AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, JUNE 13, 2022** AT **6:00 PM**

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

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, June 13, 2022

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, May 30, 2022

PROCLAMATION

World Elder Abuse Prevention Day – June 15, 2022

PUBLIC INPUT PERIOD

CONSENT AGENDA

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

BYLAWS – ADOPTION

*3. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8903" (Polygon 229 Development Ltd. / Yamamoto Architecture, 1712 Lonsdale Avenue, CD-749), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23rd Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165)

*4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917" (Krzysztof Szuk / Shenpai Ha, 639 East 4th Street, CD-751)

CORRESPONDENCE

*5. Board in Brief, Metro Vancouver Regional District, May 27, 2022

PUBLIC HEARING / PUBLIC MEETING – 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, 231 East 15th Street, and 1337 St. Andrews Avenue

BYLAW – THIRD READING

6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8930"
(Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551)

MOTION

7. Development Variance Permit No. PLN2021-00016 (231 East 15th Street and 1337 St. Andrews Avenue)

BYLAWS – FIRST, SECOND AND THIRD READINGS

8. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8929"
(Bill Curtis / Kuntjoro Architect Inc., 407 West 16th Street, CD-754)

Application considered by Council on May 16, 2022; notice published on June 1 and June 8, 2022.

No Public Hearing held.

9. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8928"
(Update to Development Permit Guidelines to harmonize language with "Tree Bylaw, 2022, No. 8888")

Application considered by Council on May 16, 2022; notice published on June 1 and June 8, 2022.

No Public Hearing held.

PRESENTATION

Report to Our Community – Chair, Library Board, and Chief Librarian

Information Report, June 1, 2022 – "City Library 2021 Report to Our Community"

PRESENTATION

Draft Climate and Environment Strategy – Deputy Director, Planning and Development, and Planner 2, Environmental Sustainability

REPORTS

10. Draft Climate and Environment Strategy

11. Termination of Land Use Contracts

12. Stratification Application for 837 West 3rd Street and 160 Donaghy Avenue

13. Rezoning Application: 646 East 4th Street (Mehrdad Rahbar / Vernacular Development Corp.)

14. Zoning Bylaw Amendment for 800 Marine Drive (Cascadia Green Development)

15. Rezoning Application: 124 West 20th Street (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects)

BYLAWS – FIRST AND SECOND READINGS

16. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898" (124 20th Street Holdings Ltd. Inc. No. 1081725 / RHA Architects, 124 West 20th Street, CD-746)

17. "Housing Agreement Bylaw, 2022, No. 8899" (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746, Rental Housing Commitments)

REPORT

18. Security Alarm Systems Bylaw

BYLAWS – FIRST, SECOND AND THIRD READINGS

19. "Security Alarm Systems Bylaw, 2022, No. 8931"

20. "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933" (Security Alarm Systems)

    Information Report, May 31, 2022 – "North Vancouver RCMP Security System Alarm Review"

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, June 13, 2022

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, May 30, 2022

PROCLAMATION

World Elder Abuse Prevention Day – June 15, 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, 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 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

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

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAWS – ADOPTION

*3. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8903" (Polygon 229 Development Ltd. / Yamamoto Architecture, 1712 Lonsdale Avenue, CD-749), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23rd Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8903" (Polygon 229 Development Ltd. / Yamamoto Architecture, 1712 Lonsdale Avenue, CD-749), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23rd Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

*4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917" (Krzysztof Szuk / Shenpai Ha, 639 East 4th Street, CD-751)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917" (Krzysztof Szuk / Shenpai Ha, 639 East 4th Street, CD-751) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CORRESPONDENCE

*5. Board in Brief, Metro Vancouver Regional District, May 27, 2022 – File: 01-0400-60-0006/2022

Re: Metro Vancouver – Board in Brief

RECOMMENDATION:

THAT the correspondence from Metro Vancouver, dated May 27, 2022, regarding the "Metro Vancouver – Board in Brief", be received and filed.

END OF CONSENT AGENDA

PUBLIC HEARING / PUBLIC MEETING – 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, 231 East 15th Street, and 1337 St. Andrews Avenue – 6:00 pm

"Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8930" (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551) and the DVP No. PLN2021-00016 would support a variance for the Acute Care Facility at Lions Gate Hospital related to site coverage and bicycle parking requirements and an associated zoning amendment to permit vehicle parking off-site.

Bylaw No. 8930 and DVP No. PLN2021-00016 to be considered under Items 6 and 7.

AGENDA

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

BYLAW – THIRD READING

6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8930" (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8930" (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551) be given third reading.

MOTION

7. Development Variance Permit No. PLN2021-00016 (231 East 15th Street and 1337 St. Andrews Avenue) – File: 08-3400-20-0061/1

RECOMMENDATION:

THAT Development Variance Permit No. PLN2021-00016 (231 East 15th Street and 1337 St. Andrews Avenue) be issued to Vancouver Coastal Health Authority, in accordance with Section 490 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign Development Variance Permit No. PLN2021-00016, following adoption of "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8930" (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551).

BYLAWS – FIRST, SECOND AND THIRD READINGS

8. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8929"
(Bill Curtis / Kuntjoro Architect Inc., 407 West 16th Street, CD-754)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8929" (Bill Curtis / Kuntjoro Architect Inc., 407 West 16th Street, CD-754) be given first, second and third readings.

Application considered by Council on May 16, 2022; notice published on June 1 and June 8, 2022.

No Public Hearing held.

9. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8928"
(Update to Development Permit Guidelines to harmonize language with "Tree Bylaw, 2022, No. 8888")

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8928" (Update to Development Permit Guidelines to harmonize language with "Tree Bylaw, 2022, No. 8888") be given first, second and third readings.

Application considered by Council on May 16, 2022; notice published on June 1 and June 8, 2022.

No Public Hearing held.

PRESENTATION

Report to Our Community – Chair, Library Board, and Chief Librarian

Information Report, June 1, 2022 – "City Library 2021 Report to Our Community"

PRESENTATION

Draft Climate and Environment Strategy – Deputy Director, Planning and Development, and Planner 2, Environmental Sustainability

Item 10 refers.

REPORTS

10. Draft Climate and Environment Strategy – File: 11-5280-20-0008/1

    Report: Planner 2, June 1, 2022

    RECOMMENDATION:

    PURSUANT to the report of the Planner 2, dated June 1, 2022, entitled "Draft Climate and Environment Strategy":

    THAT staff be directed to use the Draft Climate and Environment Strategy as the basis for community and stakeholder consultation;

    THAT staff be directed to consider feedback from Council and the public to refine the Draft Climate and Environment Strategy;

    THAT, having fulfilled the objectives outlined in the Terms of Reference, the Climate and Environment Task Force be concluded;

    AND THAT the members of the Climate and Environment Task Force be thanked for their significant contributions.

11. Termination of Land Use Contracts – File: 06-2210-10-0004/1

    Report: Planner 2, June 1, 2022

    RECOMMENDATION:

    PURSUANT to the report of the Planner 2, dated June 1, 2022, entitled "Termination of Land Use Contracts":

    THAT staff be directed to bring forward a zoning amendment bylaw to rezone the lands identified in Table 1 of this report to existing zones that are most similar to the provisions of the respective Land Use Contracts.

REPORTS – Continued

12. Stratification Application for 837 West 3rd Street and 160 Donaghy Avenue – File: 08-3300-20-0014/1

Report: Planner 1, June 1, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated June 1, 2022, entitled "Stratification Application for 837 West 3rd Street and 160 Donaghy Avenue":

THAT, pursuant to Section 242(3)(a) of the *Strata Property Act*, the proposed strata plan for the conversion of previously occupied industrial and commercial buildings at 837 West 3rd Street and 160 Donaghy Avenue be approved, subject to issuance of the building permit and completion of the work contemplated therein;

AND THAT the Mayor and Corporate Officer be authorized to approve the plan, subject to fulfillment of the conditions of building permit issuance and completion of the work contemplated therein, and sign the necessary documentation to give effect to this motion.

13. Rezoning Application: 646 East 4th Street (Mehrdad Rahbar / Vernacular Development Corp.) – File: 08-3400-20-0069/1

Report: Planner 1, June 1, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated June 1, 2022, entitled "Rezoning Application: 646 East 4th Street (Mehrdad Rahbar / Vernacular Development Corp.)":

THAT the application submitted by Mehrdad Rahbar / Vernacular Development Corp., to rezone the property located at 646 East 4th Street 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;*

AND THAT the community benefits outlined in the report be secured, through agreements at the applicant's expense and to the satisfaction of staff.

REPORTS – Continued

14. Zoning Bylaw Amendment for 800 Marine Drive (Cascadia Green Development) – File: 08-3400-20-0065/1

Report: Planner 2, June 1, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated June 1, 2022, entitled "Zoning Bylaw Amendment for 800 Marine Drive (Cascadia Green Development)":

THAT the application submitted by Cascadia Green Development Company / WA Architects Ltd., to rezone the property located at 800 Marine Drive from Special Commercial (CS-3) Zone to Comprehensive Development (CD-755) Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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

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

15. Rezoning Application: 124 West 20th Street (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects) – File: 08-3400-20-0048/1

Report: Development Planner, June 1, 2022

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated June 1, 2022, entitled "Rezoning Application: 124 West 20th Street (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898" (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746) and "Housing Agreement Bylaw, 2022, No. 8899" (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

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

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

Items 16 and 17 refer.

BYLAWS – FIRST AND SECOND READINGS

16. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898" (124 20th Street Holdings Ltd. Inc. No. 1081725 / RHA Architects, 124 West 20th Street, CD-746)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898" (124 20th Street Holdings Ltd. Inc. No. 1081725 / RHA Architects, 124 West 20th Street, CD-746) be given first and second readings.

17. "Housing Agreement Bylaw, 2022, No. 8899" (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746, Rental Housing Commitments)

RECOMMENDATION:

THAT "Housing Agreement Bylaw, 2022, No. 8899" (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746, Rental Housing Commitments) be given first and second readings.

REPORT

18. Security Alarm Systems Bylaw – File: 14-7400-01-0001/2022

Report: Manager, Police Support Services, RCMP, June 1, 2022

RECOMMENDATION:

PURSUANT to the report of the Manager, Police Support Services, RCMP, dated June 1, 2022, entitled "Security Alarm Systems Bylaw":

THAT the following bylaws be considered:

- "Security Alarm Systems Bylaw, 2022, No. 8931"; and
- "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933".

Items 19 and 20 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

19. "Security Alarm Systems Bylaw, 2022, No. 8931"

RECOMMENDATION:

THAT "Security Alarm Systems Bylaw, 2022, No. 8931" be given first, second and third readings.

20. "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933" (Security Alarm Systems)

RECOMMENDATION:

THAT "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933" (Security Alarm Systems) be given first, second and third readings.

Information Report, May 31, 2022 – "North Vancouver RCMP Security System Alarm Review"

PUBLIC CLARIFICATION PERIOD

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

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING / 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.

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

To speak at a Public Hearing or Public Meeting:

In person at City Hall: On the day of the meeting, a sign-up sheet will be available in the lobby, outside the Council Chamber, from 5:30pm. Enter City Hall through the doors at the southwest corner of the building (off 13th Street) after 5:30pm.

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

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.

Continued…

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 REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 30, 2022**

PRESENT

COUNCIL MEMBERS

Acting Mayor A. Girard
Councillor H. Back
Councillor D. Bell*
Councillor T. Hu*
Councillor J. McIlroy

**participated electronically*

ABSENT

Mayor L. Buchanan
Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
D. Van Heerden, Acting Chief Financial Officer
M. Epp, Director, Planning and Development
J. Draper, Deputy Director, Planning and Development
R. de St. Croix, Manager, Long Range and Community Planning
R. Basi, Manager, Development Planning
M. Menzel, Planner
H. Dang, Planner
K. Magnusson, Acting Director, Engineering, Parks and Environment
M. Bot, Project Manager, Public Realm Infrastructure
L. Orr, Deputy Director, Community and Partner Engagement
G. Schalk, Public Safety Director and Fire Chief

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

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Bell

1. THAT the Regular Agenda of May 30, 2022 be amended by moving Item 5 – "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917" after Item 6 and renumbering the remaining items accordingly;

   AND THAT the Agenda, as amended, be approved.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor McIlroy, seconded by Councillor Bell

2. Regular Council Meeting Minutes, May 16, 2022

CARRIED UNANIMOUSLY

Moved by Councillor McIlroy, seconded by Councillor Bell

3. Special Regular Council Meeting Minutes, May 24, 2022

CARRIED UNANIMOUSLY

PROCLAMATIONS

World Oceans Day – June 8, 2022 – read by Councillor McIlroy

Philippine Declaration of Independence Day – June 12, 2022 – read by Acting Mayor Girard

PUBLIC INPUT PERIOD

Nil.

CONSENT AGENDA

Moved by Councillor Bell, seconded by Councillor Back

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

REPORT

*4. Municipal Finance Authority Loan Documentation – File: 05-1660-01-0001/2022

Report: Chief Financial Officer, May 18, 2022

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Chief Financial Officer, dated May 18, 2022, entitled "Municipal Finance Authority Loan Documentation":

THAT the Chief Financial Officer and Manager, Financial Planning and Analysis, be authorized to execute all loan documentation required to establish ~~a~~ Temporary Borrowing with the Municipal Finance Authority of British Columbia as contemplated in "Temporary Loan Authorization Bylaw, 2022, No. 8904", a bylaw to authorize temporary borrowing for the purpose of the design and construction of a new Harry Jerome Community Recreation Centre.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

PUBLIC HEARING – 2008 Westview Drive

Moved by Councillor McIlroy, seconded by Councillor Back

THAT the meeting recess to the Public Hearing regarding "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8926" (Djamshied Shakirin / Seid Shakirin, 2008 Westview Drive, RS-2).

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 6:05 pm and reconvened at 6:34 pm.

BYLAW – THIRD READING

5. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8926" (Djamshied Shakirin / Seid Shakirin, 2008 Westview Drive, RS-2)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8926" (Djamshied Shakirin / Seid Shakirin, 2008 Westview Drive, RS-2) be given third reading.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917" (Krzysztof Szuk / Shenpai Ha, 639 East 4th Street, CD-751)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917" (Krzysztof Szuk / Shenpai Ha, 639 East 4th Street, CD-751) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917" (Krzysztof Szuk / Shenpai Ha, 639 East 4th Street, CD-751) be given third reading.

CARRIED UNANIMOUSLY

DELEGATION

Representatives, North Shore Young Civic Forum

Re: Understandable and Accessible Local Politics and 4th Street Cycling Route Upgrades

Faiz Jaffer, Hassan Merali, and other representatives of North Shore Young Civic Forum provided a PowerPoint presentation regarding "Understandable and Accessible Local Politics" and "4th Street Cycling Route Upgrades" and responded to questions of Council.

CORRESPONDENCE

7. Rowan Gentleman-Sylvester, North Shore Young Civic Forum, February 4, 2022 – File: 01-0230-01-0001/2022

   Re: Understandable and Accessible Local Politics and 4th Street Cycling Route Upgrades

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the correspondence from Rowan Gentleman-Sylvester, North Shore Young Civic Forum, dated February 4, 2022, regarding the "CityHive", be received with thanks.

CARRIED UNANIMOUSLY

REPORTS

8. Multicultural Community Festival Task Force Terms of Reference – File: 10-4870-01-0001/2022

   Report: Deputy Director, Community and Partner Engagement, May 18, 2022

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Deputy Director, Community and Partner Engagement, dated May 18, 2022, entitled "Multicultural Community Festival Task Force Terms of Reference":

THAT the Multicultural Community Festival Task Force Terms of Reference be approved;

THAT Councillor Girard and Councillor Hu be appointed to the Task Force;

THAT $15,000 from the Operating Budget for Council Grants be allocated to support the work of the Multicultural Community Festival Task Force;

THAT $7,500 from the Equity and Diversity project COVID Recovery Funding be re-allocated to support the work of the Multicultural Community Festival Task Force;

AND THAT a copy of this resolution be sent to the member organizations identified in the Terms of Reference.

CARRIED UNANIMOUSLY

REPORTS – Continued

9. Marine-Main Corridor – Eastbound Transit Lane Extension from Queensbury to Gladstone Avenue – File: 11-5330-20-0064/1

Report: Transportation Engineer, May 18, 2022

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Transportation Engineer, dated May 18, 2022, entitled "Marine-Main Corridor – Eastbound Transit Lane Extension from Queensbury to Gladstone Avenue":

THAT staff be directed to proceed with the detailed design of the Marine-Main Corridor – Eastbound Transit Lane Extension from Queensbury to Gladstone Avenue Project, to reduce transit travel time and variability along East 3rd Street and Cotton Road between Queensbury Avenue and Gladstone Avenue;

THAT the Director, Engineering, Parks and Environment, be authorized to sign the TransLink Funding Agreement and any other necessary documentation for the project;

AND THAT staff be directed to return to Council to provide an update on the design, prior to commencement of construction.

CARRIED UNANIMOUSLY

10. Esplanade Complete Street – Temporary Funding Reallocation – File: 16-8350-20-0034/1

Report: Project Manager, Public Realm Infrastructure, May 18, 2022

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Project Manager, Public Realm Infrastructure, dated May 18, 2022, entitled "Esplanade Complete Street – Temporary Funding Reallocation":

THAT $454,000 be temporarily reallocated from the Priority Mobility Network Strategy Implementation Project (#53255) to the Esplanade Complete Streets Project (#53257) for the purpose of temporarily funding the Phase II works;

AND THAT the reallocated funding value be returned to the Priority Mobility Network Strategy Implementation Project (#53255) upon receipt of the off-site funding repayment or external funding, whichever is available first.

CARRIED UNANIMOUSLY

REPORTS – Continued

11. Metro Vancouver Regional Growth Strategy (Metro 2050): Acceptance by Affected Local Governments – File: 13-6500-20-0001/1

Report: Manager, Long Range and Community Planning, May 18, 2022

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Manager, Long Range and Community Planning, dated May 18, 2022, entitled "Metro Vancouver Regional Growth Strategy (Metro 2050): Acceptance by Affected Local Governments":

THAT the proposed Metro Vancouver Regional Growth Strategy (Metro 2050) *(Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022)* be endorsed, pursuant to Section 436 of the *Local Government Act*;

AND THAT staff be directed to forward a copy of this resolution to Metro Vancouver for information.

CARRIED UNANIMOUSLY

12. Rezoning Application: 1357 Jones Avenue (Mehrdad Rahbar / Vernacular Studio Inc.) – File: 08-3400-20-0056/1

Report: Planner 1, May 18, 2022

Moved by Councillor McIlroy, seconded by Councillor Hu

PURSUANT to the report of the Planner 1, dated May 18, 2022, entitled "Rezoning Application: 1357 Jones Avenue (Mehrdad Rahbar / Vernacular Studio Inc.)":

THAT the application submitted by Mehrdad Rahbar / Vernacular Studio Inc. to rezone the property located at 1357 Jones Avenue 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 Development Variance Permit No. PLN2021-00005 (Mehrdad Rahbar / Vernacular Studio Inc., 1357 Jones Avenue) be considered for issuance under Section 498 of the *Local Government Act* and the Public Meeting be waived;

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.

CARRIED UNANIMOUSLY

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES / REPORTS

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Back, seconded by Councillor McIlroy

> THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(g) [potential litigation] and 90(1)(i) [legal advice].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 7:52 pm and reconvened at 8:08 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

13. Legal Matter – File: 09-3900-01-0001/2022

Report: Fire Chief and Public Safety Director, May 25, 2022

Moved by Councillor McIlroy, seconded by Councillor Back

> PURSUANT to the report of the Fire Chief and Public Safety Director, dated May 25, 2022, regarding a legal matter:
>
> THAT the action taken by the Committee of the Whole (Closed Session) be ratified;
>
> AND THAT the wording of the recommendation and the report of the Fire Chief and Public Safety Director, dated May 25, 2022, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Bell, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:09 pm.

"Certified Correct by the Corporate Officer"

_____

CORPORATE OFFICER

Office of the Mayor

CITY OF NORTH VANCOUVER

BRITISH COLUMBIA

Proclamation

WORLD ELDER ABUSE PREVENTION DAY

Whereas seniors are valued members of society and it is our collective responsibility to ensure they are able to live safely in a community that cares about them;

Whereas elder abuse can be physical, emotional, and financial, and is not limited by race, gender, culture or circumstance; and

Whereas enabling good mental and physical health and combating abuse of older adults by enabling them to live independent and active lives as leaders, mentors, and volunteers will improve the quality of life for everyone in our community;

Now Therefore I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **June 15, 2022** as **World Elder Abuse Prevention Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, June 13, 2022

Linda C. Buchanan

Mayor Linda Buchanan

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8903

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. 8903" (Polygon 229 Development Ltd. / Yamamoto Architecture, 1712 Lonsdale Avenue, CD-749), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23rd 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-749 (Comprehensive Development 749 Zone):

Lots	**Block**	**D.L.**	**Plan**	
A-8	18	549	5042	from CD-264

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-748 Comprehensive Development 748 Zone":

      "CD-749 Comprehensive Development 749 Zone"

   B. Adding the following to Section 1101, thereof, after the "CD-748 Comprehensive Development 748 Zone":

      "CD-749 Comprehensive Development 749 Zone"

      In the CD-749 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

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

         (a) commercial units;
         (b) Retail Service Group 1A Use;
         (c) Retail Service Group 1 Use, except these uses are permitted only at the second storey or higher;
         (d) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
         (e) Apartment Residential Use;
         (f) Accessory Home Occupation Use, subject to Section 507(6);
         (g) Accessory Home Office Use, subject to Section 507(6);
         (h) Child Care Use, subject to Section 607(9);
         (i) Accessory Off-Street Loading Use;

(j) Accessory Off-Street Parking Use;
(k) Off-Site Parking Use.

