possibility of aligning the proposed tower with the building to North and to the South. A case study, showing two (2) scenarios (building at west and building in the middle) has also been presented to the City Staff during the Pre-App Meeting last April 8, 2021 via webex virtual platform. Based on the metrics illustrated in the View Analysis, shown in the following pages, there is less impact on views if the proposed building were to remain at West.

LEGEND

VIEW IMPACT FOR RECTANGULAR FLOOR PLATE

ADDITIONAL VIEW BY RESHAPING THE FLOOR PLATE

SCENARIO IF BUILDING IS IN RECTANGULAR FORM



# View Analysis\_Building Positioning Study View Impact to Building at North

## SCENARIO 1\_BUILDING AT WEST (PROPOSED BUILDING LOCATION)



View 01 85.6° (12.5 °+73.1°)



View 02 85.3°



## SCENARIO 2\_BUILDING IN THE MIDDLE



View 01 72.4° (12.5 °+59.9°)



View 02 91.7° (6.4 °+85.3°)



## View Analysis\_Building Positioning Study View Impact to Building at South

### SCENARIO 1\_BUILDING AT WEST (PROPOSED BUILDING LOCATION)



View 03 88.0° (11.0°+77.0°)



View 04 91.0°



### SCENARIO 2\_BUILDING IN THE MIDDLE



View 03 88.6° (22.1°+66.5°)



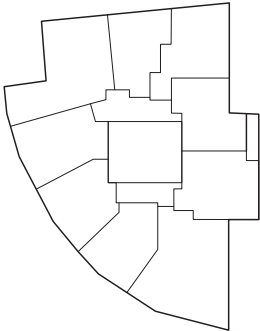
View 04 97.4° (6.4°+91.0°)

Floor Plate Size Analysis

The Floor Plate Size Analysis is in response to Planning’s request to confirm if the building’s floorplate is consistent with similar high-rise developments in the City of North Vancouver. In comparison with the select eleven (11) buildings’ used in this analysis, the project demonstrates that the proposed floor plate is within reasonable size.

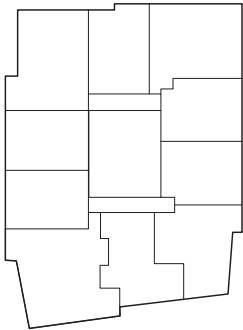


AERIAL MAP FROM GOOGLE EARTH



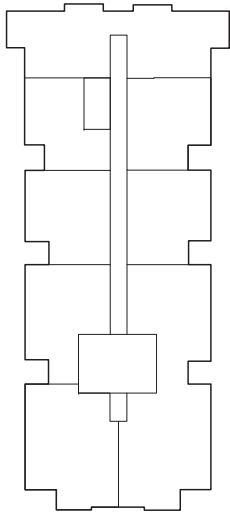
No.1 108 WEST 13TH

Floor Plate Size :  
7,000 sf (Estimated)



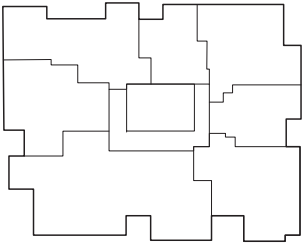
No.2 125 EAST 14TH

Floor Plate Size :  
8,300 sf (Estimated)



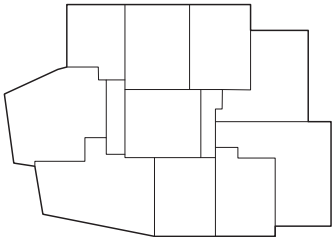
No.5 118 CARRIE CATES CT

Floor Plate Size :  
10,800 sf (Estimated)



No.3 158 WEST 13TH

Floor Plate Size :  
7,600 sf (Estimated)



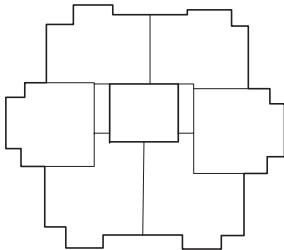
No.4 112 EAST 13TH

Floor Plate Size :  
7,500 sf (Estimated)



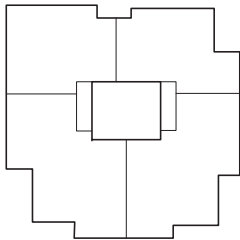


AERIAL MAP FROM GOOGLE EARTH



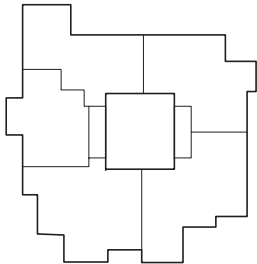
No.1 148 WEST 16TH

Floor Plate Size :  
5500 sf (Estimated)



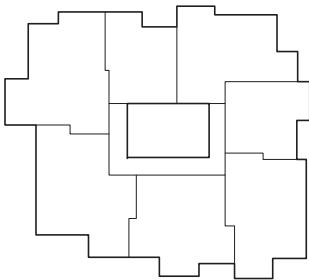
No.2 120 WEST 16TH

Floor Plate Size :  
5100 sf (Estimated)



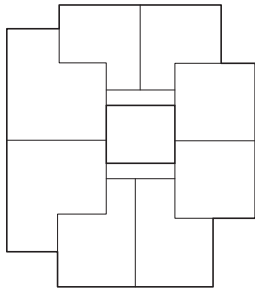
No.3 121 WEST 16TH

Floor Plate Size :  
5100 sf (Estimated)



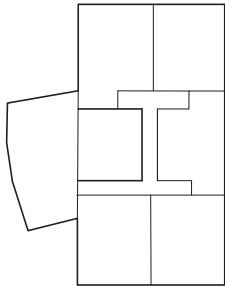
No.4 150 WEST 15TH

Floor Plate Size :  
7000 sf



No.5 135 WEST 15TH

Floor Plate Size :  
6500 sf (Estimated)



No.6 121 WEST 15TH

Floor Plate Size :  
5200 sf (Estimated)



Design Rationale - Building Height

Definition

“Average Grade” means the average of:

- (1) The highest finished ground level on the Lot within 3.048 metres (10 feet) of the Structure; and
- (2) The lowest finished ground level at the perimeter outside wall of the Structure (excluding sunken patios to a combined maximum 9.29 square metres (100 square feet) and window wells). [Bylaw 7135, July 23, 2012]

“Height” with reference to a Structure other than an Accessory Structure or a Landscape Screen means: [Bylaw 8346, July 21, 2014]

- (1) The vertical distance in metres between the highest point of the Structure and the greater of the Average Grade or the Flood Construction Level; or,
- (2) The total number of Storeys in the Structure;

Calculation

HIGHEST POINT: 94 m=308.39’  
LOWEST POINT: 92.33 m=302.92’  
  
AVERAGE GRADE:  
(94 m + 92.33 m)/2 = 93.17 m=305.66’

Land Use Designation  
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

	OCP Density (FSR)	Maximum Bonus (FSR)
Residential Level 1 (Low Density)	0.5	
Residential Level 2 (Low Density)	0.5	
Residential Level 3 (Low Density)	0.75	
Residential Level 4A (Medium Density)	1.0	
Residential Level 4B (Medium Density)	1.25	
Residential Level 5 (Medium Density)	1.6	up to 1.0
Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use Level 1 (Low Density)	1.0	-
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
Mixed Use Level 4A (High Density)	2.6	up to 1.0
Mixed Use Level 4B (High Density)	3.0	up to 1.0
Harbourside Waterfront 2.05 (Mixed Use)	2.05	up to 0.15

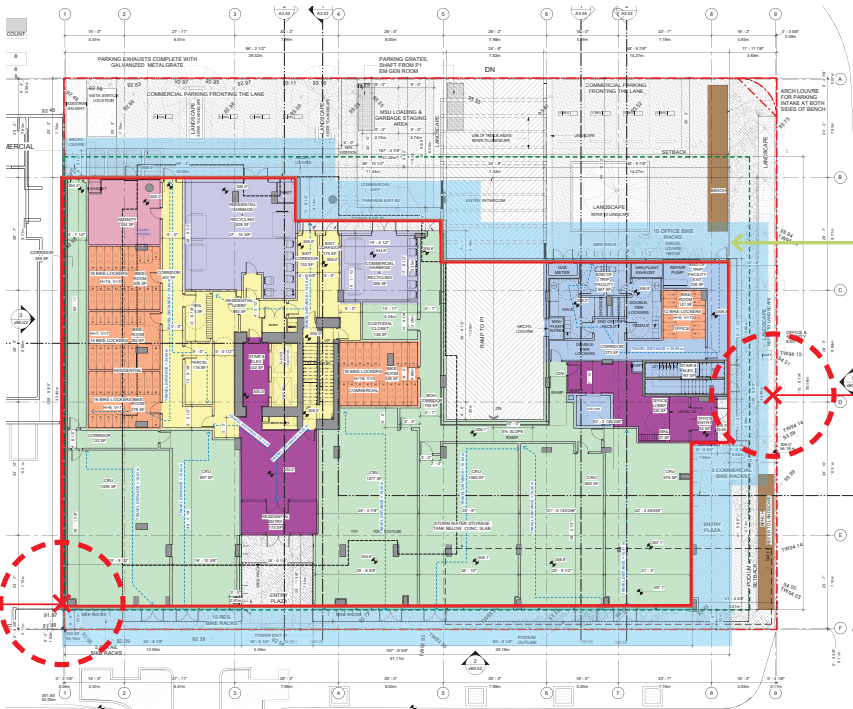
Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24
88	30



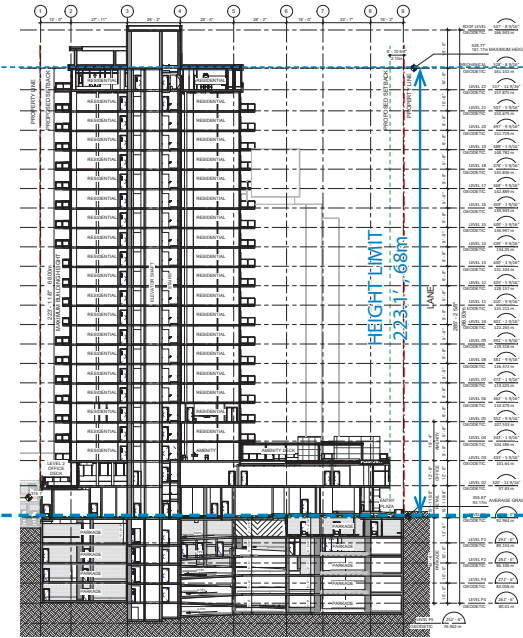
THE LOWEST FINISHED GROUND LEVEL AT THE PERIMETER OUTSIDE WALL OF THE STRUCTURE

92.33 m



94 m

THE HIGHEST FINISHED GROUND LEVEL WITHIN 10' FROM THE STRUCTURE



MAXIMUM HEIGHT  
528.77', 161.17m

Measured to the highest point of the Structure (top of slab of the last habitable level)

AVERAGE GRADE:  
305.67', 93.17m

## Design Rationale - Amenities and Public Spaces

### AMENITY AND PUBLIC SPACES

Lonsdale project provides an indoor amenity space for residents at level 3 and outdoor spaces at levels 2 and 3.

The design of the amenity responds to the need of the residents. Abundant sunlight is brought into the interior space, which includes fitness, functional pantry, lounge and games area. The major functional spaces in the amenity building are tailored to meet the target market needs, promoting health, wellness, and collaborative community.

Level 2 is designed with a landscaped deck at west, providing office establishments a place to relax and have short breaks. The outdoor space on level 3 includes a fire pit, seating, yoga space, turf area, and a balanced integration of landscaped components to foster social interaction.

Double-height expression entry lobby has been designed to provide residents and visitors with a more welcoming and luxurious entry feel. As the building is faced south, sunlight could pour into the lobby space and create a warm feeling together with the modern cladding, which not only helps aesthetically but from a functional standpoint as well.

@ENTRY LOBBY



@OUTDOOR YOGA



@RESIDENTIAL AMENITY



@OUTDOOR SEATING





Design Rationale - Building Colour and Materials

The Lonsdale project features an architectural character that is in keeping with the neighborhood context that has been developing over the last few years.

The exterior components of the building comprise of a mix of non-combustible materials including copper panel, glazing, stone and painted concrete. Strategic application of each material has been carefully considered to provide a cohesive design and unified architectural language. Copper panels accents are featured through out the tower to add natural reflection to the facade; while the wood looking soffits provide a warm feeling to the residents and public. The stone cladding provides a robust and durable touch to the lower portion of the building. And to make the facade look more interesting, a mix of dark window wall and light spandrel glass are applied to break-up the monotony and enhance the verticality of the towers.







# Design Rationale - Crime Prevention Through Environmental Design

## CPTED

Per OCP, CPTED is planned by applying natural access control, natural surveillance, territoriality (defense space), and maintenance. Residential and non-residential circulation is suggested by landscape barriers. The two entry plazas on the south and east side of the site are carefully designed without view obstruction so that natural surveillance could be applied.

### Maintenance

Maintenance is related to territorial reinforcement. A well-maintained area sends the message that people notice and care about what happens in an area. This, in turn, discourages vandalism and other crimes.

### Natural Access Control

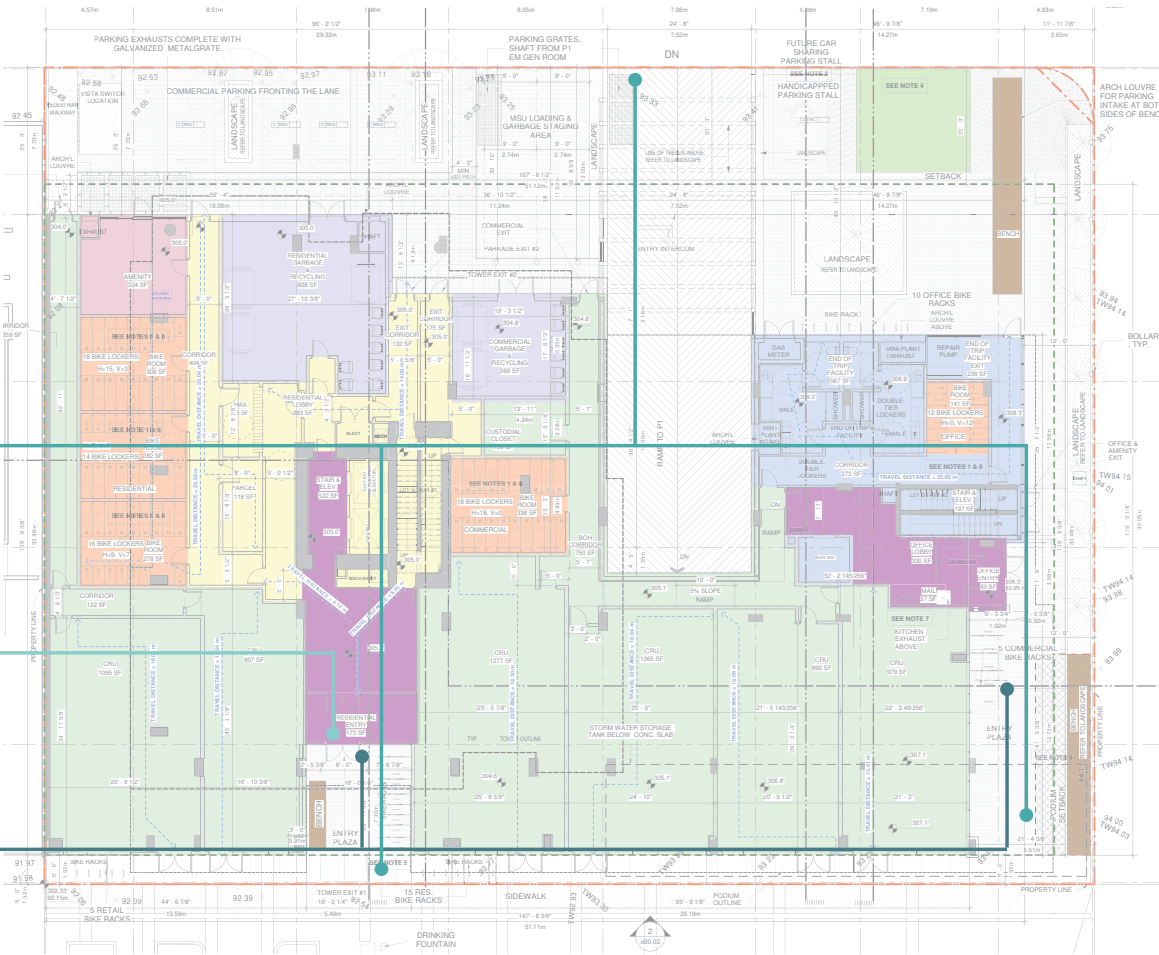
Curbing and landscaping are used to direct automobile and foot traffic into a controlled, visible area.

### Territorial Reinforcement

The purpose of this principle is to create a clear distinction between public and private property. In this project residential and non-residential circulation is delineated by landscape barriers.

### Natural Surveillance

Criminals do not like to be seen or recognized. The two entry plazas on the south and east side of the site are carefully designed without view obstruction so that natural surveillance could be applied.

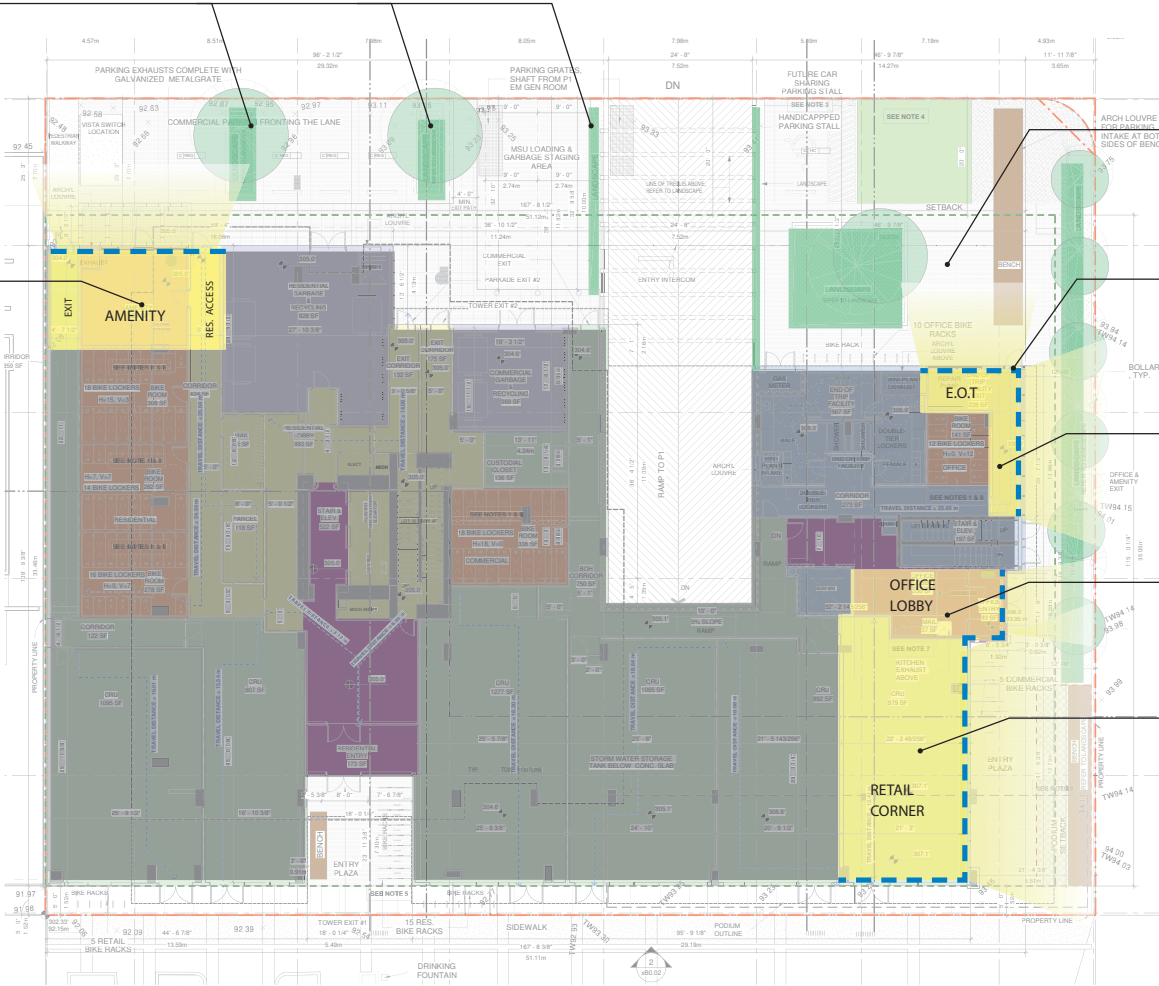


Design Rationale - Proposed Lane Activation Strategy



PLANTERS, TREES, AND GREEN BUFFERS ARE STRATEGICALLY PLACED TO IMPROVE THE NORTH FRONTAGE WHILE ACCOMMODATING SERVICES AND PARKING NEEDS OF THE BUILDING.

AMENITY, RESIDENTIAL ACCESS AND EXIT CORRIDOR (WITH GLAZED ENCLOSURE) PROVIDES ACTIVATION AT THE NW CORNER



LARGE OPEN SPACE AT NORTHEAST CORNER IS PROPOSED, REINFORCED WITH GRAIN PAVING AND OTHER RELATED LANDSCAPE ELEMENTS, TO FURTHER ENHANCE THE PUBLIC REALM.

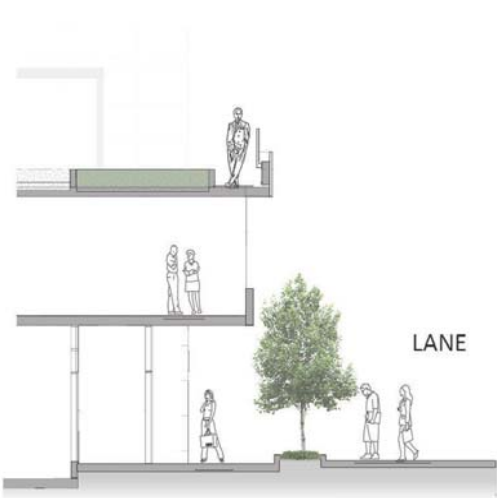
BUILDING IS SETBACK 12' FROM THE PROPERTY LINE TO ACCOMMODATE A GENEROUS 7 FT WIDE WALKWAY & A 5 FT. WIDE COLONNADE OF TREES, AND A LARGE BENCH AT THE SOUTH EAST CORNER

END OF TRIP FACILITY ENTRY AND BIKE MAINT. AREA. AT THE CORNER. GLAZED ENCLOSURE AND ACTIVITIES WITHIN CONTRIBUTE NOT ONLY TO LANE ACTIVATION BUT TO PASSIVE SURVEILLANCE AS WELL

OFFICE LOBBY ORIENTED TOWARDS NS LANE

RETAIL CORNER. WITH GLAZED ENCLOSURE ADDS VIBRANCY TO NS LANE

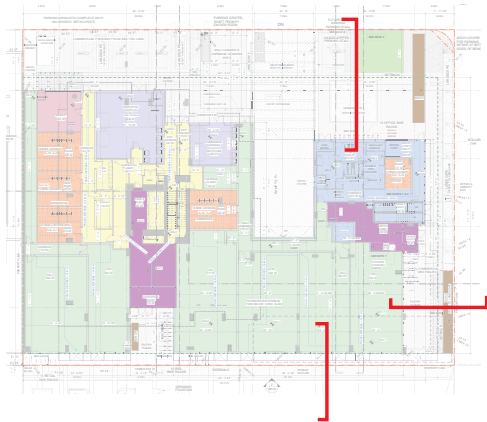
Design Rationale - Public Realm Sections



EAST SECTION



NORTH SECTION



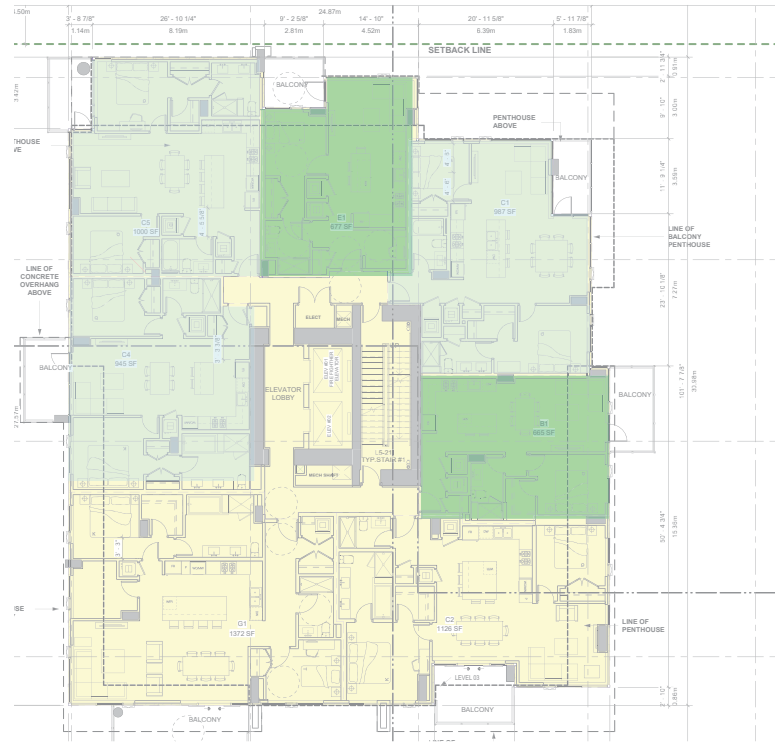
SOUTH SECTION



## Design Rationale - Affordability

### Affordability by Design (Unit Size/ Target Market Price)

To address housing affordability, we have designed a wide range of unit sizes which allow for a variety of price points. Approximately 28% of units will be sized between 600 to 700 sq.ft., and another 57% of the units will be sized between 900 to 1,000 sq.ft. This creates diversity in housing choices that will appeal to a variety of residents including empty-nesters, first time home buyers, retirees, singles and young couples. North shore residents will be provided with an opportunity to continue living in their community, particularly within the vibrant neighborhood of Central Lonsdale.



Typical Floor Plan

- Units between 600 to 700sq.ft.
- Units between 900 to 1,000 sq.ft.

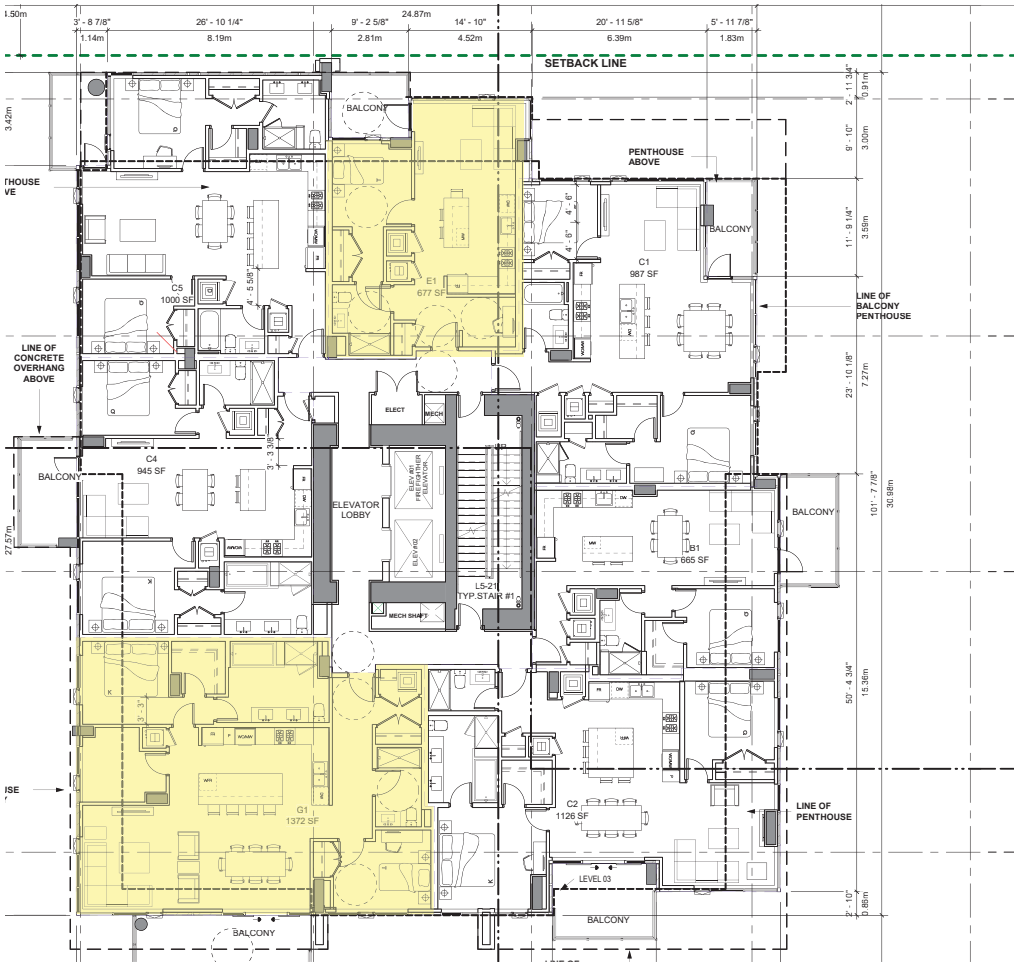
Design Rationale - Adaptable Design Statistics

The Project complies with the City of North Vancouver’s Adaptable Design Guidelines Level Two, which provides for a greater range of adaptability in addition to the Barrier-Free requirements of the current Building Code. The intention is to provide persons who require a mobility aid with the ability to move easily in and out of the building, common areas, and individual units.

Required = 34 Units (25%)  
Provided = 38 Units (28%)

Type	Standard	Level 2 Adaptable	Total
Mechanical			
22	4	-	4
21	5	2	7
20	5	2	7
19	5	2	7
18	5	2	7
17	5	2	7
16	5	2	7
15	5	2	7
14	5	2	7
13	5	2	7
12	5	2	7
11	5	2	7
10	5	2	7
9	5	2	7
8	5	2	7
7	5	2	7
6	5	2	7
5	5	2	7
4	5	2	7
3	4	2	6
2	-	-	-
1	-	-	-
Required	/	34	/
Provided	98	38	136

\*25% units must be Level Two Adaptable Units



Typical Floor Plan

Design Rationale - Sustainable Strategies

STEP CODE LEVEL - STEP 3

POLICY

**A. Applicability** 75% NATIVE, ADAPTIVE, OR  
EDIBLE SPECIES LANDSCAPING

This policy applies to residential buildings or portions of buildings constructed under Part 3 of the British Columbia Building Code, specifically conforming to sentences 10.2.3.1 (1) (a) (i) (ii) or (iii) of the BC Building Code. These buildings are by definition four storeys and above and greater than 600 square metres (approximately 6,500 square feet) in building area. This policy will also apply to Part 3 commercial buildings and Part 3 mixed-use residential commercial buildings.

**B. Energy Performance Requirement**

Energy performance requirements are outlined below for Part 3 buildings.

Building	Building Code Reference	Step Code Level Required under Rezoning Policy
Part 3 Residential	Conforming with sentence 10.2.3.1 (1) (a) (i) of the Building Code	Step 3*
Part 3 Commercial	Conforming with sentence 10.2.3.1 (1) (a) (ii) or (iii) of the Building Code	Step 2*

\* = as defined by Sentence 10.2.3.3. (1) of the Building Code

Source: City of North Vancouver, Council Policy, Step Code Rezoning Policy for Part 3 Buildings

Table 10.2.3.3-H  
Energy Performance Requirements for Other Residential Occupancies  
Forming part of Sentences 10.2.3.3.(1) and (2)

Diurnal-Temp Below 18°C	Stop	Equipment and Systems - Maximum Total Energy Use Intensity, kWh/m <sup>2</sup> -year	Building Envelope - Maximum Thermal Energy Demand Intensity, kWh/m <sup>2</sup> -year
Less than 3000	1	100	15
	2	120	20
	3	140	25
	4	160	30

Source: BC Building Code



203-33386 South Fraser Way, Abbotsford, BC, V2S 2B5

Date:	February 19, 2021	Polygon Homes
Attention:	Lorne Wolinsky	900 – 1333 West Broadway Vancouver, BC V6H 4C2
Subject:	15th & Lonsdale Preliminary Energy Modelling Report	

This report outlines the building parameters used in the latest iteration of the energy model for 15<sup>th</sup> & Lonsdale. Based on the simulation results, it is expected that if these parameters are incorporated in the building's design and construction, it would achieve the TEDI and TEUI requirements of the Energy Step Code, as required by the City of North Vancouver.

Table 1 - Energy Model Input Parameters

General			
Floor Area	Residential: 13,834 m <sup>2</sup> Office: 1,546 m <sup>2</sup> Retail: 714 m <sup>2</sup> Total Conditioned: 16,094 m <sup>2</sup> Parkade: 9,088 m <sup>2</sup>		
Location	North Vancouver, BC		
Climate Zone	Climate Zone 4 < 3000 HDD 18°C		
Energy Target	Residential Spaces: BCBC Step 3 TEUI: 120 kWh/m <sup>2</sup> /yr TEDI: 30 kWh/m <sup>2</sup> /yr	Retail Spaces: BCBC Step 2 TEUI: 170 kWh/m <sup>2</sup> /yr TEDI: 30 kWh/m <sup>2</sup> /yr	
	Office Spaces: BCBC Step 2 TEUI: 130 kWh/m <sup>2</sup> /yr TEDI: 30 kWh/m <sup>2</sup> /yr	Overall Building TEUI: 123.2 kWh/m <sup>2</sup> /yr TEDI: 30.0 kWh/m <sup>2</sup> /yr	
Envelope			
Window Performance	Double-glazed window-wall system with low-e coating, argon-fill, and warm-edge spacers Effective U <sub>g</sub> -1.87 SHGC-0.30		
Spandrel Performance	Window wall spandrel panel or metal panel with 3" integral mineral wool insulation Effective U <sub>g</sub> -0.68		
Slab Bypass Performance	Bypass spandrel panel with 2" mineral wool insulation Effective U <sub>g</sub> -1.36		
Exterior Wall Performance	Concrete walls with 3.5" sprayed polyurethane foam insulation in steel stud space Clear Wall Effective U <sub>g</sub> -0.71		

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20073



15th & Lonsdale  
20073  
2021-02-19

Window-to-Wall Ratio	50%
Roof Performance	R-30 rigid insulation above concrete roof deck Effective U <sub>s</sub> -0.19
Suspended Floor Performance	R-18 spray insulation below structural concrete slab Effective U <sub>s</sub> -0.32
Linear & Point Thermal Bridging Performance	Details to be determined as the envelope design progresses Current model assumes Opaque Clear Wall performance will be de-rated to 50%
Infiltration Rate	1.5 L/s/m <sup>2</sup> @ 75 Pa
Internal Loads	
Lighting Power Density	Residential Suites: 5.0 W/m <sup>2</sup> (1) Retail & Offices: Minimal for shell space (2) Circulation & Parkade: As per ASHRAE 90.1-2016
Lighting Controls	Occupancy sensors in all common spaces
Receptacle Loads	Residential Suites: 5.0 W/m <sup>2</sup> (1) Other areas: As per NECB 2011 (1)
Mechanical Systems	
Heating & Cooling System	In-suite hybrid heat pumps Heat exchanger connected to LEC Closed-circuit fluid cooler
Zone Ventilation	Individual HRVs
Heat Recovery Efficiency	70% SRE
Domestic Water System	Heat exchanger connected to LEC Central DHW storage tanks

(1) Fixed value as required by modelling guidelines. May not reflect building design.  
(2) Shell spaces are modelled as fitted-out and occupied as per modelling guidelines.

The current energy model is based on preliminary information provided by the design team and will be subject to design and construction revisions as the project progresses.

We trust this information meets the needs of the design team. Please advise us if any of these parameters are incorrect or unachievable and we will revise the energy model accordingly.

Sincerely,

John Buxton, P.Eng., CPHD, LEED® AP  
Principal  
Straiton Engineering Ltd.  
203 – 33386 South Fraser Way  
Abbotsford, BC | V2S 2B5  
D: 778-752-5836 | M: 604-308-8055

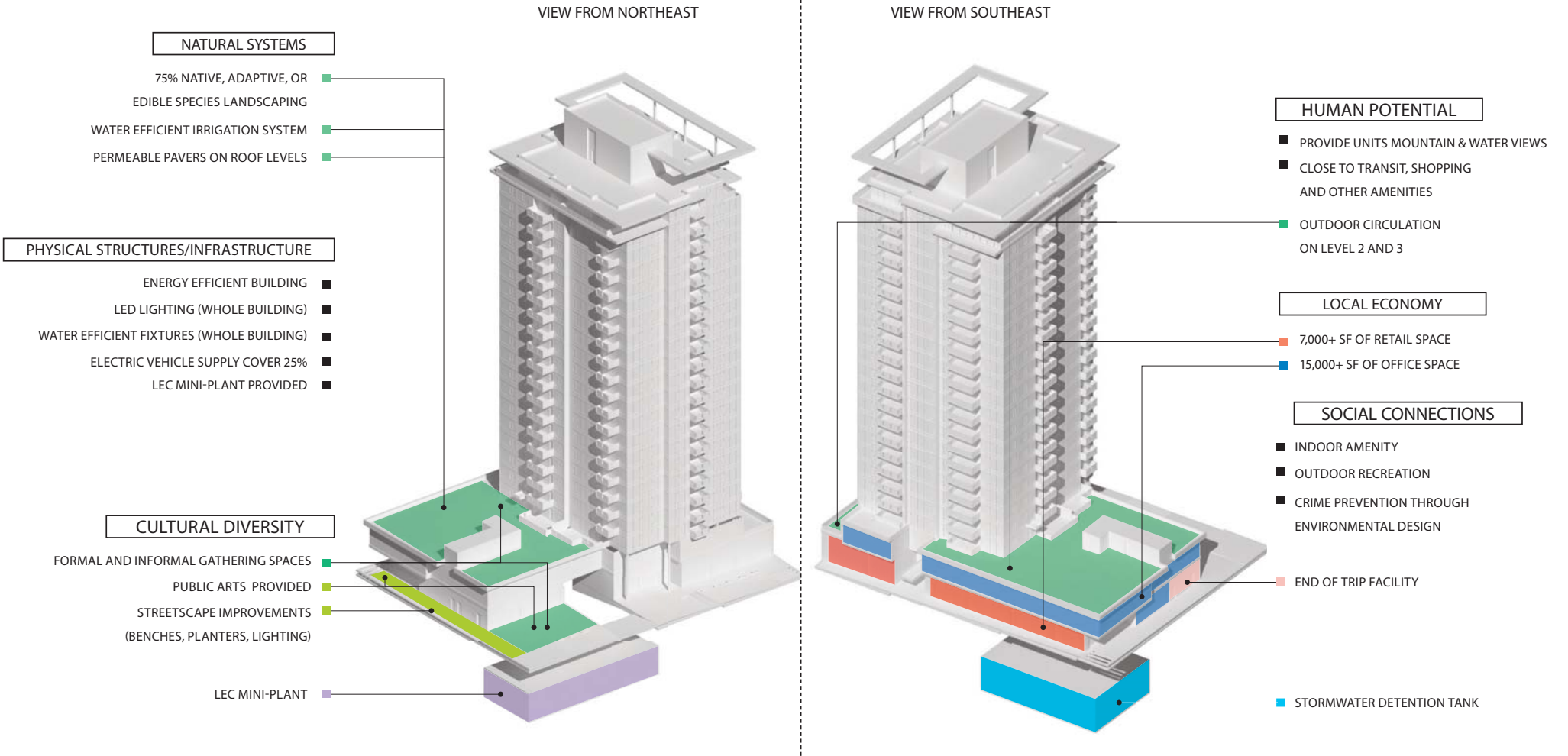
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Design Rationale - Sustainable Strategies



## Design Rationale - Sustainable Strategies

the Stormwater Management Plan for more information.