(2) Gross Floor Area

(a) The maximum Gross Floor Area is 2.3 FSR;
(b) Not withstanding (2)(a) the Gross Floor Area may be increased as follows:

BASE DENSITY			
	FLOOR SPACE RATIO (FSR)	**GROSS FLOOR AREA (GFA)**	**POLICY REFERENCE**
Base Density	2.3	5,429.83 sq. m. (58,446.22 sq. ft.)	As per OCP Schedule 'A'

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSTIY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Community Benefit Cash Contribution	Community Benefit Cash Contribution	Maximum 1,180.4 sq. m. (12,705.7 sq. ft.) / 0.5 FSR	As per OCP Policy Section 2.2.1

DENSITY TRANSFER			
DONOR SITE	**DESCRIPTION**	**TRANSFERRED GROSS FLOOR AREA**	**POLICY REFERENCE**
Transferred from Harry Jerome Lands (at 2300 Lonsdale Avenue and 116 East 23rd Street, Comprehensive Development Zone 165)	Residual density that is not to be utilized on donor site	523.2 sq. m. (5,632 sq. ft.) / 0.23 FSR	As per OCP Policy Section 2.3

Such that the total effective on-site Gross Floor Area is not to exceed 3.03 FSR, except that:

The density transfer of 523.2 sq.m (5,632 sq.ft.) shall be used for non-residential purposes only;

(3) A minimum of 8 units shall have 3 bedrooms;

(4) Building Height:

(a) The Principal Building shall not exceed a Building Height of 25 metres (82 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 611(5) Siting shall be waived and replaced with the following siting requirements:

(a) The Principal Building shall be sited not less than:

(i) 3.3 meters (10.9 feet) from the lane (Rear Lot Line) 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) Section 1001(1)(b) is varied, to allow one Loading Space to have dimensions not less than 3 metres in width, and 7.5m in length.

C. Adding the following to Section 1101, CD-165, Schedule 141, specifically to the 'Record of Density Transfer' component of the table:

RECORD OF DENSITY TRANSFER			
Recipient Sites Approved Through Density Transfers	**Transferred Gross Floor Area**	**Zoning Amendment Bylaw #**	**Remaining Residual Density on Site (Donor Site)**
1712 Lonsdale Avenue	523.2 sq.m.	8903 (CD-749)	49,102.8 sq.m.

READ a first time on the 17th day of January, 2022.

READ a second time on the 17th day of January, 2022.

SECOND READING RESCINDED on the 7th day of February, 2022.

READ a second time, as amended, on the 7th day of February, 2022.

READ a third time on the 7th day of February, 2022.

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

MAYOR

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 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 4th 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 30th day of May, 2022.

READ a second time on the 30th day of May, 2022.

READ a third time on the 30th day of May, 2022.

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

MAYOR

CORPORATE OFFICER

For Metro Vancouver meetings on Friday, May 27, 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@metrovancouver.org.

Metro Vancouver Regional District

E1.1 Overview of the Declaration on the Rights of Indigenous Peoples Act Action Plan, 2022–2027 **RECEIVED**

This report summarizes the *Declaration on the Rights of Indigenous Peoples Act Action Plan, 2022–2027*, which was released by the Province on March 30, 2022. In addition to providing background on the *Declaration Act* and related *Action Plan*, this report highlights actions relevant to local governments, and discusses both implications for and ongoing items already addressed by Metro Vancouver. The *Action Plan* will affect local governments, including advancing First Nations' participation in regional district boards, increasing support for urban Indigenous organizations, and reviewing the naming of municipalities and regional districts. The Province will produce annual reports on progress made to implement the *Action Plan*. In the meantime, the next steps for Metro Vancouver will be to disseminate this report to internal departments, and to educate and speak with staff about various actions in the *Action Plan* and their applicability to the work of the regional district.

The Board received the report for information.

E1.2 External Agency Status Report for the Katzie Treaty Negotiation Table **RECEIVED**

This report provides an overview of the Katzie treaty table negotiation efforts over the past six months including: background on Katzie First Nation, information on the First Nation's Statement of Intent area, the status of negotiations, and the roles and responsibilities of the local government representative sitting at the treaty table.

The Board received the report for information.

E2.1 2021 Statement of Financial Information **APPROVED**

The Financial Information Act is provincial legislation that requires local governments to annually submit to the Board for approval the *Statement of Financial Information Report* (SOFI). The SOFI consists of a series of statements and schedules, three of which are an integral part of the 2021 annual audited financial statements which were approved by the Board on April 29, 2022. These schedules include payments of remuneration and expenses for elected officials and employees, and payments to suppliers for goods and services.

The remuneration for elected officials in 2021 was $1.4 million, 9.9 per cent lower than the prior year, as the prior year included retroactive adjustments to remuneration calculated from January 2019.

Reviewed by:

CAO

Total remuneration for employees in 2021 was $185.5 million, 11.1 per cent higher than 2020, largely a result of general labour adjustments from collective agreement settlements, including two years of retroactive pay calculated from January 2020.

The Board approved the *Statement of Financial Information* for the year ended December 31, 2021 as presented.

E2.2 Electronic Meeting Participation Policy **APPROVED**

An updated Board policy was presented to formalize the procedures that have taken place over the course of the past two years. It establishes procedures for the administration of, and participation at, electronic Board and committee meetings, addressing attendance and quorum; remote location requirements; how to obtain the floor; voting; confidentiality and unauthorized access; conflict of interest; and technology issues.

The Board approved the *Electronic Meeting Participation Policy* as presented and rescinded the *Electronic Meetings and Participation by Members Guideline*.

E2.3 External Organization Appointment Policy **APPROVED**

At its May 12, 2022 meeting, the Finance Committee considered a draft policy setting out the process for Board appointments to external organizations. It outlines the two types of organizations to which Metro Vancouver appoints, nomination methods to do so, and requirements for eligibility, term limits, equity, reporting, and privacy. It confirms the Board makes appointment decisions, and lays out the process to follow.

E2.4 Sponsorship Policy Amendments **APPROVED**

A report presented to the April 29, 2022 Board meeting directed staff to bring forward proposed amendments to the *Sponsorship Policy* in response to Invest Vancouver's unique role as an economic development leadership service. The proposed amendments would exempt Invest Vancouver from the application and review procedure for sponsorships with a total value of more than $1,500 and sponsorships with a total value of $1,500 or less, provided that Invest Vancouver partnership and collaboration efforts fall within the Invest Vancouver budget, as approved by the Metro Vancouver Board during the annual budget process.

The Board approved the revised *Sponsorship Policy*, as presented.

E2.5 Award of Contract Resulting from Request for Proposal (RFP) No. 21-266: Supply and Delivery of Light and Medium Duty Vehicles **APPROVED**

The Board approved award of a five-year contract in the estimated amount of $6,500,000 (exclusive of taxes) to Metro Motors Ltd. resulting from RFP No. 21-266: *Supply and Delivery of Light and Medium Duty Vehicles*, subject to final review by the Chief Administrative Officer.

E3.1 Initial Engagement to Develop an Approach for Managing Greenhouse Gas Emissions from Large Buildings in Metro Vancouver **APPROVED**

Buildings emit one-quarter of regional GHG emissions, primarily through burning natural gas for space and water heating. The *Clean Air Plan* and *Climate 2050 Buildings Roadmap*, both approved by the Board in 2021, call for "greenhouse gas performance requirements for existing large buildings" as a pivotal action measure to achieve regional climate targets, which would also reduce health-harming air emissions. Such requirements would address a current policy gap related to emissions from existing large buildings and complement provincial and local government action. Given the longevity of building stock in the region and the need for transparency to best allow building owners to plan for emission reductions and improvements, it is recognized that comprehensive research and engagement will be critical for successful program design and implementation. Accordingly, staff believe early signaling of long-term future emission limits for GHG and other air emissions to building owners will allow them to plan for necessary changes, and to work with Metro Vancouver staff to design optimum approaches for phased implementation.

The Board authorized staff to proceed with an initial phase of engagement to develop an approach for managing greenhouse gas emissions from large buildings as presented.

E3.2 Engagement on Proposed Amendments to GVRD Boilers and Process Heaters Emission Regulation Bylaw No. 1087, 2008 **APPROVED**

This report sought authorization from the Board to proceed with engagement on proposed amendments to *GVRD Boilers and Process Heaters Emission Regulation Bylaw No. 1087, 2008*, coordinated with the preliminary engagement on managing greenhouse gas emissions from large buildings, recognizing that there is some overlap in the stakeholder audience. Under the current bylaw, Metro Vancouver regulates the discharge of air contaminants from boilers and process heaters. In November 2019, the Board adopted stricter ambient air quality objectives for nitrogen dioxides that align with national standards. Metro Vancouver staff seek to engage on proposed amendments to the bylaw to continue to meet the ambient air quality objectives as they become more stringent, thereby enabling continuous improvement in air quality. The proposed amendments include stricter emission limits for nitrogen oxides, additional requirements for dispersion modelling and responses when modelling indicates exceedance of air quality objectives, and additional requirements for emission stack design to reduce impacts near boilers and process heaters.

The Board directed staff to proceed with engagement on the proposed amendments to *Regional District Boilers and Process Heaters Emission Regulation Bylaw No. 1087, 2008* as presented.

E4.1 Regional Parks 2021 Annual Report **RECEIVED**

In 2021, Metro Vancouver worked to keep regional parks open and visitors safe during the continuing COVID-19 pandemic and multiple extreme weather events. There were 16.3 million visits to regional parks — a 37 per cent increase from visitation in 2019. Staff demonstrated flexibility and creativity to continue the delivery of park programs safely. As a result, 23,670 people were able to take part in 822 programs, events, and outreach activities while 3,751 volunteers contributed 11,606 hours to stewardship, education, and interpretive programs. Nearly 76 hectares of land were added to the regional parks system while staff advanced numerous planning, design, and asset management initiatives.

The Board received the report for information.

E5.1 Process to Consider Stronger Climate Action Language and Policy for Metro 2050 **RECEIVED**

The Board recently directed staff to explore stronger policy directions in *Metro 2050* with regards to GHG emission reductions and regional resilience, driven in part by the unprecedented climate change-related impacts the region and surrounding areas suffered in 2021 including the heat dome, wildfires, landslides, and flooding. Consistent with the recently released Intergovernmental Panel on Climate Change report, scientific experts recognize that further and faster action is needed to assist in reducing climate change impacts. This report presents a proposed scope of work and engagement plan to explore opportunities for stronger climate action language and policy for *Metro 2050*.

The schedule to adopt *Metro 2050* will proceed as directed by the MVRD Board, with possible consideration of bylaw adoption in July 2022. Given that land use intersects with many issue areas and the actions of other Metro Vancouver management plans, staff will concurrently be preparing the draft *Climate 2050 Land Use and Growth Management Roadmap*.

Over the latter half of 2022, staff will engage with the Regional Planning Advisory Committee, Regional Planning Committee, Climate Action Committee, and other standing committees, as well as with stakeholders and subject matter experts on the policy directions and the *Roadmap*, and will prepare recommendations for enhanced policies to be considered by the Board in 2023.

The Board received the report for information.

E5.2 Regional Parking Strategy – Scope of Work **RECEIVED**

Regional Planning is initiating a *Regional Parking Strategy* that builds on the apartment parking studies completed in 2012 and 2018. The *Regional Parking Strategy* will develop policy guidance aimed at reducing the amount of under-utilized parking and, as a result, the construction cost of new housing. The strategy will provide best practices and guidance on:

- Developing new and amended parking policies and regulations
- Reducing the supply of both parking spaces and vehicles
- How best to pursue greater land efficiency and housing affordability through reduced construction costs

Member jurisdictions have requested that the project scope emphasize strategic planning and the provision of guidance, rather than simply data collection. The strategy will feature a demand-side (pricing-based) element and be steered by a technical working group. The project will be completed by the end of 2023.

The Board received the report for information.

E5.3 Social Equity in Regional Growth Management Phase 3 Study – Project Scope **RECEIVED**

This report provided an overview of the scope and timeline for Phase 3 of the Social Equity in Growth Management project. Regional Planning staff will pilot the use of the social equity baseline indicator mapping analyses from the 2020 phase 2 report in a series of case study "mini projects" to help support local planning efforts. This project will include a review of the draft policies of *Metro 2050* to identify ways to enhance social equity outcomes through potential future amendments of the regional growth strategy and/or the accompanying implementation guidelines. This phase of work will also involve promoting the indicator data and other resources associated with the project among local planning practitioners. Finally, this project will involve updating the social equity indicator maps with 2021 Census data in early 2023 after the required data becomes available.

The Board received the report for information.

E5.4 2022 Agriculture Awareness Grant Recommendations **APPROVED**

Programs and outreach that support local sustainable food production are important contributions toward increasing awareness across the region. The funding provided through the Agriculture Awareness Grants is particularly valuable now for those community organizations doing public outreach on the value of producing or buying food close to home.

The Board awarded the annual Agriculture Awareness Grants to the following 14 non-profit organizations:

- Fraser North Farmers Market Society, for the "Nibble Network" project in the amount of $2,500
- Hives for Humanity Society, for "Stories and Sounds of Connection around Beekeeping and Gardening" in the amount of $2,000
- Immigrant Link Centre Society, for the "'From Pollution to Solution' Educational Cartoon" project in the amount of $5,500
- See-emia Cultural Studies Society, for the "Sovereign Seedlings" project in the amount of $4,750
- Urban Bounty/Richmond Food Security Society, for "From Field to Fork" in the amount of $5,000
- Delta Farmland & Wildlife Trust, for "Day at the Farm" in the amount of $4,500
- BC Agriculture in the Classroom, for "Take a Bite of BC" in the amount of $3,000
- Earthwise Society, for the "Tomato Festival" in the amount of $2,500
- Public Health Association of BC, for "Farm to School BC" in the amount of $3,500
- The Sharing Farm Society, for the "12th Annual Garlic Festival" in the amount of $2,000
- BC Association of Farmers Markets, for the "PechaKucha: Local Food and Agriculture" project in the amount of $3,000
- FarmFolk/CityFolk, for the "Visioning a Sustainable Food System in BC" project in the amount of $4,250

- Pacific Immigrant Resources Society, for the "Local Food Literacy for Immigrant and Refugee Women in Metro Vancouver" project in the amount of $5,500
- Growing Chefs Society, for "Edible Education Programming" in the amount of $2,000

E5.5 Request for Sanitary Service Connection at 13179 224 Street, Maple Ridge **APPROVED**

The City of Maple Ridge submitted an application to extend sewer service to a parcel to provide servicing to allow for the expansion of an existing restaurant at 13179 224 Street. The property is outside of the Fraser Sewerage Area, on land with a *Metro 2040* agricultural land use designation, and outside of the Urban Containment Boundary. Staff review found that the application is generally consistent with *Metro 2040* given that:

- The Agricultural Land Commission has confirmed that the *Agricultural Land Commission Act* does not apply to the parcel given its size
- An on-site septic system is not feasible for the proposed use
- The connection will not result in the expansion of the existing uses on the site
- The proposal will not impact the surrounding agricultural uses
- Sewerage infrastructure is located under 224 Street, across the frontage of the property

The Board resolved that the extension of sewerage services in the City of Maple Ridge is consistent with the provisions of *Metro 2040*, and forwarded the request to the GVS&DD Board for consideration.

E6.1 Renewal of MVRD Internal Financing of MVHC Mortgages **APPROVED**

The approval of continuing to provide first mortgage financing for Semlin Terrace, Grandview Gardens, Kelly Court, Earle Adams, and Euclid Square for a five-year term at a variable interest rate based on MVRD's estimated internal rate of return on investments, is recommended. The estimated rate for 2022 is 1.7 per cent, well below current institutional rate of 2.52 per cent. MVRD has provided first mortgage financing for these properties since 2017 and this will be the last renewal term for these mortgages. As there continues to be global uncertainty in the economy, and with anticipated interest rates hikes, financing these mortgages through MVRD provides MVHC with the greatest flexibility and financial savings. The risk of rising interest rates is somewhat mitigated in that MVHC earns the same internal rate on its reserve funds held by MVRD.

The Board approved continuing to provide first mortgage financing on five MVHC properties, and directed the Corporate Officer to publish in the newspaper, pursuant to requirements the *Local Government Act*, Metro Vancouver's intention to lend money to the MVHC.

E7.1 Metro Vancouver External Agency Activities Status Report – May 2022 **RECEIVED**

The Board received for information reports from Metro Vancouver representatives to the following external organizations:

- Board of Trustees of the Sasamat Volunteer Fire Department

- Delta Heritage Airpark
- Fraser Basin Council, Lower Mainland Flood Management Strategy Leadership Committee
- Katzie Treaty Negotiation Table
- Lower Mainland Local Government Association
- Municipal Finance Authority of BC
- Ocean Watch Action Committee
- Pacific Parklands Foundation
- Union of British Columbia Municipalities
- Western Transportation Advisory Council
- Zero Emission Innovation Centre Board of Directors

G1.1 MVRD Concrete and Concrete Products Industries Emission Regulation Amending Bylaw No. 1341, 2022 **APPROVED**

Engagement on updates to air quality management fees took place from January to April 2021. Emails were sent to all facilities regulated under GVRD *Concrete and Concrete Products Industries Emission Regulation Bylaw No. 1084, 2008*, with information that would result in increases of $50 to each facility's annual fees. Metro Vancouver heard no concerns from these regulated facilities. On October 29, 2021, the Board updated the fees when it adopted MVRD Air *Quality Management Fees Regulation Bylaw No. 1330, 2021*. This bylaw updates brings fees into alignment with the changes proposed during engagement and reflects the updated fee rates in *Bylaw 1330*.

The Board gave first, second, and third readings to the *Concrete and Concrete Products Industries Emission Regulation Amending Bylaw,* then passed and finally adopted said bylaw.

G1.2 MVRD Gasoline Distribution Emission Regulation Amending Bylaw No. 1342, 2022 **APPROVED**

Engagement on updates to air quality management fees took place from January to April 2021. Emails were sent to all facilities regulated under GVRD *Gasoline Distribution Emission Regulation Bylaw No. 1085, 2008* with information that would result in increases to annual fees ranging from $50 for most facilities to a few thousand dollars for bulk and terminal facilities. Metro Vancouver heard no concerns from these regulated facilities. On October 29, 2021, the MVRD Board updated the fees when it adopted *Air Quality Management Fees Regulation Bylaw No. 1330, 2021*. An amended bylaw brings fees in alignment with the changes proposed during engagement and reflects the updated fee rates in *Bylaw 1330*.

The Board gave first, second, and third readings to the *Gasoline Distribution Emission Regulation Amending Bylaw*, then passed and finally adopted it.

G1.3 MVRD Boilers and Process Heaters Emission Regulation Amending Bylaw No. 1343, 2022 **APPROVED**

Engagement on updates to air quality management fees took place from January to April 2021. Emails were sent to all facilities regulated under *Boilers and Process Heaters Emission Regulation Bylaw No. 1087, 2008* with information about proposed increases in fees ranging from about $500 to $5,000 in each facility's annual fees. Metro Vancouver heard no concerns from these regulated facilities. On October 29, 2021, the

MVRD Board updated the fees when it adopted *the Air Quality Management Fees Regulation Bylaw No. 1330, 2021*. Updates to *Bylaw 1087* update fees in alignment with the changes proposed during engagement and reflects the updated fee rates in *Bylaw 1330*.

The Board gave first, second and third readings to the *Boilers and Process Heaters Emission Regulation Amending Bylaw* then passed and finally adopted it.

G2.1 Metro Vancouver Regional District Election Bylaw 1340 **APPROVED**

The Local Government Act permits local governments to establish certain electoral procedures by bylaw. Staff brought forward a new *Election Bylaw* to reflect recent changes to provincial legislation, in particular in relation to the mail-in ballot voting process, as well as general housekeeping amendments.

The Board gave first, second, and third readings to *Election Bylaw No. 1340, 2022*, then passed and finally adopted the aforementioned bylaw.

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

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

Indigenous Committee – May 11, 2022

Information Items:

5.3 Quarterly Report on Reconciliation Activities

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

Performance and Audit Committee – May 12, 2022

Information Items:

5.1 Metro Vancouver Quarterly Financial Report – March 31, 2022

This was the first quarterly financial report for 2021. The information presented in this package is the first of these quarterly reports, representing financial information as of March 31, 2022. The results of the first quarter of 2022, indicates that Metro Vancouver's quarter-to-date operating budgets are on target compared to budget.

Capital spending is lower than expected; however, it is early in the year and it is expected that construction will ramp up in the remainder of the year as projects previously delayed move forward. Cash flow projections and accounts receivable collections are on target and remain positive in both the likely and pessimistic scenarios.

5.2 Improving Metro Vancouver Financial Standing – Update

At the April 14, 2021 meeting of the Performance and Audit Committee, staff brought forward a report outlining the actions to enhance both the effect and the perspectives of Metro Vancouver's financial management approach. This work includes reviewing key policies and enhancing transparency through improved and more frequent reporting.

While Metro Vancouver continues to maintain a solid financial position with a strong balance sheet and good indicators of financial health, these actions pursue opportunities to increase the level of sophistication of its financial policies and processes in order to match the challenging environment in which it operates, and the constantly evolving issues that need to be addressed. This work is even more important now than it was a year ago due to the uncertain macro-economic environment and growth in the capital program.

Finance Committee – May 12, 2022

Delegation Summaries:

3.1 Roderick V. Louis: TransLink's 2022 Investment Plan and Proposed Increase in Borrowing Limit

Climate Action Committee – May 13, 2022

Delegation Summaries:

3.1 Dr. Larry Barzelai, Chair of the BC branch of the Canadian Association of the Physicians for the Environment: Proposed Tilbury LNG Plant Expansion

Metro Vancouver Housing Corporation

E1.1 Construction Cost Escalation Since 2020 **RECEIVED**

Construction costs have seen unprecedented increases over the past two years, a trend that is significantly impacting the development of new housing and, in particular, affordable rental housing.

This report provides an overview of construction cost escalation trends since 2020, highlighting how the COVID-19 pandemic and other global challenges have impacted supply chains, material and labour shortages, and increased market unpredictability. Metro Vancouver Housing will continue to assess projections for escalation rates moving forward and return to the Committee and Board to advise how this will impact housing development projects and budgeting.

The Board received the report for information.