The development mix, location, and density all contribute to the City of North Vancouver's vision to create a great city of communities that cares about its people, its environment, and which promotes opportunities to live, work, and prosper. The proposed combination of residential and office/retail will help to contribute to the overall Lonsdale Avenue urban design objective of mixed development and community connectivity. This development is part of the overall solution to reduce the City's carbon footprint by having housing diversity within walking distance of shops and services, and accessible to many transit options via the various bus routes along Lonsdale Avenue and West 15th Street.

To promote car-free transportation, ample secured bicycle storage is considered. Short-term bike parking and end-of-trip bicycle infrastructure will be provided to the residents and occupants of the office/retail space. In addition, 25% of all residential parking spaces will include an electrical outlet, which exceeds the city's suggested percentage of 20%. The remaining 75% of residential parking spaces will receive future provision for electric vehicle charging.

### 3. LOCAL ECONOMY

The Project will provide approx. 7,000+ SF of retail space and approx. 15,000+ SF of office space to the Central Lonsdale area in close proximity to Lions Gate Hospital and the North Vancouver City Library, which will generate new job opportunities and provide convenience to the neighborhood. The Developer's vision is to have the office space mainly used for medical/ dental clinics and has a strong incentive to bring back the existing Persian grocery store.

### 4. HUMAN POTENTIAL

The Project is situated in the Central Lonsdale area and provides proximity to transit, shopping, medical services, and library for the residents. The location and the views from the units will promote health and wellness to the residents, with the mountain view towards the north, water view towards the south, landscaped podium view towards the east and the west.

There is a broad range of unit sizes across all levels, providing a good selection for the nester/downsizers, the restart/move-up, and various other future residents. Among the 136 units, there are about 28% one-bedroom units that are designed to be at an affordable size. On the typical Levels 3-21, there are one-bedroom, two-



## Design Rationale - Sustainable Strategies

bedroom, and three-bedroom units provided. There are 2 two-bedroom and 2 three-bedroom penthouse units on the top level. Adaptable units (Level Two) are available on Levels 3-21, with the selection of one-bedroom unit facing the stunning north mountain view, and the three-bedroom unit facing the well-lit south side. Ample storage lockers are provided in the underground parking levels for the residents' convenience.

### 5. SOCIAL CONNECTIONS

The Project follows the City of North Vancouver's Adaptable Design Guidelines Level Two, which provides for a greater range of adaptability in addition to the Barrier-Free requirements of the current Building Code. The intention is to provide persons who require a mobility aid with the ability to move easily in and out of the building, common areas, and individual units.

The residential levels are delivered with indoor amenity space and an outdoor recreation podium on Level 3. The potential programs include fitness and lounge for the indoor amenity, and lounge seating, fire pit, and yoga area for the outdoor recreation podium. The office space on Level 2 is also provided with private patios with landscape facing the west.

Crime Prevention Through Environmental Design is planned by applying natural access control, natural surveillance, territoriality (defense space), and maintenance. Residential and non-residential circulation is suggested by landscape barriers. The two entry plazas on the south and east side of the site are carefully designed without view obstruction so that natural surveillance could be applied.

### 6. CULTURE DIVERSITY

The Project provides various formal and informal gathering spaces - streetscape improvement with benches and landscape on the ground level, private office deck on Level 2, and residential podium space and indoor amenity on Level 3. Public art will be proposed to celebrate the local culture and reflect the community rationale.

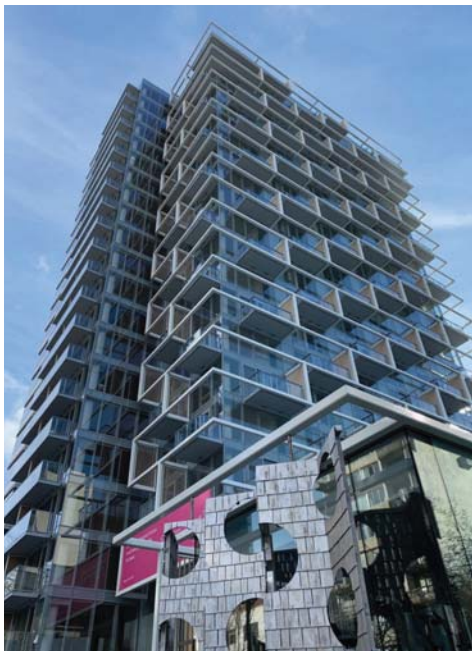
The Developer and project team are experienced in building projects of this scale and complexity in the City of North Vancouver. The Project is moving forward following an integrated design process to optimize opportunities for overall building performance and efficiency. It will contribute to the City of North Vancouver's goal to become a vibrant, diverse, and highly livable community that is resilient to climate changes, and sustainable in its ability to prosper without sacrifice to future generations in 2031.







Precedent Images - Tower Design



Tower Shape

To emphasize the slender profile of the tower, the volume is broken down into smaller volumes that follow the shape of the unit layouts.

This move accentuates the verticality of the tower.

The balconies are elements integrated in the architecture of the building to minimize the thermal bridge and maximize comfort







Precedent Images - Retail Design

Retail Experience

The retail units on the ground are meant to activate the street and provide seating areas with patios.

The focus for the retail is to provide a solution that allows for flexibility.

At the same time, is has to provide opportunities to each tenant to express their brand while not disrupting the overall architecture of the building







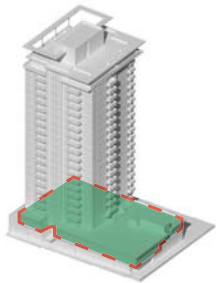
Precedent Images - Office Podium Design



Office Floor

The development has one floor of office which risks to feel meaningless compared to the presence of the retail in the ground and the residential towers above.

Exploring solutions were the office reads as a single volume, by offsetting it and providing a textured skin to it, will create opportunities for planted edges and terraces with a unique shape and experience





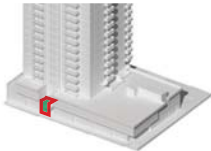


Precedent Images - Lobby Experience



Retail Experience

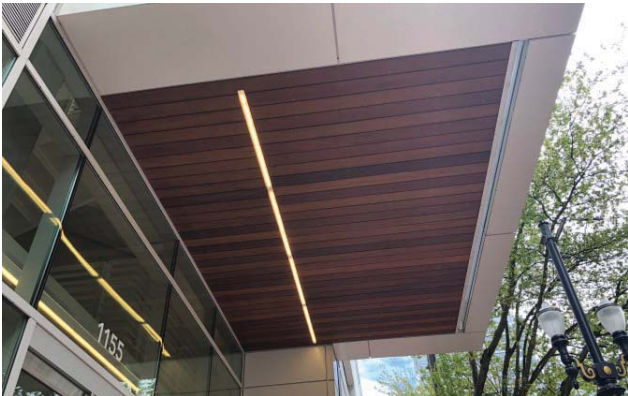
The lobby is the entrance to the building and will define the experience of the residents and visitors upon arrival. The proposed lobby builds upon the concepts of elegance and simplicity playing. The light coming from the exterior will play a big part on how the lobby is perceived. Elements like feature walls and seating elements along the path will activate the lobby and allow residents to enjoy the experience.







Precedent Images - Lobby Experience





## PERSPECTIVE DRAWINGS

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## Aerial View of Project Site





Overall View from West (15th Street)





## Overall View from East (15th Street)





Public Realm - View from 15th Street







Public Realm - View from Southeast





## ARCHITECTURAL DRAWINGS

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## PLANS

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# FLOOR PLAN LOWER P4

PARKING SCHEDULE		
DESCRIPTION	COMMENT	COUNT

LEVEL 01		
HC	COMMERCIAL - HC	1
REG	COMMERCIAL - REGULAR STALL	4
		5

LEVEL P1		
REG	COMMERCIAL - REGULAR STALL	3
REG	OFFICE - REGULAR STALL	4
SML	OFFICE - SMALL STALL	5
		12

LEVEL P2		
HC	OFFICE - HANDICAP STALL	1
REG	OFFICE - REGULAR STALL	9
SML	OFFICE - SMALL STALL	3
SML	RESIDENTIAL - SMALL STALL	4
HC	RESIDENTIAL - HC	1
REG	RESIDENTIAL - REGULAR STALL	25
REG	VISITOR - REGULAR	4
SML	VISITOR - SMALL	6
		53

LEVEL P3		
SML	RESIDENTIAL - SMALL STALL	12
HC	RESIDENTIAL - HC	3
REG	RESIDENTIAL - REGULAR STALL	42
		57

UPPER LEVEL P4		
SML	RESIDENTIAL - SMALL STALL	14
HC	RESIDENTIAL - HC	2
REG	RESIDENTIAL - REGULAR STALL	43
		59

LEVEL LOWER P4		
SML	RESIDENTIAL - SMALL STALL	3
REG	RESIDENTIAL - REGULAR STALL	9
		12
		198

PARKING SCHEDULE - TYPE		
DESCRIPTION	COMMENT	COUNT

VISITOR - SMALL		
SML	VISITOR - SMALL	6
		6

VISITOR - REGULAR		
REG	VISITOR - REGULAR	4
		4

RESIDENTIAL - REGULAR STALL		
REG	RESIDENTIAL - REGULAR STALL	119
		119

RESIDENTIAL - HC		
HC	RESIDENTIAL - HC	6
		6

RESIDENTIAL - SMALL STALL		
SML	RESIDENTIAL - SMALL STALL	33
		33

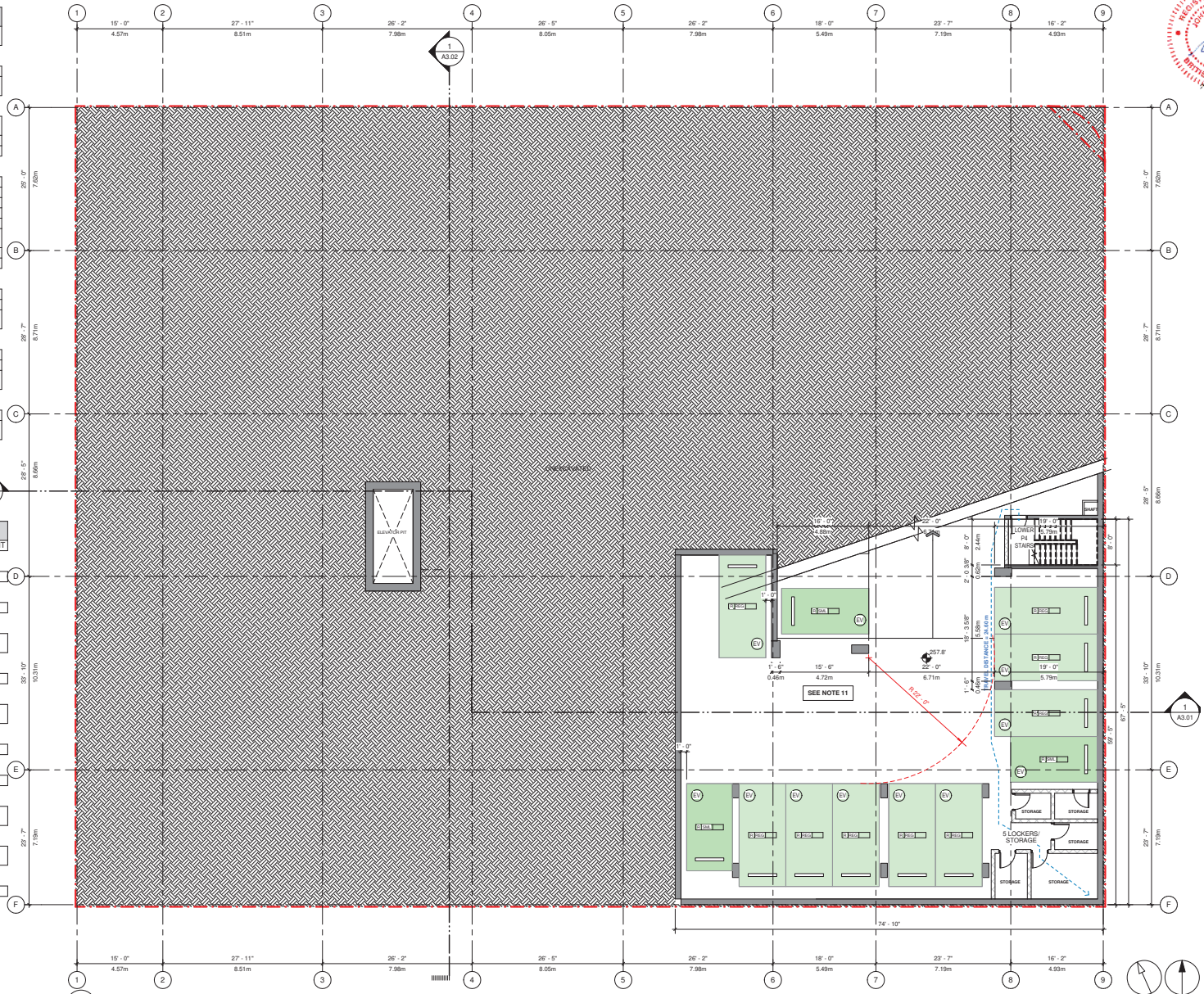
OFFICE - SMALL STALL		
SML	OFFICE - SMALL STALL	8
		8

OFFICE - REGULAR STALL		
REG	OFFICE - REGULAR STALL	13
		13

OFFICE - HANDICAP STALL		
HC	OFFICE - HANDICAP STALL	1
		1

COMMERCIAL - REGULAR STALL		
REG	COMMERCIAL - REGULAR STALL	7
		7

COMMERCIAL - HC		
HC	COMMERCIAL - HC	1
		1
		198









FLOOR PLAN  
LEVEL P2

PARKING SCHEDULE P2		
DESCRIPTION	COMMENT	COUNT
LEVEL P2		
HC	OFFICE - HANDICAP STALL	1
REG	OFFICE - REGULAR STALL	9
SML	OFFICE - SMALL STALL	3
SML	RESIDENTIAL - SMALL STALL	4
HC	RESIDENTIAL - HC	1
REG	RESIDENTIAL - REGULAR STALL	25
REG	VISITOR - REGULAR	4
SML	VISITOR - SMALL	6
		53

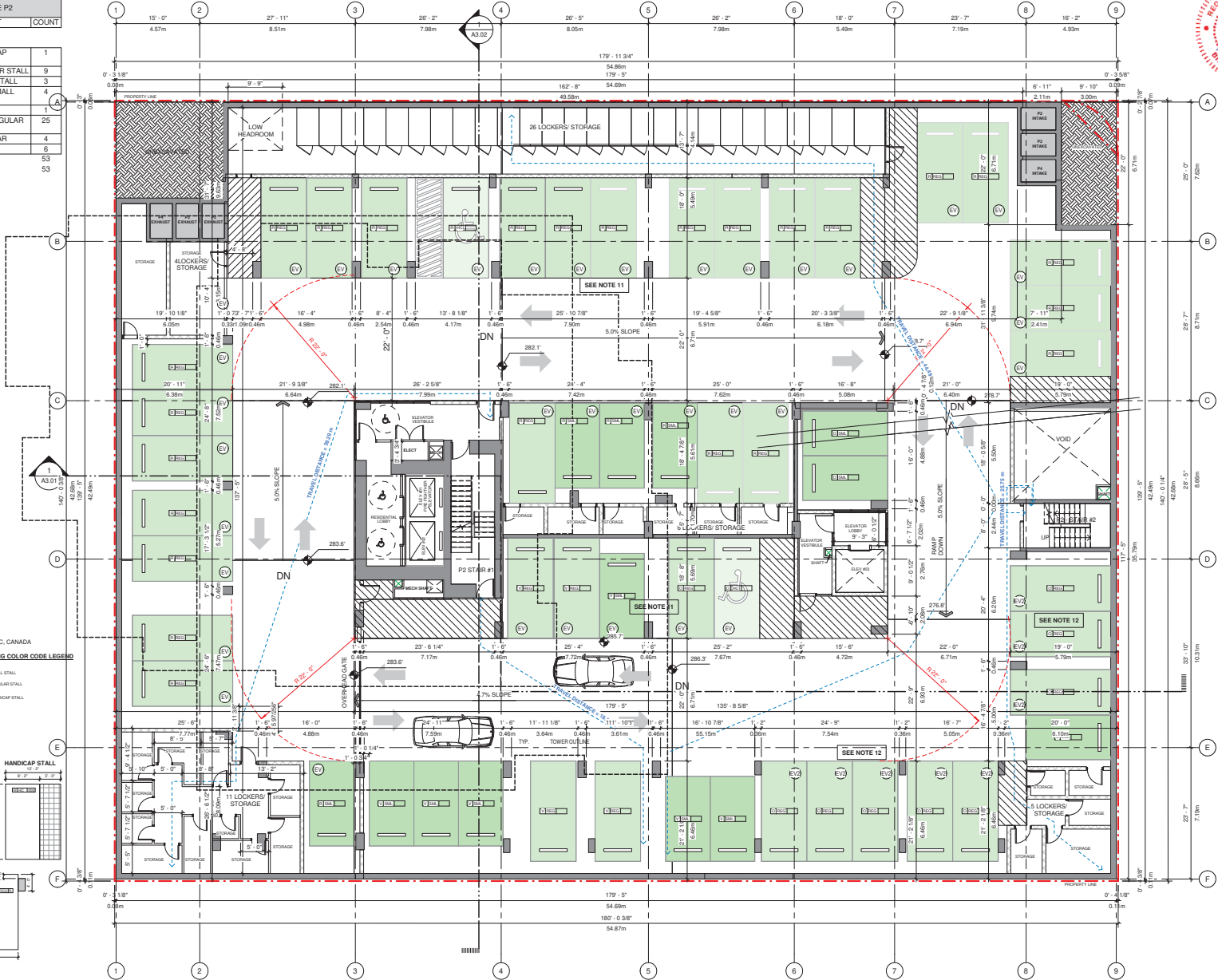
**LEGEND:**  
NORTH VANCOUVER, BC, CANADA

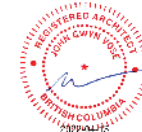
**AG**  
OCCUPANCY LEGEND:  
C COMMERCIAL/RETAIL  
D OFFICE  
V RESIDENTIAL  
V VISITOR

**STYLE TYPE:**  
SML SMALL  
REG REGULAR  
HC HANDICAP

**PARKING COLOR CODE LEGEND:**  
SML STALL  
REGULAR STALL  
HANDICAP STALL

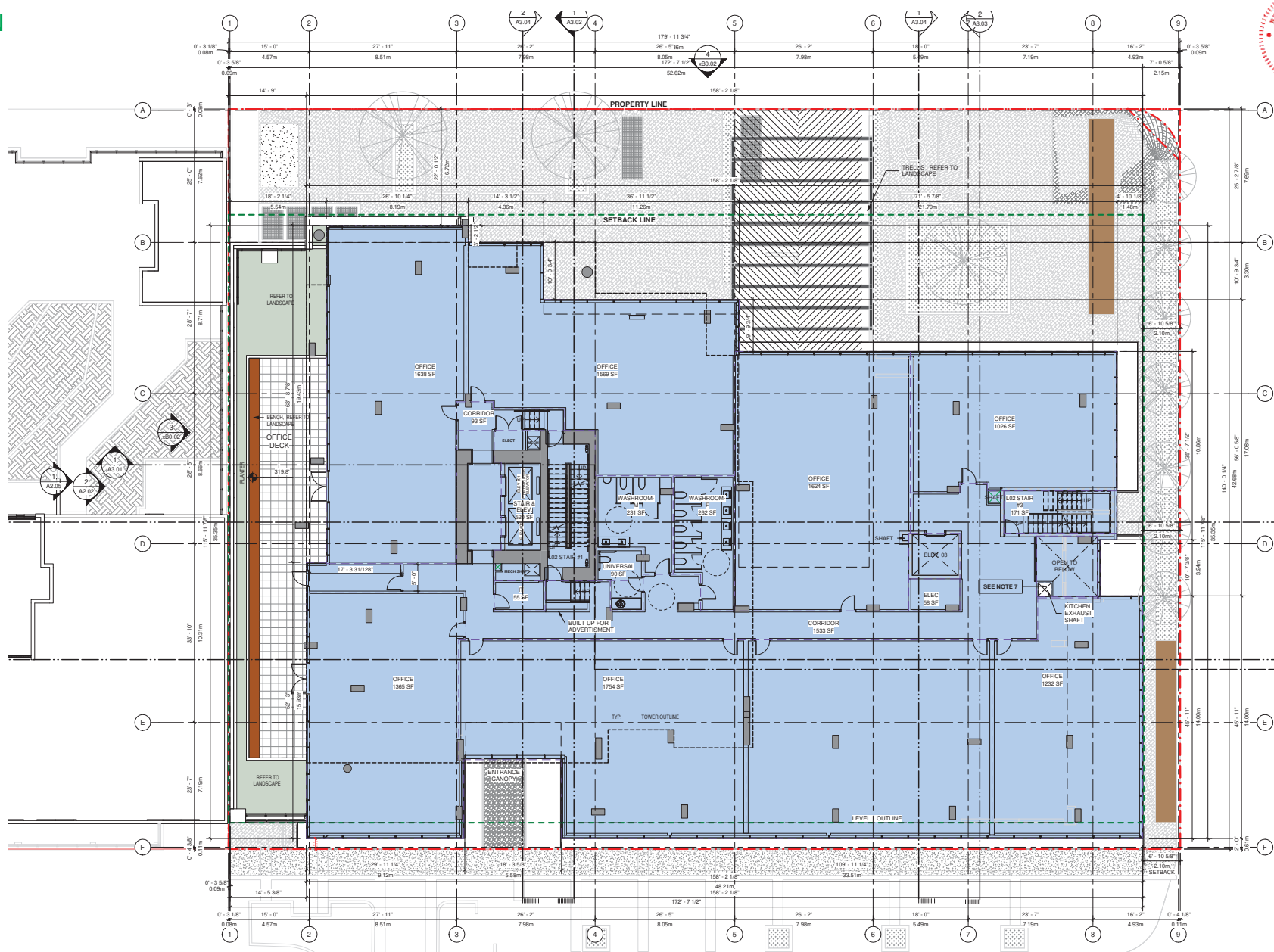
**SMALL STALL**  
REGULAR STALL  
HANDICAP STALL





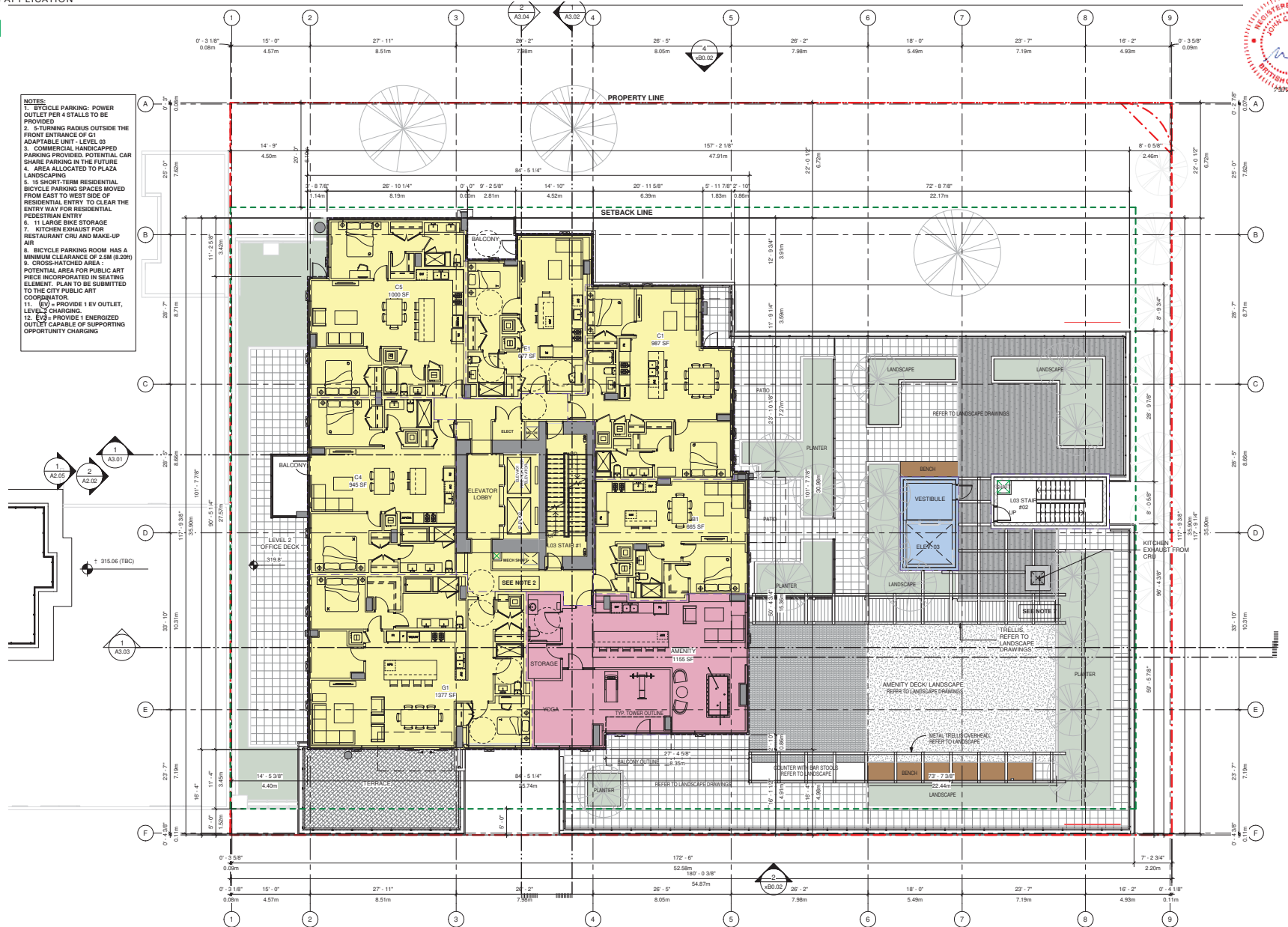






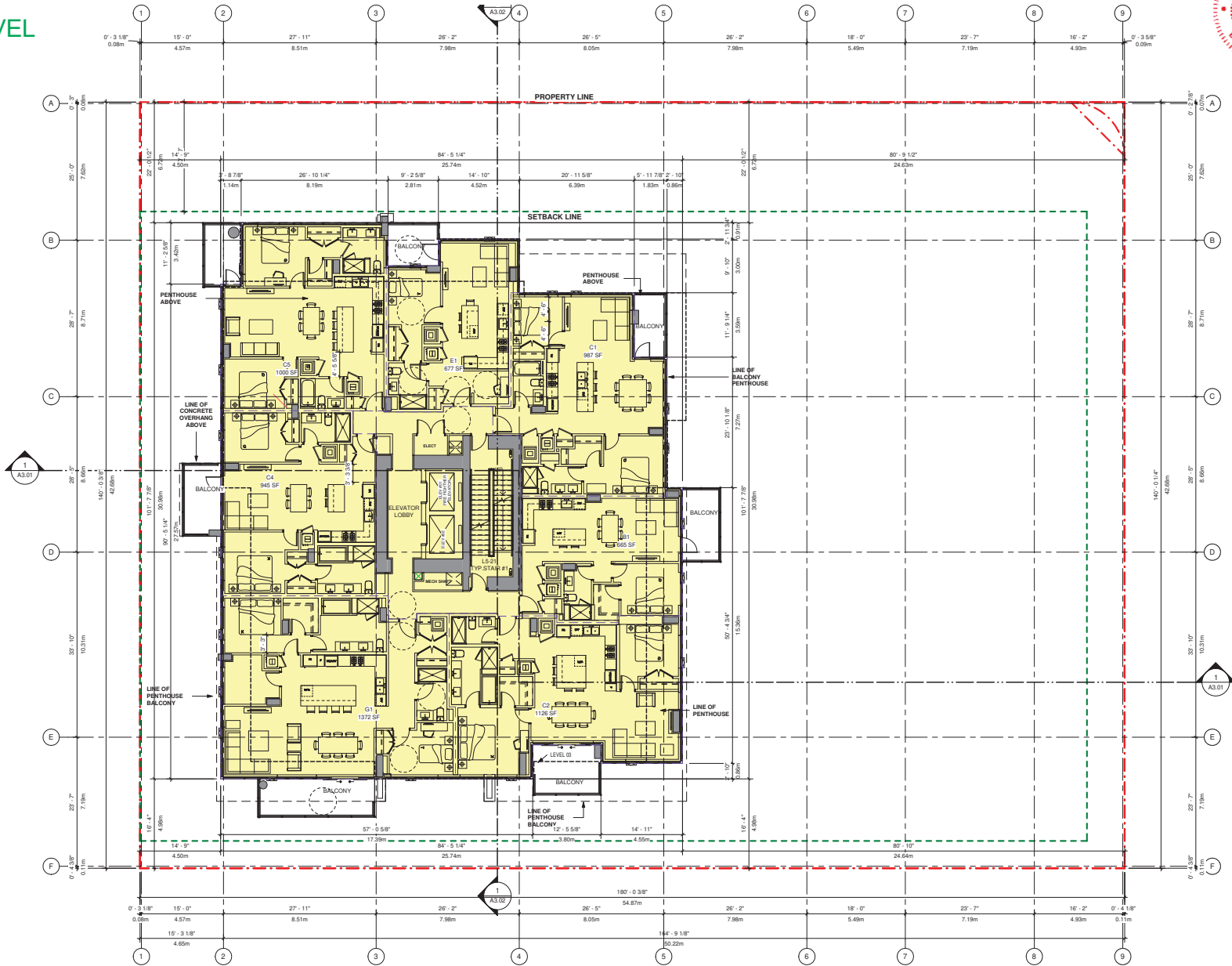
# FLOOR PLAN LEVEL 03

- NOTES:**
1. BICYCLE PARKING. POWER OUTLET PER 4 STALLS TO BE PROVIDED.
  2. 5-TURNING RADIUS OUTSIDE THE FRONT ENTRANCE OF G1 ADAPTABLE UNIT - LEVEL 03.
  3. COMMERCIAL HANDICAPPED PARKING PROVIDED. POTENTIAL CAR SHARE PARKING IN THE FUTURE.
  4. AREA ALLOCATED TO PLAZA LANDSCAPING.
  5. 15 SHORT-TERM RESIDENTIAL BICYCLE PARKING SPACES MOVED FROM EAST TO WEST SIDE OF RESIDENTIAL ENTRY TO CLEAR THE ENTRY WAY FOR RESIDENTIAL PEDESTRIAN ENTRY.
  6. 11 LARGE BIKE STORAGE.
  7. KITCHEN EXHAUST FOR RESTAURANT CRU AND MAKE-UP AIR.
  8. BICYCLE PARKING ROOM HAS A MINIMUM CLEARANCE OF 2.5M (8.20M).
  9. CROSS-HATCHED AREA: POTENTIAL AREA FOR PUBLIC ART PIECE INCORPORATED IN SEATING ELEMENT. PLAN TO BE SUBMITTED TO THE CITY PUBLIC ART COORDINATOR.
  10. (EV) = PROVIDE 1 EV OUTLET, LEVEL 2 CHARGING.
  11. (EV2) = PROVIDE 1 ENLARGED OUTLET CAPABLE OF SUPPORTING OPPORTUNITY CHARGING.