E2.1 Change of Address for MVHC Registered Office **APPROVED**

In fall 2021, Metro Vancouver changed its address to 4515 Central Boulevard in Burnaby. Pursuant to the *Business Corporations Act*, the MVHC directors must authorize this change in address, which must be kept up to date with the BC Registrar of Companies.

The Board authorized the change of the mailing address and delivery address of the corporation's registered office to c/o Metro Vancouver Regional District, 4515 Central Boulevard, Burnaby, BC, V5H 0C6, and authorized the Corporate Officer to undertake all necessary actions to complete the address change.

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

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

Housing Committee – May 19, 2022

Information Items:

5.2 Status of Metro Vancouver Housing Corporation Capital Expenditures to December 31, 2021

The capital expenditure reporting process provides for regular status updates on capital expenditures. This is the year-end report for 2021 and compares capital spending for the 2021 fiscal year to the annual budget. In 2021, annual capital expenditures for MVHC were $13.9 million compared to a capital budget of $49.1 million. The capital underspend in Housing Services is primarily due to additional lead time required for the design for Welcher Avenue that has, in turn, delayed the construction to 2022 and construction delays related to Kingston Gardens - Phase 1 due to permitting delays. This underspend will be partially utilized for these projects in 2022. Any additional capital funding surplus will remain with Housing Reserves to fund future capital.

Greater Vancouver Water District

E1.1 Award of Contract Resulting from Request for Proposal No. 22-015: Supply and Delivery of Sodium Hypochlorite **APPROVED**

Sodium hypochlorite is used by Water Services for drinking water disinfection at the Seymour Capilano Filtration Plant, Coquitlam Water Treatment Plant, and the secondary disinfection facilities. Liquid Waste Services uses sodium hypochlorite for effluent disinfection at the Annacis Island, Lions Gate, and Lulu Island Wastewater Treatment Plants.

The Board approved award of a contract for an estimated value of $11,992,000 (exclusive of taxes) to Brenntag Canada Inc., for an initial three-year term, resulting from RFP No. 22-015: Supply and Delivery of Sodium Hypochlorite, subject to final review by the Commissioner.

E1.2 Award of Contract Resulting from Request for Proposal No. 21-468: Newton Pump Station No. 2 – Reservoir Tunnelling and Outlets **APPROVED**

To meet future water supply demands, Metro Vancouver is replacing the existing Newton Pump Station in the City of Surrey with the Newton Pump Station No. 2. The project is being delivered in two phases: construction of new outlets on the existing Newton Reservoir, followed by the construction of the new pump station.

An increase in project budget is required to complete this work; however, with permanent savings realized from other projects, there will be no increase to the overall approved GVWD capital budget.

The Board authorized an increase of the project budget in the amount of $8,000,000 for the Newton Pump Station No. 2 project, bringing the revised total project budget to $53,000,000, and approved award of a contract in the amount of up to $12,362,769 (exclusive of taxes) to Michels Canada Co., subject to final review by the Commissioner.

E1.3 State of the Assets Report - Water **RECEIVED**

This report provides a summary of the asset inventory, condition, replacement value, and forecast long-term investment needs of the nine water asset classes. The overall condition has been assessed as "good" for water assets. Current analysis indicates that the *2022–2026 Financial Plan* contains sufficient funding to adequately maintain these existing assets. Key drivers going forward creating pressure on future budgets are growth, resilience, and regulatory changes which are not considered in this report and will be addressed separately. Confidence in the accuracy and repeatability of the data used to generate the report ranges from uncertain (asset valuation) to reliable (asset inventory, asset condition). Continuous improvement of asset data, information technologies, and business practices is ongoing to better enable evidence based decision making and sustain targeted service levels.

The Board received the report for information.

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

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

Water Committee – May 11, 2022

Information Items:

5.1 Lower Seymour Conservation Reserve Management Plan 2022

The LSCR plays an important function in current water utility operations and future water supply planning. Home to a variety of water supply-based infrastructure including the Seymour Capilano Filtration Plant, and 10 kilometres of the Seymour water main, the LSCR also provides an excellent ecological buffer between the urban region and the water supply area. As was originally contemplated when the area was set aside, a second dam at mid-valley remains as a long-term water supply option.

The *Lower Seymour Conservation Reserve Management Plan* was updated this year. The new 2022 plan expresses a long-term vision to guide the operations of the reserve over a 10-year horizon and is based on the existing programs and uses. This report highlights high-level objectives of the 2022 plan and provides links to the *Drinking Water Management Plan* and public and agency engagement. Through the 2022 plan update process, it was determined that the original goals and principles were still substantially relevant and required only minor updates to modernize them and expand the management vision over the next decade. Primary updates were focused within the strategies and goals to better reflect current challenges and newly discovered initiatives.

5.2 Water Services Wildfire Preparedness Update

An integral component of the provision of water services is protection of the forested lands surrounding Capilano, Seymour and Coquitlam reservoirs. This objective is primarily achieved by restricting public access to eliminate pollution, reduce wildfire risk, and ensure the areas are solely used for drinking water supply. As a result, the water supply areas have a historically low incidence of wildfire with the primary remaining cause being lightning strikes during periods of moderate or higher fire danger. Real-time lightning detection, staff patrols, and local air traffic reports ensure fires are discovered and extinguished quickly.

The Water Services Protection Program has staff with expertise in wildfire management, an array of weather monitoring stations, equipment available for strategic deployment, and a provincial resource sharing agreement to ensure readiness for the 2022 fire season. Further, the protection team has developed several strategic interagency relationships, including the new Watershed Wildfire Strategic Partners Working Group, and together with our Corporate Security and Emergency Preparedness team hosted a *Metro Vancouver Regional Wildfire Symposium* in March 2022.

Greater Vancouver Sewage and Drainage District

E1.1 State of the Assets Report - Liquid Waste **RECEIVED**

This report provides a summary of the asset inventory, condition, replacement value, and forecast long-term investment needs of the eight liquid waste asset classes. The overall condition has been assessed as "good" for liquid waste assets. Current analysis indicates that the *2022–2026 Financial Plan* contains sufficient funding to adequately maintain these existing assets. Key drivers going forward that are creating pressure on future budgets are growth, resilience, and regulatory changes which are not considered in this report and will be addressed separately.

Confidence in the accuracy and repeatability of the data used to generate the report ranges from uncertain (asset valuation) to reliable (asset inventory, asset condition). Continuous improvement of asset data, information technologies, and business practices is ongoing to better enable evidence based decision making and sustain targeted service levels.

The Board received the report for information.

E1.2 Environmental Risk Management Policy for Liquid Waste Services **APPROVED**

Liquid Waste Services is developing an Environmental Management System (EMS) based on ISO 14001:2015. A key aspect to its success is the development and adoption of a Board-approved environmental policy.

Establishment of the *Environmental Risk Management Policy* formalizes the utility's commitment to achieving excellence in environmental performance, provides a framework for further development of the EMS, and drives LWS decision-making to support ongoing priority risk mitigation. LWS has been working in conjunction with Water Services to develop EMS components beneficial to both utilities.

The Board approved the *Environmental Risk Management Policy* for Liquid Waste Services, as presented.

E1.3 Grant Funding Application for Northwest Langley Wastewater Treatment Plant Renewable Natural Gas Project **APPROVED**

On January 17, 2022, the governments of Canada and British Columbia committed up to $134 million towards a third intake of the Green Infrastructure – CleanBC Communities Fund, which is part of the federal government's Investing in Canada Infrastructure Program, to support cost-sharing of infrastructure projects in communities across the province. This intake supports projects starting in 2023 and completing by March 2027.

The proposed Northwest Langley Wastewater Treatment Plant renewable natural gas project will reduce regional greenhouse gas emissions and generate ongoing revenues, in support of *Climate 2050* and *Integrated Liquid Waste and Resource Recovery Plan* goals. The project will install infrastructure that will clean up excess biogas at the new plant, and recover heat from treated effluent to increase excess biogas availability. The cleaned biogas will be sold to FortisBC as renewable natural gas for use throughout the region, reducing regional greenhouse gas emissions.

This grant application for $13,400,000 from the CleanBC Communities Fund will help fund the design and construction of the project, which has a total cost of $27.1 million, excluding owner's costs and risk reserve.

The Board supported the application for grant funding of $13,400,000 for the Northwest Langley Wastewater Treatment Plant renewable natural gas project to CleanBC Communities Fund, as presented.

Subject to successful grant funding, the Board would approve financing of eligible costs until the provincial government contributions are received, and approve funding for any ineligible and potential project cost overruns.

E1.4 Award of Contract Resulting from Request for Proposal No. 22-015: Supply and Delivery of Sodium Hypochlorite **APPROVED**

Sodium hypochlorite is used by Water Services for drinking water disinfection at the Seymour Capilano Filtration Plant, Coquitlam Water Treatment Plant, and the secondary disinfection facilities.

Liquid Waste Services uses sodium hypochlorite for effluent disinfection at the Annacis Island, Lions Gate, and Lulu Island Wastewater Treatment Plants.

The Board approved award of a contract for an estimated value of $11,992,000 (exclusive of taxes) to Brenntag Canada Inc., for an initial three-year term, resulting from RFP No. 22-015: Supply and Delivery of Sodium Hypochlorite, subject to final review by the Commissioner.

G1.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 355, 2022 **APPROVED**

This *Development Cost Charge (DCC) Expenditure Bylaw* provides authority for 2021 annual funding applied for growth capital debt servicing amounts and growth capital project expenditures.

In total, $42.2 million of DCCs were applied for the 2021 year over the four defined sewerage areas. Total DCCs held in deferred revenue reserve balances as at December 31, 2021 were $258.6 million.

The Board gave first, second, and third readings to the *Development Cost Charge Reserve Fund Expenditure Bylaw No. 355, 2022*; then passed and finally adopted said bylaw.

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

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

Performance and Audit Committee – May 12, 2022

Information Items:

5.3 Semi-Annual Report on GVS&DD Development Cost Charges

Total GVS&DD Development Cost Charges (DCCs) collected in 2021 was $85.1 million, up from $62.9 million in the prior year. Development in the region continued to be strong despite COVID-19. Development activity in the region for 2021 was relatively steady with January to December 2021 building permit values approaching close to $10 billion (2020 - $10.2 billion). The vast majority of the building permit activity in 2021 (72 per cent) was in the residential development sector (2020 - 70 per cent). Affordable housing development cost charge (DCC) waivers were approved in 2021 for a total of 2,223 units (2020 – 415 units) in the four sewer areas of Fraser, Vancouver, Lulu Island and North Shore representing close to $4.3 million (2020 - $1.1 million) in forgone DCC collections.

Total DCCs held in deferred revenue reserve balances as at December 31, 2021 were $258.6 million (December 31, 2020 - $213.1 million). DCCs will now be updated annually as part of the budget process to ensure that Metro Vancouver stays current and maximized this revenue stream to reduce rate impacts of the capital program.

Zero Waste Committee – May 13, 2022

Information Items:

5.1 2021 Waste Composition Data

Metro Vancouver's waste composition program includes a series of annual studies to learn about the types and quantities of waste disposed in the region. In 2021, both a full-scale study examining waste disposed from all sectors and a multi-family sector specific study were completed. Results from the full-scale study indicate that waste composition in 2021 was similar to 2018, with 2020 being an outlier year due to the COVID-19 pandemic. Key similarities in 2018 and 2021 waste composition include quantities of organics and building material disposed. Single-use item disposal increased in 2021 compared to 2020, but is lower overall than pre-pandemic levels. Personal protective equipment disposal, particularly masks, also increased in 2021. Multi-family waste composition demonstrates that compostable organics remain the

largest component of multi-family waste and a key opportunity for waste diversion in this sector. Waste composition results help identify priorities for solid waste management plan update and inform behaviour change campaigns such as "Food Scraps Aren't Garbage."

5.2 Single-Use Item Reduction Regulatory Update

Since the Board approved the *Regionally Harmonized Approach to Municipal Single-Use Item Reduction Bylaws* on November 26, 2021 the Government of Canada, the Government of BC, and member jurisdictions have implemented or announced plans to implement single-use item reduction regulations. While the proposed regulations largely align with the regionally harmonized approach, there are some proposed additions such as banning plastic ring carriers at the federal level and banning compostable foodservice ware at the provincial level. The proposed regulations for Canada and BC, once enacted, will provide a high level of harmonization. At the same time, the flexibility of the proposed BC regulations will allow municipalities to pursue new policies to address single-use waste that go beyond the scope of the provincial and federal government regulations. Five of Metro Vancouver's member jurisdictions have bylaws and three have received direction to work on bylaws. In addition, recent changes to *the BC Food Safety Act* allow customers to bring containers to be filled by restaurants.

5.3 2022 Food Scraps Recycling "Food Scraps Aren't Garbage" Results

The 2022 "Food Scraps Aren't Garbage" campaign ran from January 3 to March 6, 2022. The campaign's primary objective is to increase the diversion of organic waste into the green bin. New in 2022 were two target audience segments: those on the fence about using the green bin (men age 18–44), and those who can further improve by reducing contamination (women age 45–65). A new key message making the connection between composting and climate change was added. Residents who have seen the campaign feel that reducing production of methane is the most important benefit of food scraps recycling (27 per cent vs 17 per cent unaware of advertising). This is likely a direct result of the new message. The campaign performed strongly, with 31 million impressions, two million reach, and over 16,000 webpage visits. There were 12,700 likes, comments, and shares on social media, which is well above average. The campaign will run again in early 2023.

Climate Action Committee – May 13, 2022

Information Items:

5.3 2022 Update on Liquid Waste Sustainability Innovation Fund Projects

This report provides an update on eight projects that were approved for funding in 2017 through 2021 under the Sustainability Innovation Fund. Of the eight projects, two are highlighted for significant milestones:

- Genomics Approach to Anaerobic Digestion Optimization. The United States Patent and Trademark Office granted a patent titled "Syntrophic Enrichment for Enhanced Digestion Processes" to Metro Vancouver in March 2022.

- Hydrothermal Processing – Biofuel Demonstration Facility. The contract for design of the hydrothermal processing unit was awarded in January 2022.

Descriptions of the other six projects that are progressing are included in the report.

REPORT

11. Development Variance Permit Application for 231 East 15th Street and Zoning Text Amendment for 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue (Vancouver Coastal Health / PCL Constructors Westcoast Inc.) – File: 08-3400-20-0061/1

    Report: Development Planner, May 4, 2022

Moved by Councillor Girard, seconded by Councillor Valente

PURSUANT to the report of the Development Planner, dated May 4, 2022, entitled "Development Variance Permit Application for 231 East 15th Street and Zoning Text Amendment for 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue (Vancouver Coastal Health / PCL Constructors Westcoast Inc.)":

THAT Development Variance Permit No. PLN2021-00016 be considered for issuance under Section 498 of the *Local Government Act* and a Public Meeting be held;

THAT "Zoning Bylaw, 1995, No. 6700, Text Amendment Bylaw, 2022, No. 8930" (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551) be considered and referred to a Public Hearing;

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

THAT the Mayor and Corporate Officer be authorized to execute the relevant covenants for off-site parking, secure bicycle parking and short-term bicycle parking for the property located at 231 East 15th Street, at the applicant's expense;

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

12. "Zoning Bylaw, 1995, No. 6700, Text Amendment Bylaw, 2022, No. 8930" (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551)

Moved by Councillor Girard, seconded by Councillor Valente

THAT "Zoning Bylaw, 1995, No. 6700, Text Amendment Bylaw, 2022, No. 8930" (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551) be given first and second readings.

CARRIED UNANIMOUSLY

Department Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 231 EAST 15TH ST. AND ZONING TEXT AMENDMENT FOR 319-333 EAST 14TH ST., 318-332 EAST 13TH ST., 313 EAST 14TH ST., 1304-1324 ST. ANDREWS AVENUE (VANCOUVER COASTAL HEALTH / PCL CONSTRUCTORS WESTCOAST INC.)

Date: May 4, 2022 File No: 08-3400-20-0061/1

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

RECOMMENDATION

PURSUANT to the report of the Development Planner, dated May 4, 2022, entitled "Development Variance Permit Application for 231 East 15th St. and Zoning Text Amendment for 319-333 East 14th St., 318-332 East 13th St., 313 East 14th St., 1304-1324 St. Andrews Avenue (Vancouver Coastal Health / PCL Constructors Westcoast Inc.)":

THAT Development Variance Permit PLN2021-00016 be considered for issuance under Section 498 of the *Local Government Act* and no Public Meeting be held;

THAT "Zoning Bylaw, 1995, No 6700, Text Amendment Bylaw, 2022, No. 8930 (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551) be considered under Section 498 of the *Local Government Act* and no Public Hearing be held;

THAT the Mayor and City Clerk be authorized to secure the relevant covenants for off-site parking, secure bicycle parking and short-term bicycle parking for the property at 231 East 15th Street at the applicant's expense and as described in this report;

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

ATTACHMENTS

1. Context Map (CityDocs 2173346)
2. Architectural and Landscape Plans, dated June 14, 2021 (CityDocs #2175071)
3. "Development Variance Permit PLN2021-00016" (CityDocs 2158508)
4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8930" (CityDocs 2174993)

SUMMARY

Vancouver Coastal Health is seeking amendments to parking and lot coverage to facilitate a new six-storey Acute Care Facility (ACF) at the Lions Gate Hospital campus. The City has received a Development Variance Permit application to vary zoning requirements for lot coverage, secure and short-term bicycle storage and a Zoning Text Amendment application to fulfill a portion of required vehicle parking spaces off-site. The new ACF would accommodate 108 patient rooms, eight universal operating rooms, a mixture of amenities, including an outdoor courtyard on the fourth level, as well as multi-purpose hall and retail services.

This new facility has long been contemplated as part of the hospital's vision of the campus, serving residents of the Vancouver region's north shore and beyond.

PROJECT DESCRIPTION

Site Context and Surrounding Use

The proposed development is located at the southern end of the hospital campus, which is surrounded by East 15th Street to the north, East 13th Street to the south, St. Andrews Avenue to the east and St. Georges Avenue to the west. The subject site is located fronting East 13th Street, between the HOpe Centre to the east, and the Paul Myers Tower to the west. The portion of East 13th Street fronting the subject site is considered a major pedestrian corridor and has good connections to public transit.

The subject site consists of two separate properties, both owned by Vancouver Coastal Health Authority (Attachment #1). Property lines divide the campus into two, separate parcels located in the south east quadrant of the campus. A "single site" covenant is registered on both titles that prohibits the sale or disposal of one property without the other and without the consent of the City. This covenant allows the City to treat the properties as one for the purposes of zoning and other regulations. A single, comprehensive development zone (CD-551) establishes regulatory requirements for the campus.

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

Table 1. Acute Care Facility Surrounding Uses

Direction	Address	Description	Zoning
North	Lions Gate Hospital campus	3 storey Evergreen House	P-1
South (across East 13th Street)	Various	Three storey residential apartment buildings.	RM-1
East	Lions Gate Hospital campus	4 storey HOpe Centre	P-1
West	Lions Gate Hospital campus	7 storey Paul Myers Tower	P-1

The new ACF is proposed on the site of the hospital's first building (the Activation Building) constructed in 1929 and demolished in 2017. Many of the original materials were retained with the intent they be integrated into the ACF project.

Project Description

The new 108 room Acute Care facility is the next stage in the expansion of the Lionsgate Hospital campus to provide critical services for the growing region. The Lionsgate Hospital is the fourth busiest in the Vancouver region. The facility is proposed within a six-storey building with the main entrance off East 13th Street and a secondary entrance off East 15th Street, adjacent to the main entrance to the Paul Myers Tower and expansion building.

A new entrance and drive-aisle from East 13th Street, that features a drop-off and pick up and short-term parking area, fronts the building and provides the main access point. This drive-aisle extends to the west fronting the existing Paul Myers Tower where the existing short term parking area will be reconfigured to provide additional drop-off and pick-up spaces fronting the tower before exiting back onto East 13th Street.

Upon entering the new facility, a check-in area, food service and gift shop services are on the main level with elevators to the upper floors of the facility accessing the new patient and operating rooms. For the benefit of patients, the fourth floor includes outdoor space with paths, gardens and some covered elements.

A portion of the required parking is proposed off-site on properties owned by VCH at the north east corner of St. Andrews Avenue and East 13th Street. A Covenant as well as a minor text amendment to the CD-551 Zone, would allow and secure off-site parking (Attachment #2).

POLICY CONTEXT

This application seeks to vary lot coverage, secure bicycle parking and short-term bicycle parking from the permitted amount regulated through the Zoning Bylaw. A portion of parking is proposed off-site. The following section describes the policy context and planning implications of the proposed variances and regulatory changes and provides background on previous lot coverage variances on the campus.

Official Community Plan

The subject site is located in the School and Institutional land use designation of the OCP where the purpose is to provide for a range of services to the community, including public care facilities. Schedule A land use designation within the OCP does not stipulate a maximum building height. The project fully conforms with the Official Community Plan.

Zoning Bylaw

The subject site is zoned Public Use and Assembly 1 (P-1) where Civic Use is listed as a primary use and includes public hospitals as one of the allowable uses. The requested variance to the permitted lot coverage of 40% in the P-1 Zone includes all buildings and structures on the Lions Gate Hospital campus.

The Acute Care Facility would increase lot coverage by 8%; however, the HOpe Centre development resulted in an increase of lot coverage by 12%. Combined, the campus would have a total lot coverage of 60%, prompting a variance to be considered by Council. The total lot coverage after the construction of the new facility is not substantially different from the lot coverage prior to the demolition of the Activation Building. The proposed lot coverage variance primarily harmonizes the requirements with development on the site - the intensity of the site's development and lot coverage would not materially change. Stormwater management measures are required as part of the new development.

Planning Analysis

Off-street vehicle parking requirements are calculated at the campus level. The new Acute Care Facility, when added to the existing gross floor area for existing buildings, triggers a requirement of 702 off-street parking stalls for the campus structures as a whole. Once construction of the ACF is complete, 641 stalls will be available on campus. The remainder of the parking will be secured through a covenant to be registered on sites owned by VCH in the 300 block of 13th Street East. Should VCH contemplate future plans on the surface parking sites, Staff would review parking requirements at that time and work with VCH to determine replacement locations, if required.

The bicycle storage being proposed for the new facility will fall short of the minimum requirements by 112 short-term stalls and 71 secure stalls. Staff understand that future

phases of development on the LGH campus are envisioning vehicle and secure bicycle parking to address current shortfalls. As an interim measure, VCH has committed to two measures that will help mitigate the shortfall in secure bicycle parking. The first is provision of 10 'lids' to short-term bicycle parking stalls that enable safer locking and longer term storage, and sized to accommodate e-bikes, that is convenient to staff at the ACF. The second is a renovation of the HOpe Centre secure bicycle parking area currently housing 56 secure spaces. Occupancies have been low due to the inaccessibility of the wall-mounted infrastructure for hanging bicycles. Replacement racks that meet current VCH accessibility guidelines are to be provided prior to occupancy of the ACF. Both of these bicycle parking measures will be secured through covenants.

A review of bicycle parking requirements, particularly for larger institutional sites is forthcoming as the current requirements may generate excessive short term parking for this use class. This effort will be completed as part of a broader review of off-street parking requirements for all transportation modes, including vehicles, bicycles, and other devices, as outlined in the Mobility Strategy (adopted by Council in April 2022).

Vancouver Coastal Health has a strategic campus plan dependant on priority and available financing for implementation. Any further redevelopment on the campus would be reviewed by City staff and will be brought to Council should any amendments to Bylaws or Polices be required.

Tree Bylaw

With the reconfiguration of the drop-off / pick-up and short-term parking area fronting East 13th Street, some existing trees have been removed to facilitate the new access point adjacent to the existing ramp for ambulances that park underneath the HOpe Centre. This location is required to service the new drop-off and pick-up area to ensure it is large enough to meet the needs of the hospital.

Staff are continuing to work with the applicant on modifications to this area with the intent of retaining as many existing trees as possible. This application was advanced in its review prior the introduction of the current tree bylaw and any changes to meet the bylaw would require substantive changes to the project at this stage. Staff is working with the applicant to find locations for replacement trees on both the subject site and frontage along East 13th Street as compensation to the trees that have already been removed. The recently approved tree bylaw grants a one year exemption for in-process applications, and it is projected that a full Building Permit will be made within that period to meet the exemption criteria.

ADVISORY BODY INPUT

Integrated Transportation Committee

The application was received by the Integrated Transportation Committee on September 1, 2021.

The Committee unanimously endorsed the following resolution:

THAT the Integrated Transportation Committee has reviewed the Development Variance Permit application for the Lions gate Hospital site at 231 East 15th Street and supports the project. The Committee makes the following additional comments:

- The Committee likes that the proposed main entrance drive-aisle configuration along East 13th Street provides for one-way traffic flow only; and
- Suggests having no left-turns when exiting the driveway onto East 13th Street.

The applicant has stated that no left turns was the initial intent of the exit and would adjust the plans accordingly.

Advisory Design Panel

The application was received by the Advisory Design Panel on August 11, 2021.

The Panel unanimously endorsed the following resolution:

THAT the Advisory Design Panel has reviewed the Development Permit for 231 East 15th Street and recommends approval of the project subject to addressing the following issues to the satisfaction of the Development Planner:

- Further design development of the scale of the massing, materiality and proportion of glazing that faces East 13th Street;
- Encouraged to explore additional covered space and potential for heating at the fourth-floor garden amenity; and
- Encouraged to provide additional covered bike parking.

Staff has been working with the applicant on the panel's resolution and is satisfied with the massing fronting East 13th Street. The applicant is looking at opportunities to provide some cover to allow for additional heating to the fourth-floor outdoor amenity area as well as investigating more covered areas for short term bike parking, which can be resolved at the campus level.

Heritage Advisory Commission

The application was received by the Heritage Advisory Commission on October 21, 2021.

The Committee unanimously endorsed the following resolution:

THAT the Heritage Advisory Commission, having reviewed the presentation from PCL Construction on behalf of Vancouver Coastal Health for the commemoration of the Original 1929 North Vancouver General Hospital (more recently known as the Lions Gate Hospital Activation Building) through the integration of salvaged building elements

within the construction of a new Acute Care Facility on the Lions gate Hospital Campus, supports the project subject to the resolution of the following items to the satisfaction of City Staff:

- Presentation and location of documentation explaining the commemorative significance of the preserved elements;
- That the elements of both the eyebrow and granite blocks be revisited to determine if there is a more prominent presentation available on site;
- And that the possibility of an overall site information board close to the 13th Street entrance be investigated to commemorate the entire site.

In response to the resolution, Staff has been working on a commemoration location for the preserved components of the Activation Building.. The eyebrow and granite blocks are currently located on the fourth-floor outdoor area and Staff is working with the applicant on a more prominent location. Staff are encouraging VCH to consult with local First Nations on the interpretive elements of site commemoration to ensure pre-colonial history is respectfully and accurately acknowledged.

COMMUNITY CONSULTATION

The applicant held their Virtual Developer Information Session on December 14, 2021 where twelve members of the public attended. Most favored the project and the variance request, where others had concerns over the number of existing on-site trees that would need to be removed to accommodate the building and the new entrance that features a new short term parking arrangement and accompanying drive aisle. Staff have been working with the applicant on the design of the drive aisle and short term parking area to retain as many of existing trees as possible.

As the requested variance is limited to permitting a building permit similar to what has been on the site historically, staff are recommending Council consider approval of the lot coverage variance and that staff continue to work with the applicant on tree retention and final drive aisle configuration.

Should Council wish to hold a Public Hearing, the following active clauses of the resolution should be substituted:

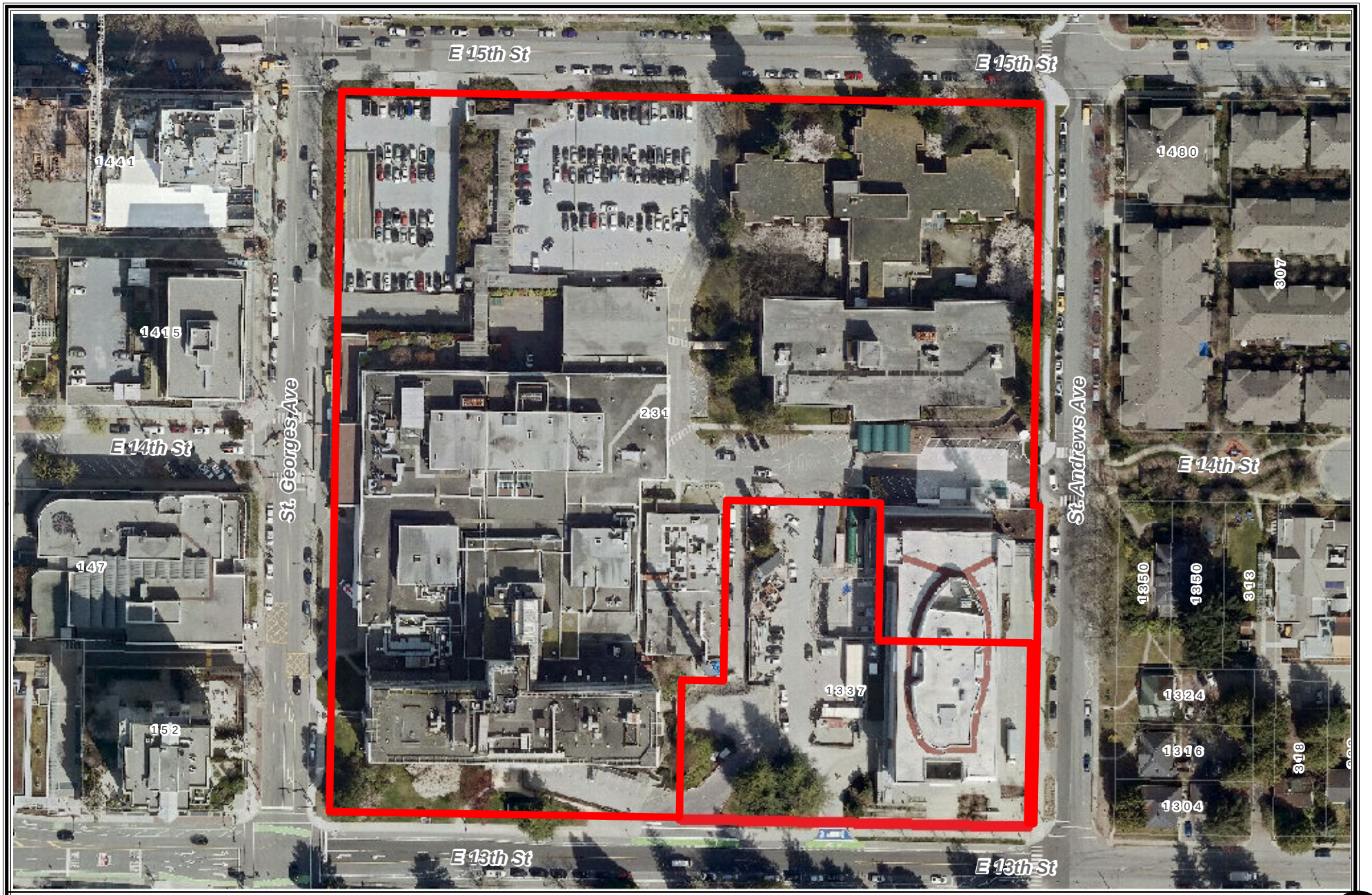
> THAT Development Variance Permit PLN2021-00016 be considered for issuance under Section 498 of the *Local Government Act* and the Public Meeting be scheduled;
>
> THAT "Zoning Bylaw, 1995, No 6700, Text Amendment Bylaw, 2022, No. 8930 (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551) be considered under Section 498 of the *Local Government Act* and the Public Hearing be held;

CONCLUSION

The approval of the development variance permit and accompanying minor text amendment to CD-551would bring into compliance lot coverage, off-street vehicle parking, secure and short-term bicycle parking variances for the Acute Care Facility.

RESPECTFULLY SUBMITTED:

David Johnson
Development Planner



city of north vancouver

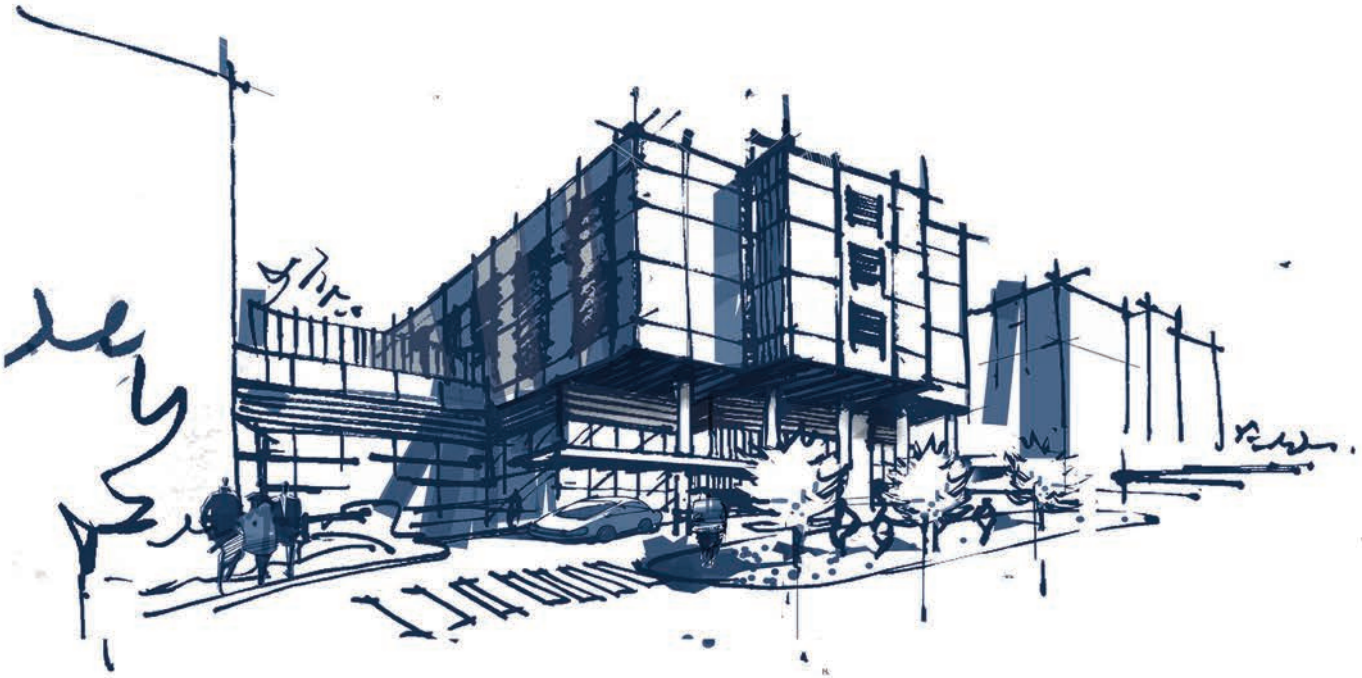
Context Map: Lionsgate Hospital Campus

Subject Site

N

LIONS GATE HOSPITAL

Phase 03 I Acute Care Facility



PCL + HDR + HAPA

Development Variance Permit 06-14-2021

PURPOSE OF REPORT

HDR Architecture Associates, Inc., in collaboration with PCL Constructors Westcoast Inc., is applying to the City of North Vancouver for a development variance permit for Lions Gate Hospital at 231 15th Street East, North Vancouver.

Lions Gate Hospital provides a full range of general and many specialized acute care services. A recognized trauma centre, the hospital has 268 beds, seven operating rooms, and various diagnostic services and equipment. It is the fourth busiest hospital in Vancouver and one of only five neurosurgery centres in British Columbia.

The hospital is part of Vancouver Coastal Health (VCH), the governing authority for several coastal communities, including Vancouver and North and West Vancouver. VCH is responsible for delivering $4.1 billion in community, hospital and long-term care services to more than one million people in communities including Richmond, Vancouver, the North Shore, Sunshine Coast, Sea to Sky corridor, Powell River, Bella Bella and Bella Coola. VCH also provides specialized care and services for people throughout BC and is the province's healthcare education and research hub. They serve over 1.25 million people --nearly 25% of BC's population. VCH provides a full range of health care services ranging from hospital treatment to community-based residential, home health, mental health and public health services. The proposal for this new build will maintain and enhance the current environment for Lions Gate Hospital through architecture.



PROJECT TEAM

At PCL, we have our clients covered, from small renovations to complex billion-dollar projects. PCL redefines full-service and brings expertise across all project types, at all scales and under all procurement models. As innovative solution providers and construction specialists, we have leveraged our expertise to customize the right approach for your project to exceed your expectations. Collaborative, driven and creative, PCL focuses on finding the best way forward and elevating your vision of success. As industry leaders, we model the highest corporate social responsibility standards with an uncompromising commitment to diversity, inclusion, sustainability, and innovation. We collaborate with our clients, partners and communities to build a better future together.

We believe that the way we work can add meaning and value to the world. Ideas inspire positive change. Colouring outside the lines can illuminate fresh perspectives. Small details yield important realizations. Above all, we believe that collaboration is the best way forward. While we are most well-known for adding beauty and structure to communities through high-performance buildings and innovative infrastructure, we provide much more than that. We create an unshakable foundation for progress because our multidisciplinary teams also include scientists, economists, builders, analysts and artists. Our values are embracing our network, listening first, holding ourselves accountable, pushing boundaries, and designing smart.

Hapa Collaborative is a landscape architecture and urban design practice established with placemaking, attentiveness and collaboration in mind. We see each project as an opportunity to partner, dream big and synthesize ideas wrought from many often opposing influences. Hapa's goal is to evoke the poetry of the place and reveal something delightful but perhaps previously unseen. Our experiences in designing vibrant and accessible outdoor spaces for projects such as Hamilton Senior's Housing and the gardens at Holy Family Hospital amplify our understanding of the work's scope to create a welcoming and engaging landscape for the project. We explore new methods and materials, forge new relationships and ultimately create places that people remember.





DESIGN INTENTION

Our design intention is to create a facility that will form an integral part of the community by connecting to the Lions Gate Hospital Campus and surrounding urban context. The quality of the massing, composition, elevations and image work together to contribute to the overall vision of a healthcare function integrated within an urban setting. The proposed design has a contemporary architectural expression. The materiality and form create ease in locating significant destinations, such as department entrances, along primary circulation paths. The landscape that surrounds the built structures takes on a restful, welcoming, hopeful, and refreshing ambiance. An oasis of healing and calm, this design creates a destination public space, providing a social hub for the community. The use of transparency in the façade breaks down the scale of the building, utilizing components such as glazing, canopies, shading systems, and exposed structural elements. The use of natural daylighting, views, fenestration, courtyards, terraces and rooftop gardens expresses a beautiful and strategic articulation. Through these design moves, the architecture creates a cohesive relationship between inside and outside.

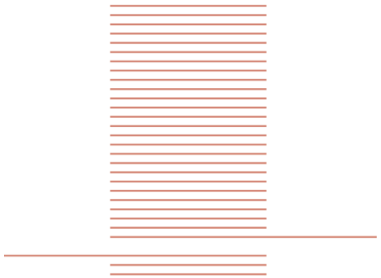
We've used warm, inviting, durable, and well-ageing materials on both the interior and exterior. The wood from the trees on-site will be used in the architecture, reflecting the project team's commitment to inclusiveness, equity and accessibility for a multicultural and diverse patient population and their families. Reinforcing these values, accessible and intuitive wayfinding was a crucial indicator in the design process. The proposed architecture connects to the existing buildings at a critical hinge point, informing the primary circulation path—the main concourse functions to aid wayfinding by providing a visual connection between the two main entrances. Simple and straightforward signage and design strategies, including colour, artwork and lighting, all create this intuitive wayfinding. A variety of lighting –soft ambient lighting, accent lighting mixed with the basic lighting for functions and operational tasks- enhances the interior spaces' visual experience. The chosen material palette provides warmth and conveys a non-institutional atmosphere. Each design decision made reinforces the idea of a building that serves the community.

CONCEPTUAL DRIVERS



INTERSECTION BETWEEN TECHNOLOGY & MEDICINE

The proposed design has a contemporary architectural expression. The materiality and form create ease in locating significant destinations. The mixing of contemporary design elements with medically functional integrations cultivates a healing space. Materiality form and spatial organization all workplace this design at the intersection of modern technological and medical practices.



INTENTIONAL MATERIALITY

On both the interior and exterior, warm, inviting, durable, and well-ageing materials are used. The wood from the trees on-site will be used in the architecture, reflecting the project team's commitment to inclusiveness, equity and accessibility for a multicultural and diverse patient population and their families. Reinforcing these values, clear, accessible and intuitive wayfinding was an essential indicator in the design process.



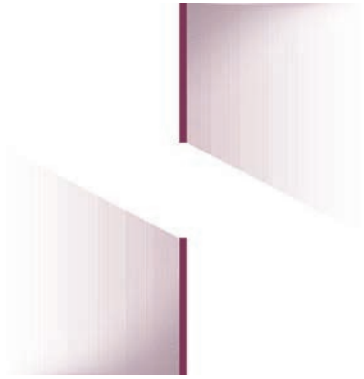
CONTEXTUAL COLLABORATION

Our design intention is to create a facility that will form an integral part of the community by connecting to the Lions Gate Hospital Campus and surrounding urban context. The quality of the massing, composition, elevations and image work together to contribute to the overall vision of a healthcare function integrated within an urban setting. Each design decision made reinforces the idea of a building that serves the community it is in.



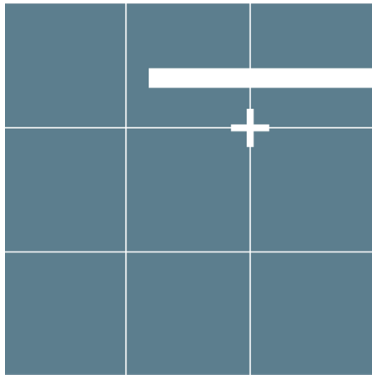
BRIDGING PAST & PRESENT

The Activation Building was the first healthcare building on the Lions Gate Hospital Campus. The design incorporates artifacts from this past building into the facility exterior and interior to commemorate the history of Lions Gate Hospital and foster the connection of the hospital to the community, such that they become a purposeful part of the facility.