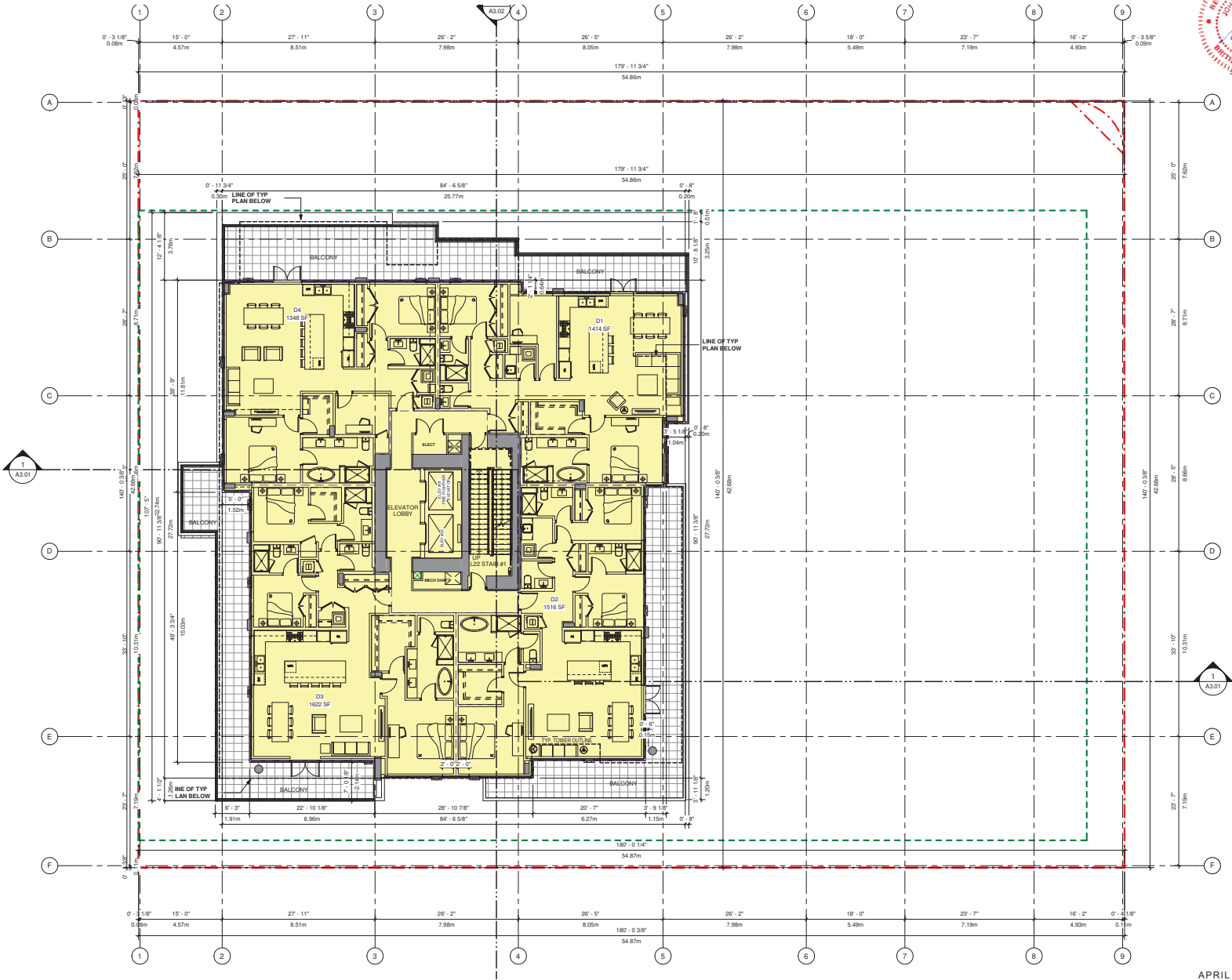




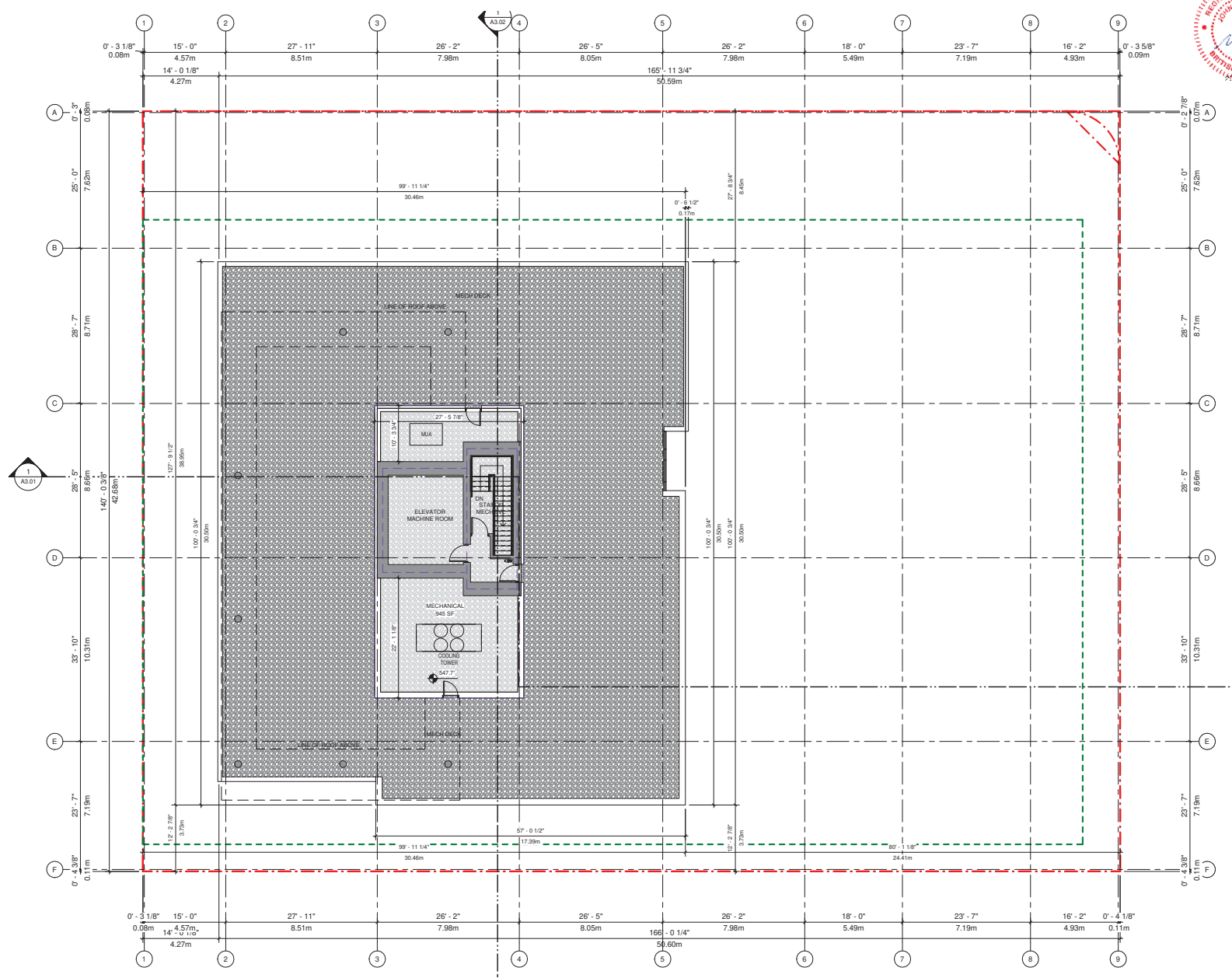
FLOOR PLAN  
TYPICAL FLOOR LEVEL



FLOOR PLAN  
PENHOUSE LEVEL

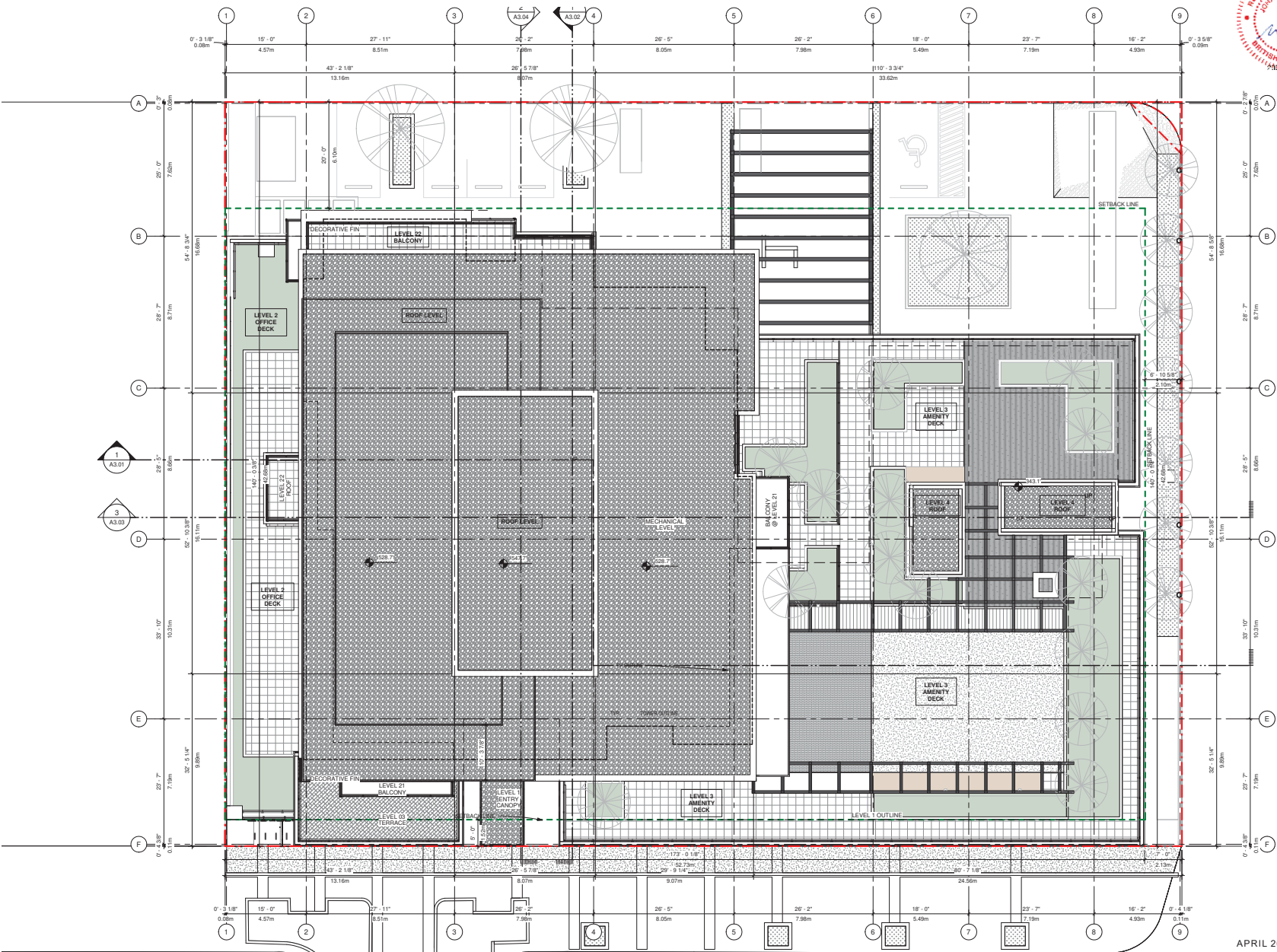


FLOOR PLAN  
MECHANICAL LEVEL





FLOOR PLAN  
ROOF LEVEL

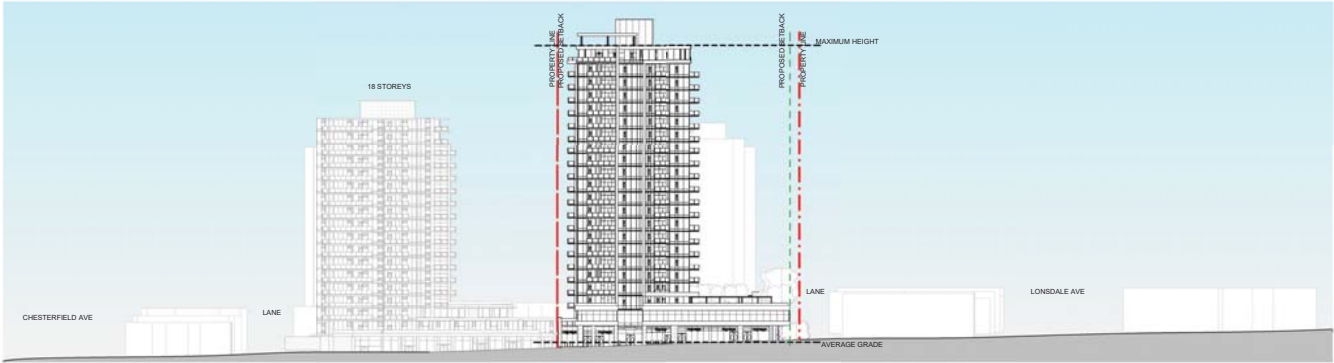




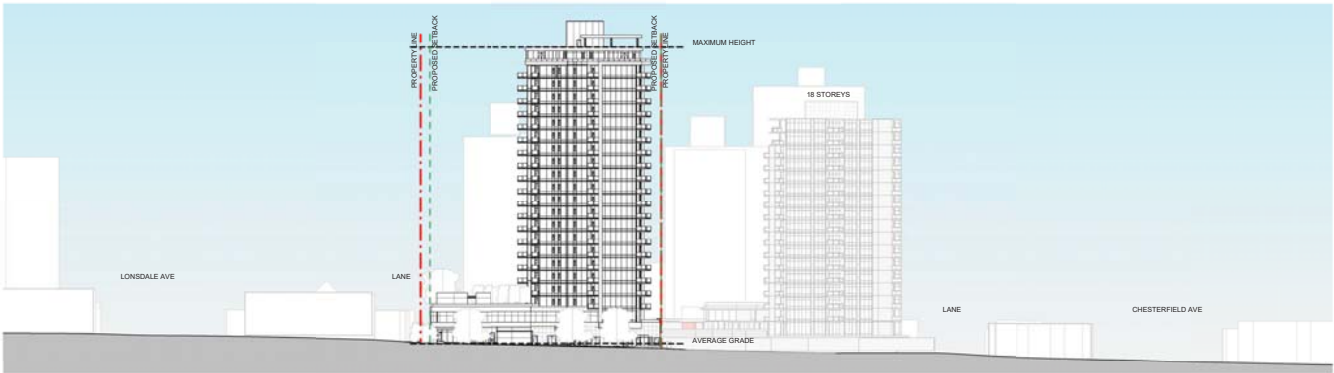
## ELEVATIONS AND SECTIONS

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STREET ELEVATION  
SOUTH AND NORTH ELEVATION



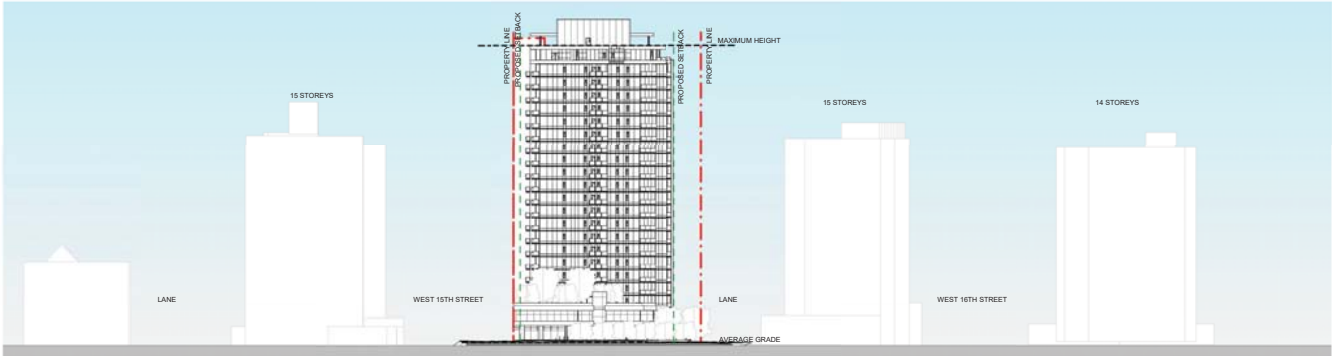
1 Street Elevation - South  
A2.01 Scale: 1" = 40'-0"



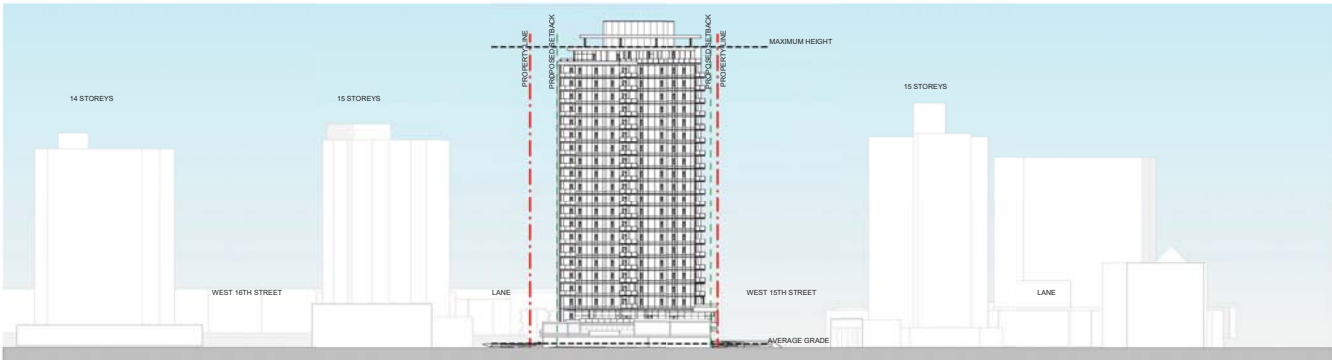
2 Street Elevation - North  
A2.01 Scale: 1" = 40'-0"



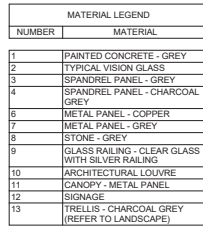
STREET ELEVATION  
WEST AND EAST ELEVATION



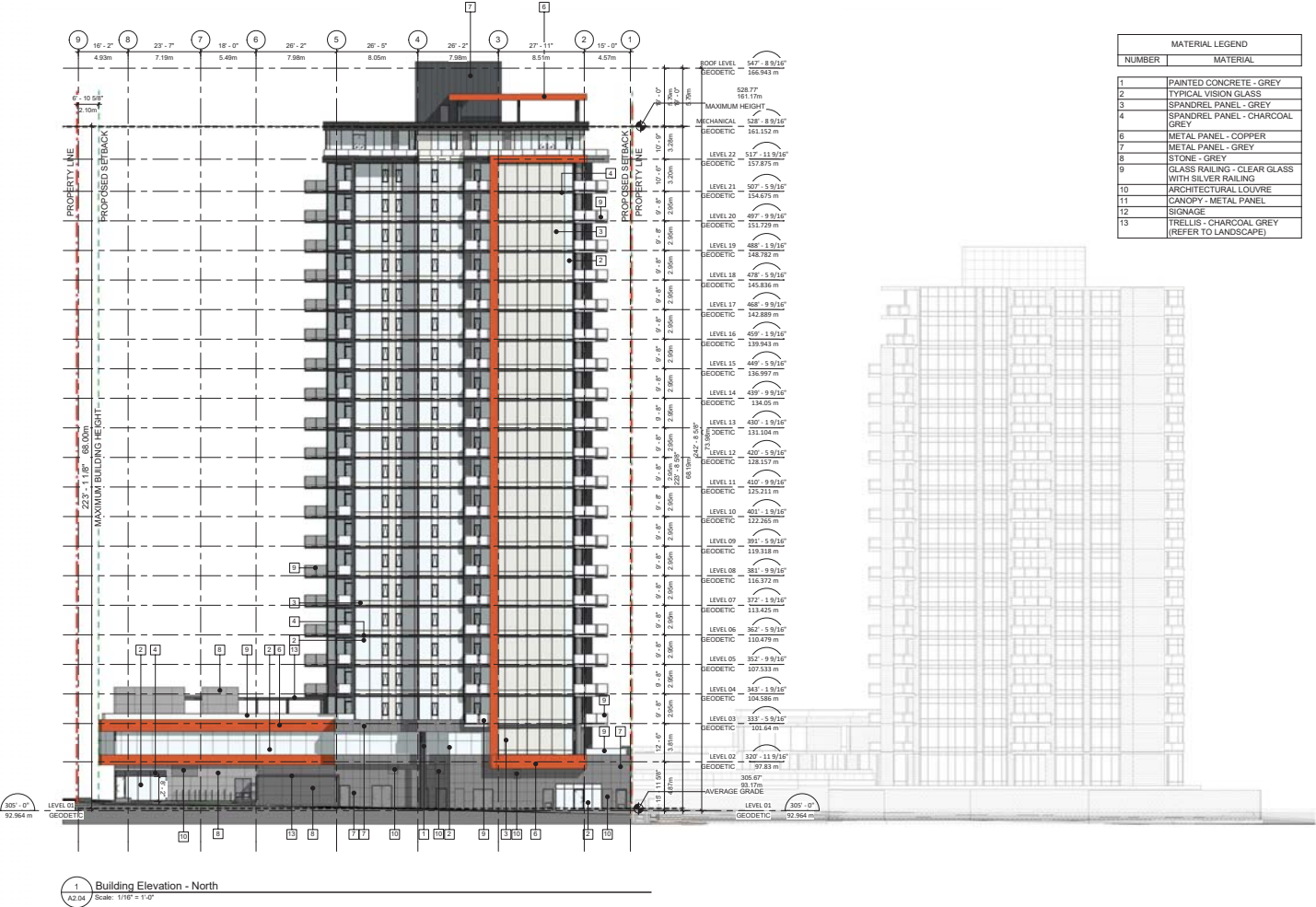
1 Street Elevation - East  
A2.02 Scale: 1" = 40'-0"



2 Street Elevation - West  
A2.02 Scale: 1" = 40'-0"

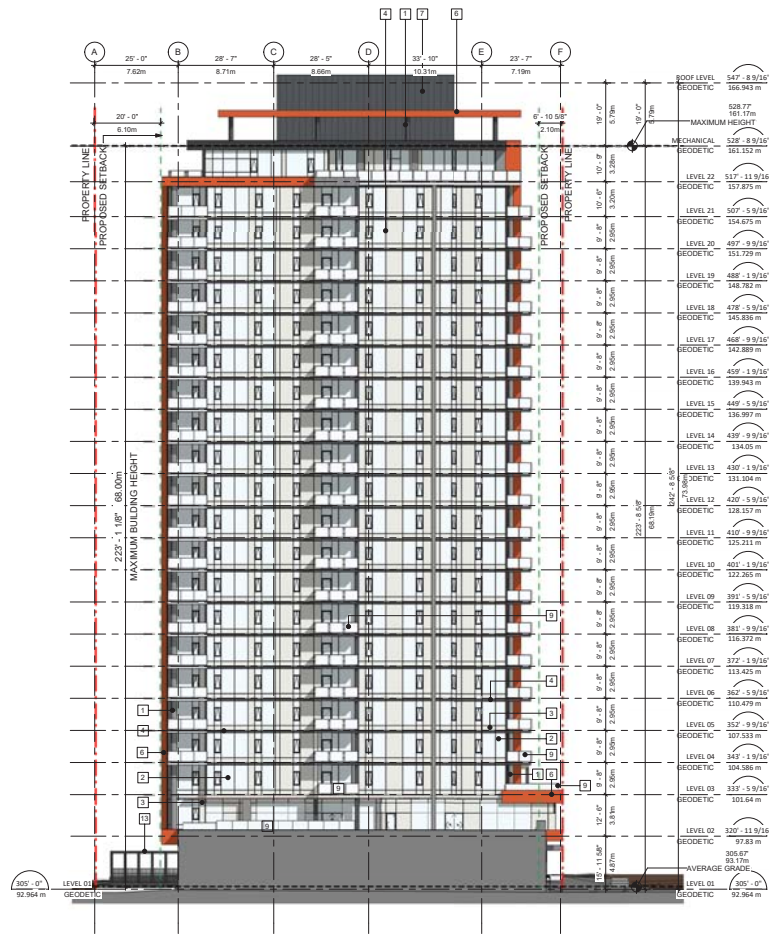


BUILDING ELEVATION  
NORTH ELEVATION

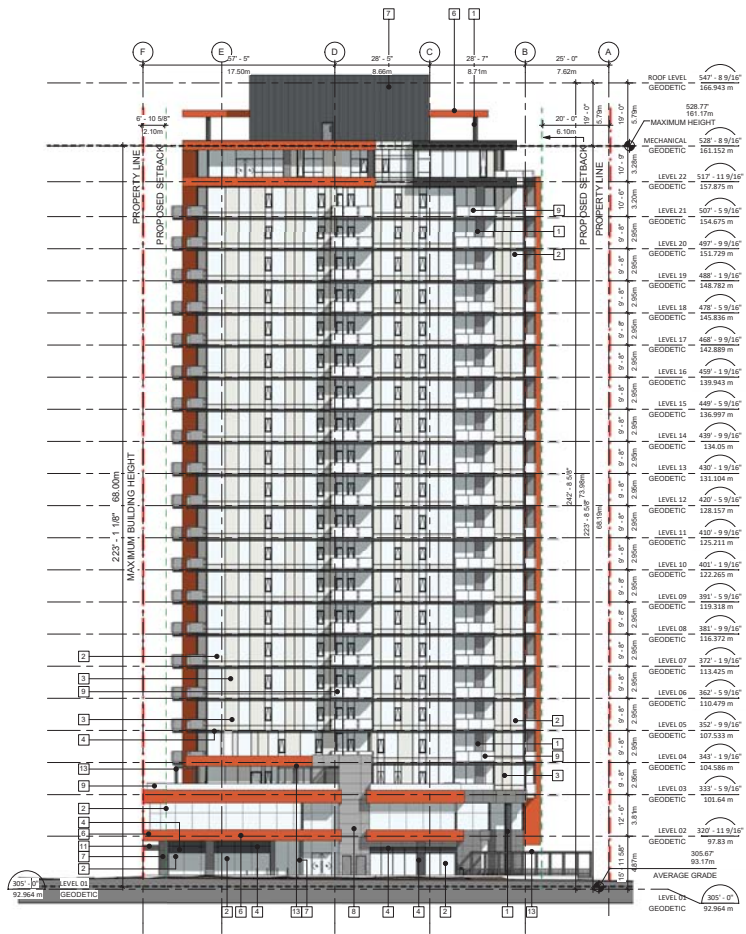




BUILDING ELEVATION  
 WEST AND EAST ELEVATION



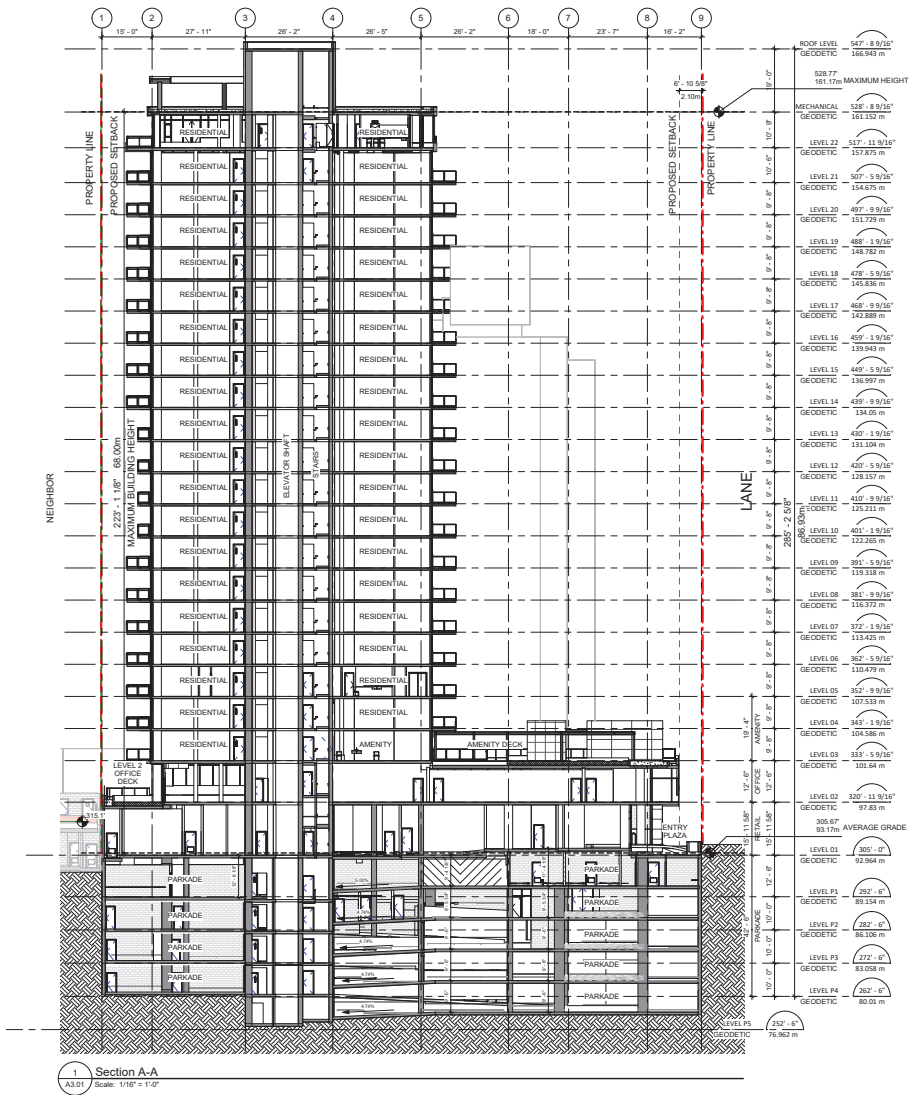
1 Building Elevation - West  
 A2.05 Scale: 1/16" = 1'-0"



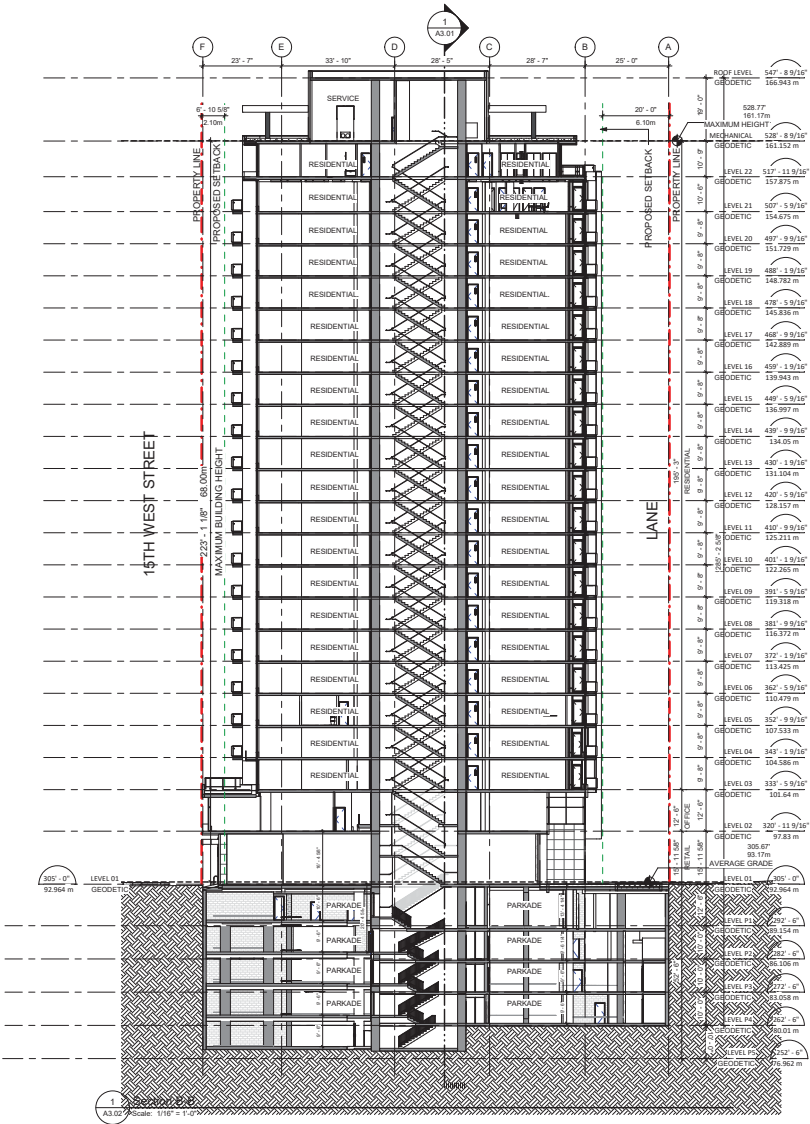
2 Building Elevation - East  
 A2.05 Scale: 1/16" = 1'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
1	PAINTED CONCRETE - GREY
2	TYPICAL VISION GLASS
3	SPANDREL PANEL - GREY
4	SPANDREL PANEL - CHARCOAL GREY
6	METAL PANEL - COPPER
7	METAL PANEL - GREY
8	STONE - GREY
9	GLASS RAILING - CLEAR GLASS WITH SILVER RAILING
10	ARCHITECTURAL LOUVRE
12	SIGNAGE
13	TRELLIS - CHARCOAL GREY (REFER TO LANDSCAPE)

BUILDING SECTION  
SECTION A-A



BUILDING SECTION  
SECTION B-B







## GFA OVERLAY

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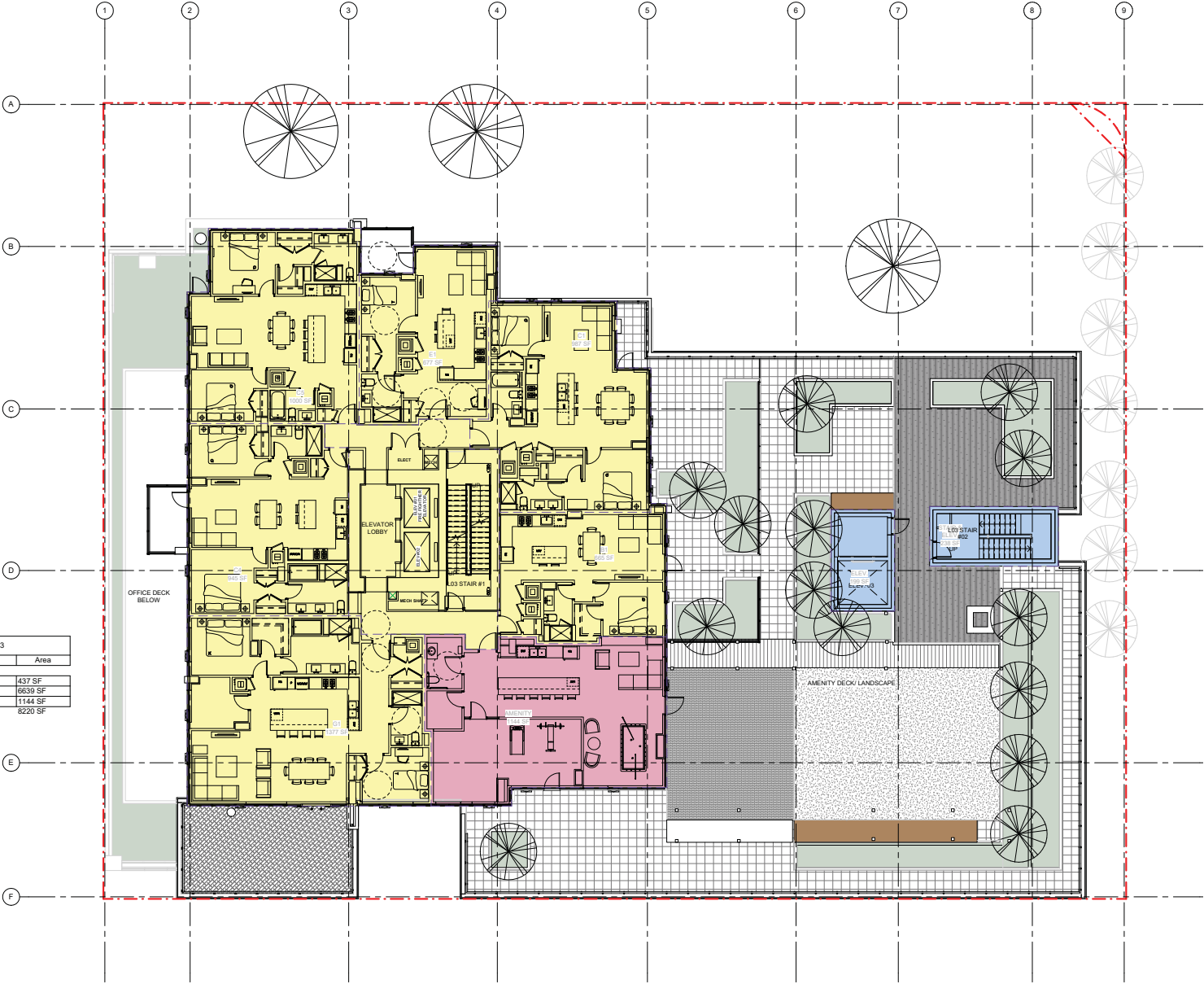


GFA OVERLAY  
LEVEL 03

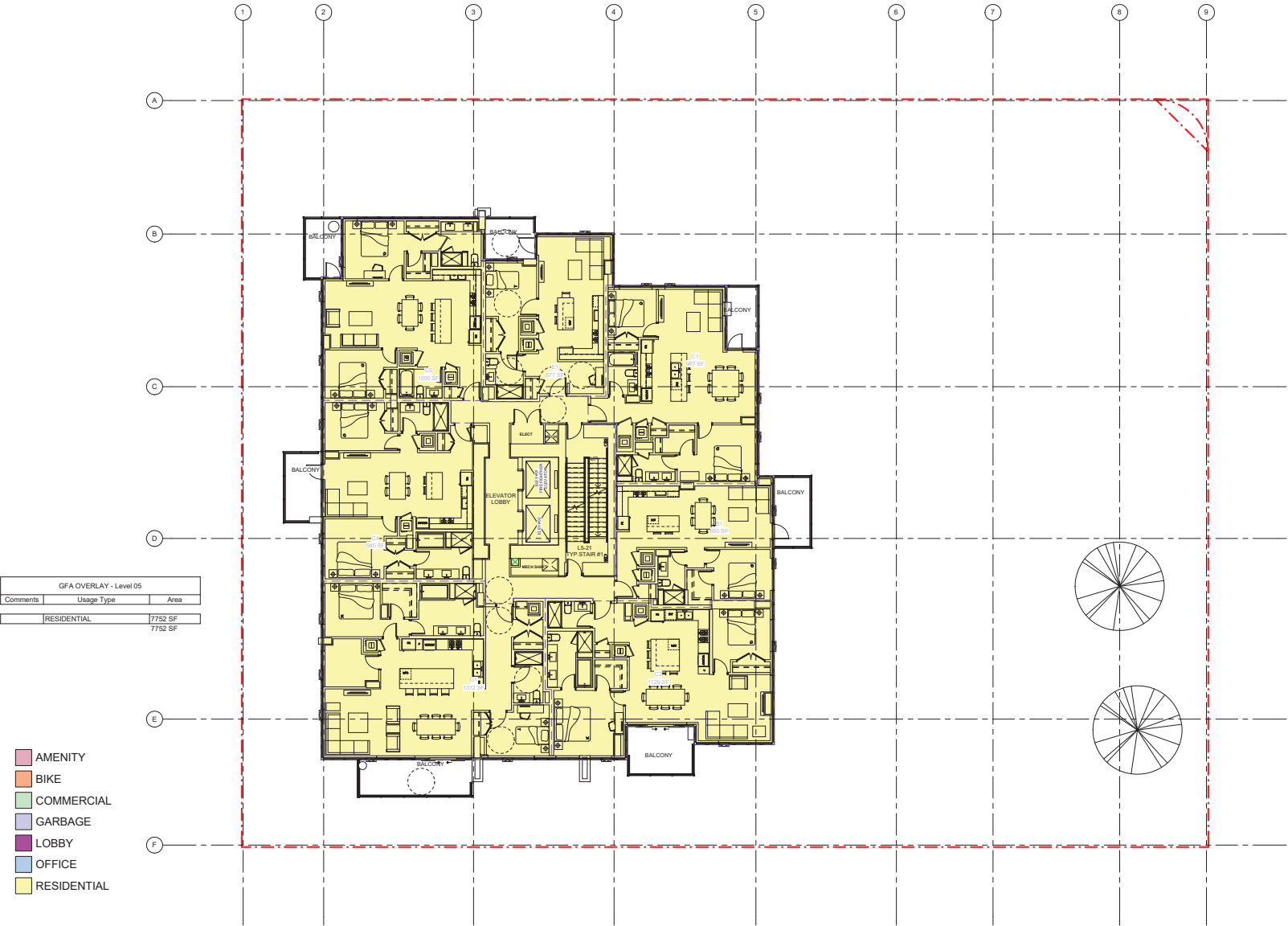


GFA OVERLAY - Level 03		
Comments	Usage Type	Area
	OFFICE	437 SF
	RESIDENTIAL	6639 SF
	EXCLUSION	1144 SF
	AMENITY	8220 SF

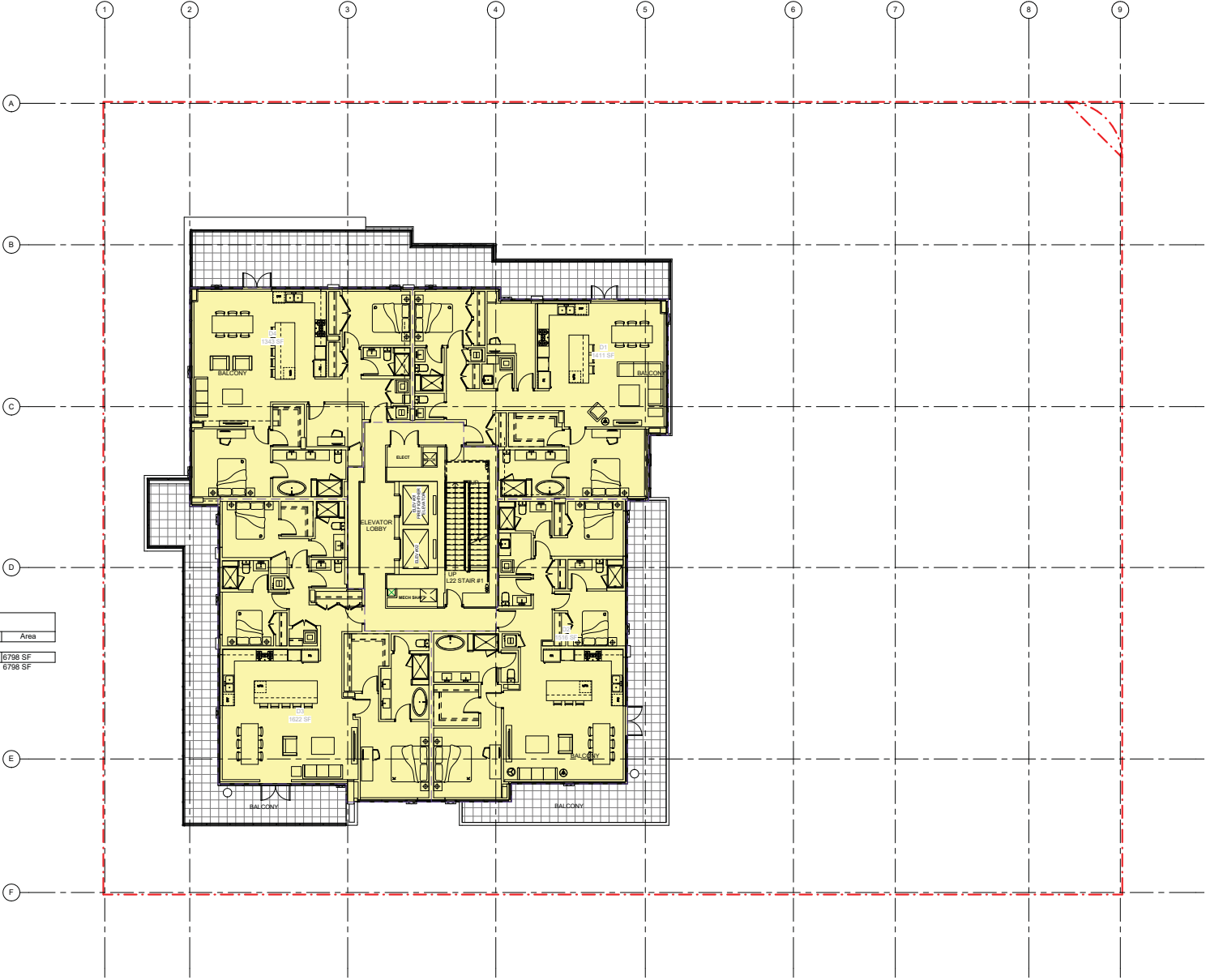
- AMENITY
- BIKE
- COMMERCIAL
- GARBAGE
- LOBBY
- OFFICE
- RESIDENTIAL



GFA OVERLAY  
LEVEL 05



GFA OVERLAY  
LEVEL 22

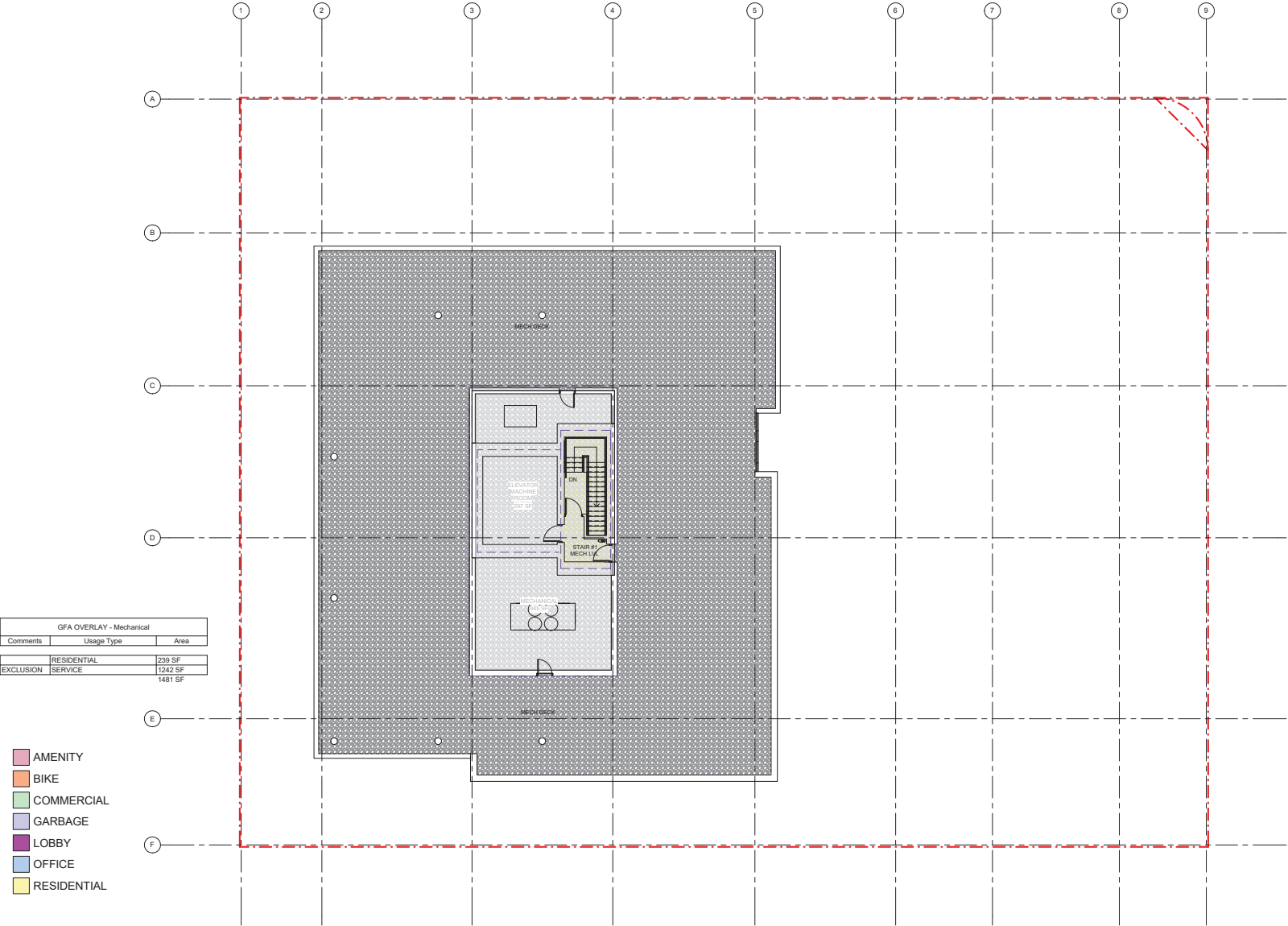


GFA OVERLAY - Level 22		
Comments	Usage Type	Area
	RESIDENTIAL	6798 SF
		6798 SF

- AMENITY
- BIKE
- COMMERCIAL
- GARBAGE
- LOBBY
- OFFICE
- RESIDENTIAL



GFA OVERLAY  
MECHANICAL LEVEL



# Lonsdale and 15th Avenue

April 06th, 2022

Drawing List

L0.00	Landscape Rationale
L1.01	LV 1 - Illustrative Plan
L1.02	LV 2 - Illustrative Plan
L1.03	LV 3 - Illustrative Plan
L1.11	LV 1 - Landscape Plan
L1.12	LV 2 - Landscape Plan
L1.13	LV 3 - Landscape Plan
L1.21	LV 1 - Planting Plan
L1.22	LV 2 - Planting Plan
L1.23	LV 3 - Planting Schedule
L1.24	LV 3 - Planting Plan
L2.11	LV 1 - Landscape Sections
L2.12	LV 1 - Landscape Sections
L2.21	LV 2 - Landscape Sections
L2.31	LV 3 - Landscape Sections
L3.11	Paving Details
L3.21	Planting Details



4	Issued for Rezoning/DP	Ap. 06/22
3	Issued for Rezoning	Se. 30/21
2	Issued for Rezoning	Jun. 16/21
1	Issued for RZ/DA	Jun. 03/21

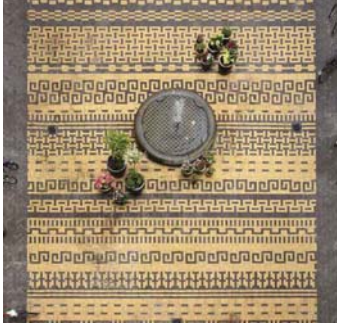
No.	Description	Date
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Lonsdale and 15th  
114-132 West 15th Street  
North Vancouver, B.C.

Cover Page

Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	n/a	
Drawn/checked	TY   JS	



Feature paving treatment makes the lane special



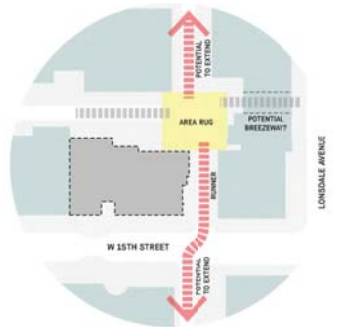
Fastigate Cherry Trees



Active and comfortable public realm



Gobo Lights create a pleasant lane throughout the day



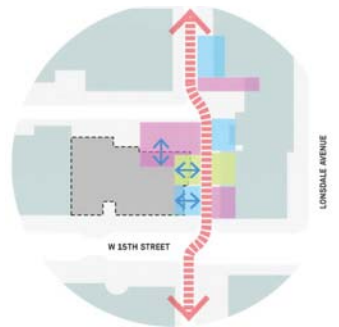
#### LITTLE LONSDALE

Use paving, lighting, planting and site furnishings to create a material palette that gives the lane a sense of place and identity. Themes are inspired by the specific cultural and natural characteristics of the area and can be expanded onto the broader neighbourhood to create a unique district within the city.



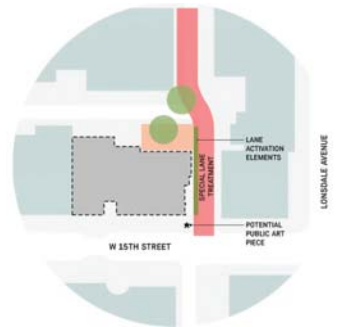
#### STREET HIERARCHY

Take advantage of different qualities in planting strategies to generate layers of streets with different priorities and uses. Locate large shade trees on main thoroughfares, that protect the pedestrian and provide comfort, and use columnar trees on laneways, to create linear continuity and visual interest, enhancing their current use as pedestrian routes.



#### A FUTURE PEDESTRIAN LANE

Set precedent for an indoor/outdoor use of the lane, that spills out building uses onto the lane to create a more inviting and active public realm. It can be replicated and augmented to establish an interconnected series of engaging lanes.



#### AN INVITATION INTO THE LANE

Pursue a strategy of visually engaging elements that invite passersby into the lane and provide a reason to stay and linger. Ensure elements are visible from adjacent streets and create a memorable experience to encourage more active uses of the lane.

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**Lonsdale and 15th**  
**114-132 West 15th Street**  
**North Vancouver, B.C.**

#### Landscape Rationale

Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	n/a	<b>L0.00</b>
Drawn/checked	TY   JS	







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**Lonsdale and 15th**  
**114-132 West 15th Street**  
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**LV 2 - Illustrative Plan**

Date	Ap. 06/22	Drawing Number
Project No.	2050	<b>L1.02</b>
Scale	1:100	
Drawn/checked	TY   JS	



4	Issued for Rezoning/DP	Ap. 06/22
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No	Description	Date
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**Lonsdale and 15th**

**114-132 West 15th Street  
North Vancouver, B.C.**

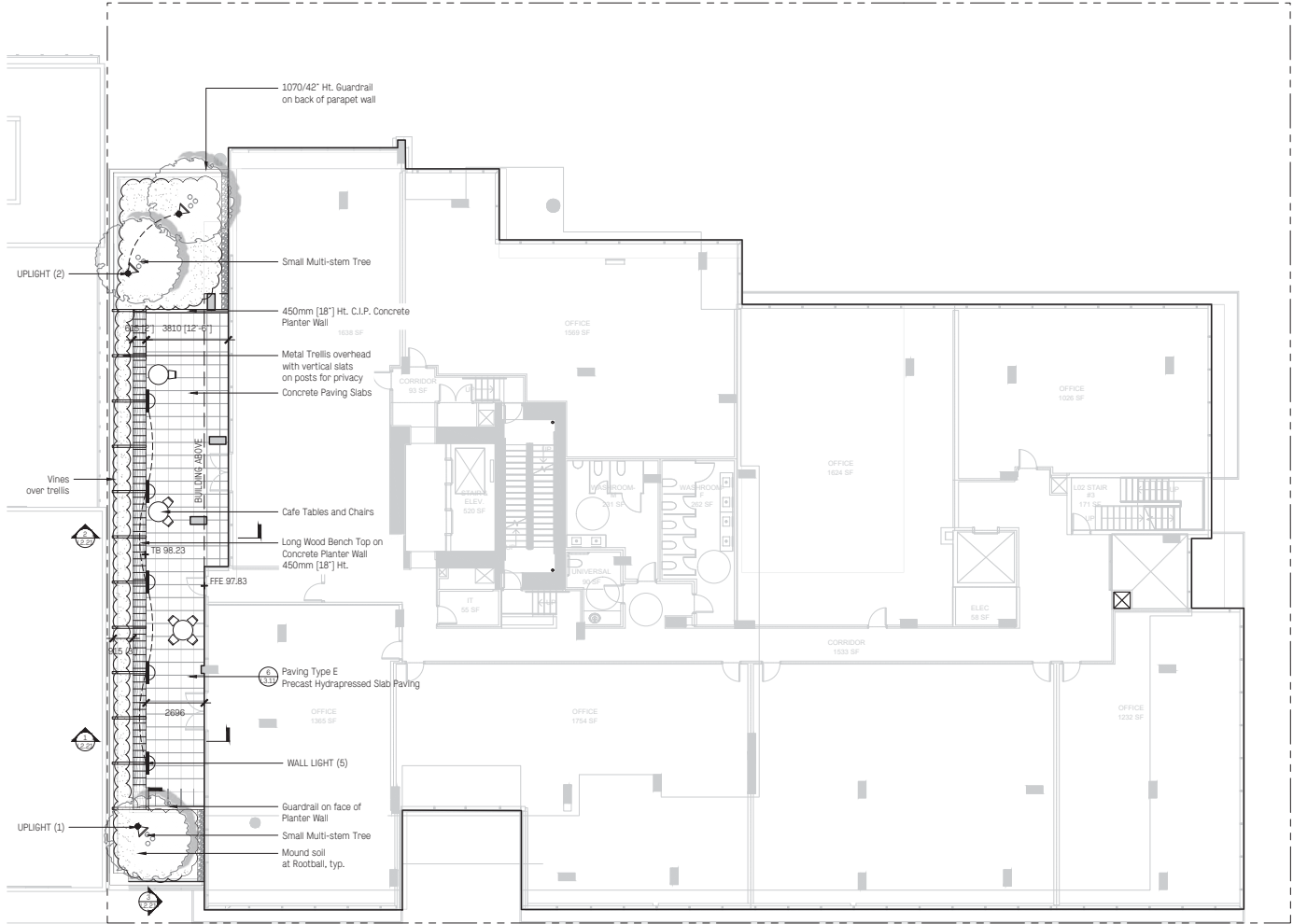
**LV 3 - Illustrative Plan**

Date	Ap. 06/22	Drawing Number
Project No.	2050	<b>L1.03</b>
Scale	1:100	
Drawn/checked	TY / JS	

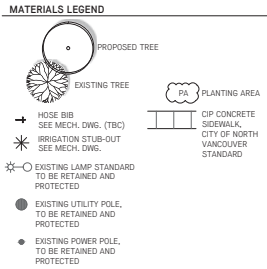
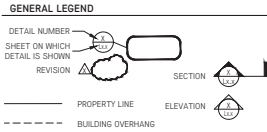




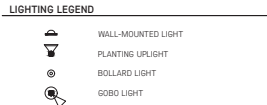
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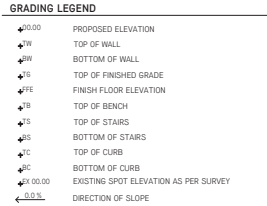
WEST 15TH STREET



- NOTES**
1. ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON ARCHITECTURAL GRID;
  2. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS;
  3. REFER TO CITY OF NORTH VANCOUVER STANDARDS FOR WORK ON TYPICAL SIDEWALKS;
  4. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES; METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD;
  5. INSTALLATION OF PARKING REGULATORY SIGNAGE ON STREETS ADJACENT THE SITE TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.



- NOTES**
1. REFER TO ELECTRICAL DRAWINGS AND LUMINAIRE SCHEDULE;
  2. ALL DIMENSIONS ARE TO CENTRE OF LIGHT;
  3. CONFIRM ALL LIGHT LOCATIONS ONSITE WITH LANDSCAPE ARCHITECT;
  4. DO NOT SUBSTITUTE FIXTURE TYPES WITHOUT PRIOR APPROVAL BY LANDSCAPE ARCHITECT.



- GRADING NOTES**
1. ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON ARCHITECTURAL GRID;
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  3. REFER TO MECH FOR DRAIN BODY AND CATCH BASIN WITH CONNECTION TO STORM

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  3. DRAINAGE OF SURFACE WATER BETWEEN PAVERS, REFER TO ARCH FOR ROOF DRAIN LOCATION

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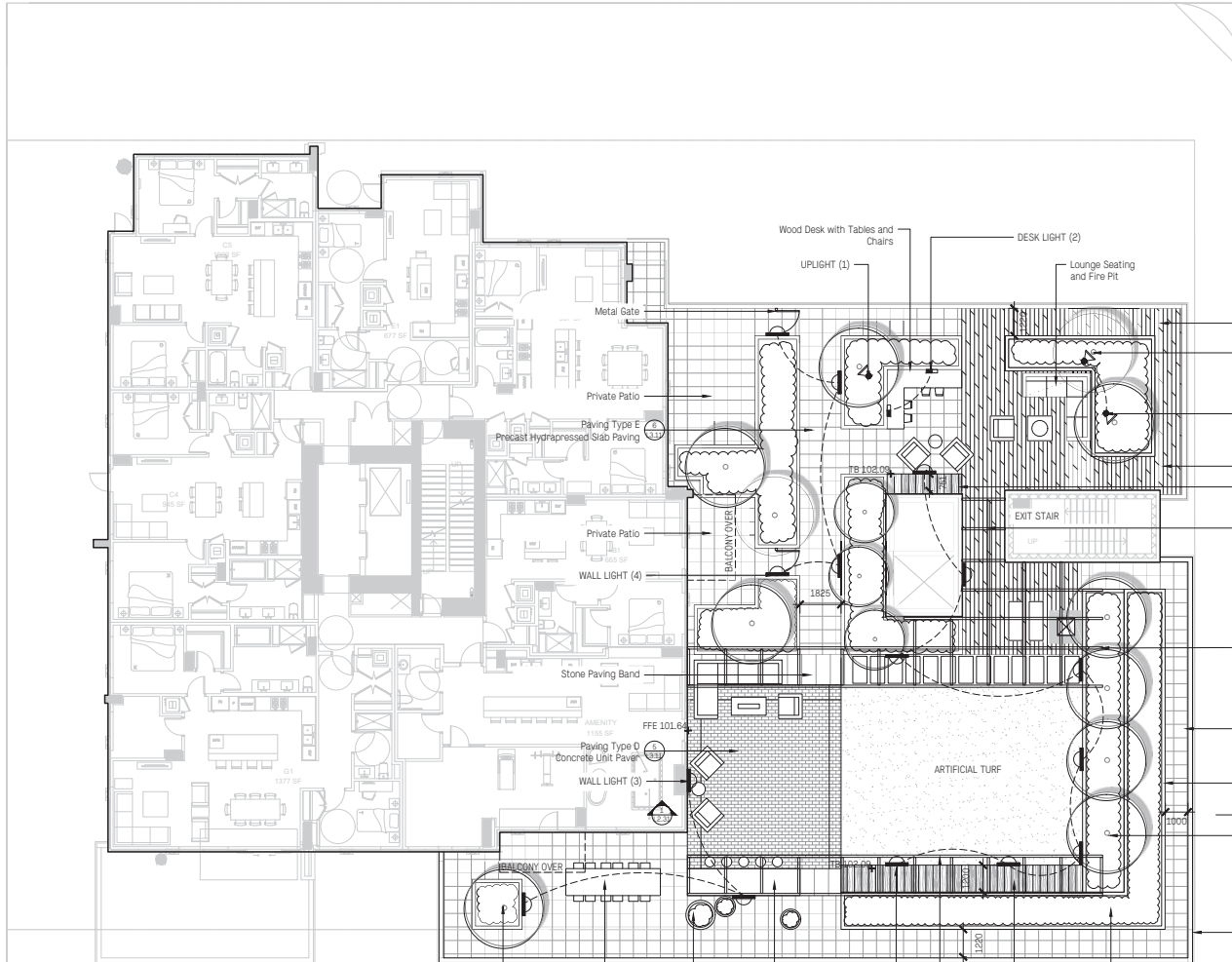
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**114-132 West 15th Street**  
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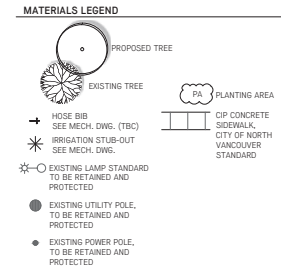
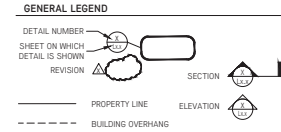
**LV 2 - Landscape Plan**

Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	1:100	<b>L1.12</b>
Drawn/checked	TY   JS	

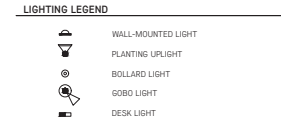
LANE



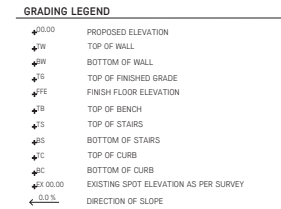
WEST 15TH STREET



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**HAPA COLLABORATIVE**

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Vancouver BC, V6P 1A6

Landscape Architecture  
Urban Design

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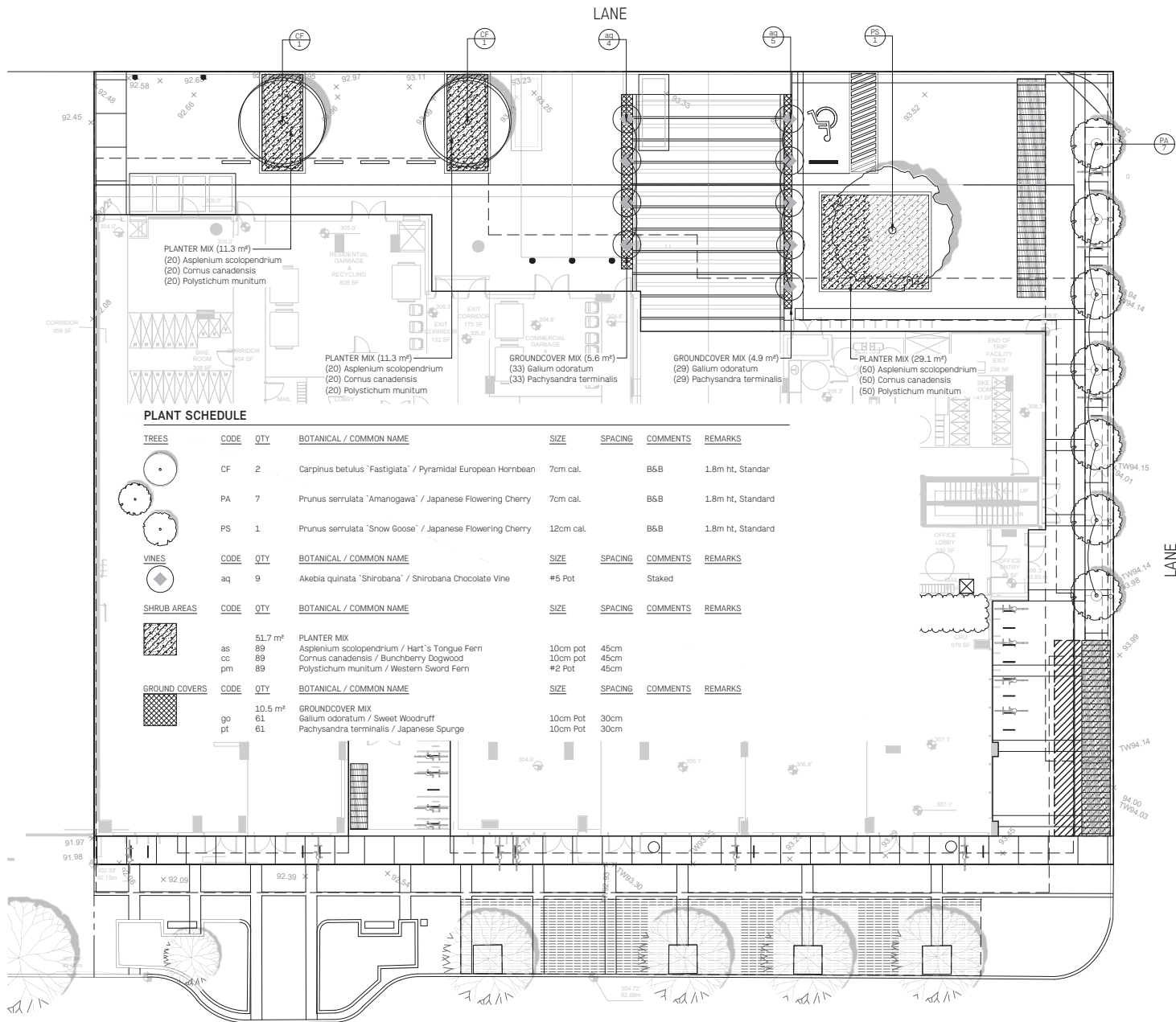
Lonsdale and 15th

114-132 West 15th Street  
North Vancouver, B.C.

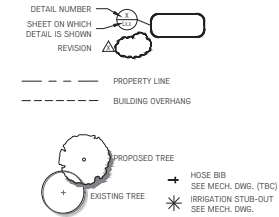
LV 3 - Landscape Plan

Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	1:100	<b>L1.13</b>
Drawn/checked	TY   JS	





#### PLANTING PLAN LEGEND



#### PLANTING NOTES

1. ALL PLANT MATERIAL TO CNLA AND BCSLA STANDARDS. REFER TO THE CNLA LANDSCAPE STANDARD, LATEST EDITION.
2. AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON. FURTHER SEARCH TO BE TAKEN IF NECESSARY.
3. REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS.
4. CONFIRM TREE PLANTING LOCATIONS, AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
5. NO SUBSTITUTIONS OF ANY PLANT MATERIAL WILL BE APPROVED WITHOUT SUBMITTAL REVIEW AND APPROVAL BY THE CLIENT/LANDSCAPE ARCHITECT.
6. FOR STREET TREES, FINAL SPACING, QUANTITY, AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. PLANTING DEPTH OF ROOTBALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD STREET TREES DIVISION, FOR INSPECTION AFTER TREE PLANTING COMPLETION.
7. CONTRACTOR TO REVIEW AND ABIDE BY CURRENT REGULATIONS OF JAPANESE BEETLE INFESTATION THAT AFFECTS MOVEMENT AND OR TRANSPORTATION OF MATERIAL TO AND FROM THE SITE. REFER TO CURRENT CANADIAN FOOD INSPECTION AGENCY REGULATIONS: <http://www.inspection.gc.ca/plants/>

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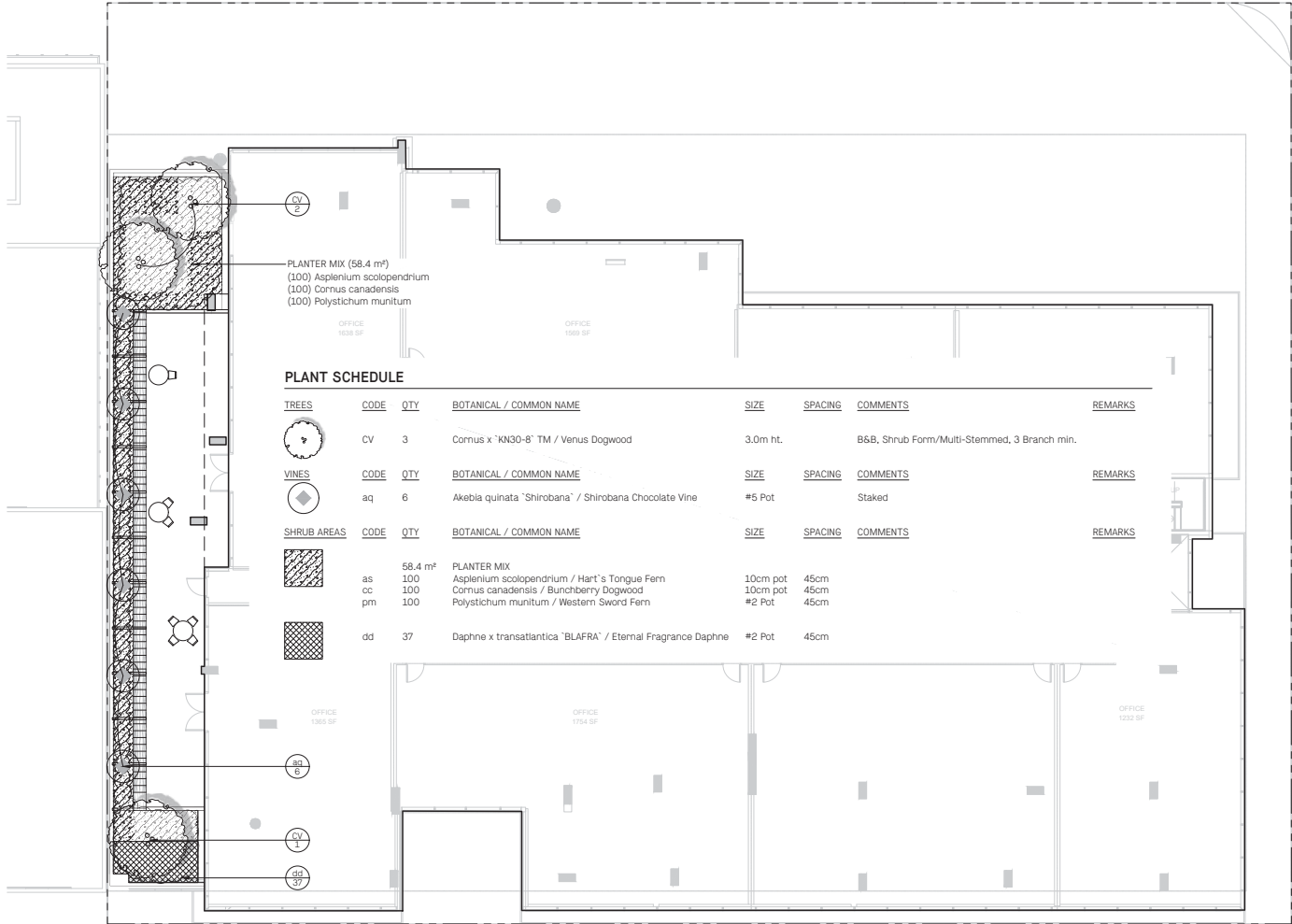
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**Lonsdale and 15th**  
**114-132 West 15th Street**  
**North Vancouver, B.C.**

**LV 1 - Planting Plan**

Date	Ap. 06/22	Drawing Number
Project No.	2050	<b>L1.21</b>
Scale	1:100	
Drawn/checked	TY   JS	

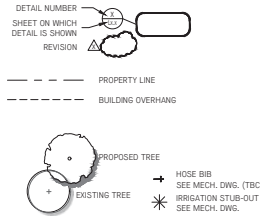
LANE



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	REMARKS
	CV	3	Cornus x "KN30-8" TM / Venus Dogwood	3.0m ht.		B&B, Shrub Form/Multi-Stemmed, 3 Branch min.	
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	REMARKS
	aq	6	Akebia quinata "Shirobana" / Shirobana Chocolate Vine	#5 Pot		Staked	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	REMARKS
	as	58.4 m²	PLANTER MIX				
	cc	100	Asplenium scolopendrium / Hart's Tongue Fern	10cm pot	45cm		
	pm	100	Cornus canadensis / Bunchberry Dogwood	10cm pot	45cm		
	pm	100	Polystichum munium / Western Sword Fern	#2 Pot	45cm		
	dd	37	Daphne x transatlantica "BLAFRA" / Eternal Fragrance Daphne	#2 Pot	45cm		

PLANTING PLAN LEGEND



PLANTING NOTES

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






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Lonsdale and 15th

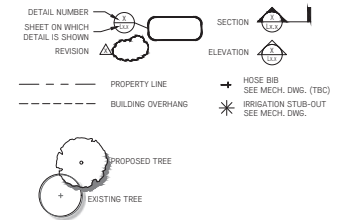
114-132 West 15th Street  
North Vancouver, B.C.

LV 2 - Planting Plan

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	CF	4	Carpinus betulus "Fastiglata" / Pyramidal European Hornbeam	7cm cal.		B&B
	CV	3	Cornus x 'KN30-8' TM / Venus Dogwood	3.0m ht.		B&B, Shrub Form/Multi-Stemmed, 3 Branch min.
	HI	6	Hamamelis x intermedia "Arnold Promise" / Arnold Promise Witch Hazel	3.0m ht.		B&B
	MA	1	Malus x domestica / Apple	5cm cal.		B&B
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	ca	2	Clematis armandii / Evergreen Clematis	#5 Pot		Staked
	ws	3	Wisteria sinensis / Chinese Wisteria	#5 Pot		Staked
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	dd	72	Daphne x transatlantica "BLAFRA" / Eternal Fragrance Daphne	#2 Pot	45cm	
	th	115	Taxus x media "Hillii" / Hill's Anglo-Japanese Yew	1,2m height	35cm	
EDIBLE PLANTS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	asc	5	Allium schoenoprasum / Common Chives	10cm pot		
	fe	92	Fragaria chiloensis "Everbearing" / Beach Strawberry	10cm pot	30cm	
	mp	10	Mentha x piperita / Peppermint	10cm pot		
	ov	5	Origanum vulgare / Oregano	10cm pot		
	sg	6	Salvia officinalis / Garden Sage	10cm pot		
	tc	5	Thymus vulgaris / Common Thyme	10cm pot		
	vb	82	Vaccinium x "Northcountry" / Northcountry Blueberry	#7 Pot	50cm	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	ml	86	Miscanthus sinensis "Little Kitten" / Little Kitten Eulalia Grass	#7 Pot	50cm	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	lc	136	Iberis sempervirens / Evergreen Candytuft	#1 Pot	35cm	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	rn	43	Rosa x "Noaschnee" TM / Flower Carpet White Groundcover Rose	#2 Pot		

PLANTING PLAN LEGEND



PLANTING NOTES

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4. CONFIRM TREE PLANTING LOCATIONS, AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE;
5. NO SUBSTITUTIONS OF ANY PLANT MATERIAL WILL BE APPROVED WITHOUT SUBMITTAL REVIEW AND APPROVAL BY THE CLIENT/LANDSCAPE ARCHITECT;
6. FOR STREET TREES: FINAL SPACING, QUANTITY, AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. PLANTING DEPTH OF ROOTBALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD STREET TREES DIVISION, FOR INSPECTION AFTER TREE PLANTING COMPLETION;
7. CONTRACTOR TO REVIEW AND ABIDE BY CURRENT REGULATIONS OF JAPANESE BEETLE INFESTATION THAT AFFECTS MOVEMENT AND OR TRANSPORTATION OF MATERIAL TO AND FROM THE SITE. REFER TO CURRENT CANADIAN FOOD INSPECTION AGENCY REGULATIONS: <http://www.inspection.gc.ca/plants/plant-pests/invasive-species/insects/japanese-beetle/japanese-beetle-infested-place-order/eng/1525272391906/1525272448971>
8. PROVIDE DESIGN BUILD IRRIGATION FOR ALL PLANTER AREAS ON SITE IN COMPLIANCE WITH PROJECT SPECIFICATION. STUBOUT LOCATIONS AS PER MECHANICAL.
9. PROVIDE HIGH EFFICIENCY IRRIGATION

- 4 Issued for Rezoning / DP Ap. 06/22
- 3 Issued for Rezoning Se. 30/21
- 2 Issued for Rezoning Jn. 16/21
- 1 Issued for RZ/DA Jn. 03/21

No	Description	Date
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Lonsdale and 15th

114-132 West 15th Street  
North Vancouver, B.C.

LV 3 - Planting List

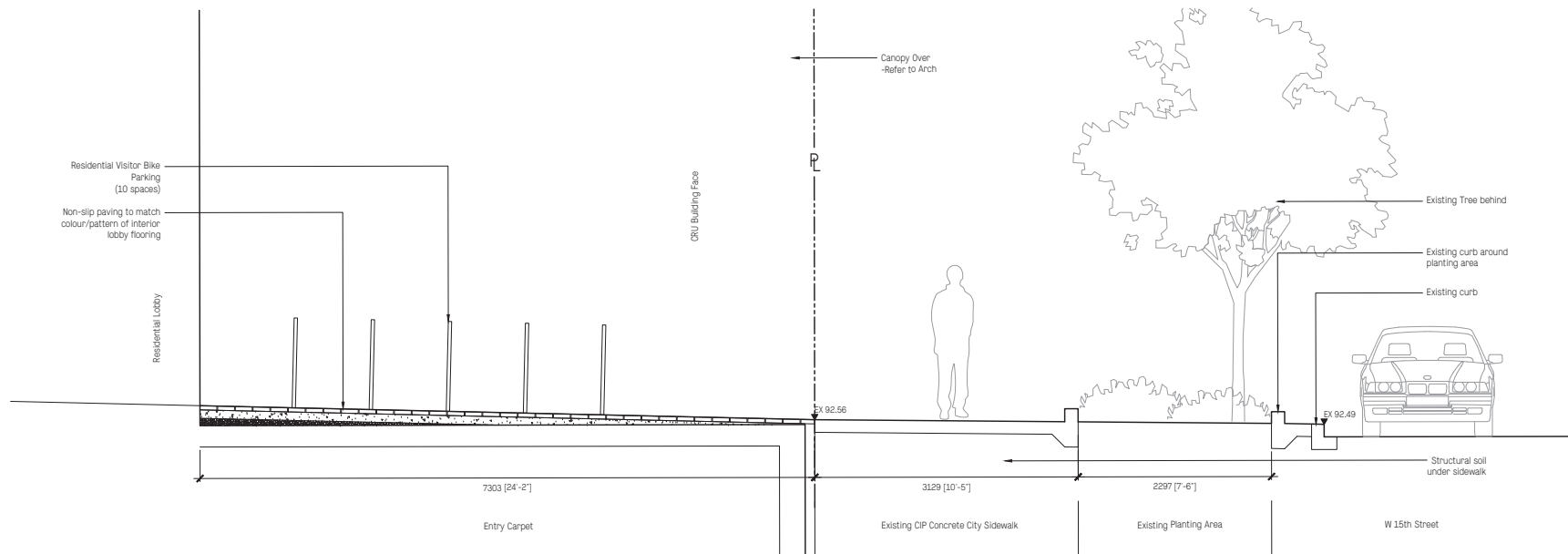
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Project No.	2050	
Scale	1:100	L1.23
Drawn/checked	TY / JS	



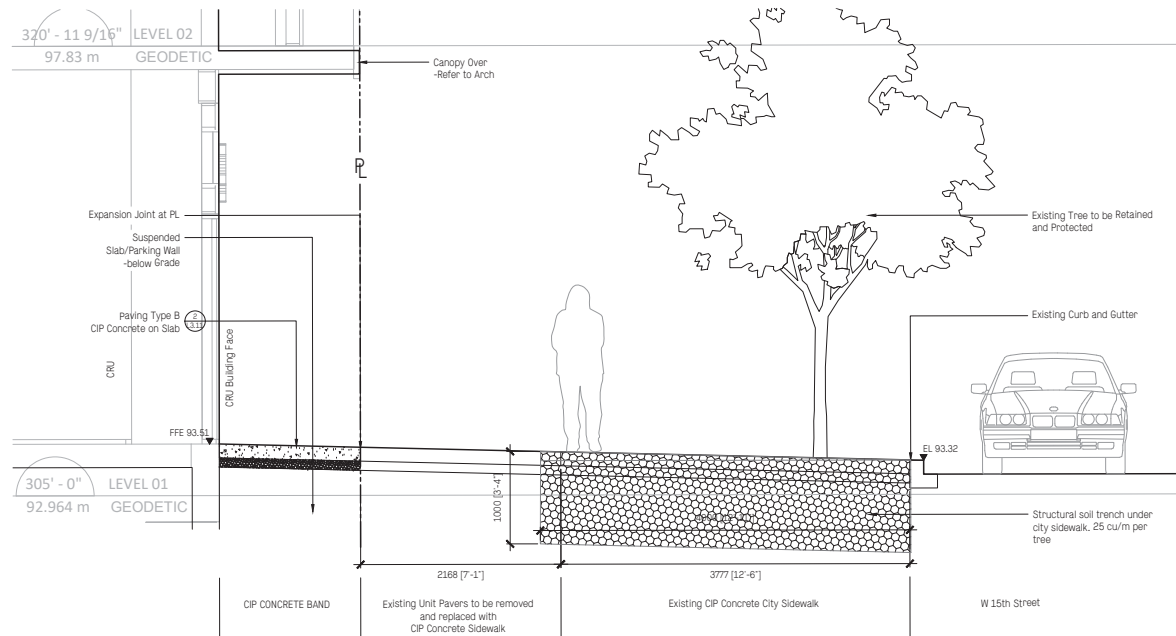
WEST 15TH STREET



Date	Ap. 06/22	Drawing Number
Project No.	2050	<b>L1.24</b>
Scale	1:100	
Drawn/Checked	TY   JS	



1 Section through Lobby Entrance  
1:25



2 Section through 15th Ave Frontage  
1:25

4	Issued for Rezoning/DP	Ap. 06/22
3	Issued for Rezoning	Se. 30/21
2	Issued for Rezoning	Jn. 16/21
1	Issued for RZ/DA	Jn. 03/21

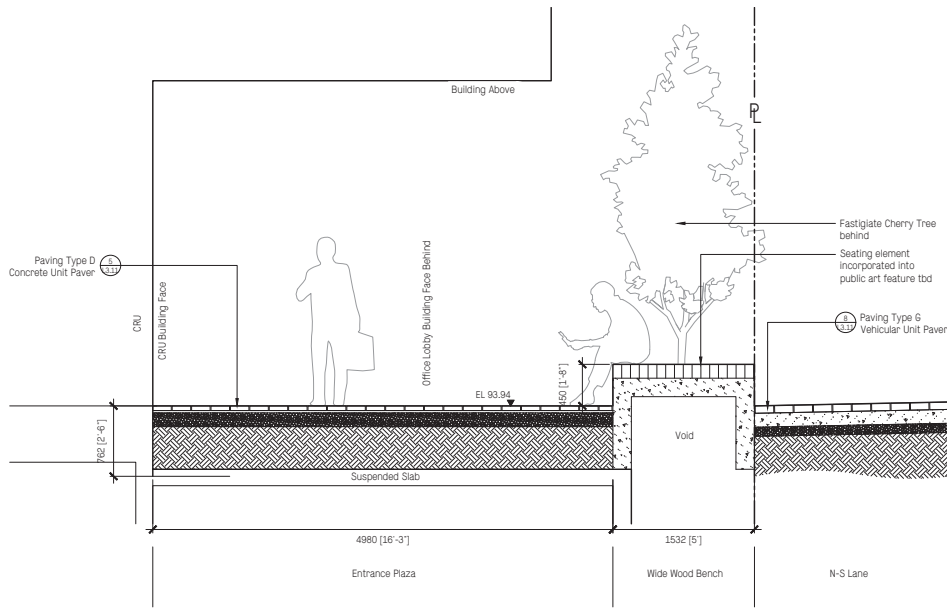
No.	Description	Date
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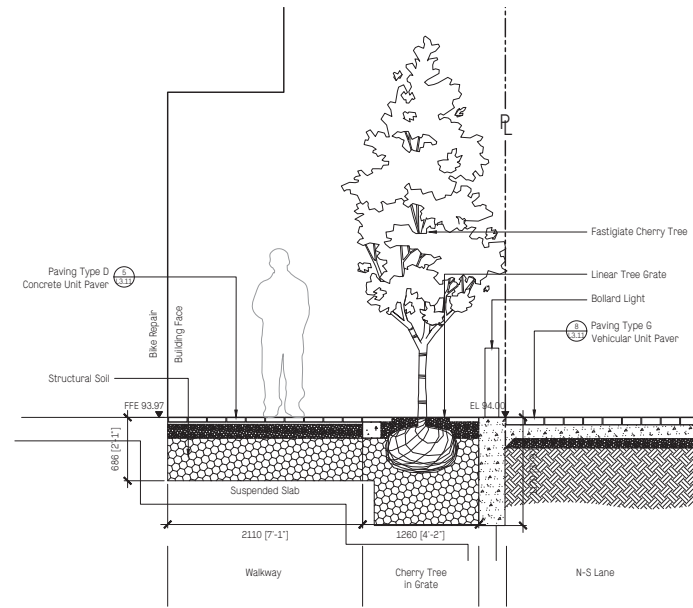
**Lonsdale and 15th**  
**114-132 West 15th Street**  
**North Vancouver, B.C.**

## Level 1 - Sections

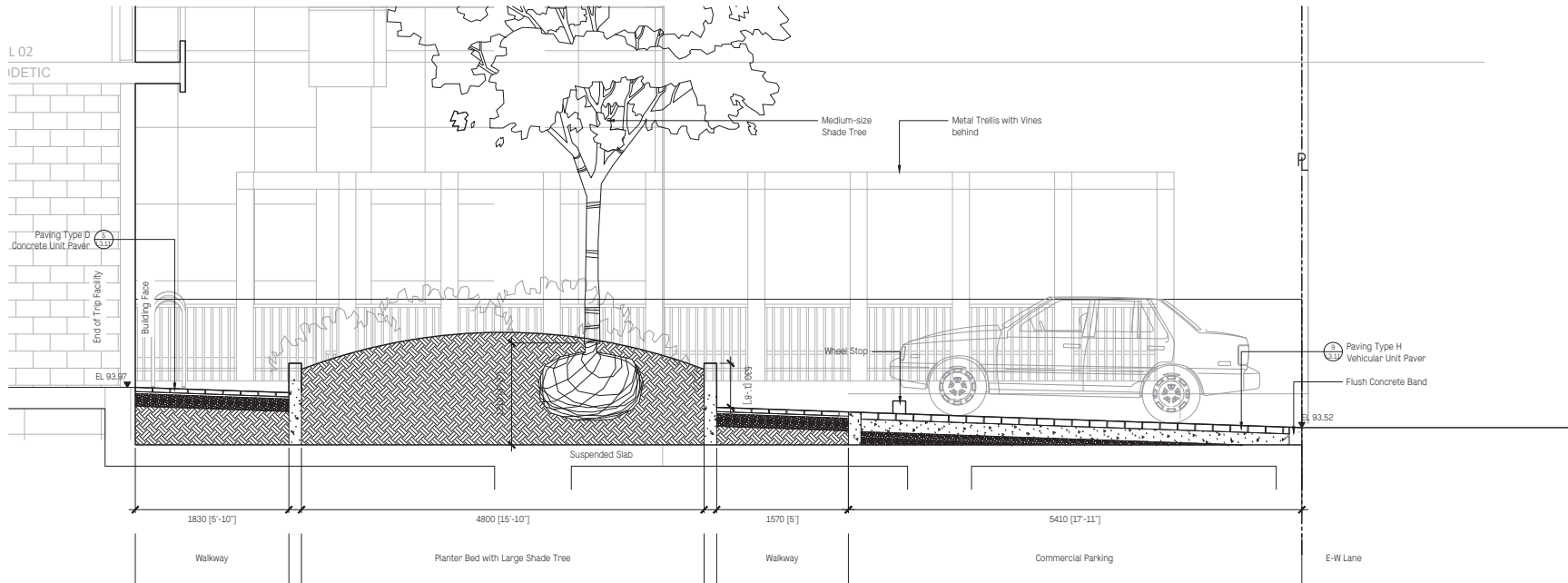
Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	as noted	<b>L2.11</b>
Drawn/Checked	TY   JS	



1 Section through 15th Street Plaza  
1:25



2 Section through N-S Lane Frontage  
1:25



1 Section through E-W Lane Frontage  
1:25

- 4 Issued for Rezonig/DP Ap. 06/22
- 3 Issued for Rezonig Se. 30/21
- 2 Issued for Rezonig Jn. 16/21
- 1 Issued for RZ/DA Jn. 03/21

No.	Description	Date
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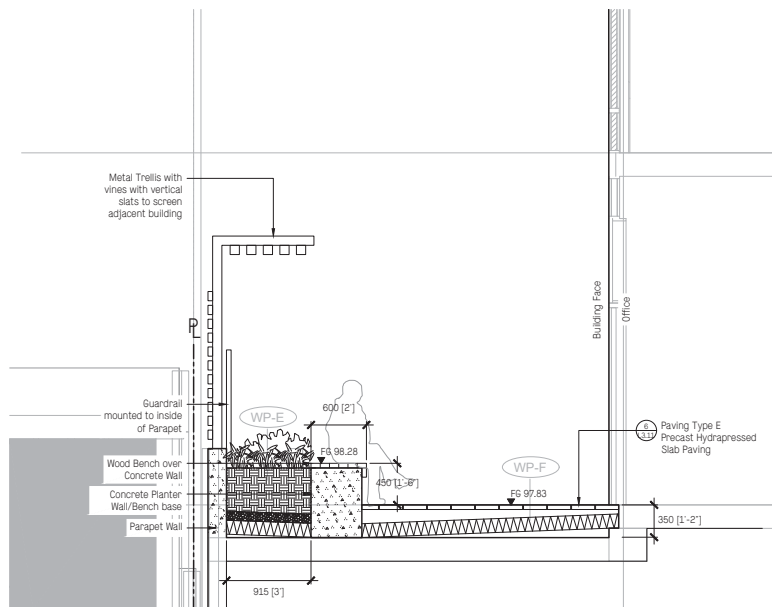
**Lonsdale and 15th**

114-132 West 15th Street  
North Vancouver, B.C.