NATURAL LIGHTING

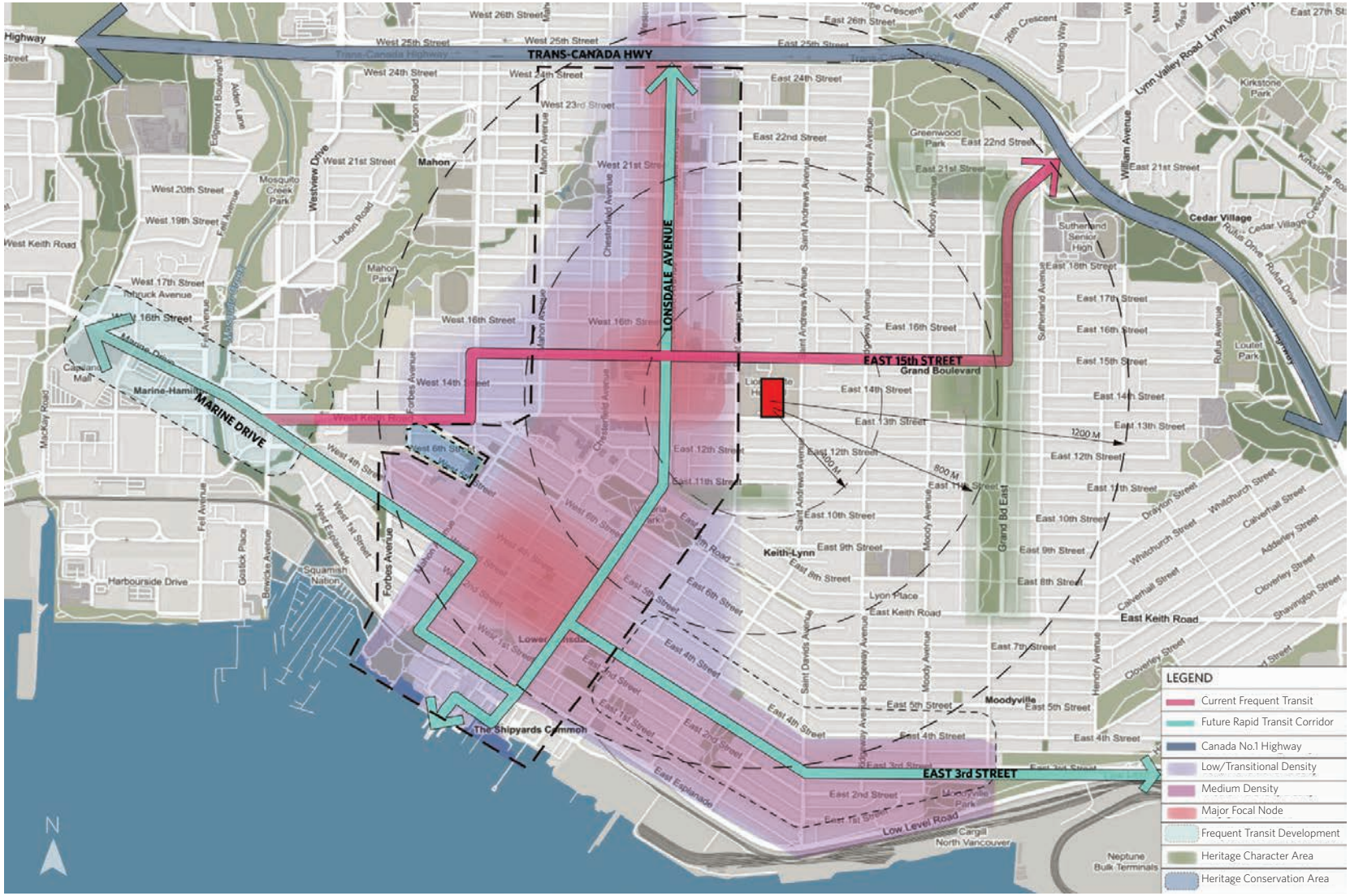
A variety of soft ambient lighting and accent lighting mixed with basic lighting for functions and operational tasks enhance the visual experience throughout the interior spaces. The chosen material palette provides warmth and conveys a non-institutional atmosphere. By recognizing the widely known evidence of the healing effects of ample natural light, the design offers access to direct quality daylight for all users of the facility.



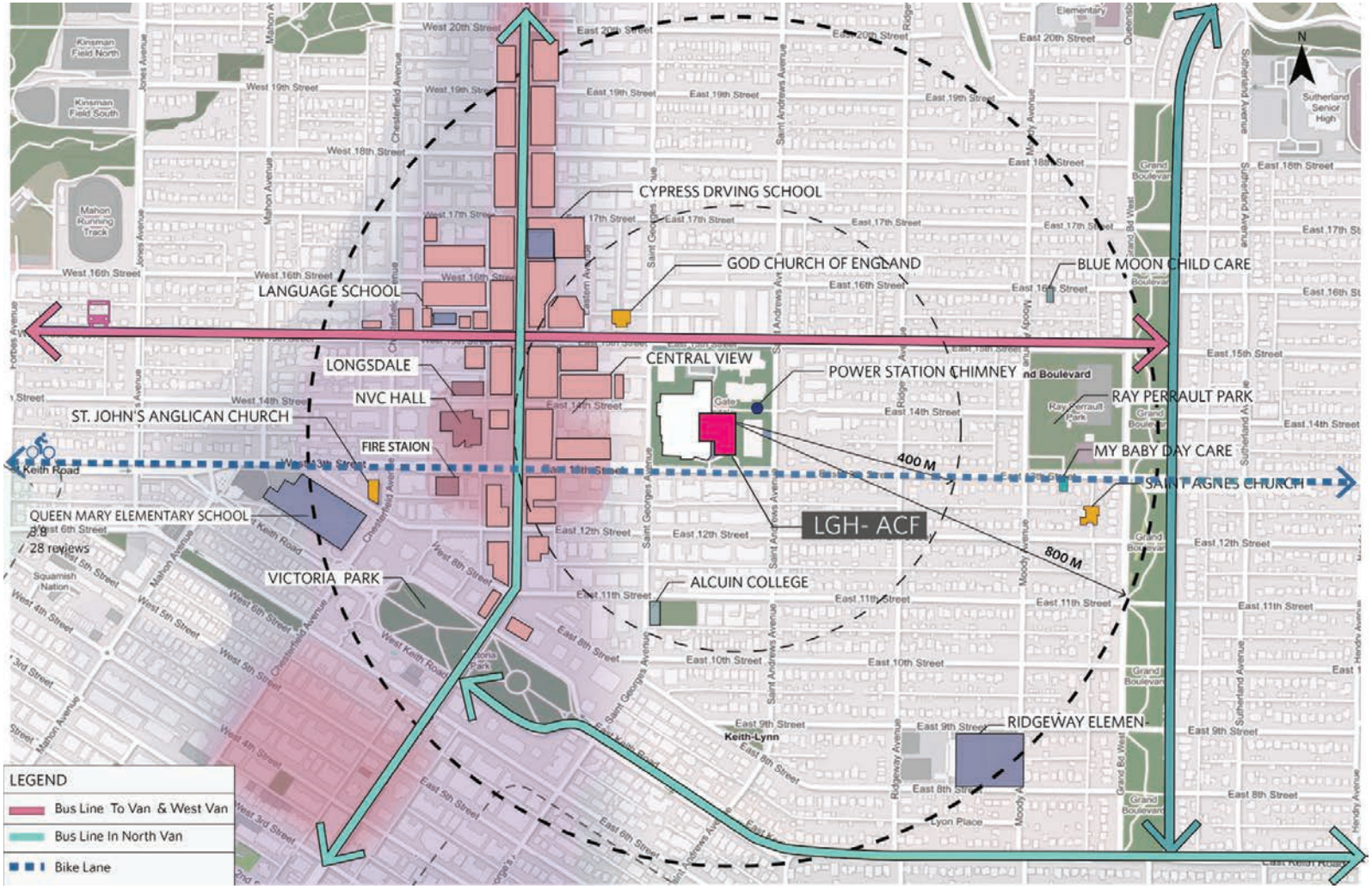
PUBLIC SPACE

The landscape that surrounds the built forms takes on a restful, welcoming, hopeful, and refreshing ambiance. An oasis of healing and calm, this design creates a destination public space, providing a social hub for the community. The use of transparency in the façade breaks down the scale of the building, utilizing components such as glazing, canopies, shading systems, and exposed structural elements.

SITE CONTEXT



800M CONTEXT



LONSDALE KEY

The City of North Vancouver is home to more than 52,000 citizens. With many major development projects underway (including the Lions Gate Hospital) the population is expected to multiply as more people choose to reside within the city's unique neighbourhoods.

With a multitude of amenities, arts and entertainment, shopping, dining, and public open spaces, residents currently enjoy a unique lifestyle that balances a rich community history with cultural diversity and natural beauty. During this exciting time of growth, the city continues to evolve, delivering economic development to the community.

With our design, we'd like to partner with a support the growth of North Vancouver. Through studying the surrounding community, we have been able to create a design that will activate the pocket of Lonsdale that the building is sited on.


1. Longsdale Community Park


2. RCMP SQAURE


3. Lions Gate Hospital Landscape


4. E. 14th St. Community Part


5. North Vancouver City Hall


6. City Library


7. Fire Station 1


8. HOpe Power Station Chimney

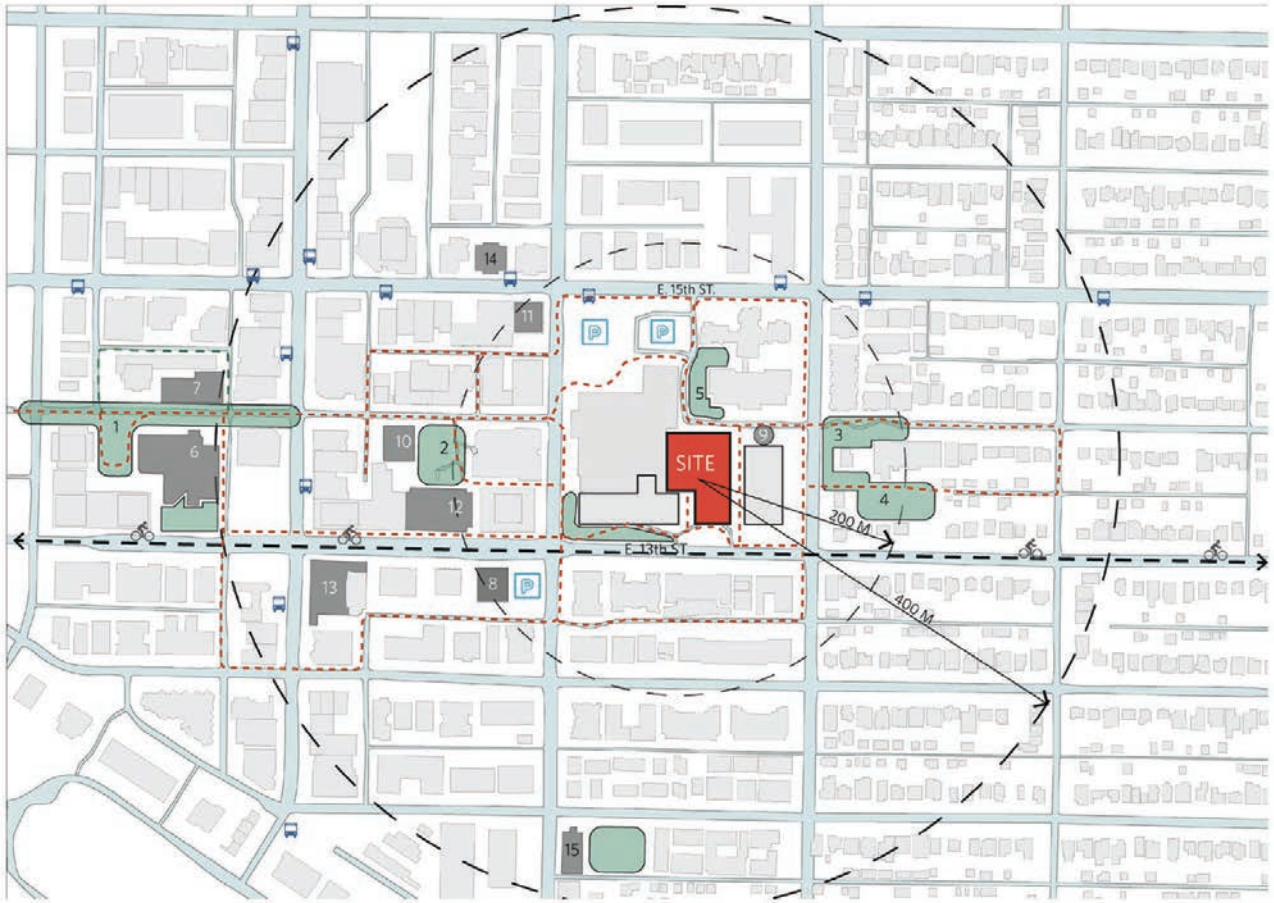

9. Whole Foods


10. Blue Shore Centre


11. Highest Condo Tower


12. 161 15th Street East and Parking Corner for LGH

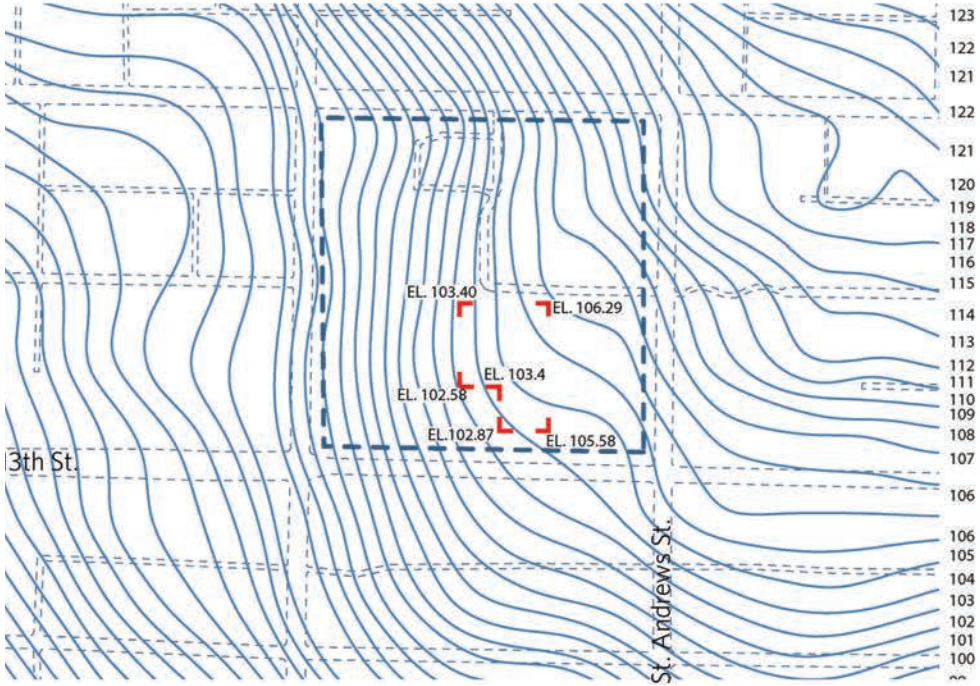
CHARACTER, CONNECTIVITY & LANDMARKS



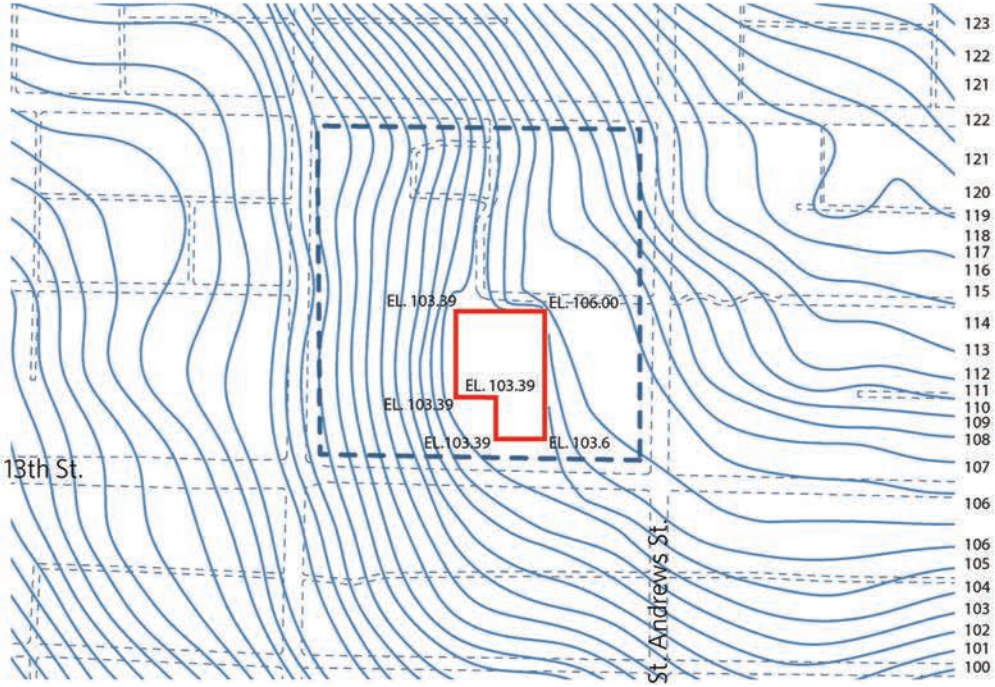
Publjic Green Space

Pedestrian Path

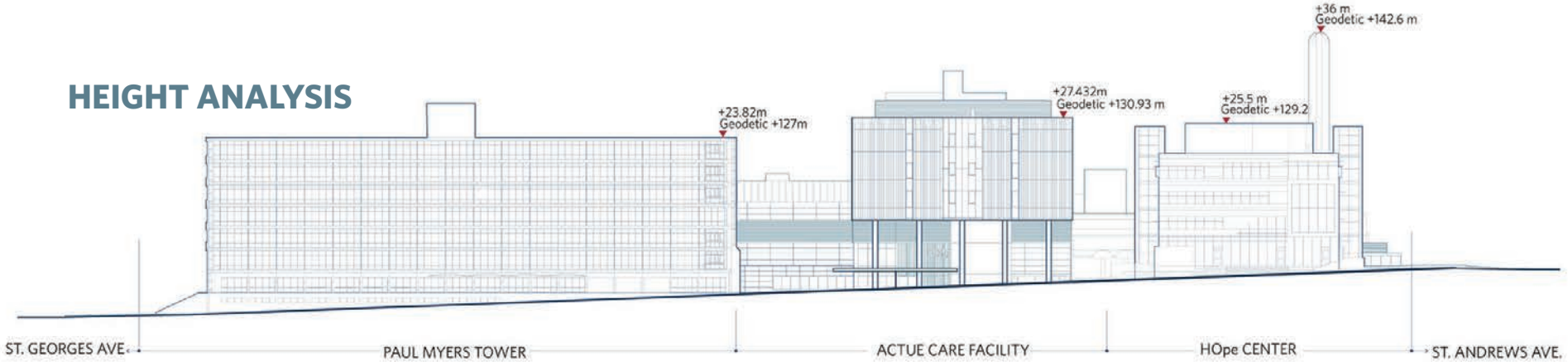
EXISTING SITE TOPOGRAPHY



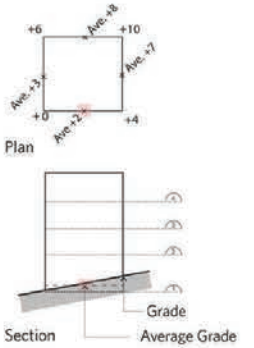
PROPOSED SITE TOPOGRAPHY



HEIGHT ANALYSIS



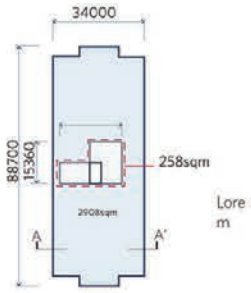
BUILDING HEIGHTS ANALYSIS



VBBL MATHOD DIAGRAM

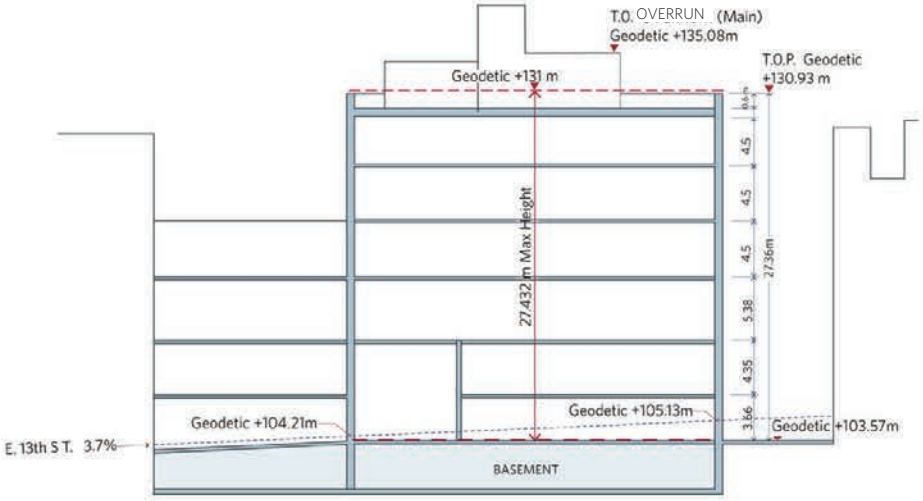
CALCULATION

1. Follow by VBBL diagram, the average finish grade is on the lowest side of the ACF building, that is 103.57 [(103.39+103.50)/2]. Building hight is 27.36m. Allow able building height per CNV Zoning Height: 27.432m. So the building is 0.072m less from the max height.