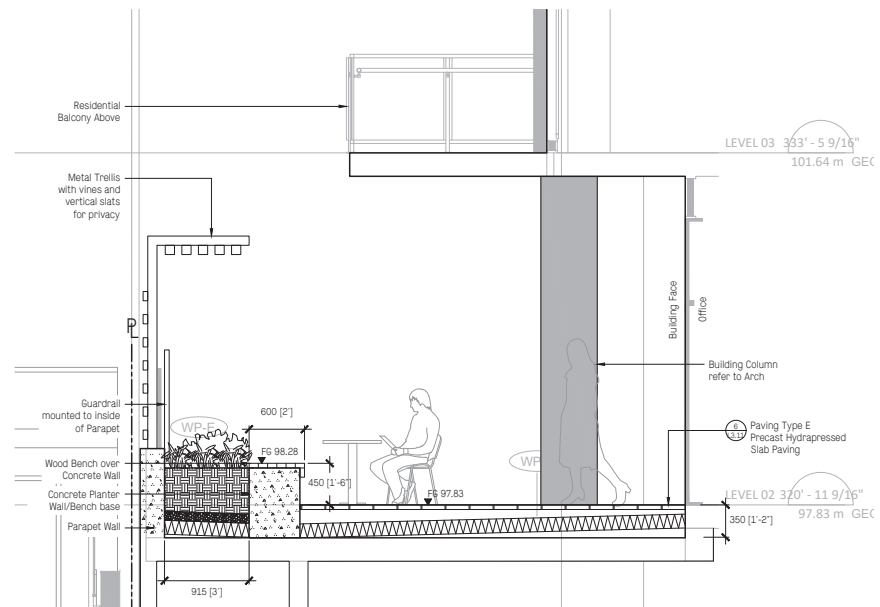
## Level 1 - Sections

Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	as noted	<b>L2.12</b>
Drawn/checked	TY   JS	

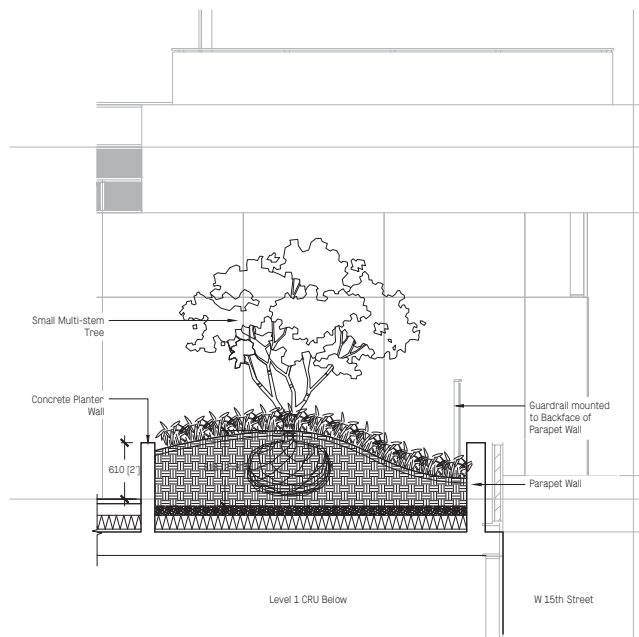




1 Landscape Section through Office Patio  
1:25



2 Landscape Section through Office Patio  
1:25



3 Landscape Section through Parapet  
1:25

4	Issued for Rezoning/DP	Ap. 06/22
3	Issued for Rezoning	Se. 30/21
2	Issued for Rezoning	Jun. 16/21
1	Issued for RZ/DA	Jun. 03/21

No.	Description	Date
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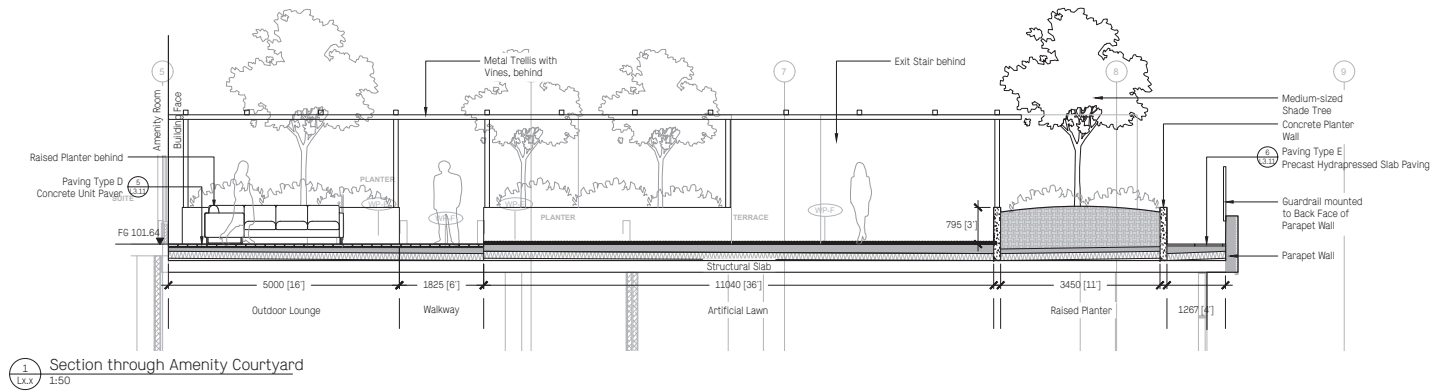
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**Lonsdale and 15th**

**114-132 West 15th Street**  
**North Vancouver, B.C.**

**Level 2 - Sections**

Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	as noted	<b>L2.21</b>
Drawn/checked	TY   JS	



4	Issued for Rezoning/DP	Ap. 06/22
3	Issued for Rezoning	Se. 30/21
2	Issued for Rezoning	Jun. 16/21
1	Issued for RZ/DA	Jun. 03/21

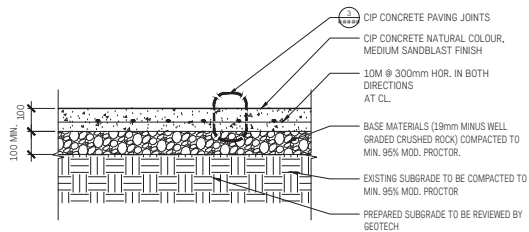
No.	Description	Date
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**Lonsdale and 15th**  
**114-132 West 15th Street**  
**North Vancouver, B.C.**

**Level 3 - Sections**

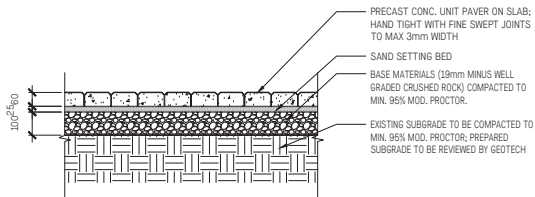
Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	as noted	<b>L2.31</b>
Drawn/checked	TY   JS	



ON GRADE - PEDESTRIAN USE

#### 1 PAVING TYPE A - CIP CONCRETE ON GRADE

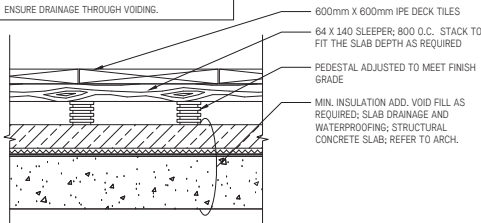
- NOTES:
- DO NOT CUT PAVERS TO MEET DIMENSIONS ON PLAN. CONFIRM WITH LANDSCAPE ARCHITECT IN FIELD.



ON GRADE

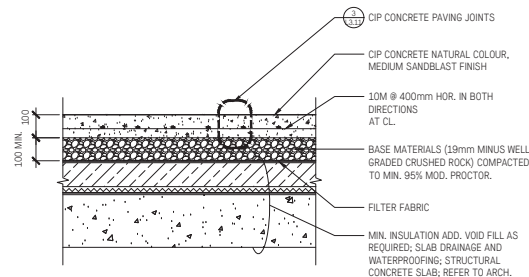
#### 4 PAVING TYPE C - PEDESTRIAN UNIT PAVES

- NOTES:
- REFER TO MATERIALS AND LAYOUT PLAN FOR PATTERN;
  - ENSURE DRAINAGE THROUGH VOIDING.



ON PEDESTAL

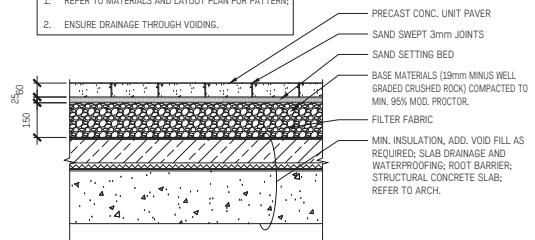
#### 7 PAVING TYPE F - WOOD DECK



ON SLAB

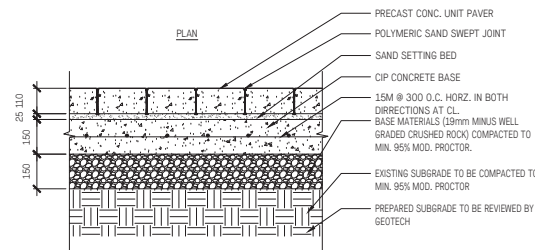
#### 2 PAVING TYPE B - CIP CONCRETE ON SLAB

- NOTES:
- REFER TO MATERIALS AND LAYOUT PLAN FOR PATTERN;
  - ENSURE DRAINAGE THROUGH VOIDING.



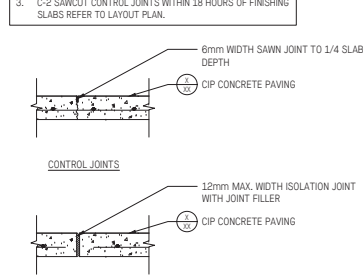
ON SLAB - PEDESTRIAN

#### 5 PAVING TYPE D - CONCRETE UNIT PAVES



ON GRADE

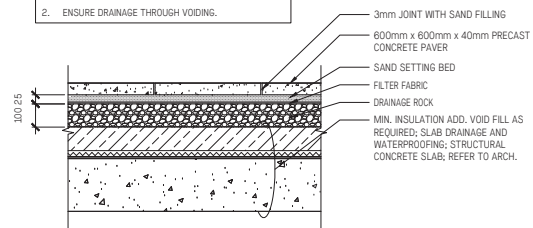
#### 8 PAVING TYPE G - VEHICULAR UNIT PAVES



ISOLATION JOINTS

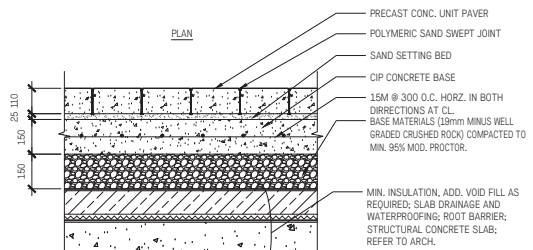
#### 3 CIP CONCRETE PAVING JOINTS

- NOTES:
- REFER TO MATERIALS AND LAYOUT PLAN FOR PATTERN;
  - ENSURE DRAINAGE THROUGH VOIDING.



ON SLAB - PEDESTRIAN

#### 6 PAVING TYPE E - PRECAST HYDRAPRESSED SLAB PAVING



ON GRADE

#### 9 PAVING TYPE H - VEHICULAR UNIT PAVES

4	Issued for Rezonig/DP	Ap. 06/22
3	Issued for Rezonig	Se. 30/21
2	Issued for Rezonig	Jun. 16/21
1	Issued for RZ/DA	Jun. 03/21

No.	Description	Date
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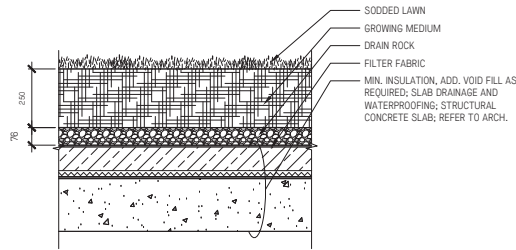
Lonsdale and 15th

114-132 West 15th Street  
North Vancouver, B.C.

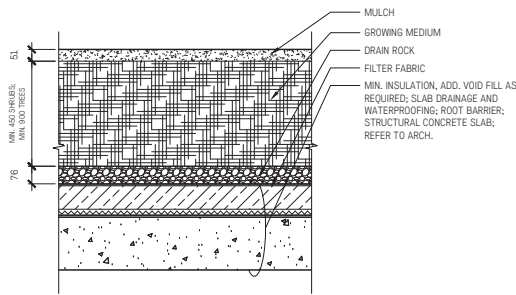
Paving Details

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Project No.	2050	
Scale	1:100	<b>L3.11</b>
Drawn/checked	TY   JS	



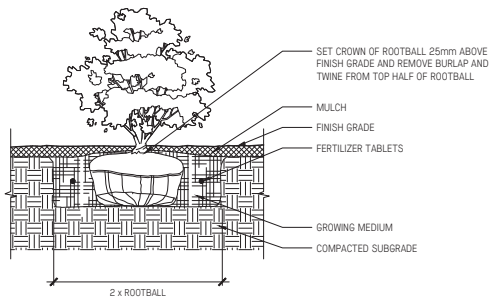


LAWN PLANTING

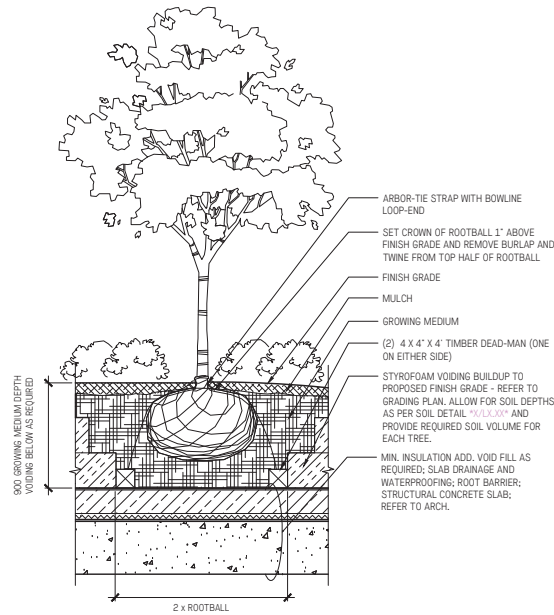


SHRUB/TREE PLANTING

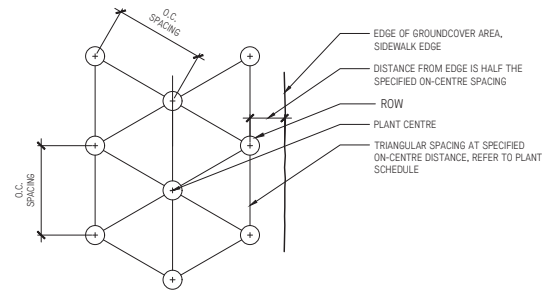
1 SOIL PROFILES ON SLAB  
1:3.12 1:10



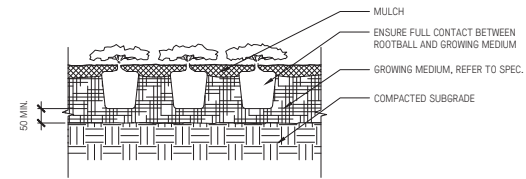
4 SHRUB PLANTING  
1:3.12 1:10



2 TREE PLANTING - ON SLAB  
1:3.12 1:10



SPACING PLAN



3 GROUND COVER PLANTING  
1:3.12 1:10

4	Issued for Rezonig/DP	Ap. 06/22
3	Issued for Rezonig	Se. 30/21
2	Issued for Rezonig	Jun. 16/21
1	Issued for RZ/DA	Jun. 03/21

No.	Description	Date
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**Lonsdale and 15th**  
**114-132 West 15th Street**  
**North Vancouver, B.C.**

**Planting Details**

Date	Ap. 06/22	Drawing Number
Project No.	2050	
Scale	1:100	<b>L3.12</b>
Drawn/checked	TY   JS	



**ADVISORY DESIGN PANEL**

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

T 604 985 7761  
F 604 985 9417  
INFO@CNV.ORG  
CNV.ORG

November 26, 2021

Lorne Wolinsky, Vice President Development  
Polygon Homes  
1333 West Broadway Unit #900  
Vancouver, BC V6H 4C2

Dear Mr. Wolinsky:

**Re: 114-132 West 15<sup>th</sup> Street (Rezoning Application)**

This will confirm that at their meeting on November 17, 2021 the Advisory Design Panel reviewed the above application and endorsed the following resolution:

“THAT the Advisory Design Panel has reviewed the rezoning application for 114-132 West 15<sup>th</sup> Street and recommends approval of the project. The Panel commends the applicant for the quality of the proposal and their presentation.”

The recommendations of the Advisory Design Panel pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Yours truly,

A handwritten signature in blue ink, appearing to read "J. Huckell".

T. Huckell  
Committee Clerk-Secretary

Cc: M. Menzel, Planner 2, Planning and Development  
G. Vose, Director, IBI Group Architects (Canada) Inc.  
J. Stamp, Project Manager, HAPA Collaborative



**PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING**

CITY OF NORTH VANCOUVER	T 604 983 7357
141 WEST 14TH STREET	F 604 985 0576
NORTH VANCOUVER	PLANNING@CNV.ORG
BC / CANADA / V7M 1H9	CNV.ORG

February 2, 2022

Lorne Wolinsky  
Polygon Homes  
1333 West Broadway #900  
Vancouver, BC V6H 4C2

Dear Lorne,

**Re: Rezoning application for 114-132 West 15<sup>th</sup> Street**

At their regular committee meeting on January 5, 2022, the Integrated Transportation Committee received a presentation from Polygon Homes, IBI Group, and Howes Technical Advantage regarding the above mentioned. Following review and discussion, the following motion was made:

THAT the Integrated Transportation Committee has reviewed the Rezoning application for 114-132 West 15<sup>th</sup> Street and supports the project.

The Committee makes the following recommendations:

- That the developer include larger bike parking facilities to accommodate cargo bikes; and,
- That the developer explore opportunities for car share parking in the building.

**CARRIED UNANIMOUSLY**

The recommendations of the Integrated Transportation Committee do not, in any way, represent Council and/or staff approval or rejection of this proposal.

Yours truly,

Hayley Reiss  
Committee Clerk/Secretary

- c. M. Menzel, Planner 2, City of North Vancouver  
D. Watson, Transportation Planner, City of North Vancouver  
K. Graham, Corporate Officer, City of North Vancouver



## 114-132 West 15<sup>th</sup> Avenue Rezoning Application – Polygon Development 338 Ltd. Virtual Developer Information Session (DIS) Summary Report

**Event Date:** Wednesday, December 14<sup>th</sup>, 2021

**Time:** 6:00PM – 8:00PM

**Location:** Online Zoom Webinar

**Attendance:** 28 members of the public attended virtually.  
The Polygon team was in attendance, as was a representative of the City of North Vancouver Planning Department.

**Comments:** Four (4) comment forms and three (3) emails were submitted following the DIS.

**Meeting Purpose:**

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

**Notification:**

In accordance with City of North Vancouver policies:

Invitation Flyers

DIS Invitation flyers were delivered to 354 addresses within a 40m radius of the site, provided by the City of North Vancouver. Appendix A: Notification includes a copy of this material.

Newspaper Ad

A DIS newspaper ad was placed in the North Shore News on December 1<sup>st</sup>, 2021 and December 8<sup>th</sup>, 2021. A copy of the ad is included in Appendix A: Notification.

Notification Sign

Two DIS notification signs were erected on the site on December 1<sup>st</sup>, 2021. Photos of the installed site signs are included in Appendix A: Notification.

Lobby Notification

Notifications were placed in the lobbies of 121 West 16th Street; 121 West 15th Street; and 150 West 15th Street. Photos of the installed notifications are included in Appendix A: Notification.

**Attendance:**

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

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

City of North Vancouver:

- Matthew Menzel, Planner 1

**Project Team:**

- Lorne Wolinsky, Polygon Homes
- Jacqueline Garvin, Polygon Homes
- Gwyn Vose, IBI Group
- Emmanuel San Miguel, IBI Group
- Joseph Fry, HAPA Collaborative
- Donna Howes, Howes Technical Advantage

**Facilitators:**

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

**Overview:**

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

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

The project presentation and facilitated Question & Answer period took approximately 120 minutes. The facilitators received several questions and comments about the project and recorded them for inclusion in this summary report, attached as a separate Appendix C: Public Dialogue.

Participants were invited to submit written comments (using the City's standard comment form) to the applicant and/or the municipal development planner, following the DIS. Four (4) comment forms and three (3) emails were submitted after the DIS.

The key themes of the questions during the Developer Information Session related to the height and siting of the building and how that relates to private views from the adjacent buildings. The suggestion was made to lower the height of the building, however the applicant noted that they had conditional approval to purchase transfer density from the City for this site, that the height complies with the OCP for the area, and that a lower building would also be wider, potentially blocking more views. There were suggestions to relocate the proposed building further east on the site, to maximize the distance between it and the tower to the immediate west. The consultants advised that this had been examined but that the current siting of the proposed building optimizes views from several surrounding buildings.

Questions arose over the number of parking stalls, the location of the parkade ramp, and other street improvements, and how this would impact traffic along 15<sup>th</sup> St and the lanes. The traffic consultant advised that the proposed improvements and on-site parking facilities would likely ameliorate the current traffic flow and parking challenges.

Questions also arose over the landscape design and the public realm and retail spaces. The applicant noted that a restaurant use would be targeted to occupy the southeast corner retail unit, with space



provided for an outdoor patio. The suggestion was made to retain the mature trees along 15<sup>th</sup> St, however the applicant stated that they are not planning to replace the trees along 15<sup>th</sup> Street, unless they were in poor health. However, an arborist assessment of the trees along the lane has recommended that these trees be replaced.

**Comment Sheet and Email Summary:**

Participants were invited to submit comments during a 5-day response period after the DIS meeting. Four (4) comment forms and three (3) emails were submitted after the DIS. Three (3) of the responses were in support and four (4) were opposed to the proposed project. These are submitted as a separate Appendix D: Public Comments.

Those in favour of the project noted support for the building design, in particular the improvements to the street, the number of parking stalls, and the public realm, and how this will all help to ameliorate the current traffic congestion along 15<sup>th</sup> St and the lane. The suggestion was made to add gas stoves and BBQ hookups for all units, as well as a larger awning along 15<sup>th</sup> street to facilitate more covered space for patios. The suggestion was made to include a longer covered bus stop on 15<sup>th</sup> Street to encourage transit use. The suggestion was made to include affordable/social housing as part of this project.

Those opposed to the project noted concern over the building height and proximity to neighbouring buildings, blocking private views. The suggestion was made to make the builder shorter (5 storeys or 18 storeys were noted). There was concern over traffic and parking challenges becoming exacerbated in the area. Support was noted for the EV charging stations for all parking stalls. Concern was raised over the suggested copper cladding accents and how this may become tarnished over time (citing the rental building on Lonsdale and 13<sup>th</sup> as a precedent).

**Conclusion:**

The purpose of this online Virtual Developer Information Session was to present to the community the proposed rezoning application and the development concept, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 354 DIS notification flyers were distributed by mail to the surrounding community, and 28 community members signed into the DIS. Two newspaper ads notified the community of the DIS, and two DIS notification signs were posted on the property. A total of four (4) comment forms and three (3) e-mails were submitted to the project Development Manager.

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

- Watching a virtual project presentation during the DIS, including a 3D virtual “fly-through” video
- Asking questions of the project team and/or City Planner during the DIS
- Submitting written comments after the DIS

The DIS meeting length and format was sufficient to provide all participants an opportunity to learn more about the proposed project, ask questions, and make any comments they wished to provide that evening. Participants asked the development team and City Planner a variety of specific questions, mostly related to building height, siting, view impacts, parking and traffic, and the overall design, landscaping and public realm.



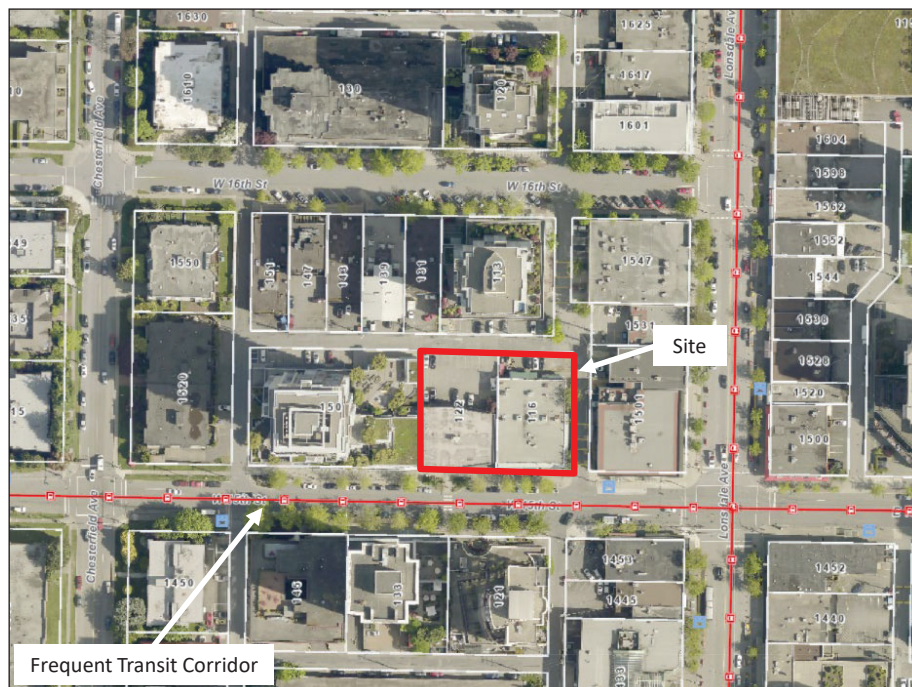
# Public Hearing Presentation for 114-132 W 15<sup>th</sup> St

Bylaw No. 8921

Presented May 9, 2022  
Development Planning

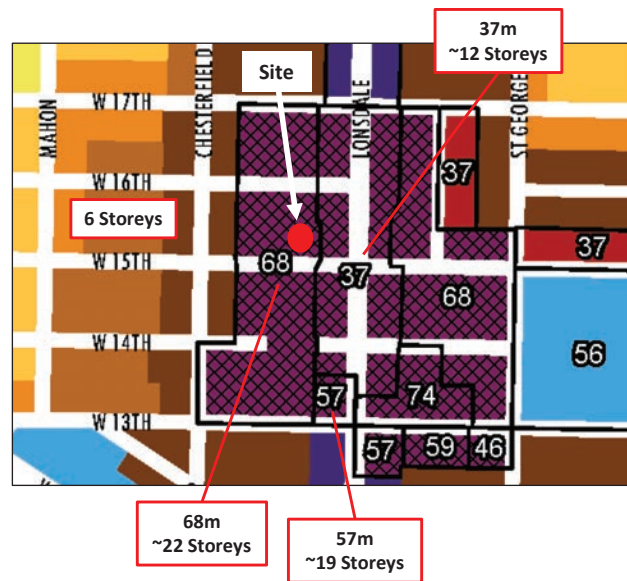


## Location



# Land Use and Zoning

- OCP
  - Mixed Use Level 4B (High Density)
  - 3.0 FSR Base
  - 1.0 FSR density bonus
  - 68m height limit
- Current Zoning
  - Central Lonsdale Mixed Use B (C-1B)
  - 2.6 FSR maximum



# Neighbourhood Context





# Proposed Development

- Building: 22-storey mixed use
- Density: 7.05 FSR
  - base density: 3.0 FSR
  - bonus density: 1.0 FSR
  - transfer density: 3.05 FSR



## Proposal: Project Stats

- Proposed 136 strata units:
  - 1-bedroom: 38 (28%)
  - 2-bedroom: 77 (57%)
  - 3-bedroom: 21 (15%)
- 38 Adaptable Dwelling Units (28%)
- Commercial –
  - Retail – 692 sq.m. (7,452 sq.ft.)
  - Office – 1,578 sq.m. (16,985 sq.ft.)
- Parking:
  - 158 resident parking spaces
  - 10 residential visitor spaces
  - 26 commercial parking spaces
  - Four shared residential visitor / commercial spaces
  - 243 bicycle parking stalls



# Proposal: Form and Design



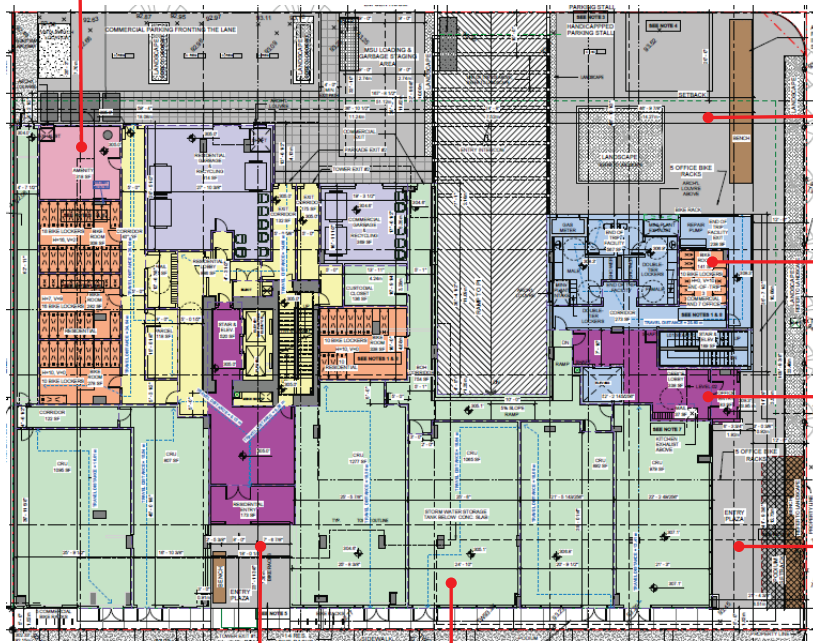
# Proposal: Form and Design



# Proposal: Amenities and Site Features (Ground Level)

Bike Parking / Amenity

Laneway



Public Plaza with future public art

Commercial End Destination Facilities

Office Lobby

Public Plaza with future public art

Retail Space

Lonsdale Avenue

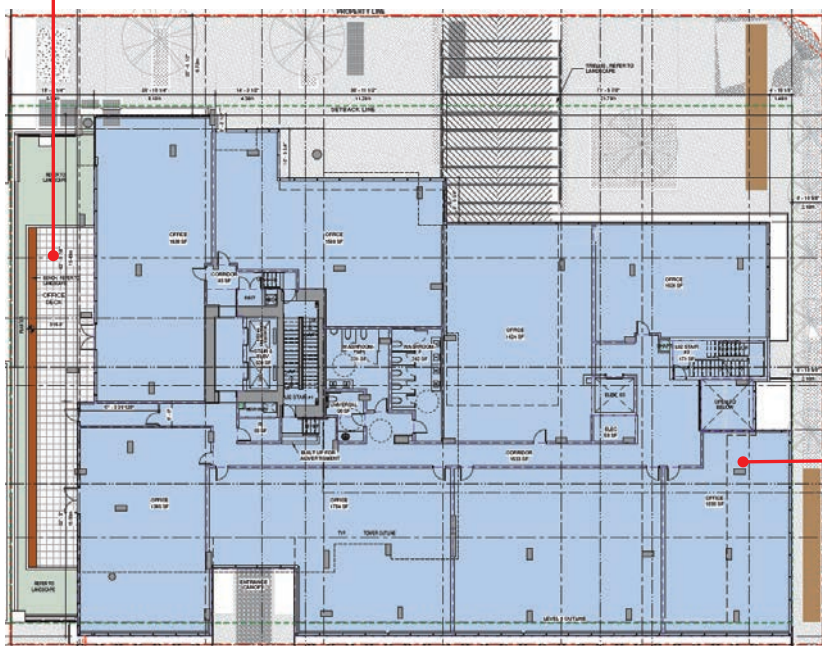
Residential entrance / Lobby

city of north vancouver

9

# Proposal: Amenities and Site Features (Level 2)

Office Amenity Deck



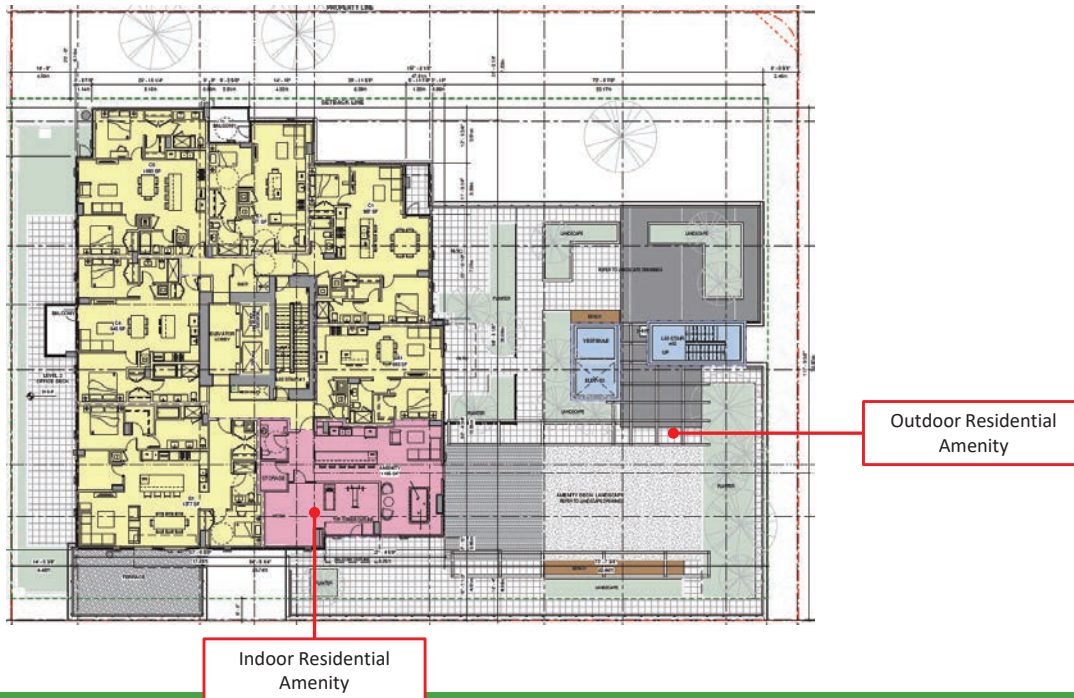
Office Space

city of north vancouver

10



## Proposal: Amenities and Site Features (Level 3)



## Policy Analysis: Density Bonus and Community Benefits Policy

- A density bonus of 1.0 FSR is proposed
  - Community Benefits – Cash contribution: \$3.5M
  - In-kind amenity (LEC Mini Plant shell space): \$1.488M
- A density transfer of 3.05 FSR is proposed
  - Value of Density Transfer: \$19M



# Policy Analysis: Sustainable Development Guidelines

- LEC mini-plant space.
- Step 3 of the BC Energy Step Code.
- Water-efficient fixtures.
- LED Lighting.
- Electrical Vehicle Readiness.
- New commercial floor space and job generating uses.
- Amenity areas.
- Public gathering spaces with public art.

## Advisory Body Review

- Advisory Design Panel review on November 17, 2021.
- Project unanimously endorsed, without conditions.