ROOF TOP KEY PLAN

2. Elevator housings are noted as additional structures separate from top of roof and highest point of building. It is cover less than 10% of the roof area on which they are locate(CNV.P.B.L.10.18.1)
Roof Area : 2908sqm, Structure cover258sqm
258/2908 = 8.87%



SECTION - A



13TH STREET EAST



13TH STREET & ST ANDREWS AVENUE



15TH STREET & ST ANDREWS AVENUE



15TH STREET & ST GEORGES AVENUE

STREET ELEVATIONS



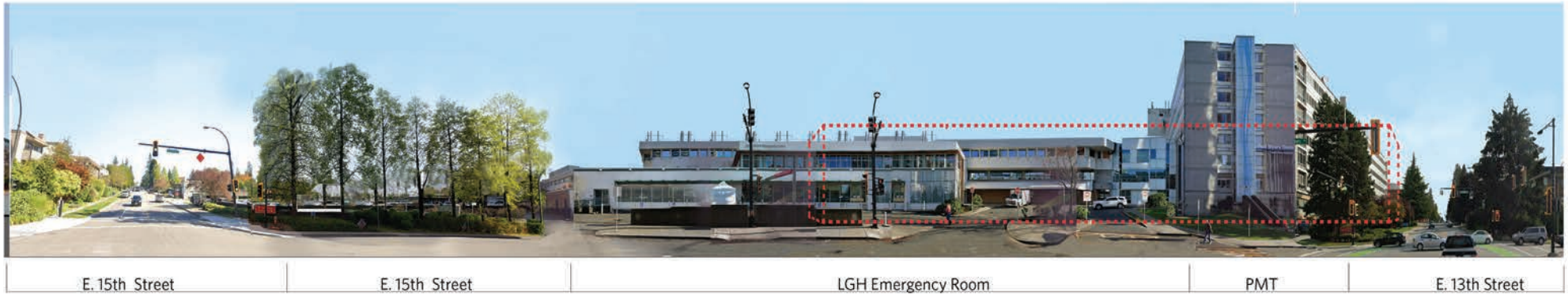
E. 13th Street Elevation



E. 15th Street Elevation

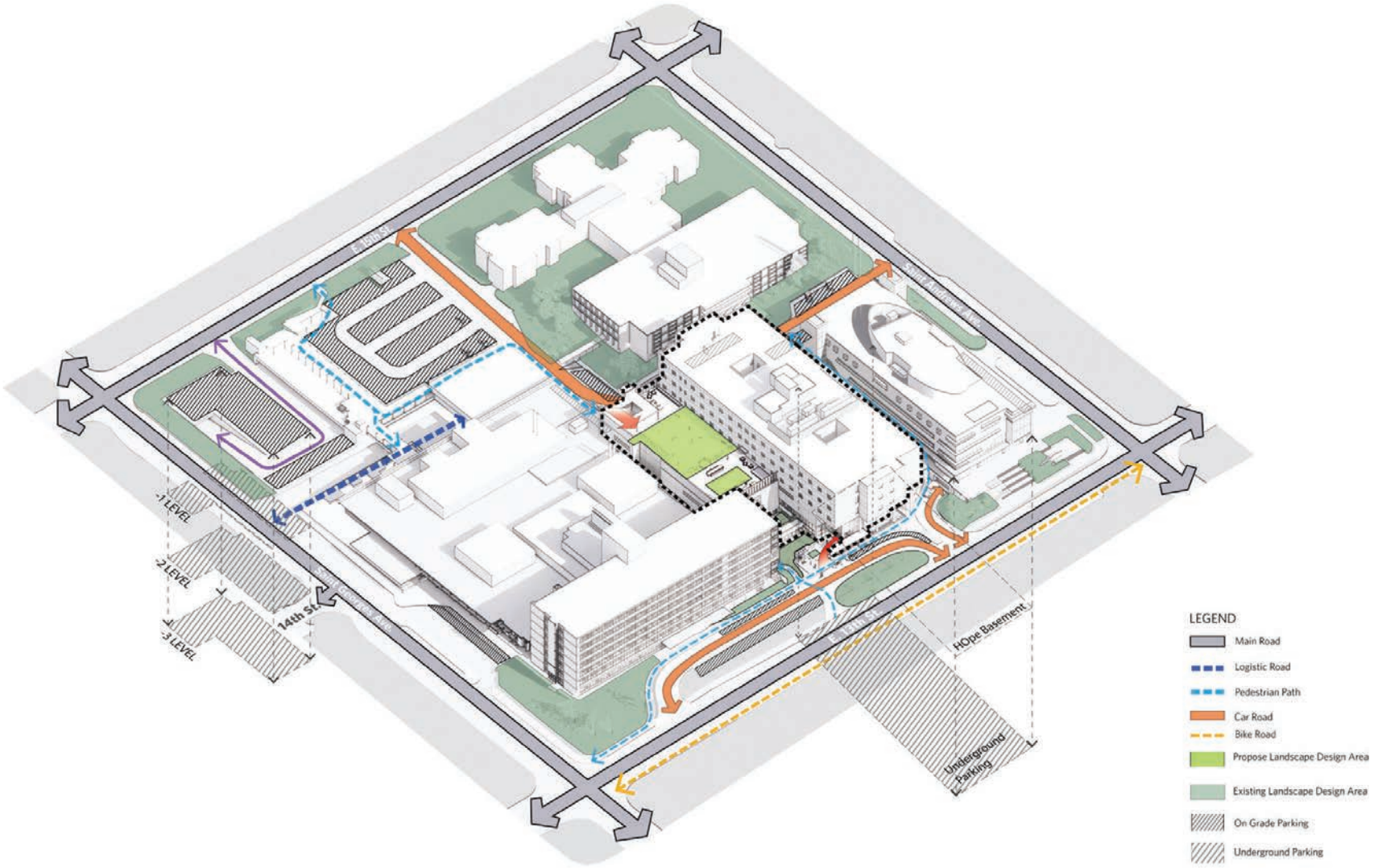


St. Andrews Ave. Elevation

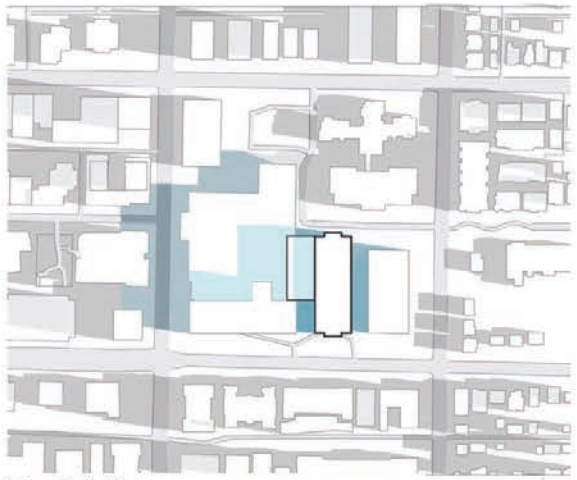


St. Georges Ave. Elevation

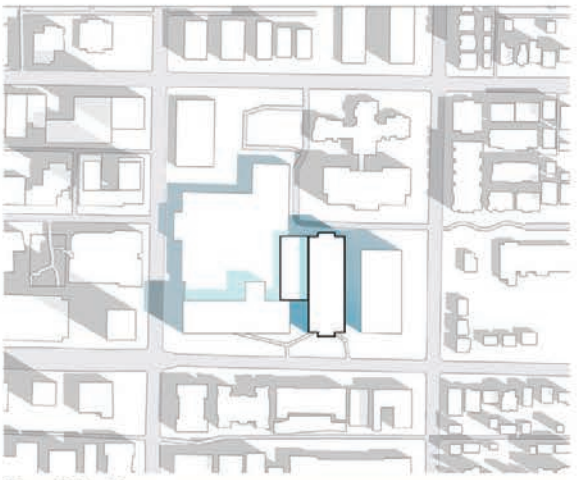
MASTER PLAN DIAGRAM



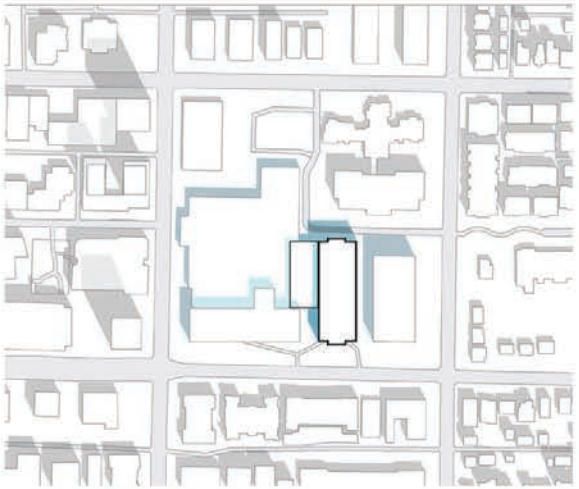
MARCH 21 SUN STUDY



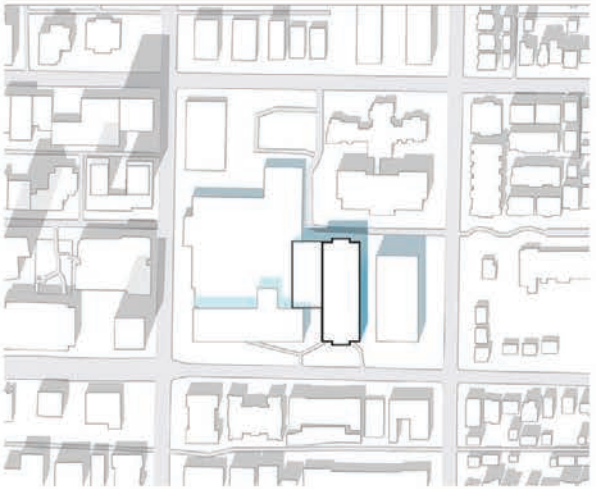
Mar. 21th, 10 am



Mar. 21th, 12 am

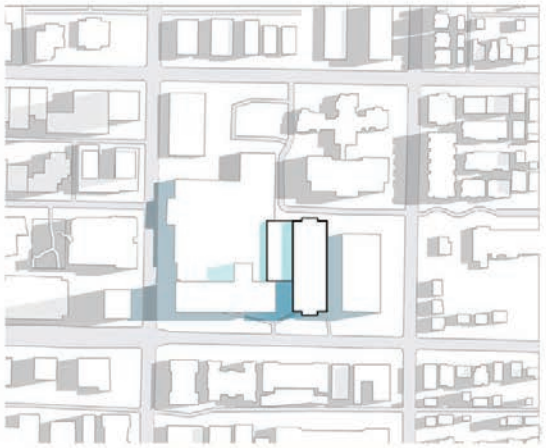


Mar. 21th, 02 pm

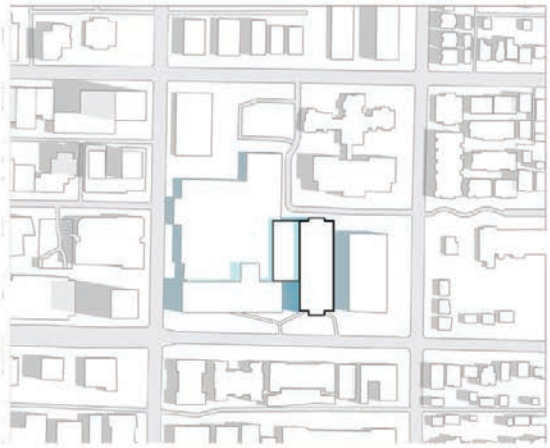


Mar. 21th, 04 pm

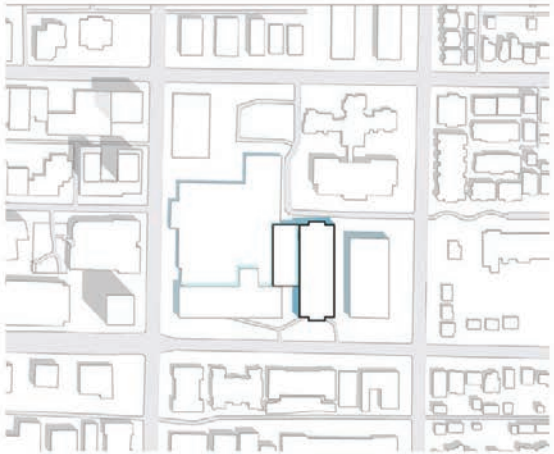
JUNE 21 SUN STUDY



Jun 21th, 10 am



Jun 21th, 12 am

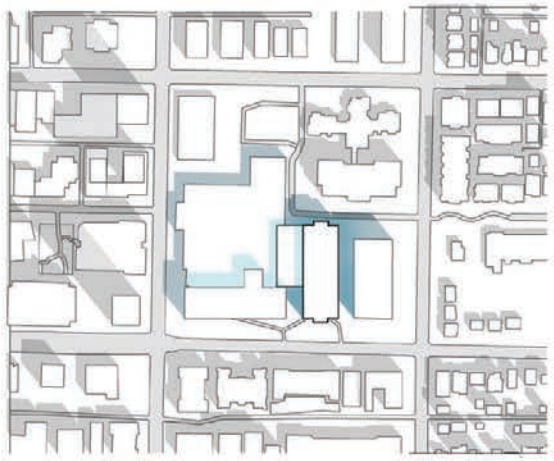


Jun. 21th, 02 pm

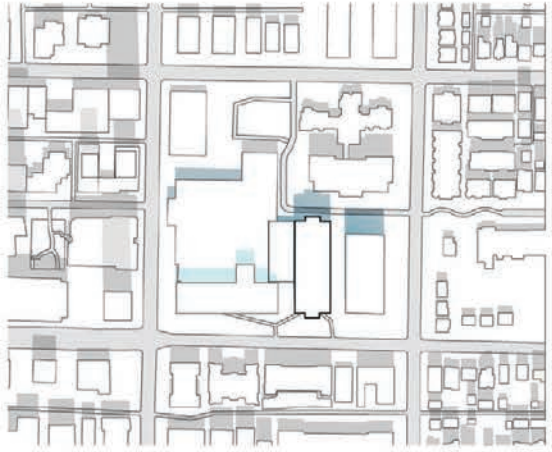


Jun. 21th, 04 pm

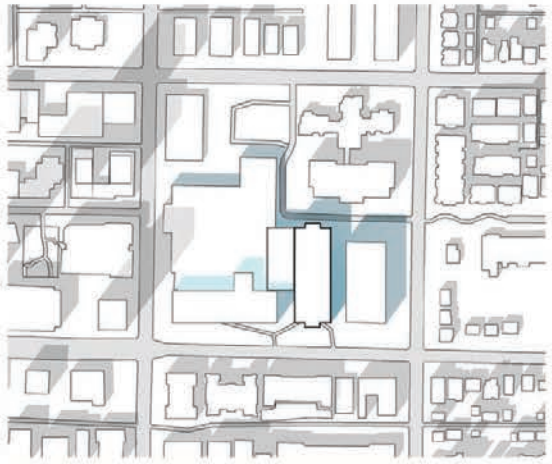
SEPTEMBER 21 SUN STUDY



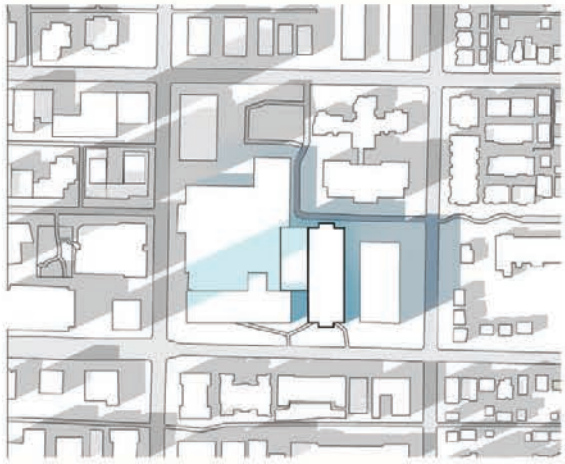
Sept. 21th, 10 am



Sept. 21th, 12 am

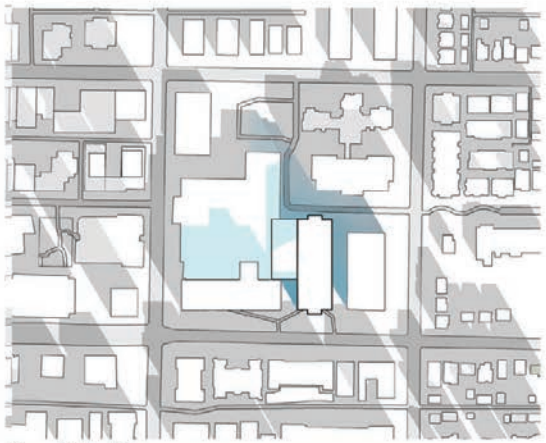


Sept. 21th, 02 pm

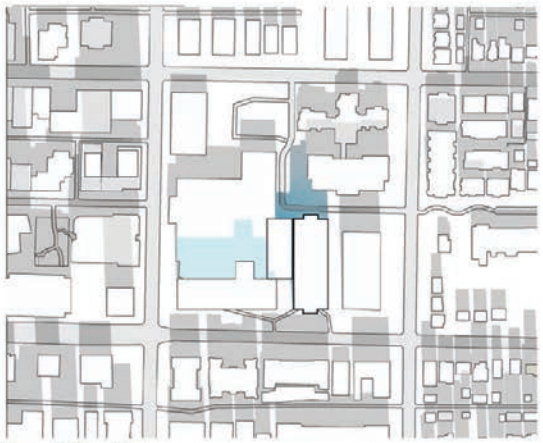


Sept. 21th, 04 pm

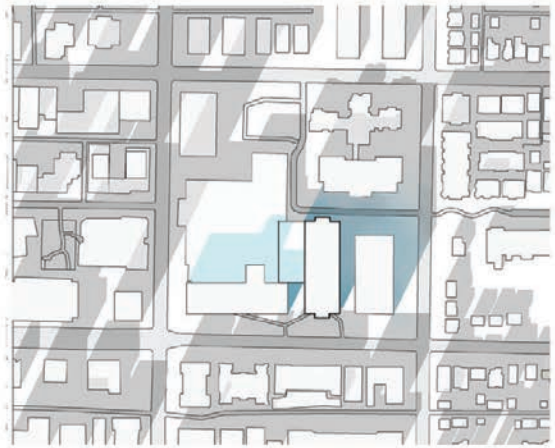
DECEMBER 21 SUN STUDY



Dec. 21th , 10 am



Dec. 21th , 12 am



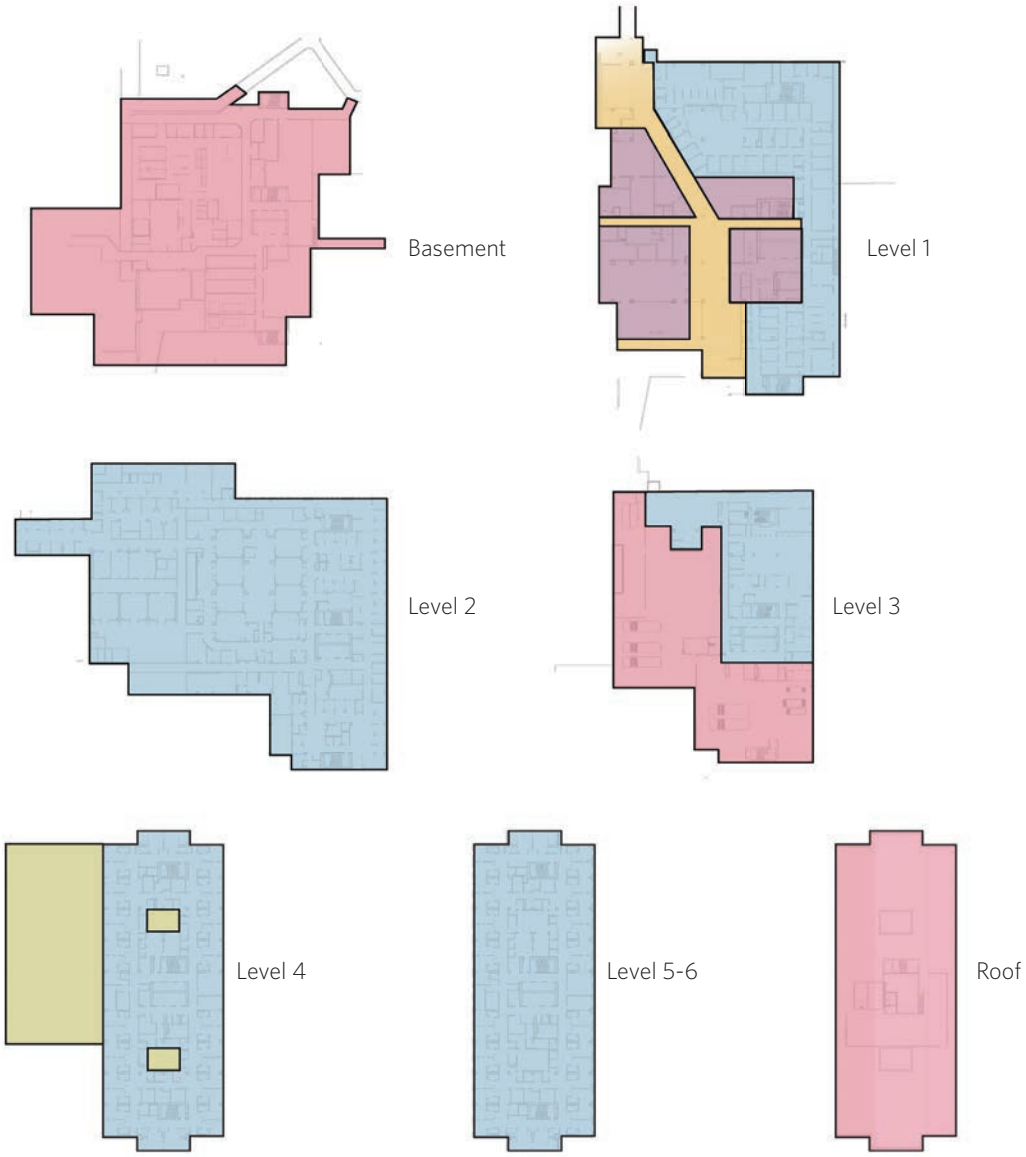
Dec. 21th , 02 pm



Dec. 21th, 04 pm

BUILDING PROGRAM

- Clinical Program
- Back of House
- Public Services
- Primary Circulation
- Rooftop Garden

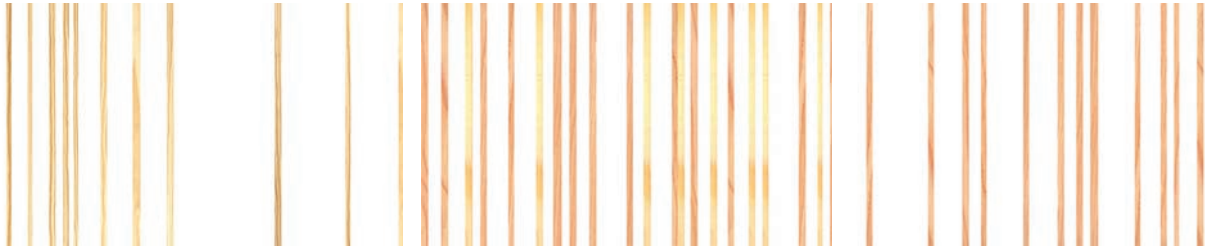


WOOD FIRST STRATEGY



The design shall reflect the Owner's commitment to inclusiveness and accesibility for a multicultural and diverse patient population and their families, and to equity for all patients and staff.



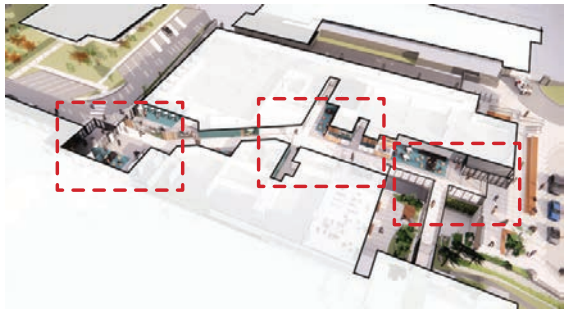




NORTH | SKY | FOREST

MIX

SOUTH | SEA | URBAN FOREST





North Reception



Concourse



South Reception

Donor recognition will be an important element of the Main Lobbies. The donor recognition and shall be well integrated into the overall design of the entry lobbies and well executed in tasteful way with high quality materials.

The Facility shall address the needs of seniors and First Nations communities as patients and as visitors to the Facility, ensuring that architectural composition and Design addresses their unique needs and aspirations for a welcoming, culturally safe and positive healing environment.

Entrances and outside spaces shall be respectful to the First Nations culture and support elderly or vulnerable patients and visitors by providing seating, warming, cooling, water stations, and appropriate signage, and public art.



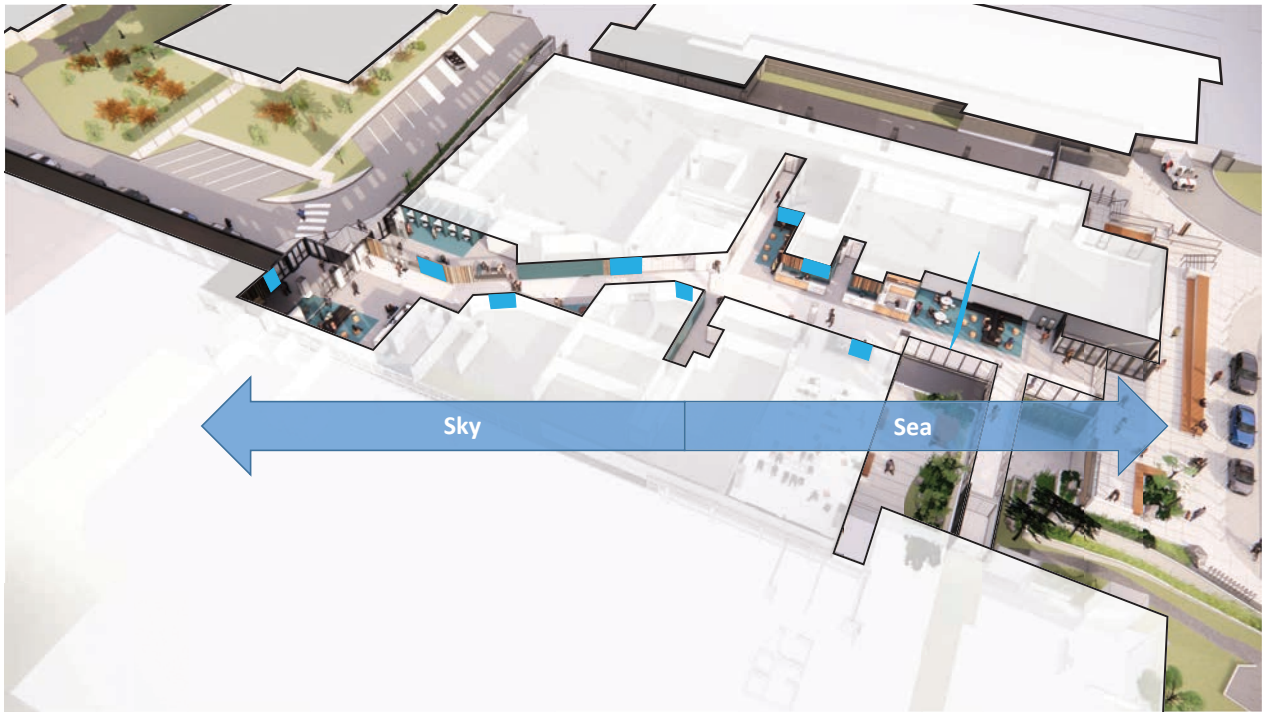
CONCOURSE ARTWORK

The Healing Power of Art program will inspire, and will enrich the contemporary architecture of the Facility to deepen the comforting experience of this state-of-the-art Facility, to create a sense of awe and wonder, and to create moments of stillness and reflection.



LEVEL 1 - PUBLIC CONCOURSE | HEALING POWER OF ART PROGRAM

The corridor Design should incorporate small and informal seating spaces to encourage for respite and spontaneous meetings between patients and staff.



LEVEL 1 - PUBLIC CONCOURSE | HEALING POWER OF ART PROGRAM

The corridor Design should incorporate small and informal seating spaces to encourage for respite and spontaneous meetings between patients and staff. These spaces should preferably be located in areas with access to daylight and feature natural materials such as wood.



LEVEL 1 - NORTH ENTRANCE

The atriums at the north and south entrances should be welcoming to the public, open and filled with daylight, in keeping with the image of a modern 'state of the art' healthcare facility.



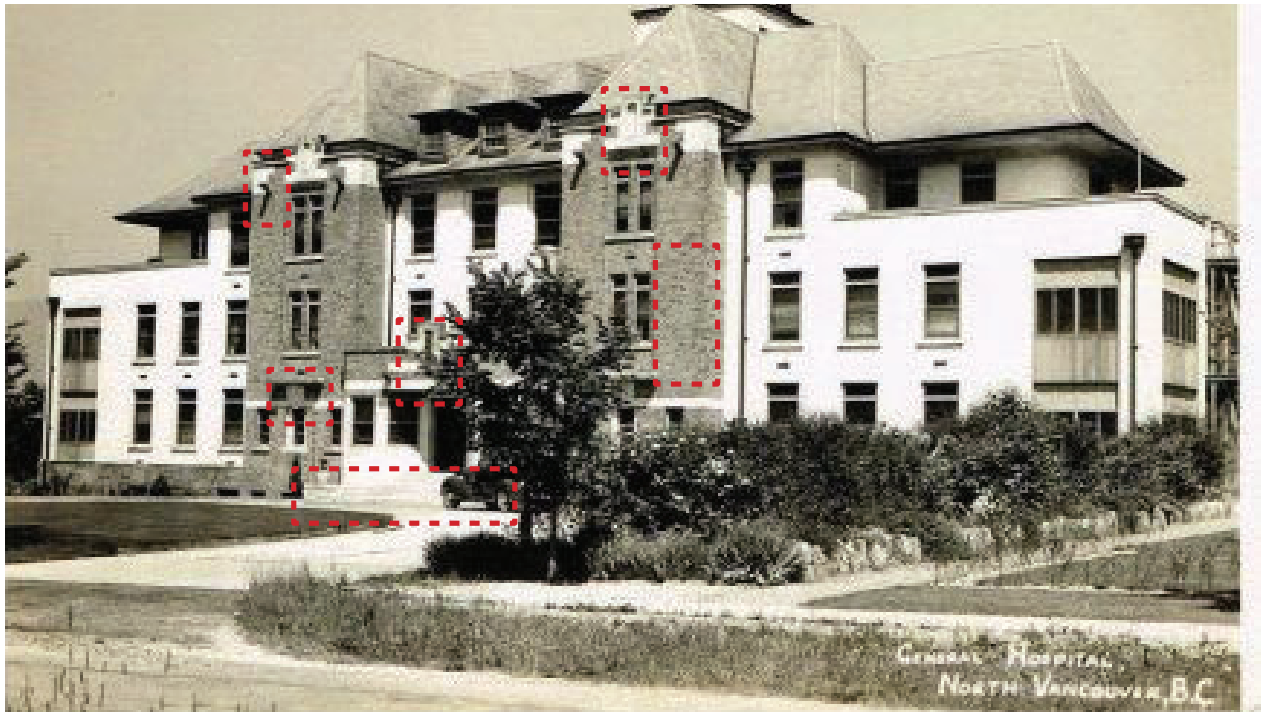
LEVEL 1 - NORTH ENTRANCE - INFORMATION

Wood Design features and elements where appropriate in the wall and ceiling design



THE ACTIVATION BUIDING ARTIFACTS

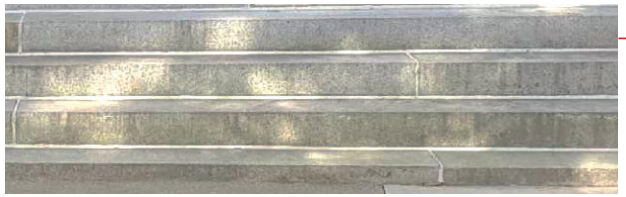
- The Activation Building was the first healthcare building on the LGH Campus built in 1929. The Owner has retained several artifacts from the Activation Building prior to its demolition to make way for the Facility.
- The Design shall incorporate these artifacts into the Facility, exterior or interior, with the intent to commemorate the history of Lions Gate Hospital and to foster the connection of the Facility to the community.
- It is preferred to integrate these artifacts at the main Facility entries and main circulation routes of the entry level in a functional way, such that they become a purposeful part of the Facility and not an unrelated object of display
- The locations for the incorporation of the artifacts shall be well planned and executed in way that allows visitor to contemplate the displays without Blocking circulation routes.



- The Activation Building was the first healthcare building on the LGH Campus built in 1929. The Owner has retained several artifacts from the Activation Building prior to its demolition to make way for the Facility.
- The Design shall incorporate these artifacts into the Facility, exterior or interior, with the intent to commemorate the history of Lions Gate Hospital and to foster the connection of the Facility to the community.
- It is preferred to integrate these artifacts at the main Facility entries and main circulation routes of the entry level in a functional way, such that they become a purposeful part of the Facility and not an unrelated object of display
- The locations for the incorporation of the artifacts shall be well planned and executed in way that allows visitor to contemplate the displays without Blocking circulation routes.



- The Activation Building was the first healthcare building on the LGH Campus built in 1929. The Owner has retained several artifacts from the Activation Building prior to its demolition to make way for the Facility.
- The Design shall incorporate these artifacts into the Facility, exterior or interior, with the intent to commemorate the history of Lions Gate Hospital and to foster the connection of the Facility to the community.
- It is preferred to integrate these artifacts at the main Facility entries and main circulation routes of the entry level in a functional way, such that they become a purposeful part of the Facility and not an unrelated object of display
- The locations for the incorporation of the artifacts shall be well planned and executed in way that allows visitor to contemplate the displays without Blocking circulation routes.



Granite Steps



- The Activation Building was the first healthcare building on the LGH Campus built in 1929. The Owner has retained several artifacts from the Activation Building prior to its demolition to make way for the Facility.
- The Design shall incorporate these artifacts into the Facility, exterior or interior, with the intent to commemorate the history of Lions Gate Hospital and to foster the connection of the Facility to the community.
- It is preferred to integrate these artifacts at the main Facility entries and main circulation routes of the entry level in a functional way, such that they become a purposeful part of the Facility and not an unrelated object of display
- The locations for the incorporation of the artifacts shall be well planned and executed in way that allows visitor to contemplate the displays without Blocking circulation routes.



Cartouche



CONNECTIVITY TO SURROUNDINGS

The architecture created opportunities for staff, patients, and visitors to have increased connection to natural environments to foster improved physical activity and socialization and promote better physical and mental health. We have achieved this connectivity through intentionality in allowing for beautiful view cones throughout the design.

The building form will be massed and composed to maximize the penetration of daylight and sunlight into the facility's interior. Adjacent buildings and programmatic needs were core drivers of the massing strategy in the proposed design.



NORTH ENTRANCE FROM 15TH AVENUE



NORTH ENTRANCE



SOUTH ENTRANCE



3.1 PROJECT IMAGES

SOUTH ENTRANCE



SOUTH ENTRANCE LANDSCAPE DETAILS



INTERIOR MATERIALITY

Incorporated into the interior design is local artwork and woods from the North Shore. These materials are warm, inviting, durable, and well-ageing. The wood from the trees on-site will be used in the architecture, reflecting the project team's commitment t inclusiveness, equity and accessibility for a multicultural and diverse patient population and their families. The design elements are not only beautiful but function as wayfinding elements. Clear, accessible and intuitive wayfinding was a paramount indicator in the design process.



MAIN LOBBY SECTION



NORTH ENTRANCE RECEPTION



NORTH ENTRANCE RECEPTION

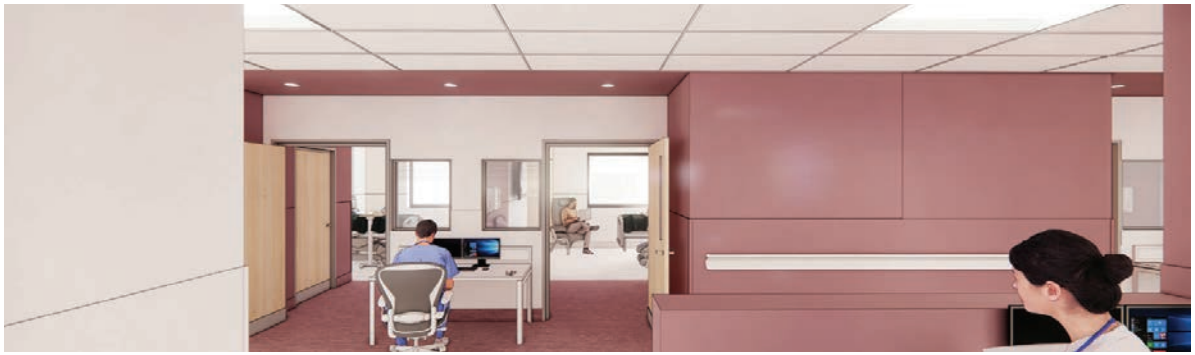


LEVEL 1 PUBLIC CONCOURSE | SEATING ALCOVE



LEVEL 5 PATIENT UNIT









LEVEL 4 ROOFTOP GARDEN



LEVEL 4 ROOFTOP GARDEN



ARIEL VIEW FROM NORTHWEST



ARIEL VIEW FROM SOUTHWEST



ARIEL VIEW FROM WEST



3.1 PROJECT IMAGES



LEVEL 1 COURTYARD OFF MULTIPURPOSE ROOM



LANDSCAPE PLANS

Vancouver CoastalHealth

PCL

LIONS GATE HOSPITAL REDEVELOPMENT
PHASE 3 | ACUTE CARE FACILITY

LANDSCAPE

TECHNICAL SUBMISSION - PACKAGE 2
OCTOBER 15, 2020

LANDSCAPE

Sheet Number	Sheet Name	TPP Appendix B Reference
L-000	COVER SHEET	
L-111	LANDSCAPE MATERIALS PLAN - LEVEL 1	D 400
L-114	LANDSCAPE MATERIALS PLAN - LEVEL 1	D 400
L-301	LANDSCAPE SECTIONS	D 400
L-401	LANDSCAPE DETAILS - PLANTING TYPICAL SECTIONS	D 400





Level 1

NORTH ENTRY AND DROP-OFF

- Covered and lit drop-off and loading space with a direct path to the entry doors
- Mobility aide accessible furnishings
- Low, robust, and shade tolerant planting
- CIP concrete surfacing
- Bicycle parking

CHEMOTHERAPY COURTYARD

- Upgrades to the existing outdoor garden area
- Direct sightlines from the outpatient area to the garden are provided.
- Accessible by maintenance staff only
- Diverse and shade tolerant planting with seasonal interest and a variety of colours, textures, and scales.
- Landscape lighting to feature planting

SOUTH EAST PLAZA

- CIP concrete surfacing
- Bicycle parking
- Mobility aide accessible furnishings
- North-South access around ACF provided at East side of building
- Podium for potential public artwork provided

LEVEL 1 COURTYARD

- Access from the multi-use hall and with windows on three sides for views from the inside.
- Evergreen native planting with feature plants for seasonal interest
- Mobility aide accessible furnishings
- CIP concrete surfacing
- Mechanical vent lowered to reduce visibility and maintain sightlines to planting and people using the space
- Lighting to feature planting and provide safe access

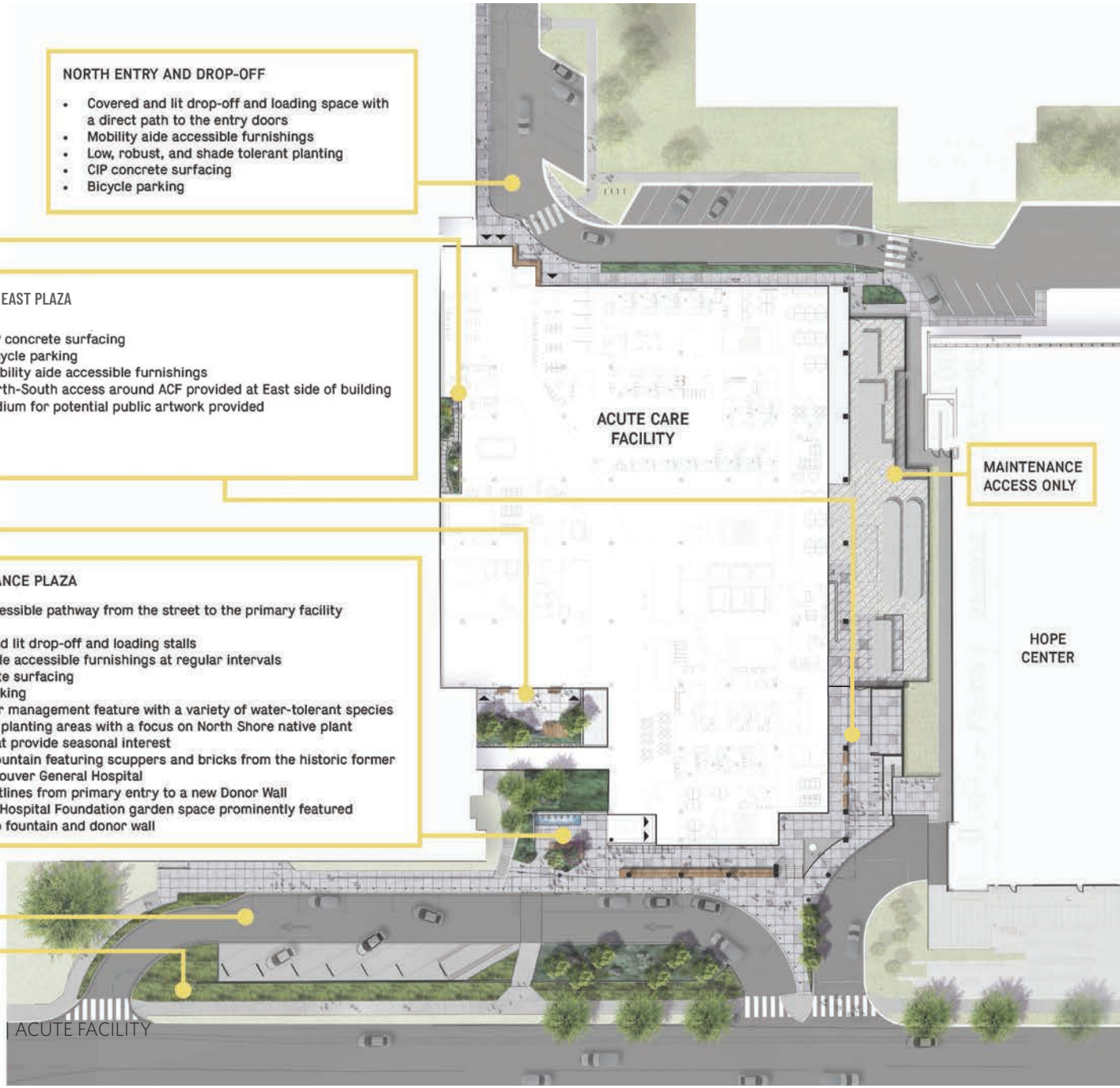
SOUTH ENTRANCE PLAZA

- Lit and accessible pathway from the street to the primary facility entrance
- Covered and lit drop-off and loading stalls
- Mobility aide accessible furnishings at regular intervals
- CIP concrete surfacing
- Bicycle parking
- Stormwater management feature with a variety of water-tolerant species
- Welcoming planting areas with a focus on North Shore native plant species that provide seasonal interest
- Lit water fountain featuring scuppers and bricks from the historic former North Vancouver General Hospital
- Direct sightlines from primary entry to a new Donor Wall
- Lions Gate Hospital Foundation garden space prominently featured adjacent to fountain and donor wall

SOUTH DROP-OFF EXTENSION

BOULEVARD

- Continuation of planting and street trees as established to the east



Level 4

LEVEL 4 ROOF GARDEN

- Therapeutic gardens for light recreation, physical therapies, gathering, and rest
- Mobility aide accessible CIP concrete paths and unit paver surfacing
- Mobility aide accessible furnishings at regular intervals
- Seasonally variable, and bird and butterfly attracting plants with a North Shore focus will be highlighted.
- Five distinct garden areas with connecting pathways provide interest, a sense of movement and destination, and seasonal variety

COVERED ARRIVAL

- Views to the North Shore mountains are a focus
- Lit canopy cover and looping pathway
- Variety of seating
- Enclosed maintenance storage area

GROUP EXERCISE AREA

- Open flat area for group exercise or classes with synthetic lawn
- Looping pathway encircles the gathering lawn
- Low planting with sun tolerant species