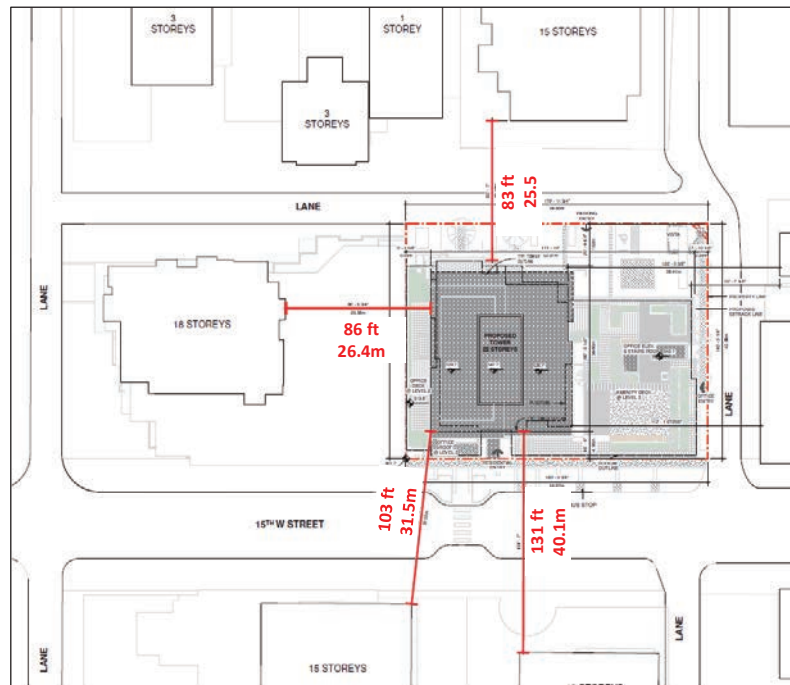
# Advisory Body Review

- Integrated Transportation Committee review on January 5, 2022.
- Project unanimously endorsed, with some recommendations.
- Changes based on comments from the Panel:
  - Provision of 11 bicycle spaces for cargo bikes;
  - Allocation of potential future car share space adjacent to lane.

# Public Engagement

- Virtual Developer's Information Session on December 14, 2021 with 29 attendees.
  - 3 comment forms / emails expressing support;
  - 4 comment forms / emails expressing opposition.
- Petition with 54 signatures expressing opposition
- Themes of support:
  - Building design;
  - Streetscape and public realm improvements;
  - The number of car parking spaces and EV readiness;
  - Improvements to congestion along West 15th Street.
- Main concerns:
  - Building height, view impacts & tower separation;
  - Traffic impacts.

# Building Height, View Impacts & Tower Separation



## Traffic Impacts

- Sufficient on-site car parking & loading spaces.
- Bicycle parking spaces consistent with Zoning Bylaw.
- Improvements to traffic flow along West 15<sup>th</sup> Street.
- \$100K contribution to signal upgrades at West 15<sup>th</sup> Street and Lonsdale Avenue, and West 15<sup>th</sup> Street and Chesterfield Avenue.



# Conclusion

- The proposal complies with the OCP and Strategic Plan.
- Creates a pedestrian-scale, mixed use frontage.
- Facilitates additional residential and commercial capacity in Central Lonsdale.
- The site proximity to existing amenities, commercial areas, public transit and active transportation facilities makes it an appropriate location for the proposal.



Thank you.



# 114-132 West 15th Street

Public Hearing  
City of North Vancouver  
May 9, 2022



## Project Team



Polygon Elle Homes Ltd.  
*Lorne Wolinsky*



Architect  
*Gwyn Vose*  
IBI Group

HAPA  
COLLABORATIVE

Landscape Architect  
*Joe Fry*  
HAPA Collaborative

Howes Technical  
Advantage

Traffic Consultant  
*Donna Howes*  
Howes Technical Advantage





# Presentation Outline

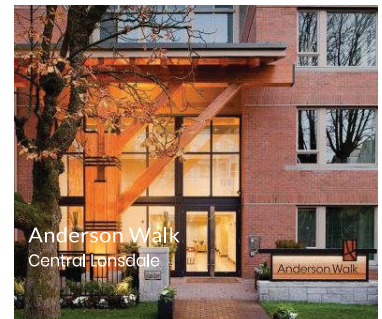
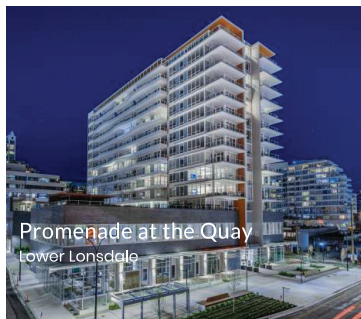
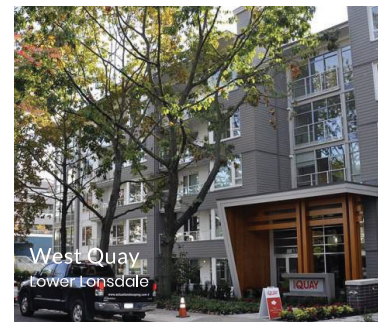
- 1 | Introductions
- 2 | About Polygon
- 3 | Site Context
- 4 | Policy Context
- 5 | The Proposal
- 6 | Community Benefits
- 7 | Sustainability

## About Us

### Polygon Elle Homes Ltd.

The Polygon family of companies has built more than 30,000 homes throughout Metro Vancouver.

Polygon supports a number of causes, organizations and institutions on the North Shore.





# Site Context

## Central Lonsdale

- Major Employment Hub: City Hall, Lions Gate Hospital, Financial/Professional Offices and streetfront retail.
- Major Transit Corridor
- High-density/High-rise neighbourhood



## Planning Context

# City of North Vancouver Official Community Plan

- Mixed Use Level 4B
- 4.0 FSR of Density plus Transfer Density permitted.
- Maximum Building Height 68m or 22 storeys



# Project Info



The proposed development is consistent with the City of North Vancouver Official Community Plan.



Density  
7.05 FSR



Commercial Area  
24,437 square feet



Height  
22 storeys



Parking Stalls  
Commercial: 26 spaces  
Residential: 168 spaces (includes visitors)  
*\*4 Commercial and visitor shared spaces*



Units  
136 Residential Units  
1-Bed: 38 homes  
2-Bed: 77 homes  
3-Bed: 21 homes

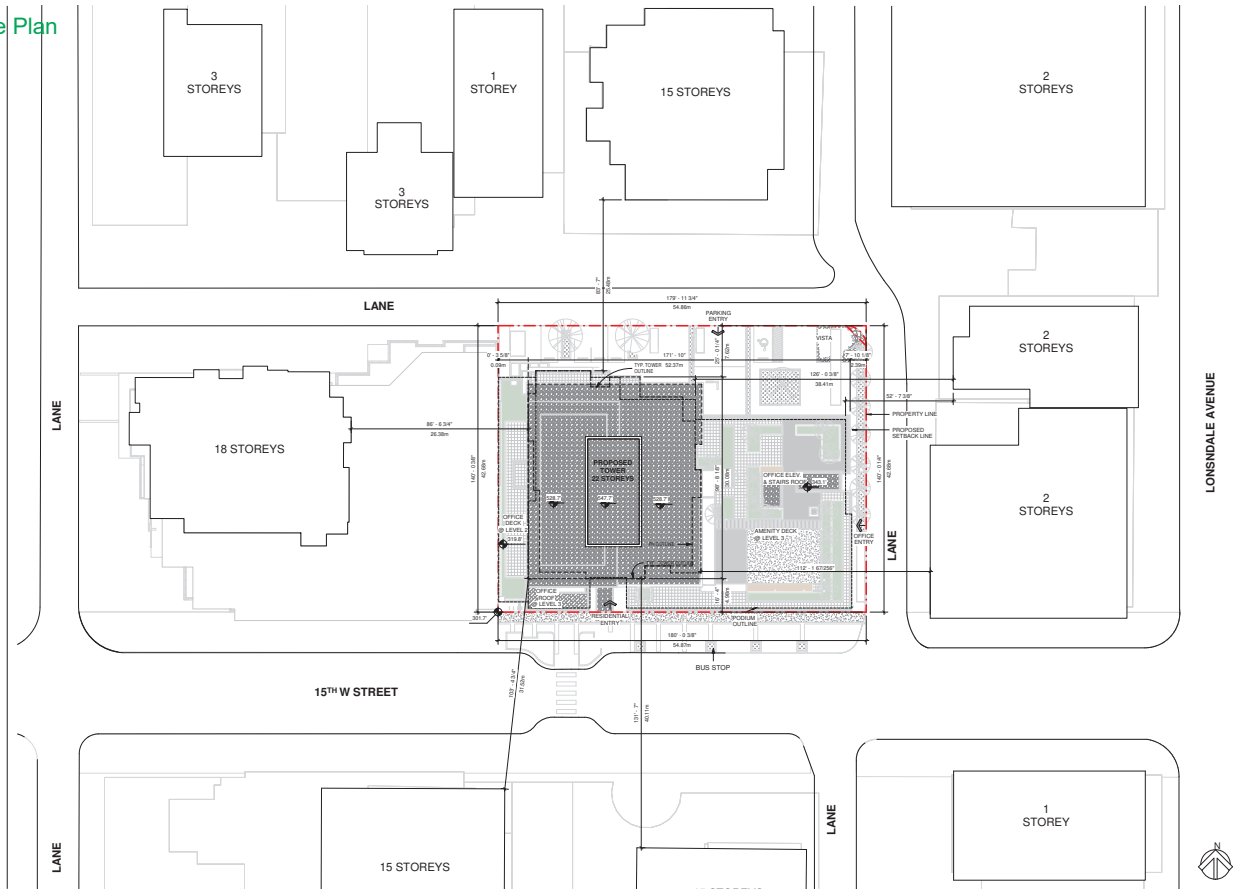


Bike Parking  
243 bicycle spaces

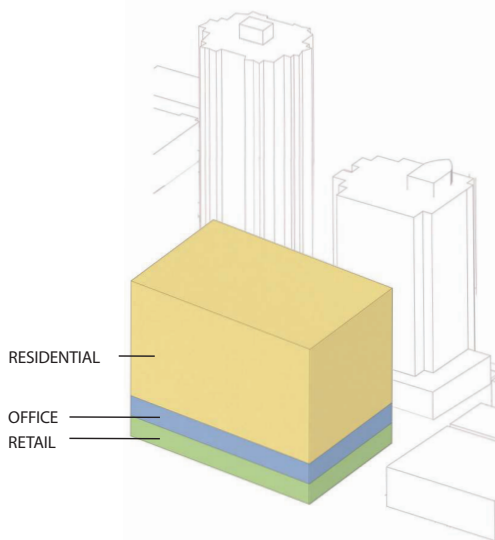
25% of homes will be "adaptable"

Play FlyOver

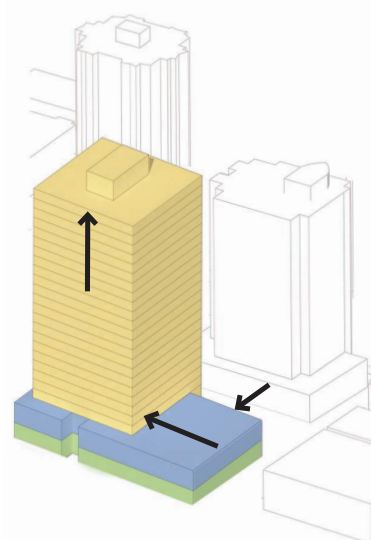
## Overall Site Plan



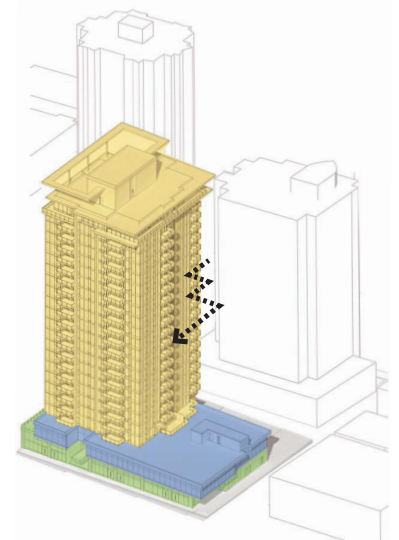
## Design Rationale - Building Massing



Step 1  
Provide the massing density for the site, based on the project program requirements, which includes retail, office and residential.



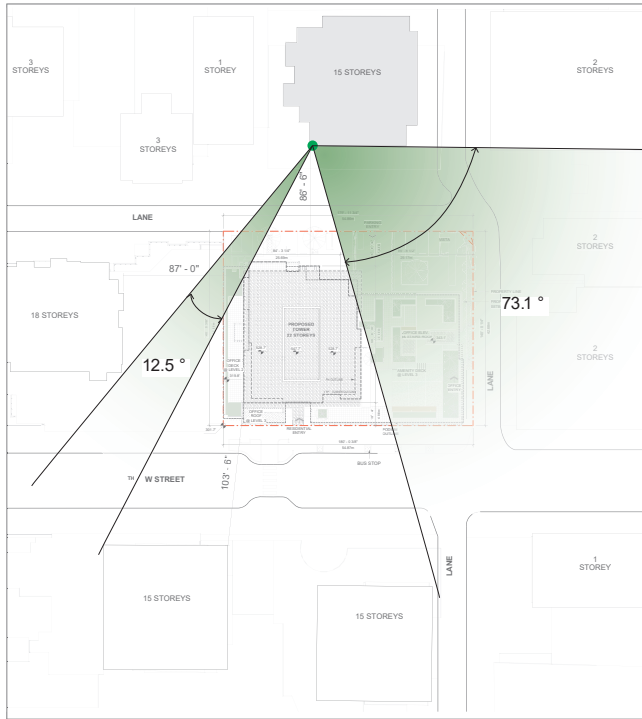
Step 2  
Distinguish the residential tower massing from the podium, and push the tower massing to the west of the site.



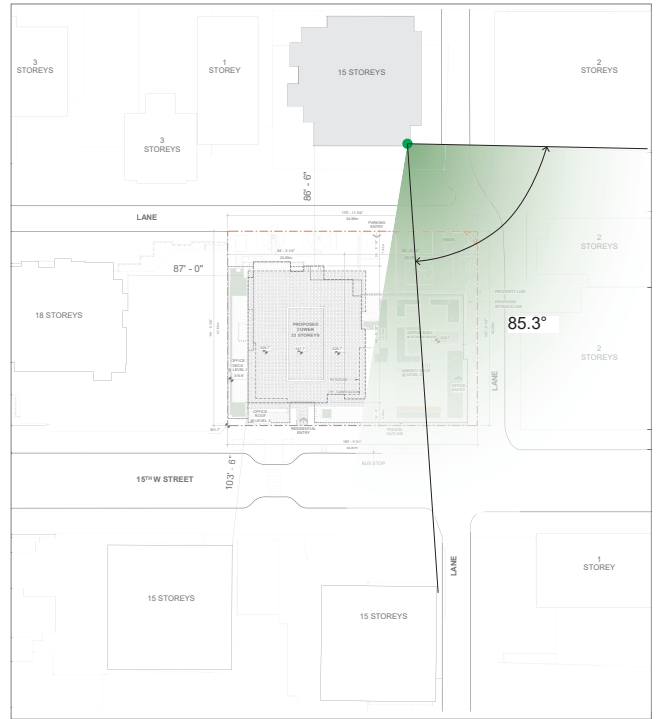
Step 3  
Create an angle at the North-East portion to increase view corridor for neighboring building across the lane. Provide the design details and pocket lobby plazas to activate the street edge, and open amenity space at the top of the podium.



## View Analysis - Building at North

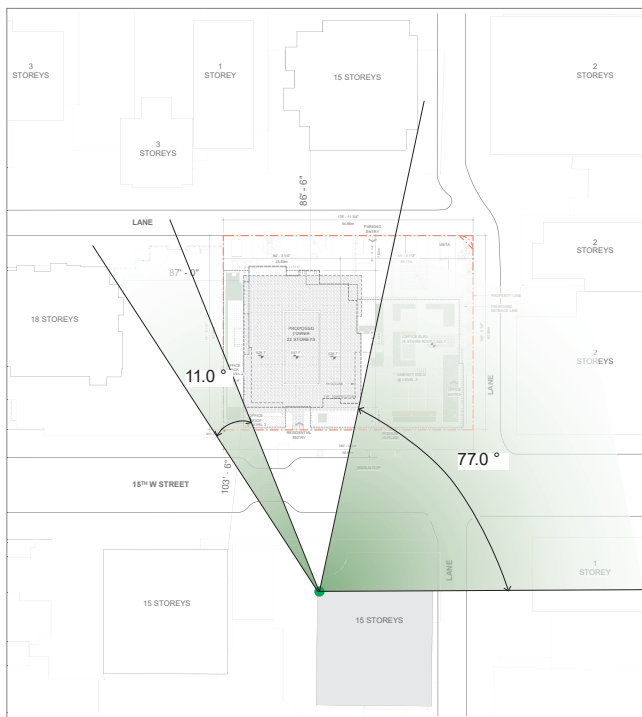


View 01 85.6° (12.5°+73.1°)

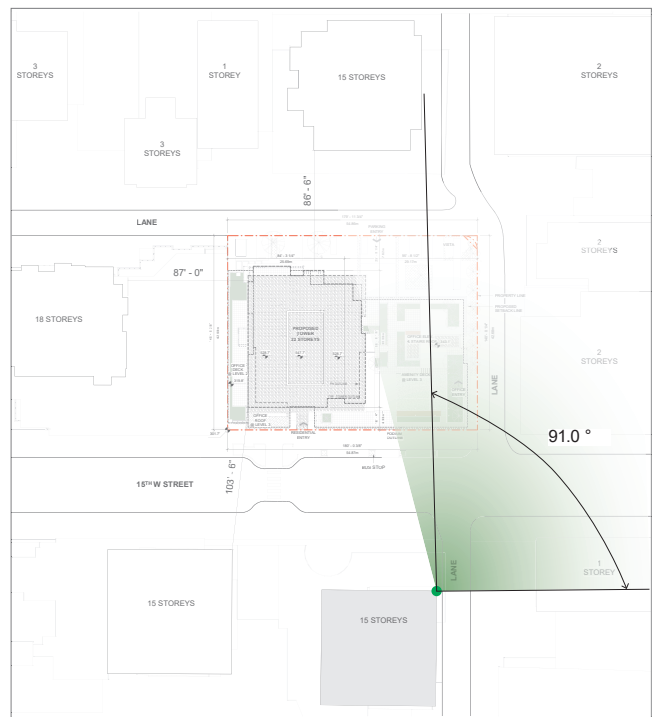


View 02 85.3°

## View Analysis - Building at South



View 03 88.0° (11.0°+77.0°)



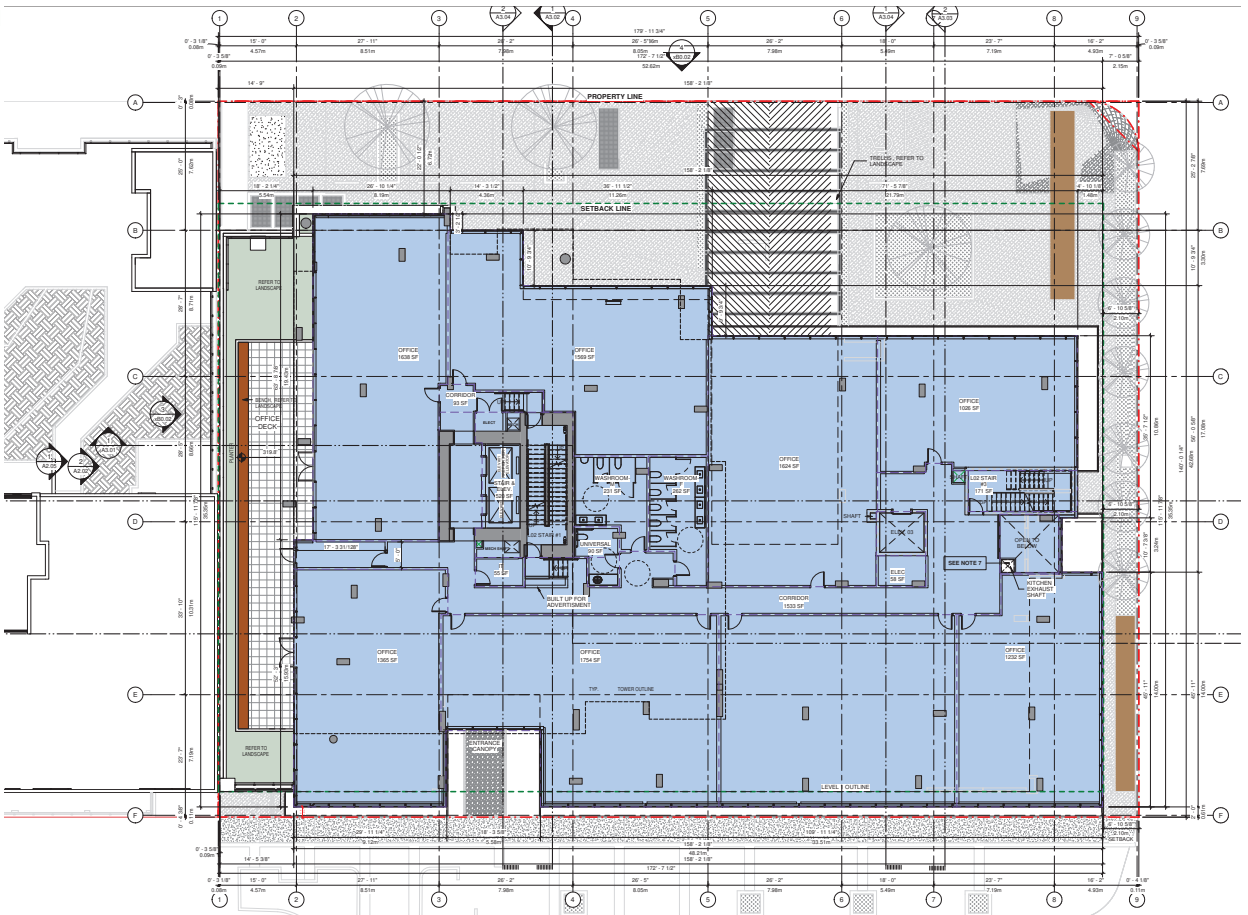
View 04 91.0°

FLOOR PLAN  
LEVEL 01

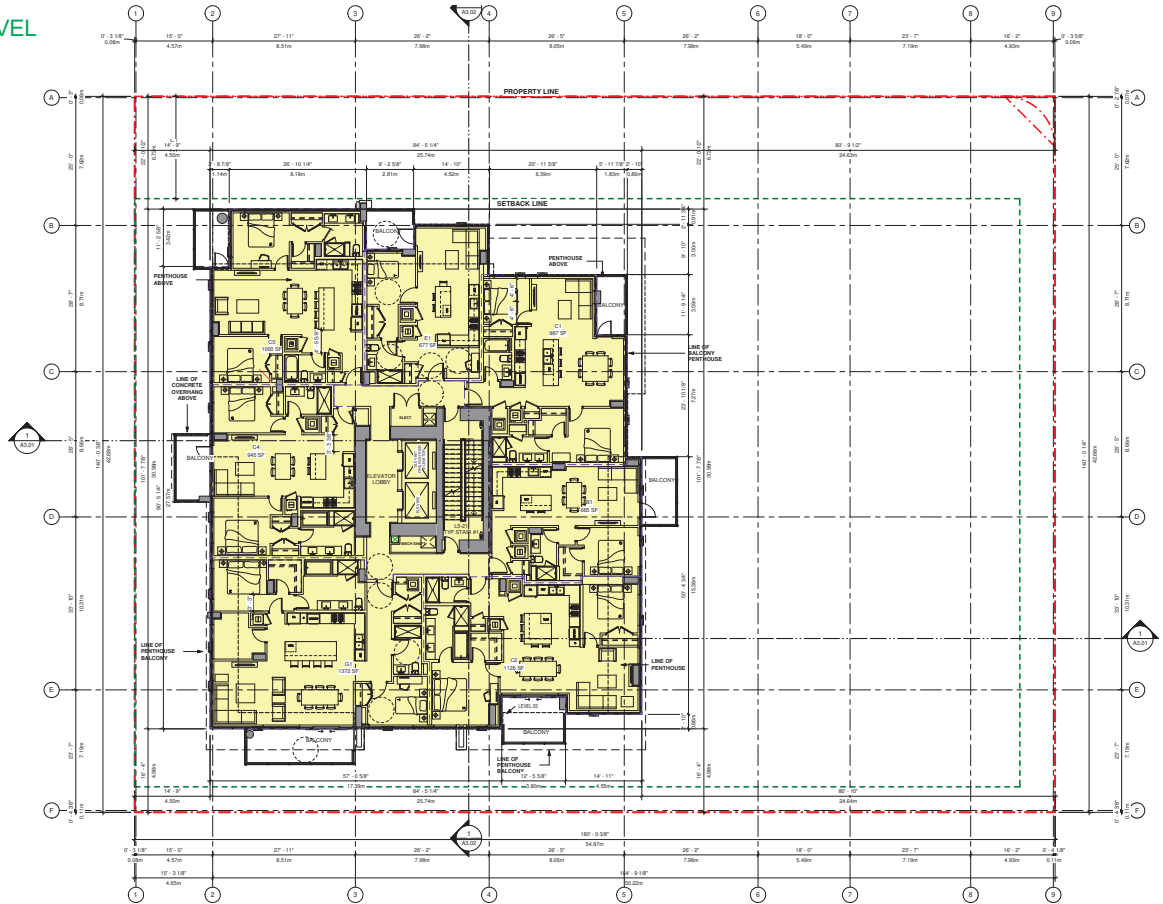
PARKING SCHEDULE L1		
DESCRIPTION	COMMENT	COUNT
HC	COMMERCIAL - HD	1
REG	COMMERCIAL - REGULAR	4



FLOOR PLAN  
LEVEL 02



## FLOOR PLAN TYPICAL FLOOR LEVEL



## Design Rationale - Material Board



STONE



ALUMINUM (COPPER)



ALUMINUM (WOOD TONE)



ALUMINUM (SILVER)



ALUMINUM (CHARCOAL GRAY)



TYPICAL VISION GLASS



PAINTED CONCRETE (GRAY)



SPANDREL (LIGHT)



SPANDREL (DARK)



Public Realm - View from 15th Street



Public Realm - View from Southeast





# Community Benefits



## Public Realm Improvements

- The lane and 15th Street will be improved with **new sidewalks, street, furniture and street trees.**



## Increased Housing Supply

- The development will include a **variety of unit types, including smaller more affordable units and larger “family units.”**



## New Employment Space

- The **new office space** will allow local residents the opportunity to live and work on the North Shore.



## LEC Mini Plant

- An LEC Mini Plant will be constructed in the parkade as an in-kind amenity to the City and LEC. The mini-plant will not utilize natural gas, which is the historical norm for LEC. Instead it will be powered via electricity, which will be a massive step forward in the LEC's plan to **decarbonize their infrastructure.**

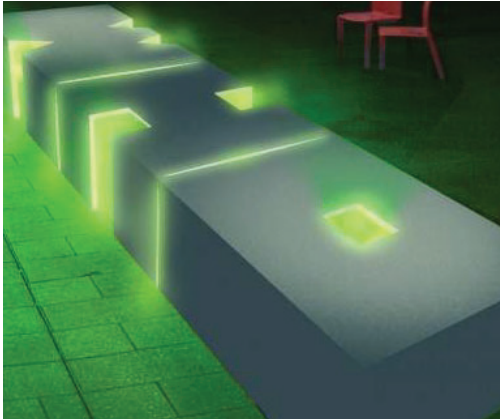
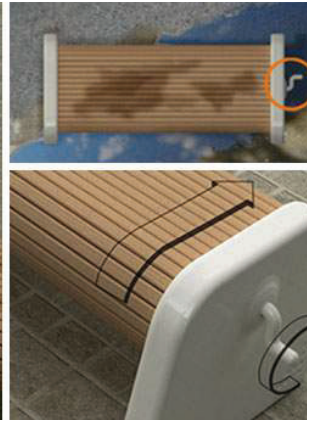
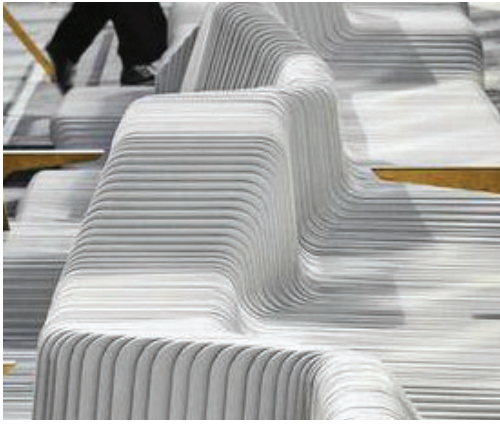


## Public Art

- A Public Art plan for the site will be developed in conjunction with the City of North Vancouver. **The public art will be located to activate the lane.**

# Public Art Proposal





## Sustainability



### Stormwater retention

A tank will be constructed underground to store stormwater **and reduce impacts on City infrastructure.**



### Central Location

**Reduced** automobile dependence.

**Increased** cycling, walking and public transit.



### New Employment

**Space**

Will result in **less vehicular trips** off the North Shore.



### Reduced Energy Consumption

Building will use **50% less energy** than the status quo in the Building Code.



### Infill Development

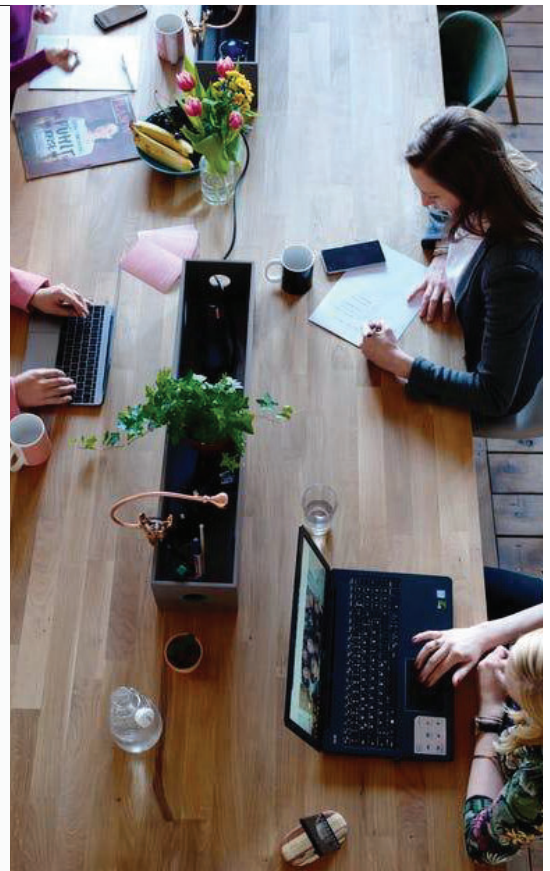
**Less urban sprawl** and having to extend city services (roads, sewer, etc.)



### Lower GHG Emissions

Heating and hotwater will be provided through **LEC and heatpumps.**

**100% EV charging** for residential parking spaces.







**We are happy to answer  
any questions from  
Council or the Public.**

**From:** Blaine Barden  
**Sent:** April-27-22 2:18 PM  
**To:** Submissions  
**Cc:** Matthew Menzel  
**Subject:** Zoning amendment BYLAW # 8921, 114-132 West 15th Street.

Dear Council Members:

As a resident of 15 West which is next door to the proposed project I would like to add my comments below regarding this:

- 100% support.
- Design support: Will replace a lot of really old run-down stores and improve the street. Should also improve the traffic situation and avoid cars “circling 15<sup>th</sup> street” and the laneway to the side and behind the current stores, double parking / stopping on 15<sup>th</sup> st (even if temporally waiting to park) to go to the current fruit and veggie store. This current “parking / traffic” issue also negatively impacts the 240 bus run, holding ups its progress along 15<sup>th</sup> St. (The new building will have parking for shoppers).

Suggestions:

- A larger wider awning along 15<sup>th</sup> street to facilitate more covered space for walking, plus hopefully restaurant patios (these are badly lacking in Central Lonsdale compared to Lower Lonsdale) .
- A community amenity contribution of a longer covered bus stop on 15<sup>th</sup> street to encourage transit use. Especially if a future “rapid bus” will run on this route, need for a longer covered bus stop to shield passengers from the elements.
- Gas BBQ hook up's on the balconies and full gas stoves in the units would be nice.
- When built, include full electric car charging infrastructure in the car park (at least the backbone) to enable future **level 2 chargers** to be placed in the parking stalls. (not just a regular 120 v outlet). Retrofitting the car park infrastructure later for level 2 charging is very costly.
- Ideally the future stores will not include a “high traffic flow” fruit and veggie store. As mentioned above, more restaurants with patio seating options would be nice though.

Overall looks like a great project.

Regards,

Blaine Barden  
1607-150 West 15<sup>th</sup> Street  
North Vancouver, BC, V7M 0C4

**From:** Joe Genest  
**Sent:** April-29-22 9:58 AM  
**To:** Submissions  
**Subject:** Elle by Polygon - 114-132 West 15th Street

Dear Mayor & Council:

I am writing in support of Polygon's upcoming development at the above mentioned address. As a resident of North Vancouver I am in full support of densifying the Lonsdale corridor with mixed-uses and animating streetscapes with new ground floor retail businesses. Furthermore, as a commercial realtor and local business investor I think adding strata office space to the market is incredibly paramount. Creating more desirable office space (for ownership\_ in North Vancouver should help alleviate traffic issues as local residents will opt to live and work on the North Shore, such as myself.

With respect to Polygon, they are a highly reputable builder that brings quality developments to communities. I was particularly impressed with the Promenade development in Lower Lonsdale and am excited to see Elle come to fruition.

Sincerely,

**Joe Genest**

*First Vice President Investments*

333 Seymour Street, Suite 1280, Vancouver, BC V6B 5A6

License: BC: 159328 | NYSE: MMI

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**Marcus & Millichap**

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**From:** Jack Allpress  
**Sent:** May-02-22 8:06 AM  
**To:** Submissions  
**Subject:** Public Hearing for Polygon - Elle

To Whom It May Concern, My name is Jack Allpress and my home address is 2965 St. Kilda Ave, North Vancouver.

I am a commercial real estate broker with Marcus & Millichap, based in Vancouver with over 13 years of experience working on commercial transactions spanning from single-tenant strata CRUs all the way to large scale mixed-use developments across the lower mainland and interior B.C.

I am in support of the proposed mixed-use development at 114-132 West 15th Street, as I firmly believe that this project will be a large net positive for Lonsdale and North Vancouver. This opinion is underpinned by market input from tenants and purchasers expressing their desire and demand for retail and office commercial strata space, especially on the north shore in high traffic locations near vital amenities such as W 15th and Lonsdale.

Based on feedback from users and purchasers I believe this project would be welcomed by business owners and operators looking for attractive newly built retail and office space in North Vancouver, such as this project.

Further, I and many of my colleagues have been fortunate enough to work closely with the team at Polygon on numerous projects over the years and have seen their professionalism, care for the community, and ability to bring a vision to life.

Put succinctly, I believe this project is much needed, is aligned with key stakeholders, and will receive a strong reception from end-users.

Thank you for taking the time to read my email.

Best Regards,  
Jack

**Jack Allpress\***  
*Senior Managing Director, Leasing & Investments*  
*\*Personal Real Estate Corporation*

333 Seymour Street, Suite 1280, Vancouver, BC V6B 5A6

License: BC: 160121 | NYSE: MMI

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**From:** Matthew Menzel  
**Sent:** May-03-22 10:55 AM  
**To:** Bryan May  
**Cc:** Michael Epp; Karla Graham  
**Subject:** PLN2021-00015 - 114 118 and 122 132 West 15th St PLN2021

Good morning Brian,

Thank you for your enquiry regarding the proposed development at 114-132 W 15<sup>th</sup> Street (PLN2021-00015).

I can confirm that all of the car parking proposed in the subject development application will be for sole use of the proposed commercial and residential uses. For clarity, the City of North Vancouver will not be using any of the car parking spaces in this development for staff usage.

The staff report regarding the application can be found within the Agenda Pack for April 25, 2022. The report will outline the specific elements of the proposed development. I am also more than happy to answer any further questions you might have.

You can access the agenda pack via the following link: <https://www.cnv.org/Your-Government/Council-Meetings>

Please feel free if you have any further questions regarding this matter.

Regards,

---

**Matthew Menzel** | Planner 2  
Planning & Development  
T 604 982 8337

**City of North Vancouver**  
141 W 14<sup>th</sup> Street, North Vancouver, BC | V7M 1H9  
[cnv.org](http://cnv.org)



-----Original Message-----

From: Bryan J May  
Sent: May-02-22 7:24 AM  
To: Planning <Planning@cnv.org>  
Subject: 114 118 and 122 132 West 15th St PLN2021

Good Morning,

With respect to the private vehicle parking which will be part of this proposed development, are there any CNV Staff Parking permits 'baked' into the mix as is the case for CNV Staff Parking in Vista Place and Marlborough Tower.

If so, please advise at your earliest convenience with details.

Regards  
Bryan May

**From:** Natalie Genest  
**Sent:** May-04-22 9:23 AM  
**To:** Submissions  
**Subject:** 114-132 West 15th Street in Central Lonsdale (In Favour)

To Whom It May Concern,

**Please consider this as my support for #114-132 West 15<sup>th</sup> Street in central Lonsdale.** The North Shore and specifically Lower Lonsdale needs additional housing options and housing in general. I had a 2 bedroom listing at 140 E 14th and Lonsdale and sold it in multiple offers this week. The demographic of buyers looking to purchase ranged from downsizers; to couples; young families. There is desperate need for additional supply by reputable builders in the area.

--

Sincerely,

**Natalie Genest**  
PERSONAL REAL ESTATE CORPORATION  
Rennie & Associates Realty Ltd.  
51 East Pender Street  
Vancouver, BC V6A 1S9  
[Instagram](#) | [Linkedin](#) | [Website](#)

curious to know what clients are saying about me? [click here](#)

I acknowledge with appreciation and respect that I live and work on the traditional unceded territories of the Coast Salish peoples, including the territories of the Skwxwú7mesh (Squamish), and Səḥlŵətaʔ/Selilwitulh (Tsleil-Waututh) and xʷməθkʷəy̓əm (Musqueam) Nations.

*THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF ANY EXISTING AGREEMENT(S) E.O.E.*



**From:** James Fox  
**Sent:** May-04-22 10:01 AM  
**To:** Submissions  
**Subject:** 114-132 West 14th Street

To Mayor and Council

I am writing to show my support for Polygon's project at 114-132 West 14<sup>th</sup> Street.

I believe this development is consistent with North Vancouver's plan of being a progressive and thoughtful community. This location is ideal for density with amenities and transit nearby. The combination of retail, office and residential is a great use of this central property, and a large contribution to the Civic Amenity Fund will help fund additional projects that make North Vancouver a great place to live.

Sincerely  
James Fox  
450 East 21<sup>st</sup> Street  
North Vancouver

**From:** Warren Barker  
**Sent:** May-04-22 1:30 PM  
**To:** Submissions  
**Subject:** Elle Public Hearing May 9th - 114-132 West 15th Street

To whom it may concern:

Unfortunately I am unable to attend the Public Hearing for the 114-132 Lonsdale Avenue project; however, I would still like to express my support for the project via email. I am a resident of the Lonsdale area, living at Western and 23rd Avenue (2345 Western Ave) and am pleased to see the necessary revitalization on West 15<sup>th</sup> Street.

I hope the new retail space will bring much additional and necessary commercial services to the Community. In addition, many North Vancouver residents do not work on the North Shore due to a lack of office space, making the second-floor office space proposal of the development an excellent part of the proposal.

Overall, the project is both attractive and appropriate for the neighbourhood, and I am looking forward to seeing it built.

Regards,  
Warren Barker  
2345 Western Avenue  
North Vancouver

**From:** Teegan Tsuchiya  
**Sent:** May-04-22 9:58 AM  
**To:** Submissions  
**Subject:** 15th & Lonsdale — Polygon project

Dear City of North Vancouver,

I am writing in support of Polygon's pending development project at 15th & Lonsdale (the current location of the Persian Foods store). I am a working mother of two children, expecting our third in August. Although we love living in the North Van community it comes with its challenges, mainly all of which are centred around lack of housing supply and affordability issues. My parents currently live in Coquitlam and are keen to move to North Vancouver to be closer to their grandchildren and to aid in childcare. However, there are not many current options suitable for empty nesters. I.e. walking distance to transit, shopping and other civic amenities. Aside from having the benefit of grandparents nearby we also utilize a babysitter a few times a week. She and her partner are in the mid 20's and are faced with a situation where their rental is no longer available and now looking for other options and having many challenges trying to secure adequate housing. While I understand Polygon's project won't solve their immediate needs, it's a step in the right direction in getting more housing stock to the community and aiding in younger generations to stay in the community we all love.

Aside from the housing this project delivers, I also think it is architecturally tasteful and as an entrepreneur I love the idea of new strata office space being an option for me to potentially purchase for my own business. I think focusing on mixed-use densities along the Lonsdale corridor makes perfect sense.

Sincerely,  
Teegan Tsuchiya  
2415 Lauralynn Drive  
North Vancouver



**From:** Carson Halliday  
**Sent:** May-03-22 8:20 PM  
**To:** Submissions  
**Subject:** Polygon development - 114-132 West 15th Street

Good evening,

I am writing to voice support for the planned Polygon development at the address referenced in the subject.

First time home buyers are very limited in what they can afford on the North Shore with rising home prices, so additional developments would benefit our community. The North Shore could use additional housing of all types to help this problem. Additionally, the location at 15th and Lonsdale is a great location for higher density apartment buildings as it's right along a main transit route.

Thanks  
Carson Halliday  
308-108 East 8<sup>th</sup> Street  
North Vancouver

**From:** David Fawley  
**Sent:** May-04-22 7:55 PM  
**To:** Submissions  
**Subject:** Letter of Support - 114-132 West 15th Street

Your Worship and members of Council:

I write in support of the proposed building for 114-132 West 15th Street in Central Lonsdale.

In my opinion, the applicant proposes an appropriate addition to the heart of our city and is a good example of the right type of building in the right location. I also see several other benefits:

- Diversity of housing for the community;
- Located on a frequent transit corridor with links to Lonsdale Quay, downtown and beyond;
- Takes advantage of its urban location with convenient access to shopping, services, and recreation; and
- The design of the building aligns well with the size & massing of the buildings in Central Lonsdale.

I look forward to this proposal being approved.

Respectfully submitted,

David Fawley  
1726 Rufus Drive  
North Vancouver

# PUBLIC HEARING

Monday, May 9, 2022 at 6:00 pm

**Zoning Amendment Bylaw No. 8921 for 114-132 West 15<sup>th</sup> Street**

**View the meeting online at [cnv.org/LiveStreaming](https://cnv.org/LiveStreaming)  
Or attend in person at City Hall, 141 West 14<sup>th</sup> Street**

**Proposal:** To rezone the subject property from a Central Lonsdale Mixed Use B (C-1B) Zone to a Comprehensive Development 752 (CD-752) Zone to permit the development of a 22-storey, residential (136 strata units) and commercial (retail and office) mixed-use building.

**To provide written 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](mailto:input@cnv.org), or by mail or delivered to City Hall, **no later than 12:00 noon on Monday, May 9, 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](https://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, May 9, 2022.**

**In person at City Hall:** On the day of the Public Hearing, a sign-up sheet will be available at City Hall reception (14<sup>th</sup> Street entrance) between 8:30am and 5:00pm, and then in the lobby, outside the Council Chamber from 5:30pm. To attend the Public Hearing in person, enter City Hall through the doors at the southwest corner of the building after 5:30pm.

**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 or speak in person. Call-in details will be displayed on-screen during the livestream at [cnv.org/LiveStreaming](https://cnv.org/LiveStreaming).

**To view the documents:** The proposed bylaw, background material and presentations can be viewed online at [cnv.org/PublicHearings](https://cnv.org/PublicHearings) and at City Hall.

**Questions?** Matthew Menzel, Planner, [mmenzel@cnv.org](mailto:mmenzel@cnv.org) / 604-982-8337

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. 8921

### 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. 8921**” (Polygon Development 338 Ltd. / IBI Group Architects, 114-132 West 15<sup>th</sup> Street, CD-752), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23<sup>rd</sup> Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165).
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-752 (Comprehensive Development 752 Zone):

Lots	Block	D.L.	Plan	
E & F	38	548	18002	from C-1B

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-751 Comprehensive Development 751 Zone”:  
“CD-752 Comprehensive Development 752 Zone”
  - B. Adding the following to Section 1101, thereof, after the “CD-751 Comprehensive Development 751 Zone”:  
“CD-752 Comprehensive Development 752 Zone”

In the CD-752 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-1B Zone, except that:

- (1) The permitted Principal Use on the Lot shall be limited to:
  - (a) Retail Service Group 1A Use;
  - (b) Retail Service Group 1 Use, except these uses are permitted only at the second storey or higher;
  - (c) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
  - (d) Accessory Home Occupation Use, subject to Section 507(6);
  - (e) Accessory Home Office Use, subject to Section 507(6);
  - (f) Child Care Use, subject to Section 607(9);
  - (g) Accessory Off-Street Loading Use;
  - (h) Accessory Off-Street Parking Use;
  - (i) Off-Site Parking Use.

(2) Gross Floor Area

- (a) The maximum Gross Floor Area is 2.6 FSR;
- (b) Notwithstanding (2)(a) the Gross Floor Area may be increased as follows:

<b>ADDITIONAL (BONUS) DENSITY</b>			
<b>ADDITIONAL DENSITY CATEGORY</b>	<b>DESCRIPTION</b>	<b>ADDITIONAL DENSITY (BONUS)</b>	<b>POLICY REFERENCE</b>
Community Benefit Cash Contribution	Provision of a Community Benefit Cash Contribution of \$3,553,200 and provision of a Mini Plant sized and located in accordance with the requirements of the Director of the Lonsdale Energy Corporation	Maximum 3,278.4 sq. m. (35,288.4 sq. ft.) 1.4 FSR	As per OCP Policy Section 2.2.1
<b>TOTAL BONUS</b>		<b>1.4 FSR</b>	

<b>DENSITY TRANSFER</b>			
<b>DONOR SITE</b>	<b>DESCRIPTION</b>	<b>TRANSFERRED GROSS FLOOR AREA</b>	<b>POLICY REFERENCE</b>
Transferred from Harry Jerome Lands (at 2300 Lonsdale Avenue and 116 East 23 <sup>rd</sup> Street, Comprehensive Development Zone 165)	Residual density that is not to be utilized on donor site	7,152.9 sq. m. (76,993 sq. ft.) / 3.05 FSR	As per OCP Policy Section 2.3
<b>TOTAL TRANSFER</b>		<b>3.05 FSR</b>	

Such that the total effective on-site Gross Floor Area is not to exceed 7.05 FSR.

- (3) A minimum of 21 units shall have 3 bedrooms;
- (4) Building Height:
  - (a) The Principal Building shall not exceed a Building Height of 68 metres (223 feet) as measured from the average Building Grades;

- (b) Elevator and mechanical penthouses may project beyond the defined height in (a) by a maximum of 6.1 metres (20 feet) including elevator shafts and mechanical rooms;
- (5) Section 610(5) Siting shall be waived and replaced with the following siting requirements:
  - (a) The Principal Building shall be sited not less than:
    - (i) 2.1 meters (7 feet) from the lane (flanking lane) to the east;
- (6) Section 612(6) Building Width and Length shall be waived;
- (7) Section 402(6) within Prohibited Uses of Land, Buildings, and Structures shall be waived;
- (8) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:
  - (a) A minimum of 143 residential vehicle Parking Spaces shall be provided;
  - (b) A minimum of 10 residential visitor Parking Spaces shall be provided;
  - (c) A minimum of 30 commercial vehicle Parking Spaces shall be provided, of which, four shall be identified as shared residential visitor and commercial parking;
  - (d) Two Loading Spaces shall be provided;



C. Amending Section 1101, CD-165, Schedule 141, 'Record of Density Transfer', by:

- (1) Creating a new entry recording 7,152.9 sq. m. of Transferred Gross Floor Area to the 144 – 132 W 15<sup>th</sup> Street Recipient site and subtracting 7,152.9 sq. m. from the Remaining Residual Density on the Site.

READ a first time on the 25<sup>th</sup> day of April, 2022.

READ a second time on the 25<sup>th</sup> day of April, 2022.

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

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

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MAYOR

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CORPORATE OFFICER



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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Huy Dang, Planner 1

Subject: REZONING APPLICATION: 2008 WESTVIEW DRIVE (DJAMSHIED SHAKIRIN / SEID SHAKIRIN)

Date: April 27, 2022 File No: 08-3400-20-0054/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 1, dated April 27, 2022, entitled "Rezoning Application: 2008 Westview Drive (Djamshied Shakirin / Seid Shakirin)":

THAT the application submitted by Djamshied Shakirin / Seid Shakirin to rezone the property located at 2008 Westview Drive from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) 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*;

THAT the community benefits outlined in the report be secured at the applicant's expense and to the satisfaction of staff;

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

**ATTACHMENTS**

1. Context Map (CityDocs [2134022](#))
2. Public Consultation Summary (CityDocs [2168374](#))
3. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8926" (CityDocs [2134025](#))

## SUMMARY

This report presents an application to rezone 2008 Westview Drive from a One-Unit Residential 1 (RS-1) Zone to One-Unit Residential 2 (RS-2) Zone to allow for a future subdivision of the existing one lot into two lots. The intent is to develop a single-family dwelling with a secondary suite and detached garage on each subdivided lot.

## BACKGROUND

On February 28, 2022, Council directed staff to continue to process privately initiated RS-2 (small lot) rezoning applications on a case-by-case basis. Council also approved a simplified process for these applications, where at rezoning stage there would be a focused review on zoning, subdivision and servicing requirements. No design review would be conducted, and, if approved, development of the lots would be permitted in accordance with the zone, in the same manner as other low density zones in the City as the City does not exercise design control over single family homes.

## DISCUSSION

### Site Context

The subject site is located in the Mahon neighbourhood of the City, at the north east corner of Westview Drive and West 20<sup>th</sup> Street. The area consists of lower density development in the form of single family houses, with and without secondary suites (Attachment #1). The lots in the immediate surrounding blocks have a mixture of sizes and widths, with an established pattern of 10.1 metre (33 feet) lots along West 21<sup>st</sup> Street as well as along Westview Drive. Within the block face the subject site is located in, there are a mix of lot widths of 15.1 metres (49.5 feet) and 10.1 metres (33 feet). The subject property is the largest on the block face.

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

**Table 1. Surrounding Uses**

Direction	Address	Description	Zoning
North	2020 Westview Drive	Single Family Home	RS-1
South (across E. 20 <sup>th</sup> Street)	1956 Westview Drive	Single Family Home with secondary suite	RS-1
East (across back lane)	550 West 20 <sup>th</sup> Street	Single Family Home with secondary suite	RS-1
West (across Westview Drive)	2009 Westview Drive	Single Family Home	RS-1
West (across Westview Drive)	2015 Westview Drive	Single Family Home	RS-1



Westview Drive is a major arterial road serviced by Bus #249.

## Zoning Analysis

The proposal for two new lots each with a single family dwelling requires rezoning from RS-1 (One-Unit Residential 1) to RS-2 (One-Unit Residential 2) to allow for narrower Minimum Lot Frontage as per Table 2 below.

**Table 2.** Requested Changes to the Zoning By-law

	Current RS-1 Zone	Proposed RS-2 Zone
<b>Buildings</b>	One Principal Building per lot	One Principal Building per lot
<b>Use</b>	One-Unit Residential Use	One-Unit Residential Use
<b>Units</b>	3 Units (one Principal Dwelling Unit, one Accessory Secondary Suite, one Coach House)	2 Units per lot (one Principal Dwelling Unit, one Accessory Secondary Suite)
<b>GFA</b>	Lesser of 0.3 FSR + 93 sq. m (1,000 sq. ft), or 0.5 FSR.  For subject site, maximum GFA is 0.3 FSR + 93 sq. m (1,000 sq. ft) = 279 sq. m (3,004 sq. ft.)	Lesser of 0.3 FSR + 93 sq. m (1,000 sq. ft), or 0.5 FSR.  For the two proposed sites, maximum GFA is 0.5 FSR which is 176 sq. m (1,890 sq. ft.), for a combined total GFA for both lots of 351.1 sq. m (3,780 sq. ft.)
<b>Lot Coverage</b>	30% for Principal Building	30% for Principal Building
<b>Minimum Lot Frontage</b>	10 m (32.8 ft)	7.5 m (24.6 ft)
<b>Principal Building Setbacks</b>	Front Lot Line – 4.6 m (15 ft) Rear Lot Line – 14.4 m (47 ft) Interior Lot Lines – 1.2 m (4 ft)	Front Lot Line – 4.6 m (15 ft) Rear Lot Line – 14.4 m (47 ft) Interior Lot Lines – 1.2 m (4 ft)
<b>Minimum on site parking</b>	2 parking stalls	2 parking stalls per lot

### Use and Density

The proposal represents a minimal increase in density. Staff note the maximum 0.5 FSR would apply to the two proposed lots. One additional net unit is permitted through the RS-2 rezoning and subdivision. The proposed density is consistent with the Official Community Plan and planned character of the neighbourhood, at an appropriate location along a public transit route.

The proposed parking is one space per principal unit and one space per suite, which is adequate for this site. Secure bicycle parking is provided within each lot's detached garage.

There are three on-site trees located along the south and east lot line. Two of these three trees are in locations which would conflict with foot prints of new buildings. While

the City's recently adopted Tree Bylaw does not apply to lower density sites, the City retains the ability to contemplate and secure tree retention through rezoning. A Tree Covenant is proposed to secure retention of one of the existing significant trees, at the south eastern corner of the site, and staff will encourage consideration be given to additional retention and replanting at the building permit stage.

## **COMMUNITY CONSULTATION**

The applicant held their Virtual Developer Information Session on November 30, 2021 and the City received eight comment forms, where two people supported the application, and six opposed the application.

Those who support the proposal felt the application would improve the neighbourhood with new sidewalks.

The comments that were opposed to the application expressed concerns about parking and traffic congestion that will be added to an area that is already busy. Some expressed concerns with the potential removal of mature trees on the property. In response, the applicant has adjusted the location of one of the proposed garages to avoid the removal of one of the on-site trees, a red cedar located in the south east corner of the existing property. The applicant has agreed to have the tree retained as a condition of rezoning.

Given the conformity of the proposal with the Official Community Plan and existing character of the area, staff is recommending that no Public Hearing be held. Should Council wish to refer the application to a Public Hearing, the first active clause in the resolution should be amended to read:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8926"  
(Djamshied Shakirin / Seid Shakirin, 2008 Westview Drive) be considered and referred to a Public Hearing;

## **COMMUNITY BENEFITS**

The standard servicing requirements such as wider sidewalks and boulevard would apply and a covenant would be registered securing the retention of a significant tree on the south eastern portion of the site

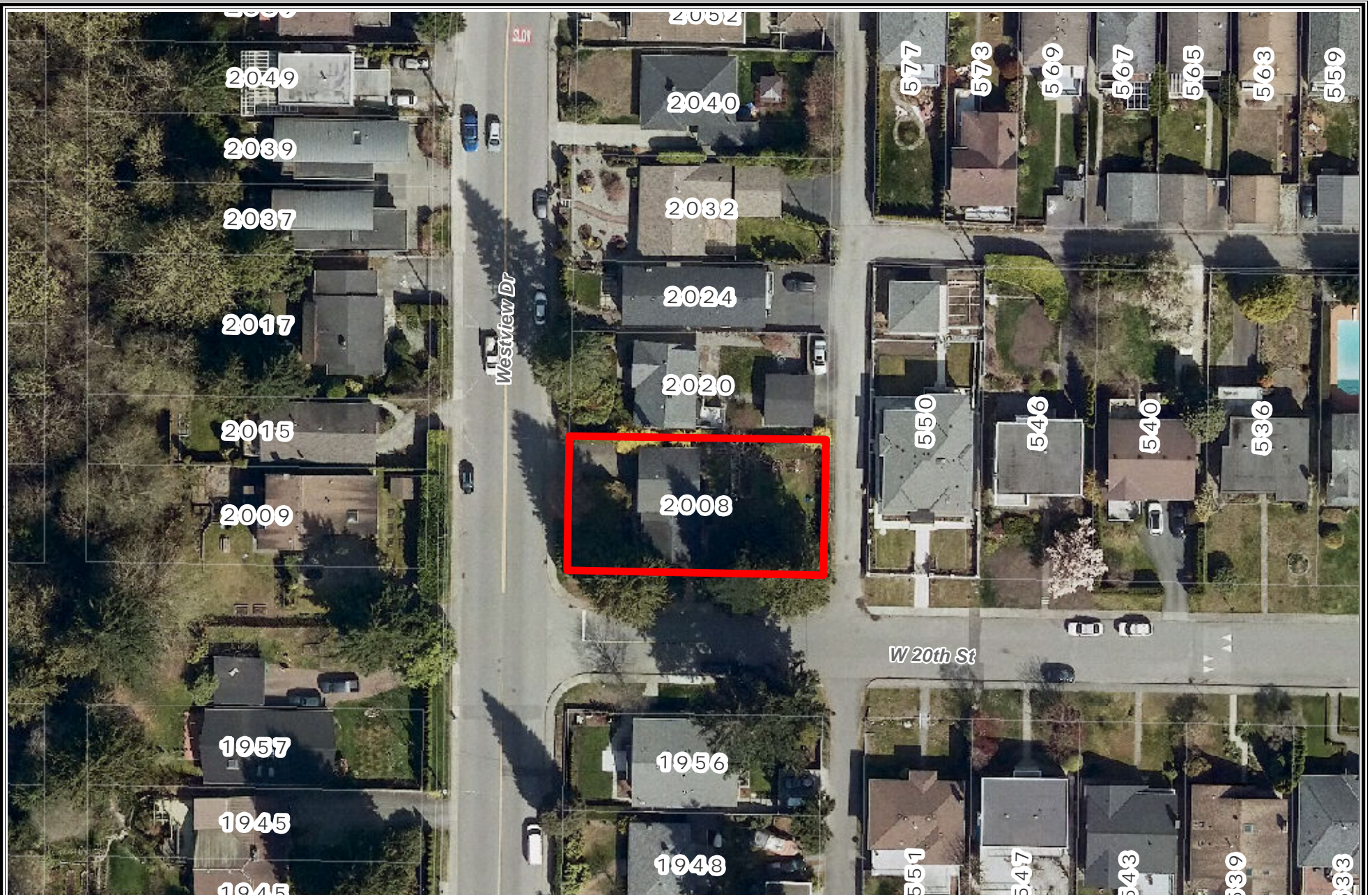
RESPECTFULLY SUBMITTED:



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Huy Dang  
Planner 1







Djam Shakirin  
2008 Westview Drive  
North Vancouver  
BC V7M 3B2

The City of North Vancouver

Re 2008 Westview Drive - DVIS Meeting in Power Point- November 30, 2021 6 -8 pm

I had 8 people from 10 registered attendees, two neighbours and 6 from the neighborhood.

The neighbour (Clare and Robert) on north does not support any kind of development due to blocking their view, additional density, construction noise... and the neighbour cross the street (Ken) is strongly in favor of the development.

A Westview residence (Karen) does not support the development. She is concerned about the removal of existing trees despite of proposed replacement trees. Other five attendees were in support of the development as the supported affordability and density.

The biggest concerns are parking garage and tree.

I had knocked on doors and spoken to as many people as possible in the neighborhood and in general they are happy with the development.

Regards

Djam Shakirin

A handwritten signature in black ink, appearing to read 'Djam Shakirin', with a stylized, cursive script.

Djam Shakirin,  
ARCHITECT AIBC, MRAIC, CPHD, LEED AP BD+C,

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

**BYLAW NO. 8926**

**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. 8926” (Djamshied Shakirin / Seid Shakirin, 2008 Westview Drive, RS-2).**
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 RS-2 (One-Unit Residential 2 Zone):

<b>Lots</b>	<b>Block</b>	<b>D.L.</b>	<b>Plan</b>	
Amended Lot 9 (see 264534L) of Lot D	1	547	1061	from RS-1

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

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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Matthew Menzel, Planner 2

Subject: REZONING APPLICATION: 639 EAST 4TH STREET (KRZYSZTOF SZUK / SHENPAI HA, CD-751)

Date: April 27, 2022 File No: 08-3400-20-0064/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, dated April 27, 2022, entitled "Rezoning Application: 639 East 4th Street (Krzysztof Szuk, CD-751)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917" (Krzysztof Szuk / Shempai Ha, 639 East 4th Street, CD-751) be considered and no Public Hearing be held;

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

**ATTACHMENTS**

1. Context Map (CityDocs [2154779](#))
2. Architectural and Landscape Plans, dated March 20, 2022 (CityDocs [2160553](#))
3. Zoning Amendment Bylaw No. 8917 (CityDocs [2154842](#))

**SUMMARY**

This report seeks Council approval for a rezoning to allow two principal buildings on the subject site.

## BACKGROUND

<b>Applicant:</b>	Krzysztof Szuk
<b>Official Community Plan Designation:</b>	Residential Level 2 (R2)
<b>Existing Zoning:</b>	Two-Unit Residential 1 (RT-1)
<b>Applicable Guidelines:</b>	N/A

## DISCUSSION

### Site Context

This 635.2 square metre (6,838 square feet) site is located mid-block along the 600 Block of East 4<sup>th</sup> Street. The site has a frontage of 15.2 metres (50 feet) along East 4<sup>th</sup> Street and Laneway to the north.

The surrounding area consists of detached houses and duplexes, with some large multi-residential developments emerging to the south along East 3<sup>rd</sup> Street. The buildings and uses immediately surrounding the subject site are described and shown in Table 1 below.

**Table 1. Surrounding Uses**

Direction	Description	OCP	Zoning
<b>North</b>	Detached houses, Coach house	Residential Level 1 (R1)	RT-1
<b>South</b>	Detached houses / Multi-residential uses	Residential Level 4A (R4A)	RG-3
<b>East</b>	Detached houses	Residential Level 2 (R2)	RT-1
<b>West</b>	Detached houses	Residential Level 2 (R2)	RT-1

### Planning Analysis

The project seeks to allow a rezoning of the site to allow for two principal buildings on the site. The two dwellings are already existing on the land, with the secondary dwelling being constructed under the Coach House regulations. Though the site is zoned RT-1, which allows for duplexes, coach houses with a single unit home are also permitted. The main dwelling currently accommodates an existing Accessory Dwelling Unit, which will be retained.

The purpose of the rezoning is to facilitate strata conversion of the existing dwellings, to allow for the existing Coach House dwelling to be sold to finance renovations to the existing 1940s dwelling, to allow the owner to age in place. The proposed development will not involve a Bare Land Strata lots.



### Use

The policy framework applicable to the subject site supports two residential dwellings on the site. The site is located in close proximity to transit, providing excellent access to Central Lonsdale's commercial and social amenities. Additionally, the units will contribute to the diversity of housing stock in the area, and provide an affordable housing option for entry level home owners.

### Intensity

The proposed development on the site is appropriate for the neighbourhood given the surrounding density and the land use designation. The Residential Level 2 designation permits the development of triplexes, and the proposed development has already been approved in its current form.

The proposal provides two unenclosed parking spaces, which are accessed from the rear lane. The proposed development involves a minor variation to the parking requirement, specifically through reducing the car parking requirement from three spaces to two spaces, given the site accommodates an Accessory Dwelling Unit. The proposed development does not propose a change to the intensity nor the existing on-site parking proposed.

The subject site has excellent access to existing transit networks, including the RapidBus Transit Route which runs along East 3<sup>rd</sup> Street. The nearest RapidBus stop is located approximately 500 metres walking distance from the site, with local service bus stops located within 200 metres walking distance. Furthermore, the site has excellent access to existing on-street cycling infrastructure along East 4<sup>th</sup> Street, with proposed AAA Bike Network being identified along East 4<sup>th</sup> Street and East 3<sup>rd</sup> Street. Given subject site has such excellent access to alternative modes of transportation to private vehicles, the minor variation to on-site car parking is considered acceptable.

Bicycle parking and storage areas have been included within the site for each dwelling.

### Built Form

The proposed development does not involve any changes to the existing buildings on the site, but rather will facilitate a strata conversion of the existing buildings on the site. The existing Coach House was approved in 2015 and the form of the development was supported.

The proposed development involves some minor alterations to the landscaping area associated with the existing main house, to ensure the laneway house will have access to an adequate outdoor amenity area.

A summary of minor zoning variances are listed below and supported by staff:



**Table 2. Requested Changes to the Zoning Bylaw**

	<b>Current Designation/Regulation (RT-1)</b>	<b>Proposed Designation/Regulation (CD-751)</b>
<b>Principal Use</b>	Two-Unit Residential Use  (Two Accessory Dwelling Units)	Two principal dwelling units  (One accessory Dwelling Unit)
<b>Principal Buildings</b>	One per lot	Two per lot
<b>GFA</b>	Combined and in total, shall not exceed 0.35 time the Lot Area plus 92.9 square metres (1,000 square feet)	Combined and in total, shall not exceed 0.5 FSR (in accordance with the OCP)  Garbage and recycling storage provided for private use shall be excluded
<b>Setbacks (Principal Buildings)</b>	Principal Buildings shall be sited not less than 8 metres (26.2 feet) from the rear lot line	Principal Building shall be sited not less than 1.8 metres (6 feet) from the rear lot line
<b>Setbacks (Accessory Buildings)</b>	Accessory Buildings shall be sited not less than 1.22 metres (4 feet) from the Rear Lot Line	Accessory Buildings shall be sited not less than 0.9 metres (3 feet) from the Rear Lot Line
<b>Car parking</b>	Three Spaces  <i>Note: A development variance permit was approved to allow only two spaces for the current development.</i>	Two Spaces

## ADVISORY BODY INPUT

This small scale application is not subject to ADP review.

## COMMUNITY CONSULTATION

Following neighbourhood notification, the City and the applicant received correspondence from two residents. Neither raise any specific concerns, but were rather seeking clarification on the nature of the application.

Given the small scale, no change to existing condition, as well as compatibility with the local context, staff recommend no Public Hearing be held. Should Council wish to refer the application to a Public Hearing, the first active clause in the resolution should be amended to read:

“THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917” (Krzysztof Szuk / Shenpai Ha, 639 East 4th Street, CD-751) be considered and referred to a Public Hearing;”

## CONCLUSION

This application would facilitate stratification of the two existing dwellings on site, allowing a diversification of residential housing stock within the city as well as appropriate aging in place. Staff support the application.

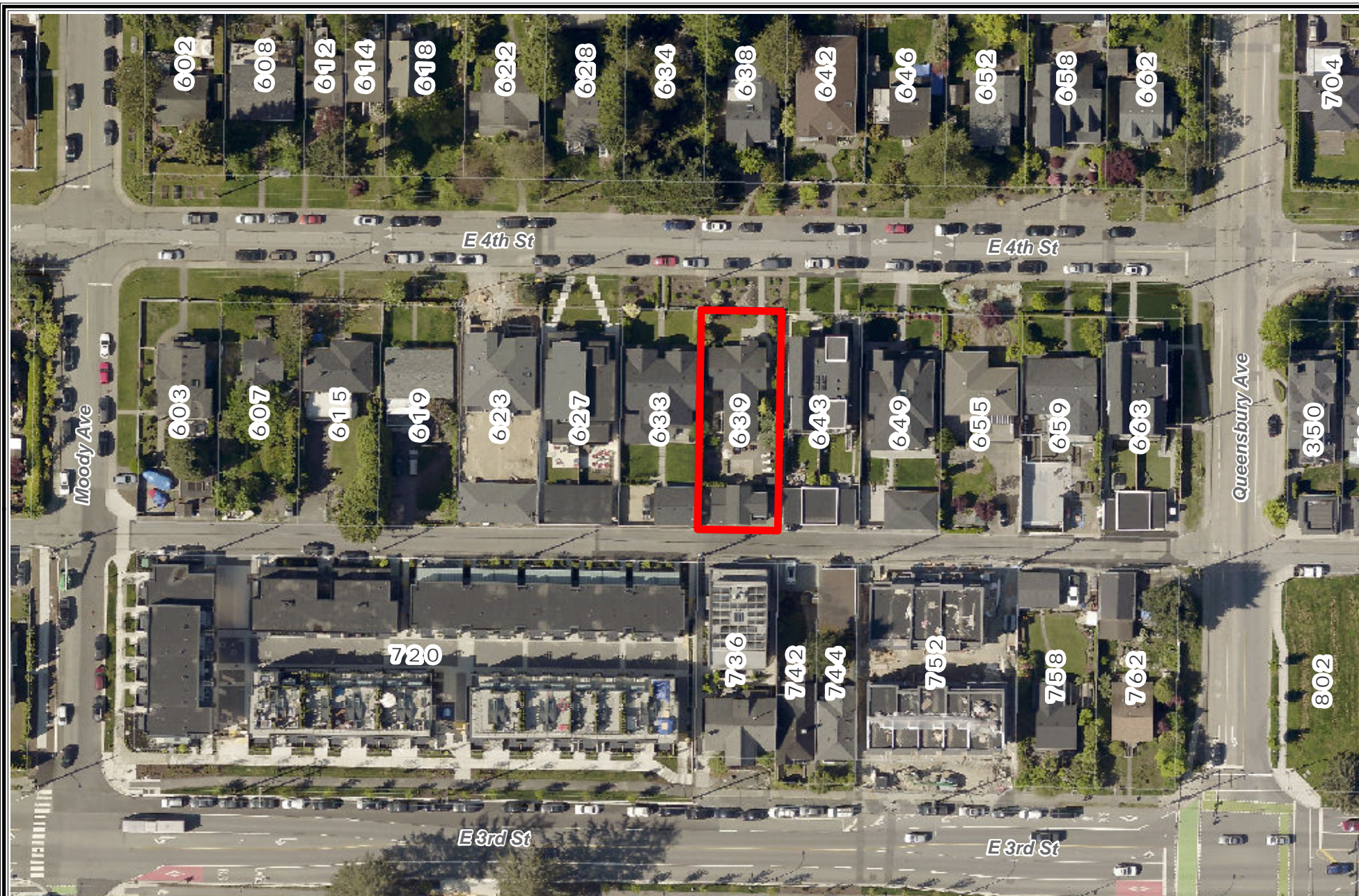
RESPECTFULLY SUBMITTED:



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Matthew Menzel  
Planner 2







# SZUK RESIDENCE - STRATIFICATION

## 639 East 4th street

**Amended in Red**  
by  
**City of North Vancouver**  
April 27, 2022

Stratification process for existing buildings to be determined at a subsequent stage.

A bare land strata subdivision is not anticipated.



### Full Legal Description and Civic Address:

Lot 8, BLOCK.23, DISTRICT LOT 273, GROUP.1, NEW WESTMINSTER DISTRICT., PLAN 1063  
639 East 4th street, North Vancouver.

REZONING: RT1 to CD

LOT AREA: 6838 SF

### BUILDING AREAS

GROSS FLOOR AREA	PERMITTED sqft	PRINCIPAL HOUSE sqft	INFILL HOUSE sqft
LEVEL 1	-	272.5	620.0
LEVEL 2	-	1105.7	372.0
TOTAL GROSS FLOOR AREA	6838 x 0.35 + 1000 = 3393.3	1378.2	992.0
		2370.2	

LOT COVERAGE	PERMITTED %	CURRENT %
PRINCIPLE BUILDING	max 30%	20%
INFILL HOUSE		9%
TOTAL SITE COVERAGE	50%	29%

### ADDITIONAL INFORMATION FOR PROJECT DATA SHEET

SETBACKS	PERMITTED	PROPOSED	
		LOT #1	LOT #2
FRONT LOT LINE	15'	15'	3' 6"
EAST INTERIOR LOT LINE	4'	4'	4'
WEST INTERIOR LOT LINE	2'6" (Due to exemption 410 1b (i))	2'6"	4'
REAR LOT LINE	47" (0.35 x Lot Depth of 136')	21'	4'
HEIGHTS	PERMITTED	PROPOSED	
		LOT #1	LOT #2
HEIGHT	33.1'	20.2'	21.8'
		From 199.9'	From 195.6'
		Reference Grade	Average Rear Grade

### LIMITING DISTANCES

ELEVATION	BUILDING	SOLID WALLS (m²)	UNPROTECTED OPENINGS (m²)	TOTAL AREA (m²)	LIMITED DISTANCE* (m)	Maximum Aggregate Area of Unprotected Openings, % of Exposed Building Face Area		
						Ratio (L/H)	Allowed (%)	Proposed (%)
South	Principal	36.66	19.04	55.7	Segment A: 7.230 Segment C: 8.16	less than 3:1	62.0% 81.0%	34%
North	Coach	39.88	3.51	43.39	Segment A: 2.61 Segment C: 1.66	less than 3:1	10.0% 8.0%	8%

\*Refer to the sheet A0.01 Site Plan for location of Proposed Property Line Segment A and C

### DRAWING LIST

A0.00	COVER SHEET	A1.01	FLOOR PLAN - LEVEL 1
A0.01	SITE PLAN	A1.02	FLOOR PLAN - LEVEL 2
A0.02	EXISTING SITE PLAN	A1.03	ROOF PLAN
A0.03	LANDSCAPE PLAN	A1.04	GROSS FLOOR AREA CALCULATIONS
A0.04	EXISTING LANDSCAPE PLAN	A2.01	COLOURED ELEVATION
A0.05	LOT COVERAGE	A2.02	LIMITING DISTANCE CALCULATIONS
A0.06	STORMWATER MANAGMENT PLAN	A2.03	ELEVATION -
A0.07	GARBAGE MOVEMENT / BIKE STORAGE DIAGRAM	A2.04	LIMITING DISTANCE CALCULATIONS
		A2.05	LIMITING DISTANCE CALCULATIONS

Stratification process for existing buildings to be determined at a subsequent stage.

A bare land strata subdivision is not anticipated.



				SITE PLAN				SCALE 1/8" = 1'-0"	
								DATE MAR 20 2022	
				SZUK RESIDENCE 639 EAST 4TH STREET				DR.	SH
BASIS FOR STRATIFICATION APPLICATION				REV:		REV:		REV:	
				A0.01					



		<b>EXISTING SITE PLAN</b>				SCALE 1/8" = 1'-0"	
						DATE MAR 20 2022	
						DWG SH	CN
		<b>SZUK RESIDENCE</b> 639 SAGIT 4TH STREET					
SUBMIT FOR: ZONING APPLICATION		REV:		REV:		REV:	
		<b>A0.02</b>					



A bare land strata subdivision is not anticipated.

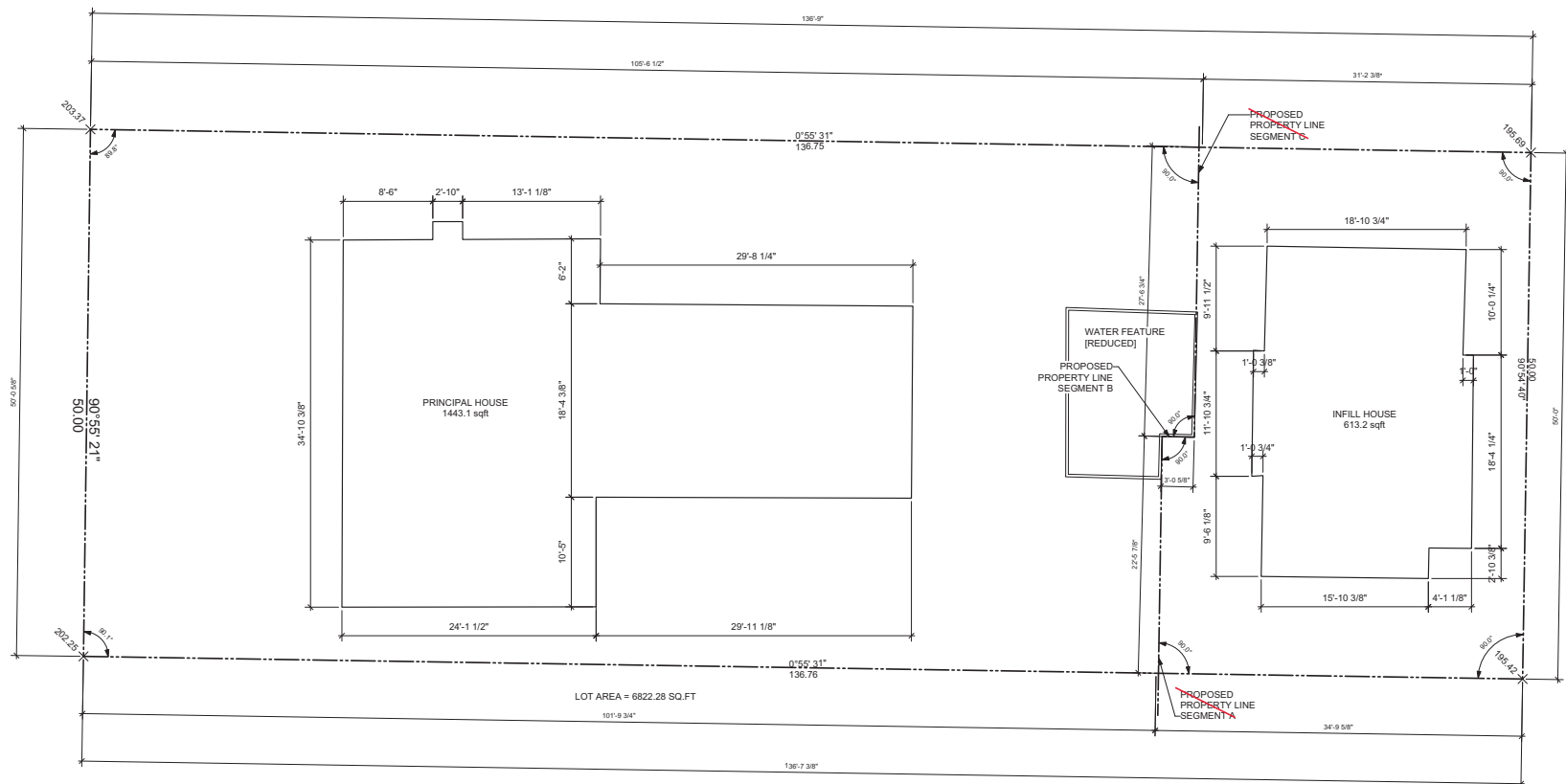


		SCALE 1/8" = 1'-0"	
		DATE MAR 20 2022	
		DATE SH	DATE ON
LANDSCAPE PLAN			
SZUK RESIDENCE 638 EAST 4TH STREET			
ISSUED FOR STRATEGIC LOCATION, ADDRESS, LOT	REV	REV	REV
			A0.03



**Amended in Red**  
by  
**City of North Vancouver**  
April 27, 2022

Stratification process for existing buildings to be determined at a subsequent stage.  
  
A bare land strata subdivision is not anticipated.

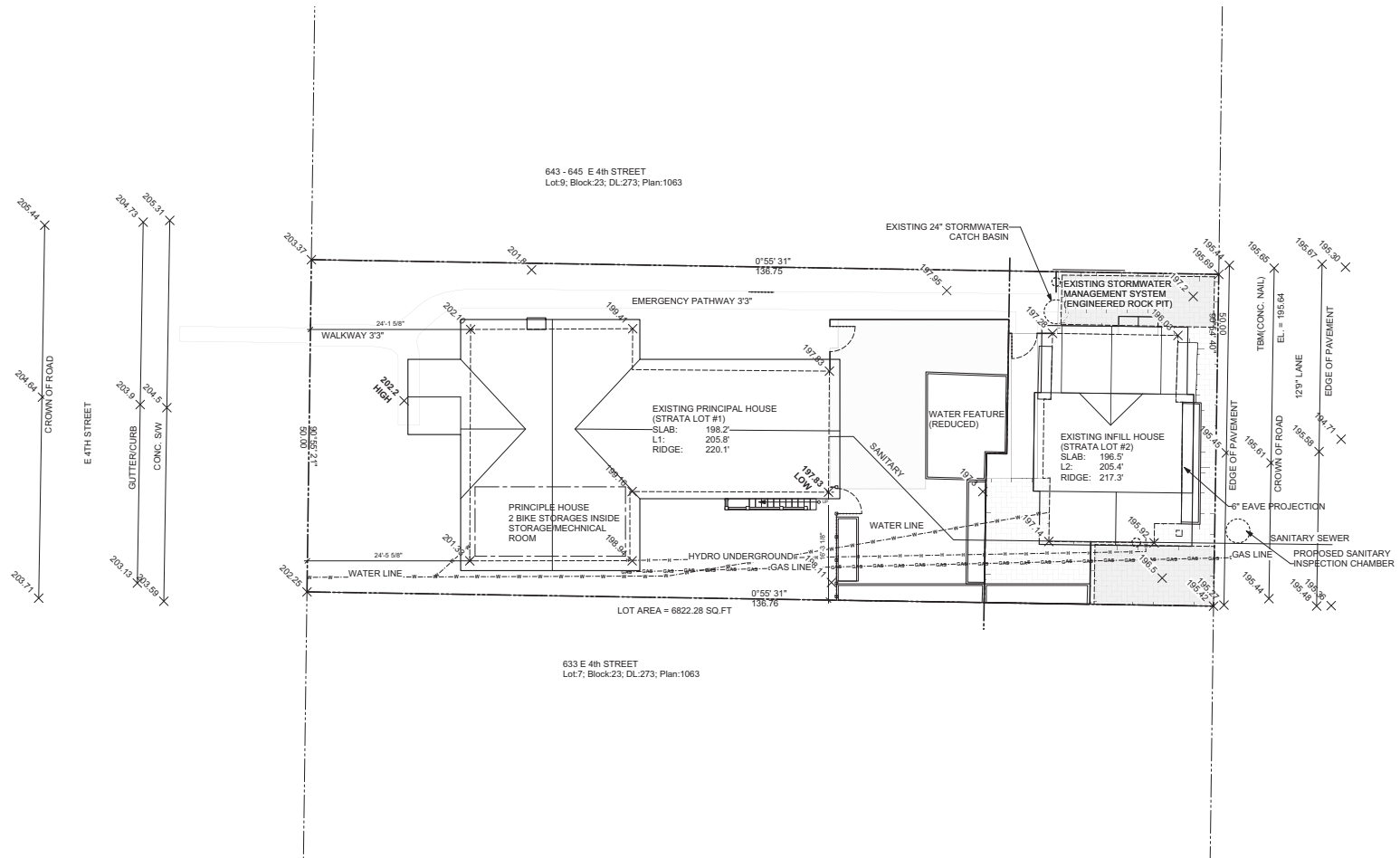


1 SITE COVERAGE  
Scale: 3/16"=1'

NO CHANGES TO PRINCIPAL AND INFILL HOUSE FLOOR AREA PROPOSED

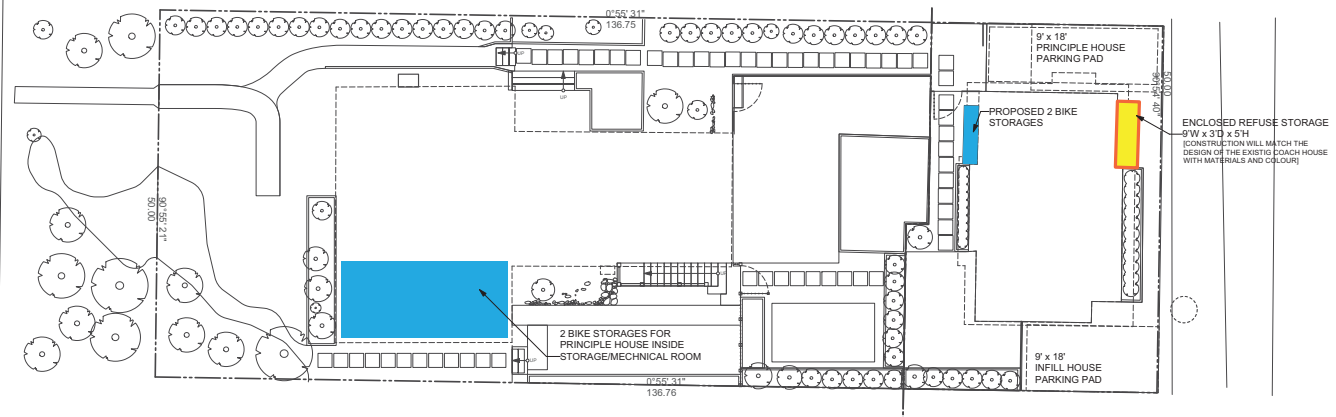
LOT COVERAGE		SCALE: 1/8" = 1'-0"
SZUIK RESIDENCE		DATE: MAR 20 2022
SUB-DIVISION APPLICATION		DATE: _____
A0.05		





NO CHANGES TO PRINCIPAL AND INFILL  
HOUSE FLOOR AREA PROPOSED

STORMWATER MANAGEMENT PLAN		SCALE: 1/8" = 1'
SZUK RESIDENCE		DATE: MAR 20 2022
643-645 E 4th STREET		BY: SW
REVISION	DATE	BY
STORMWATER APPLICATION		
		<b>A0.06</b>



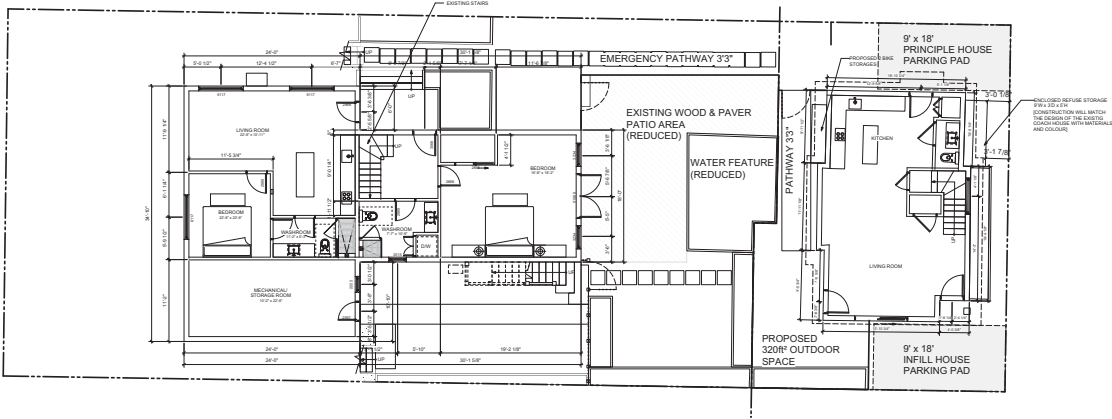
1 GARBAGE AND BIKE DIAGRAM  
Scale: 1/8"=1'

Enclosed Refuse Storage  
Bike Storage

NO CHANGES TO PRINCIPAL AND INFILL  
HOUSE FLOOR AREA PROPOSED



PREPARED BY SUBMITTER'S APPLICATION	GARBAGE COLLECTION / BIKE STORAGE DIAGRAM		SCALE 1/8" = 1'-0" DATE MAR 20 2022
	SZUK RESIDENCE 830 EAST 4TH STREET		SHEET 1 OF 1
	A0.07		



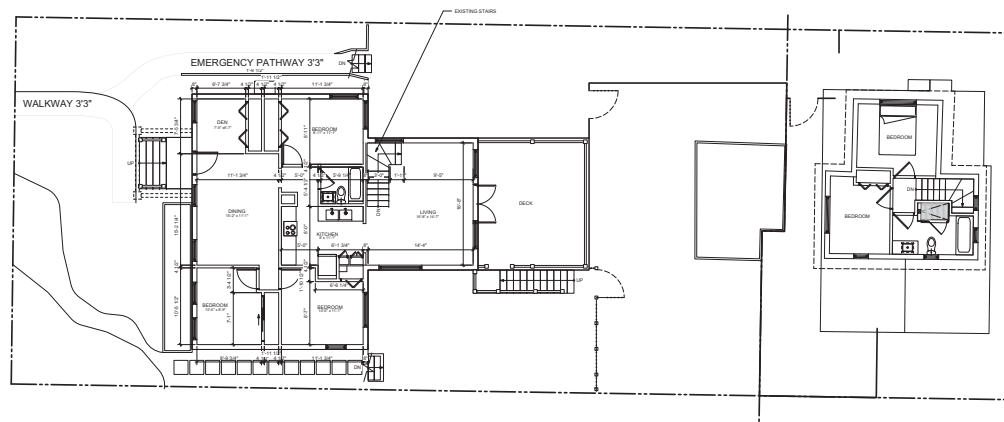
1 LEVEL 1 PLAN  
Scale: 1/8"=1'

NO CHANGES TO PRINCIPAL AND INFILL  
HOUSE FLOOR AREA PROPOSED



LEVEL 1 FLOOR PLAN		SCALE
SZUK RESIDENCE		1/8" = 1'-0"
800 EAST 4TH STREET		DATE: MAR 20 2022
SUBMITTAL APPLICATION		BY: [Signature]
REV: [ ]		DATE: [ ]
A1.01		





1 LEVEL 2 PLAN  
Scale: 1/8"=1'

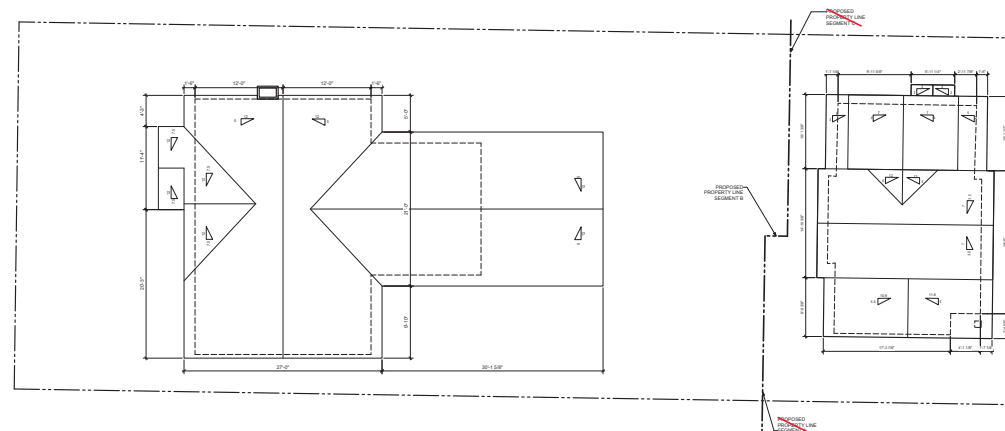
NO CHANGES TO PRINCIPAL AND INFILL  
HOUSE FLOOR AREA PROPOSED



LEVEL 2 FLOOR PLAN		SCALE
SZUK RESIDENCE		1/8" = 1'-0"
600 EAST 4TH STREET		DATE: MAR 20 2022
SUBMITTER APPLICATION		DATE: SH
		<b>A1.02</b>

Stratification process for existing buildings to be determined at a subsequent stage.

A bare land strata subdivision is not anticipated.



**1 ROOF PLAN**  
Scale 1/8"=1'

						SCALE 1/8" = 1'-0"	
<b>ROOF PLAN</b>						DATE <b>MAR 20 2022</b>	
						DR <b>SH</b>	DW
<b>SZUK RESIDENCE</b> 639 EAST 4TH STREET						<b>A1.03</b>	
ISSUED FOR STRATEGIC/CONCEPTUAL ARCHITECTURAL							
REV		REV		REV			

**Amended in Red**  
by  
**City of North Vancouver**  
April 27, 2022

Stratification process for existing buildings to be determined at a subsequent stage.

A bare land strata subdivision is not anticipated.

## GROSS FLOOR AREA CALCULATIONS\*

### Principle House LOT #1 (Liable Areas)

<b>1st Floor</b>	
Part of Bedroom Suite	272.5 sqft
<b>Total L1: 272.5 sqft</b>	
<b>2nd Floor</b>	
Bedroom #1	125.4 sqft
Bedroom #2	122.6 sqft
Bedroom #3	134.0 sqft
Dining Area	197.0 sqft
Den	76.9 sqft
Kitchen	138.2 sqft
Living Room	278.6 sqft
Washroom	33.0 sqft
<b>Total L2: 1,105.7 sqft</b>	

### Infill House LOT #2 (Liable Areas)

<b>1st Floor</b>	
Kitchen Area	162.2 sqft
Living Area	423.0 sqft
Washroom	34.8 sqft
<b>Total L1: 619.0 sqft</b>	
<b>2nd Floor</b>	
Bedroom #1	109.4 sqft
Bedroom #2	122.8 sqft
Washroom	81.0 sqft
Lobby	58.8 sqft
<b>Total L2: 372.0 sqft</b>	

### Principle House LOT #1 (Exemptions Areas)

<b>1st Floor (Basement Area - Zoning bylaw 1996 No.6700)</b>	
Accessory Bedroom	140.5 sqft
Accessory Living Room	221.1 sqft
Accessory Washroom	66.2 sqft
Accessory Kitchen Area	130.0 sqft
<b>Total ACCESSORY SUITE: 557.8 sqft</b>	
Mechanical Room	271.3 sqft
Lobby	106.4 sqft
Washroom	95.0 sqft
Part of Bedroom Suite	75.3 sqft
<b>Total L1 EXEMPTION AREAS (including Accessory suite): 1105.8 sqft</b>	

### 2nd Floor Deck

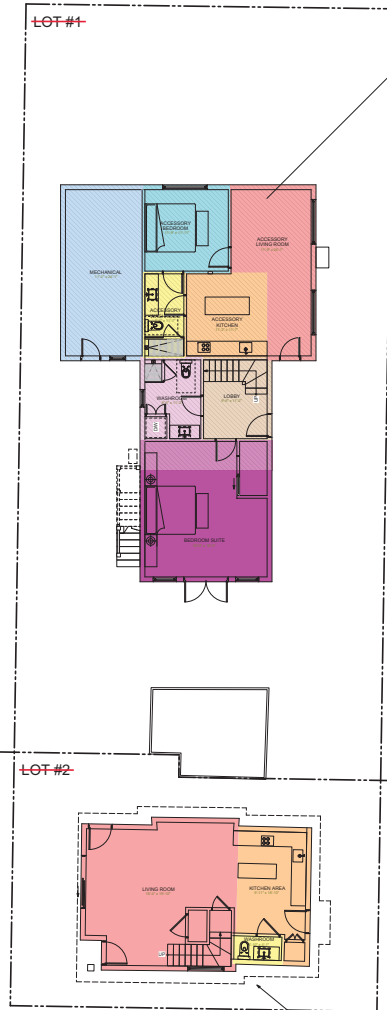
	272.5 sqft
<b>Total L2 EXEMPTION AREAS: 272.5 sqft</b>	
<b>Total EXEMPTION AREAS: 1,378.3 sqft</b>	

GROSS FLOOR AREA	PERMITTED sqft	PRINCIPLE HOUSE sqft	INFILL HOUSE sqft	INFILL HOUSE sqft
LEVEL 1	-	272.5	620.0	557.8
LEVEL 2	-	1105.7	372.0	-
<b>TOTAL GROSS FLOOR AREA</b>	<b>6838 x 0.35 + 1000 = 3393.3</b>	<b>1378.2</b>	<b>992.0</b>	<b>557.8</b>
		<b>2370.2</b>		

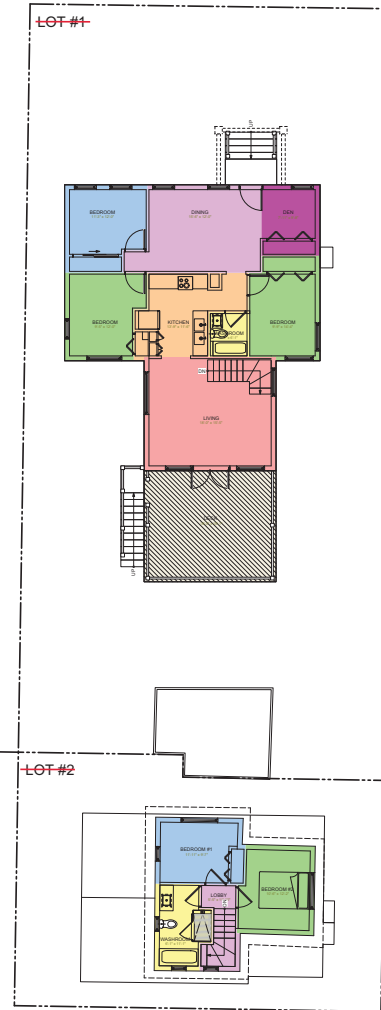
\*Calculations includes internal walls.

**NO CHANGES TO PRINCIPAL AND INFILL HOUSE FLOOR AREA PROPOSED**

GROSS FLOOR AREA CALCULATIONS		SCALE: 1/8"=1'-0"
SZUK RESIDENCE		DATE: MAR 20 2022
880 EAST 4TH STREET		WWW
REVISION	DATE	<b>A1.04</b>
STRATIFICATION APPLICATION	DATE	



1 LOT 1 LEVEL 1 and LOT 2 LEVEL 1  
Scale: 1/8"=1'-0"



1 LOT 1 LEVEL 2 AND LOT 2 LEVEL 2  
Scale: 1/8"=1'-0"



**Amended in Red**  
by  
**City of North Vancouver**  
April 27, 2022

Stratification process for existing buildings to be determined at a subsequent stage.

A bare land strata subdivision is not anticipated.



1 View from E 4th Street



1 View from Backlane

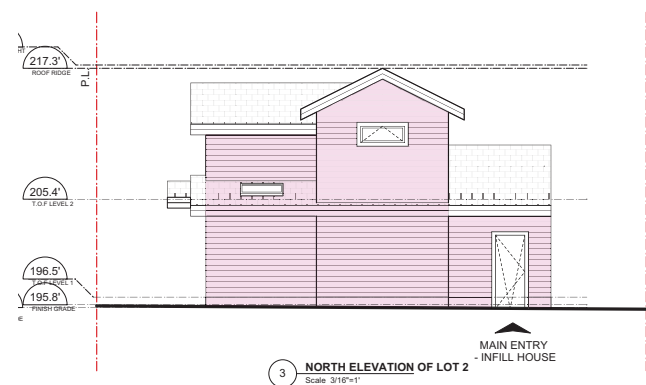
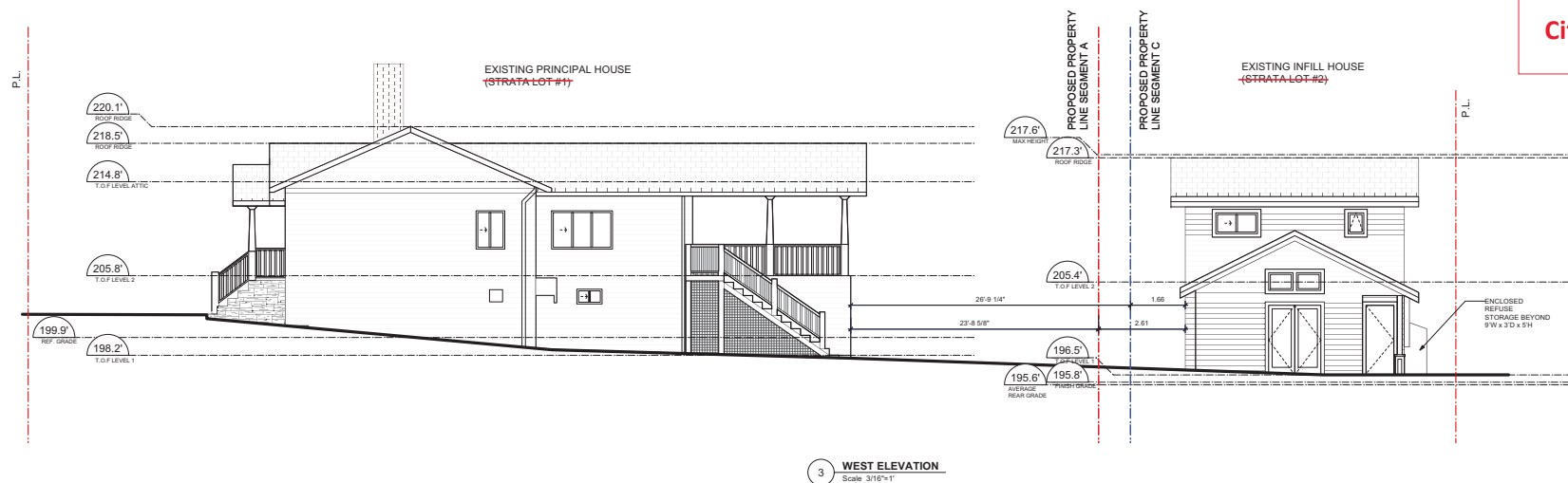
**NO CHANGES TO PRINCIPAL AND INFILL HOUSE FLOOR AREA PROPOSED**

COLOURED ELEVATIONS		SCALE 3/16" = 1'-0"	
		DATE MAR 20 2022	
		BY WW	DN
SZUK RESIDENCE 630 EAST 4TH STREET		A2.01	
ISSUED FOR STRATIFICATION APPLICATION	REV	REV	REV

**Amended in Red**  
by  
**City of North Vancouver**  
April 27, 2022

Stratification process for existing buildings to be determined at a subsequent stage.

A bare land strata subdivision is not anticipated.



ELEVATION	BUILDING	SOLID WALLS (m²)	UNPROTECTED OPENINGS (m²)	TOTAL AREA (m²)	LIMITED DISTANCE* (m)	Maximum Aggregate Area of Unprotected Openings, % of Exposed Building Face Area		
						Ratio (L/H)	Allowed (%)	Proposed (%)
South	Principal	36.66	19.04	55.7	Segment A: 7.230	less than 3:1	62.0%	34%
					Segment C: 8.16		81.0%	
North	Coach	39.88	3.51	43.39	Segment A: 2.61	less than 3:1	10.0%	8%
					Segment C: 1.66		8.0%	

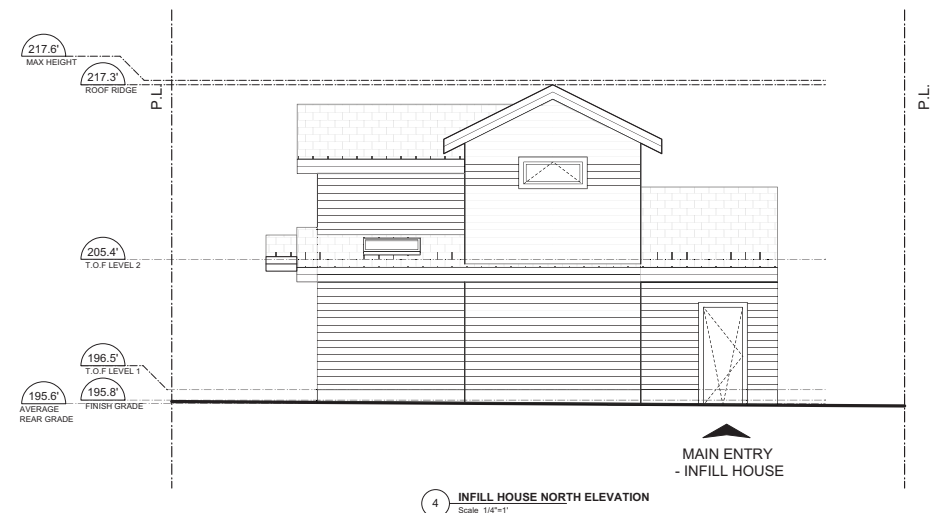
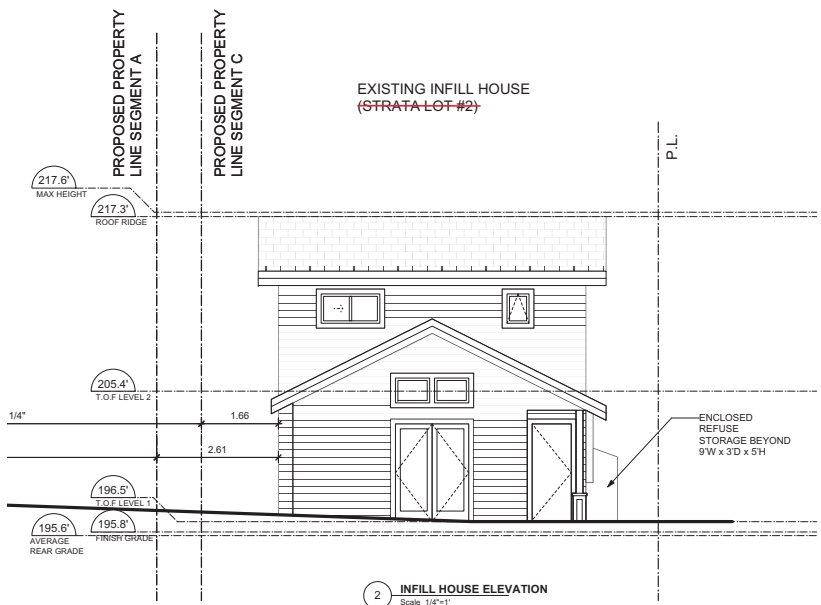
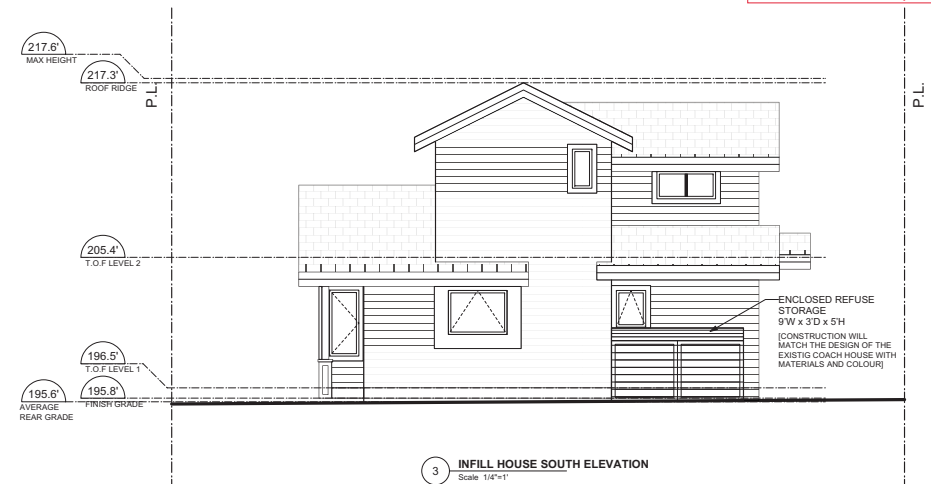
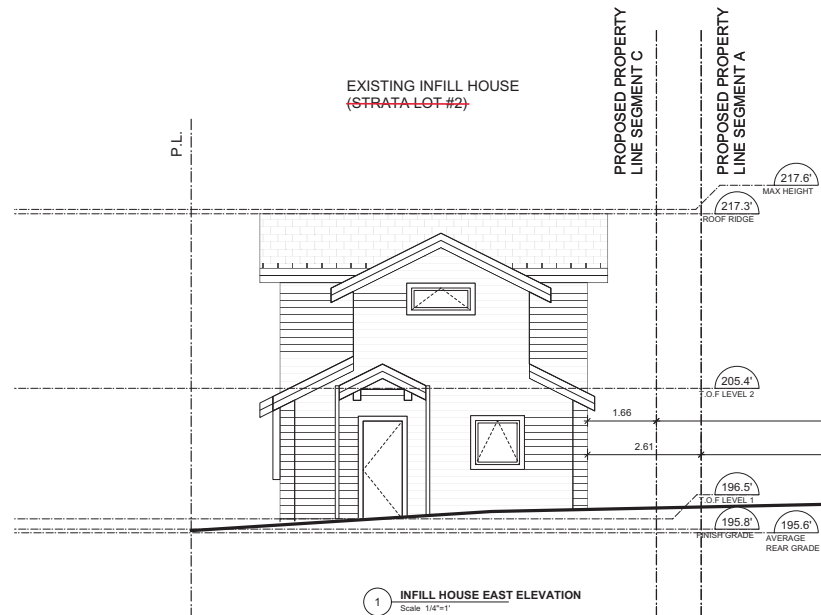
\*Refer to the sheet A0.01 Site Plan for the location of Proposed Property Line Segment A and C

**NO CHANGES TO PRINCIPAL AND INFILL HOUSE FLOOR AREA PROPOSED**

LIMITING DISTANCE CALCULATIONS				Scale: 3/16" = 1'-0"
SZUK RESIDENCE				DATE: MAR 20 2022
SUB-DIVISION APPLICATION				BY: [Signature]
A2.02				

Amended in Red  
by  
City of North Vancouver  
April 27, 2022

Stratification process for existing  
buildings to be determined at a  
subsequent stage.  
  
A bare land strata subdivision is  
not anticipated.

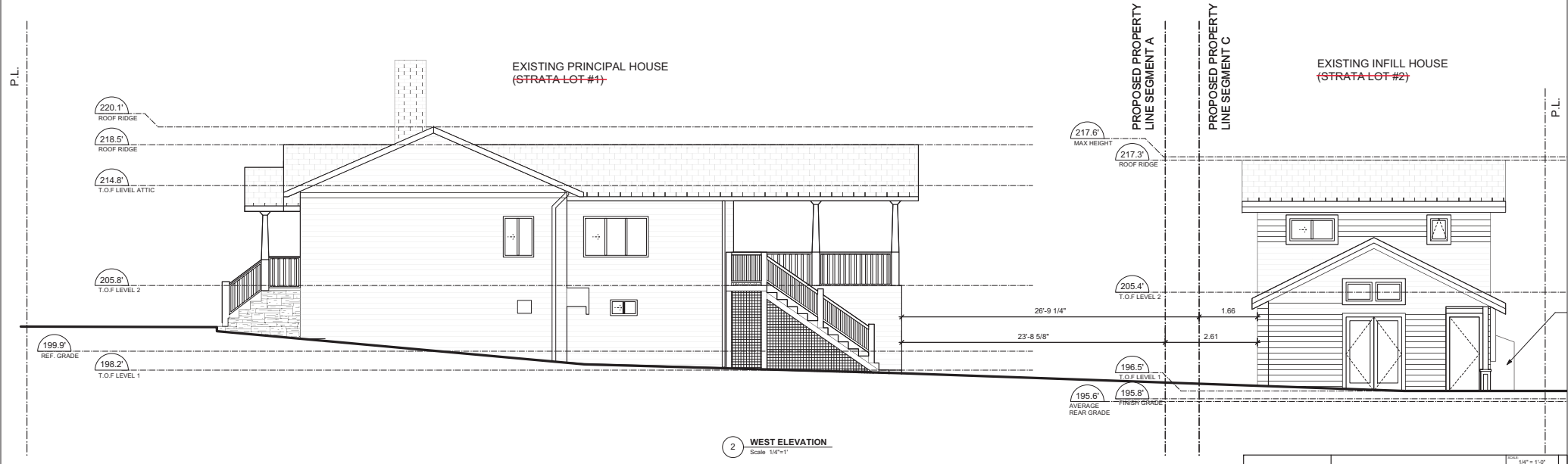
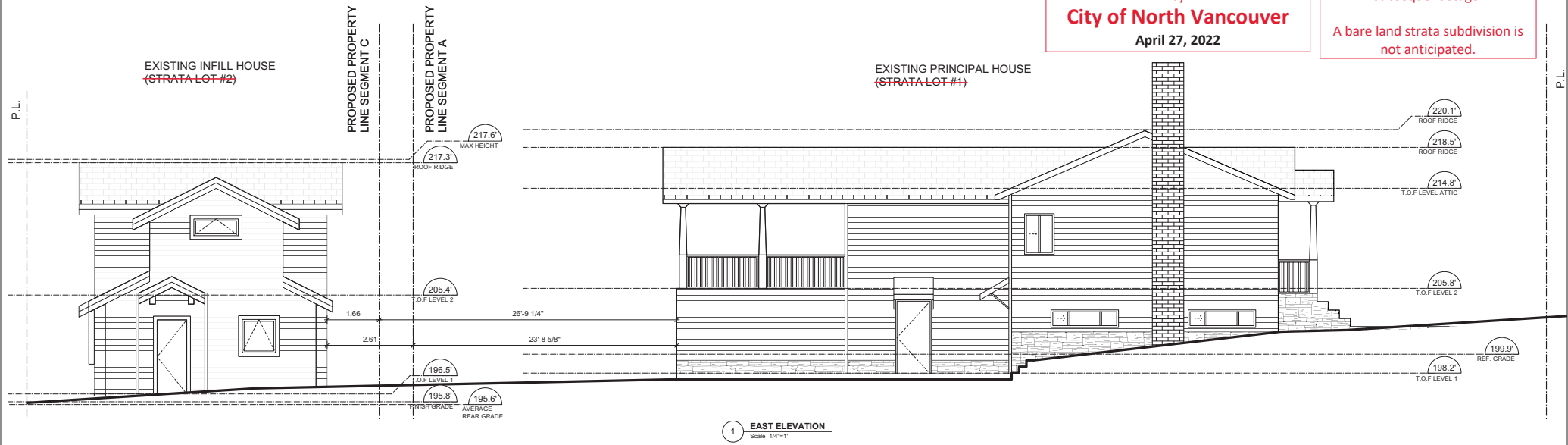


ELEVATION - INFILL HOUSE				SCALE: 1/4" = 1'-0"
PROJECT SZUK RESIDENCE 830 EAST 4TH STREET	DATE MAY 20 2022	BY S	CHK S	A2.03
REVISION STRATIFICATION APPLICATION	REV		DATE	

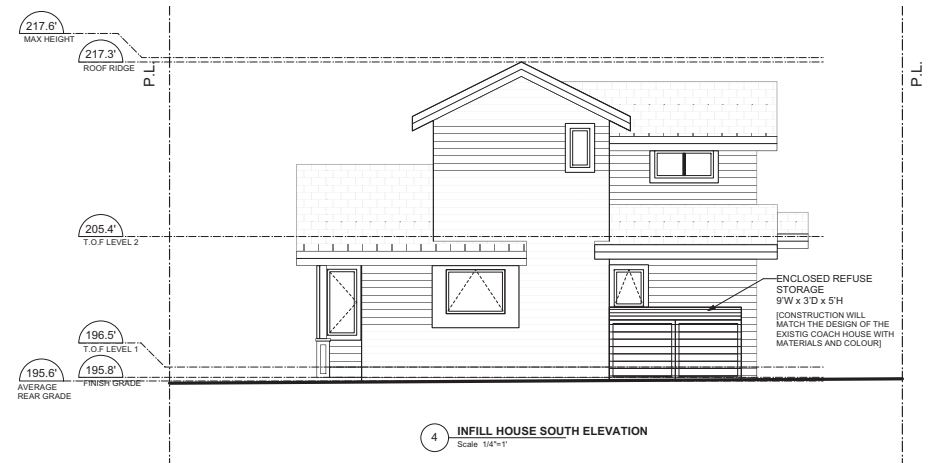
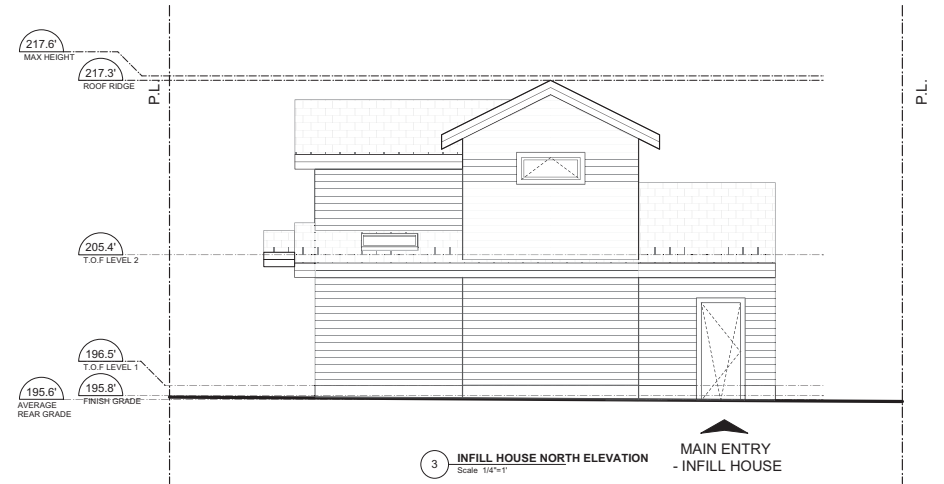
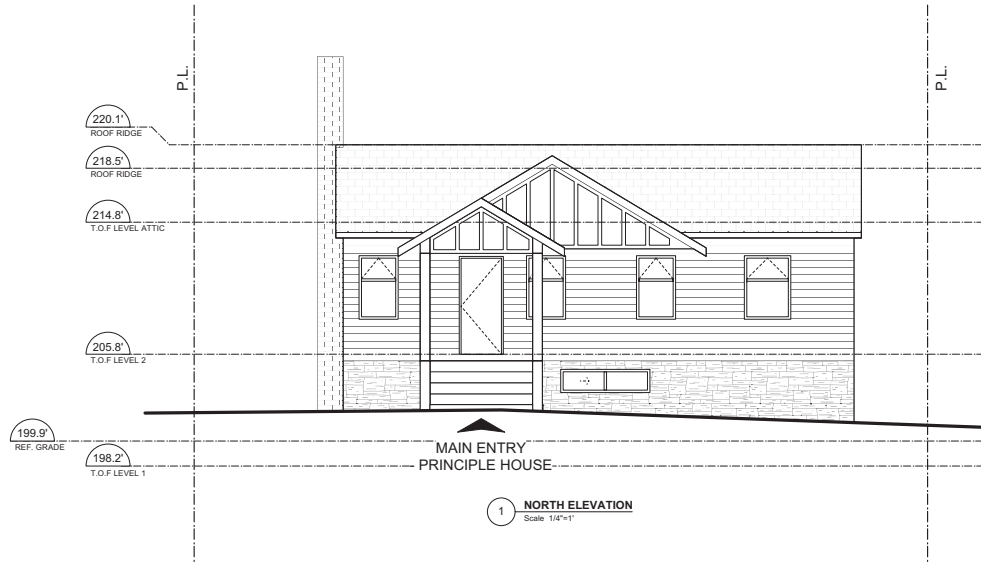


**Amended in Red**  
by  
**City of North Vancouver**  
April 27, 2022

Stratification process for existing buildings to be determined at a subsequent stage.  
  
A bare land strata subdivision is not anticipated.



ELEVATION - INTERIORS				SCALE: 1/4" = 1'
SZUK RESIDENCE				DATE: MAR 20 2022
830 EAST 4TH STREET				BY: SH
REVISION	DATE	BY	APP	<b>A2.04</b>
STRATIFICATION APPLICATION				



ELEVATION - EXTERIORS				SCALE 1/4" = 1'-0"
SZUK RESIDENCE				DATE MAY 20 2022
SUBMITTAL APPLICATION				DATE
A2.05				

# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8917

### 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. 8917**” (Krzysztof Szuk / Shenpai Ha, 639 East 4<sup>th</sup> Street, CD-751).
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-751 (Comprehensive Development 751 Zone):

Lots	Block	D.L.	Plan	
8	23	273	1063	from RT-1

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

- A. Adding the following section to Section 1100, thereof, after the designation “CD-750 Comprehensive Development 750 Zone”:

“CD-751 Comprehensive Development 751 Zone”

- B. Adding the following to Section 1101, thereof, after the “CD-750 Comprehensive Development 750 Zone”:

“CD-751 Comprehensive Development 751 Zone”

In the CD-751 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

- (1) Two Principal Buildings shall be permitted on one Lot;
- (2) Gross Floor Area:
  - (a) Shall not exceed 0.5 times the Lot Area;
  - (b) Recycling and garbage storage for private use and held in private ownership may be excluded from Gross Floor Area (one-Unit and Two-Unit Residential);
- (3) Two Primary Dwelling Units shall be permitted on the Lot;
- (4) One Accessory Dwelling Unit is permitted on the Lot, and shall comply with Section 507 (14), except that:

- (a) Section 507(e) shall be waived;
- (5) Principal Buildings shall be sited as in the RT-1 zone, except that:
  - (a) The Principal Buildings shall be sited not less than 1.8 metres (6 feet) from the rear lot line (northern boundary);
- (6) Accessory building siting, as per Section 514 (4) shall be waived for the garbage and recycling storage area adjacent to the southern laneway;
- (7) Accessory buildings shall be sited per Section 514 (5), except that:
  - (a) the Accessory buildings shall not be sited less than 0.9m (3 feet) from the Rear Lot Line;
- (8) The regulations of Part 9: Parking and Access regulations shall apply, except that:
  - (a) Section 906(3)(b), Parking Space setback from Lot Lines, shall be waived;
  - (b) A minimum of two car parking spaces shall be provided.

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