TREED GROVE

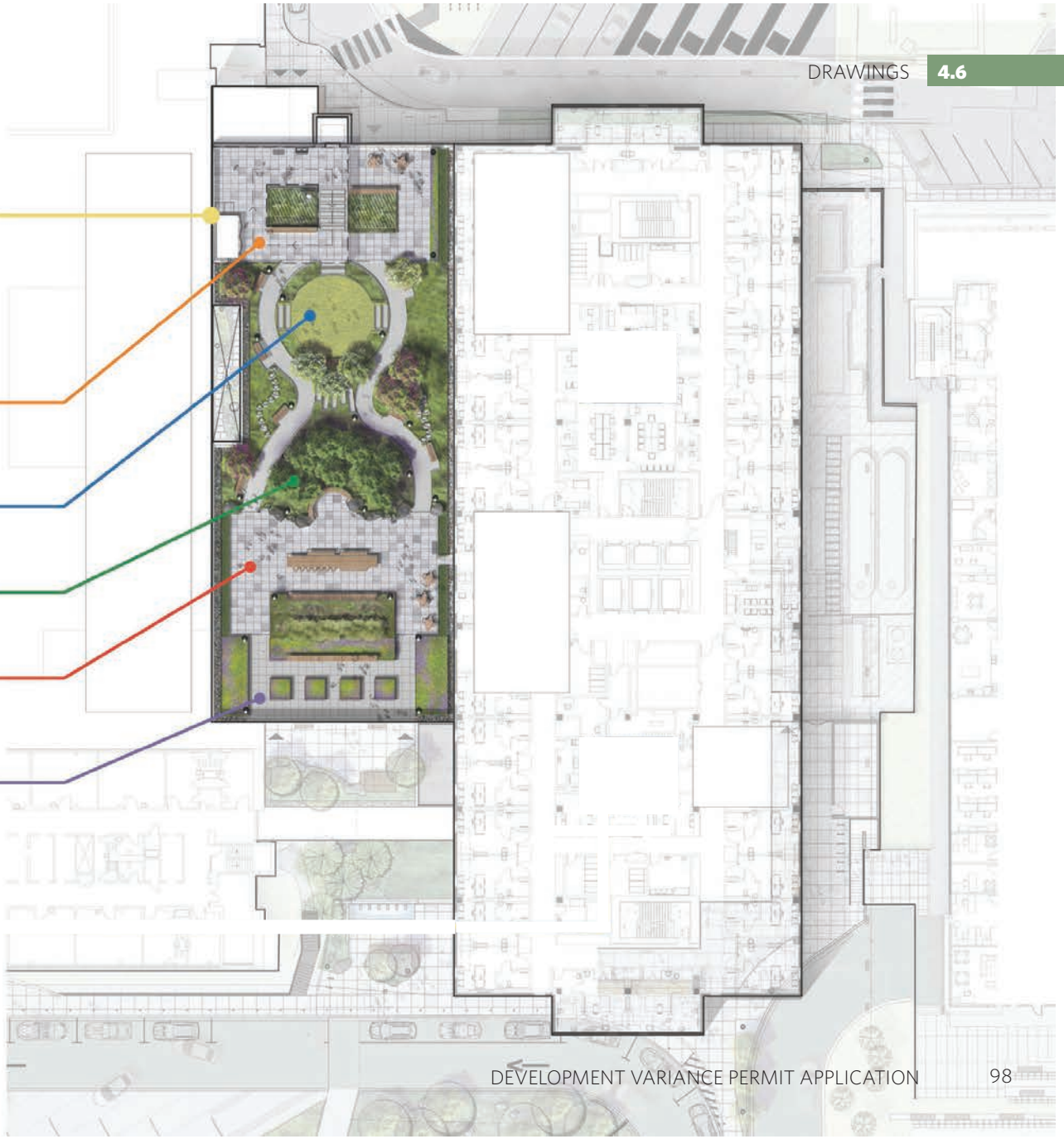
- Mounded planting areas with trees signal a new zone
- Shade tolerant understory planting
- Looping pathway travels through this lush garden area

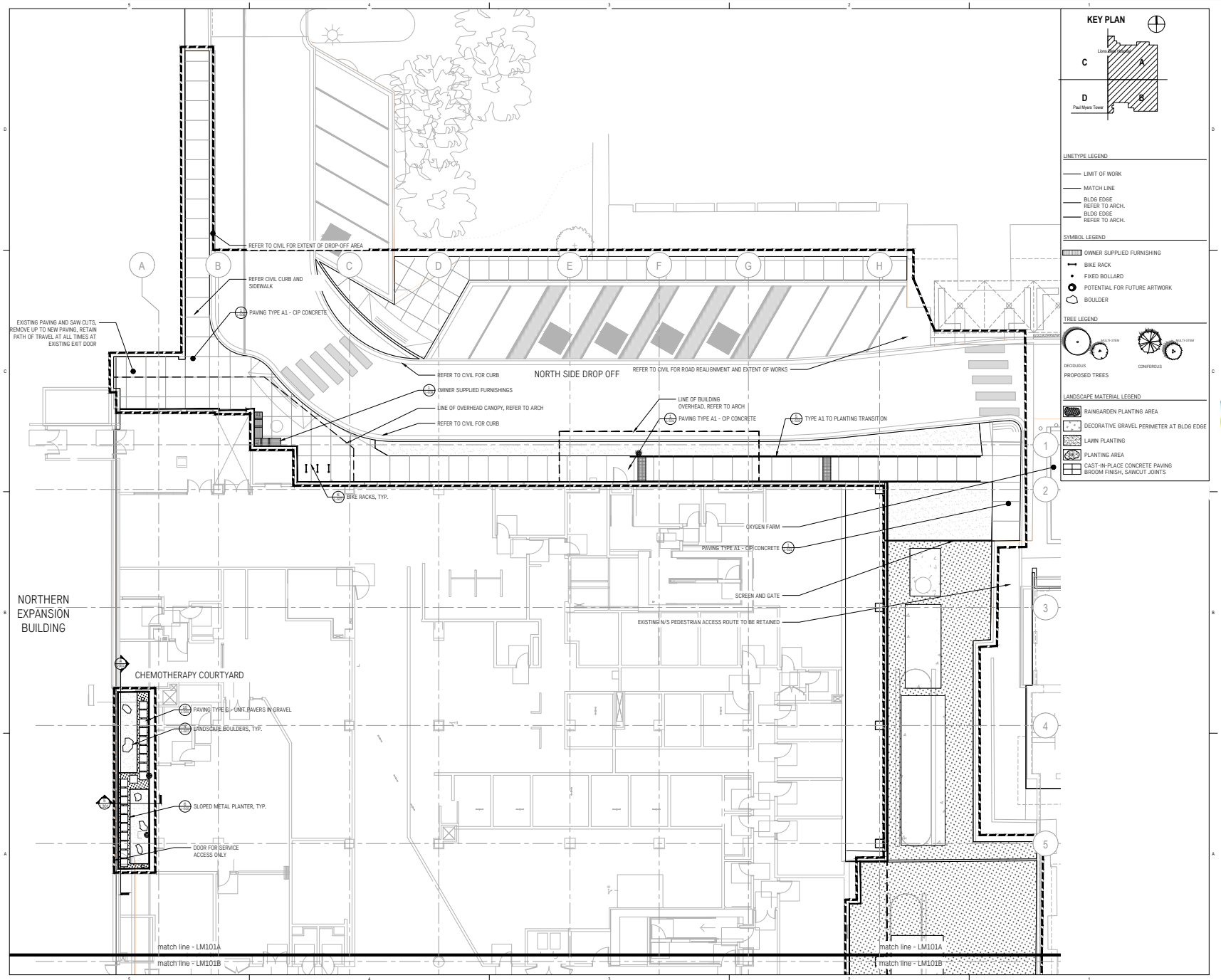
GATHERING AREA

- Harvest table with a variety of seating options sits at center
- Perimeter seating and movable tables and chairs
- Open space with unit pavers allow flexibility and a space for a variety of programming

SENSORY GARDEN

- Planting to delight the senses and opportunities for interaction
- Pathways right to the guardrail allow for views towards the waterfront and Vancouver





PCL
HDR
IBI GROUP
INTEGRAL
KAIZEN
Vancouver Coastal Health

VANCOUVER COASTAL HEALTH AUTHORITY

LIONS GATE HOSPITAL ACUTE CARE FACILITY

231 15th St E,
NORTH VANCOUVER BC, V7L 2L7
CANADA

Project Manager	MICHELLE PENN
Project Architect	HDR
Landscape Architect	HAPA COLLABORATIVE
Civil Engineer	AECR WOOD LEGAL
Structural Engineer	RJC ENGINEERS
Electrical Engineer	INTEGRAL GROUP
Mechanical Engineer	INTEGRAL GROUP
Interior Designer	HDR
Technology	IBI GROUP
Drawn By	B. MITCHELL | P.WONG

MARK	DATE	DESCRIPTION
A	2021/05/17	ISSUED FOR SD DRAFT
B	2021/07/07	ISSUED FOR SD FORMAL
C	2021/08/19	ISSUED FOR DD DRAFT
D	2021/10/15	ISSUED FOR DD FORMAL
E	2022/01/25	ISSUED FOR 75% CD FORMAL
F	2022/01/28	ISSUED FOR BUILDING PERMIT
G	2022/03/09	ISSUED FOR 100% CD DRAFT

Site Code	700
Building Code	1451
VCH Project Number	A848-03
PCL Project Number	2220061
Original Issue Date	07/07/2021

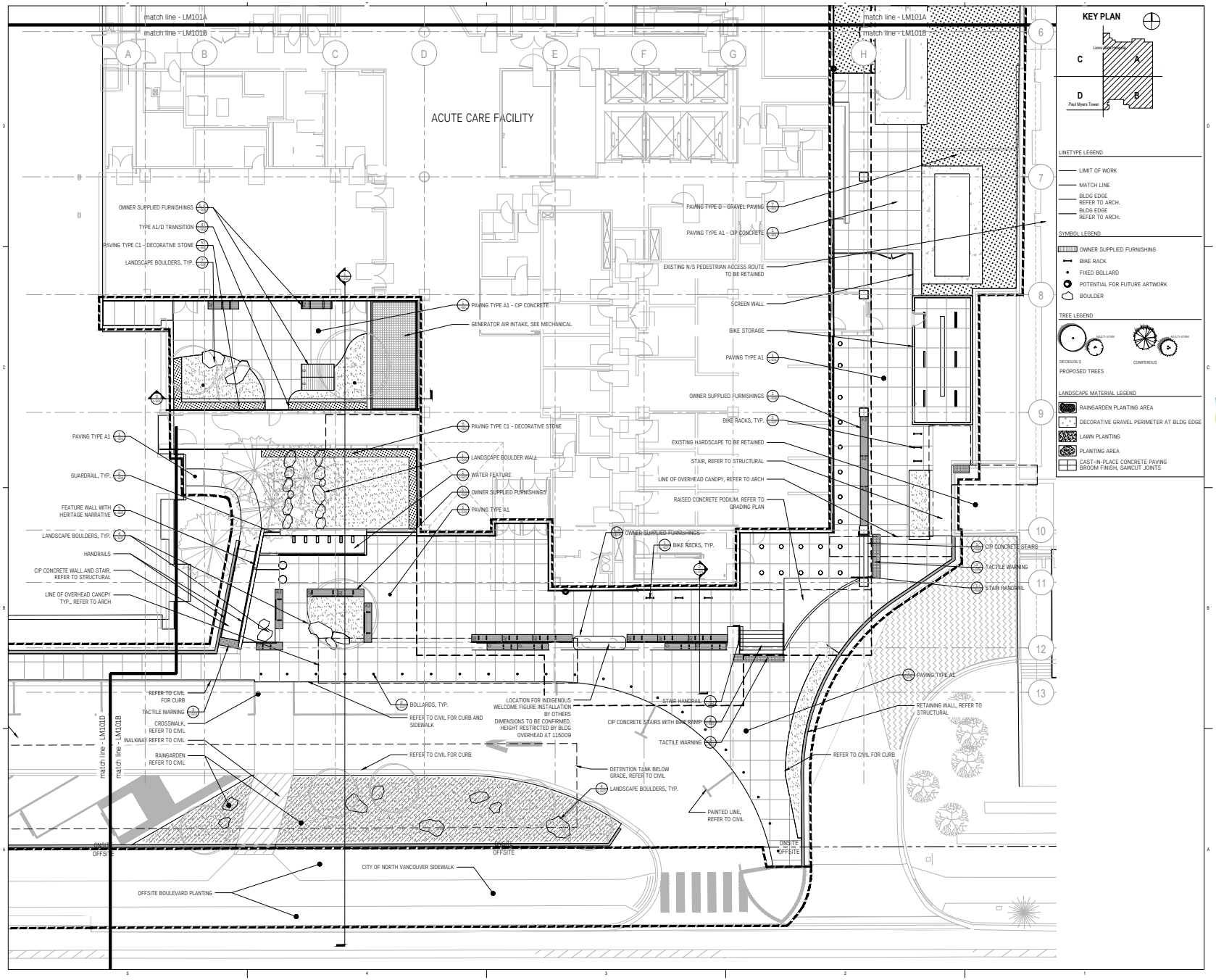
Sheet Name

MATERIAL PLAN
LEVEL ONE NORTH

Scale
1:100
Sheet Number

LM101A

Project Status
100% CONSTRUCTION DOCUMENTS DRAFT SUBMITTAL



PCL
HDR
HAPA COLLABORATIVE
IBI GROUP
INTEGRAL
KAIZEN FOODSERVICE PLANNING & DESIGN INC.
RJC
Vancouver Coastal Health

VANCOUVER COASTAL HEALTH AUTHORITY

LIONS GATE HOSPITAL
ACUTE CARE FACILITY

231 15th St E,
NORTH VANCOUVER BC, V7L 2L7
CANADA

Project Manager	MICHELLE PENN
Project Architect	HDR
Landscape Architect	HAPA COLLABORATIVE
Civil Engineer	KERR WOOD LEIDAL
Structural Engineer	RJC ENGINEERS
Electrical Engineer	IN HOUSE/AL GROUP
Mechanical Engineer	INTEGRAL GROUP
Interior Designer	HDR
Technologist	IBI GROUP
Drawn By	B. MITCHELL / P.WONG

MARK	DATE	DESCRIPTION
A	2021/05/17	ISSUED FOR SD DRAFT
B	2021/07/07	ISSUED FOR SD FORMAL
C	2021/08/19	ISSUED FOR DD DRAFT
D	2021/10/15	ISSUED FOR DD FORMAL
E	2022/01/25	ISSUED FOR 75% CD FORMAL
F	2022/01/28	ISSUED FOR BUILDING PERMIT
G	2022/03/09	ISSUED FOR 100% CD DRAFT

Site Code	700
Building Code	1451
VCH Project Number	A849-03
PCL Project Number	2220061
Original Issue Date	07/07/2021

Sheet Name
MATERIAL PLAN
LEVEL ONE SOUTH

Scale
1:100
Sheet Number
LM101B

Project Status
100% CONSTRUCTION DOCUMENTS DRAFT SUBMITTAL

Public Meeting
231 East 15th Street
1337 St. Andrews Avenue

Public Hearing
318-332 East 13th Street
1304-1325 St. Andrews Avenue
313 and 319-333 East 14th Street



Presented June 13, 2022
Development Planning

city of north vancouver

Introduction

- Development Variance Permit and Zoning text amendment to support:
  - 6 storey, 108 bed Acute Care Facility on LGH campus.
  - 8 universal operating rooms.
  - Roof-top outdoor space on the fourth floor.
  - Multi-purpose hall, food and retail.
  - Materials retained from Activation Building being used.



Location and Context



Development Variance Permit
Lions Gate Hospital
231 East 15th Street; and
1337 St. Andrews Avenue

Zoning text amendment
Hospice Site
318-332 East 13th Street;
1337 St. Andrews Avenue; and
313, 319-333 East 14th Street

Development Variance Permit and Rezoning

Lions Gate Hospital	Hospice Site
Development Variance Permit	CD-551 Zoning Text Amendment
- Site Coverage	- Allow parking to include both the Hospice site and Lions Gate Hospital campus.
- Number of Secure and Short-Term bicycle parking stalls	

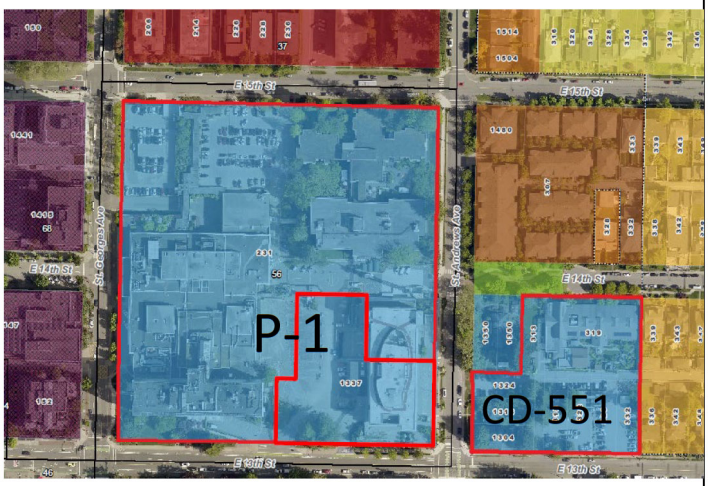
Land Use and Zoning

Official Community Plan

- School and Institutional
- LGH - 56.0 metre max. height
- Hospice - Six-storeys tall

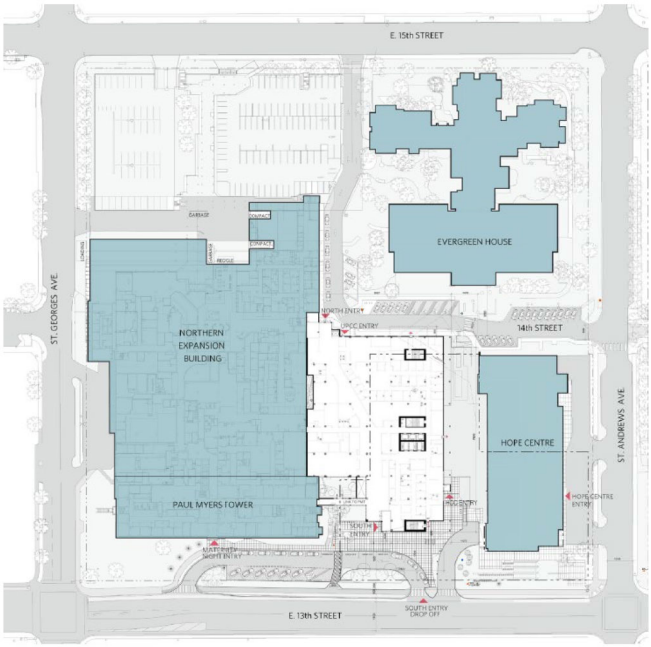
Existing Zoning

- LGH - Public Use and Assembly 1 (P-1)
- Hospice - Comprehensive Development 551 (CD-551)



Project Description

- Location is between the HOpe Centre and the current Paul Myers tower.
- Access is from East 13th Street and from East 15th Street.



Lions Gate Hospital campus

- LGH campus consists of two separate properties.
  - Historical arrangement with the District of North Vancouver.
  - Single lot covenant that enables both lots to be considered as one property.



Variances to Lions Gate Hospital site

- Use and density meets the OCP and the Zoning Bylaw → no rezoning is required.
- Addition of the ACF would result in:
  - The site coverage exceeding the maximum.
  - Shortfall in the number of both secure and short term bicycle parking stalls.
- A Development Variance Permit is required for these two items.

Variances to Lions Gate Hospital site

- Site coverage
  - Increase from 40% to 60% with the inclusion of the ACF to all campus buildings.
  - Includes lot coverage DVP from 2006.



Variances to Lions Gate Hospital site

- Bicycle parking
  - Shortfall of secure and short-term bicycle parking
  - Lids for short-term parking
  - Renovations to the HOpe Centre secured bike parking
  - Secured by covenant.



Zoning text amendment for Hospice site

- Hospice site to the east of the LGH campus
  - Zoning text amendment needed for parking site.
  - ACF results in a shortfall of 61 stalls.
  - 100 being proposed that will cover both sites.
  - Secured by covenant.



Advisory Panels

- Advisory Design Panel – August 11, 2021
  - Scale and Massing along E 13th.
  - Proportion of glazing.
  - Additional cover and heating on the roof deck.
  - Short-term bike coverage.

Advisory Panels

- Integrated Transportation Committee – September 1st, 2021
  - Liked the planned one-way drive aisle fronting East 13th Street.
  - Suggested no left turns on exiting East 13th Street.

Advisory Panels

- Heritage Advisory Commission

October 21, 2021

  - Identify and explain the significance of the preserved material.
  - Some key elements to be in a more prominent location on the site.
  - Information board close to East 13th Street entrance to commemorate the Activation Building.

Community Consultation

- DIS held on December 14, 2021.
- Attended by 12 people.
  - Most favored the project and the variance request.
  - Concerns raised onto the removal of trees for the new drive-aisle configuration off East 13th Street.

Conclusion

Development Variance Permit	CD-551 Zoning Text Amendment
Lions Gate Hospital	Hospice Site
- Site Coverage	- Allow parking to include both the Hospice site and Lions Gate Hospital campus.
- Secure and Short-Term bicycle parking	



Thank you.

city of north vancouver

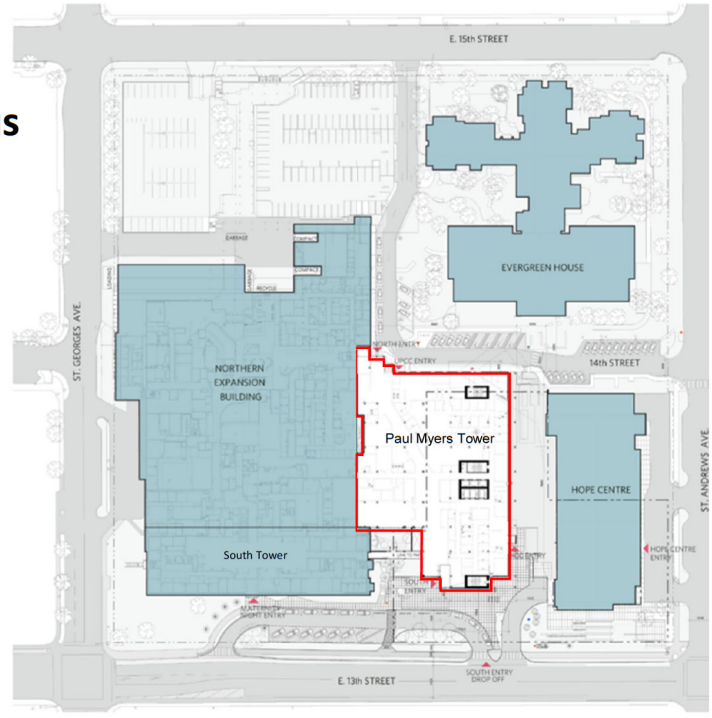


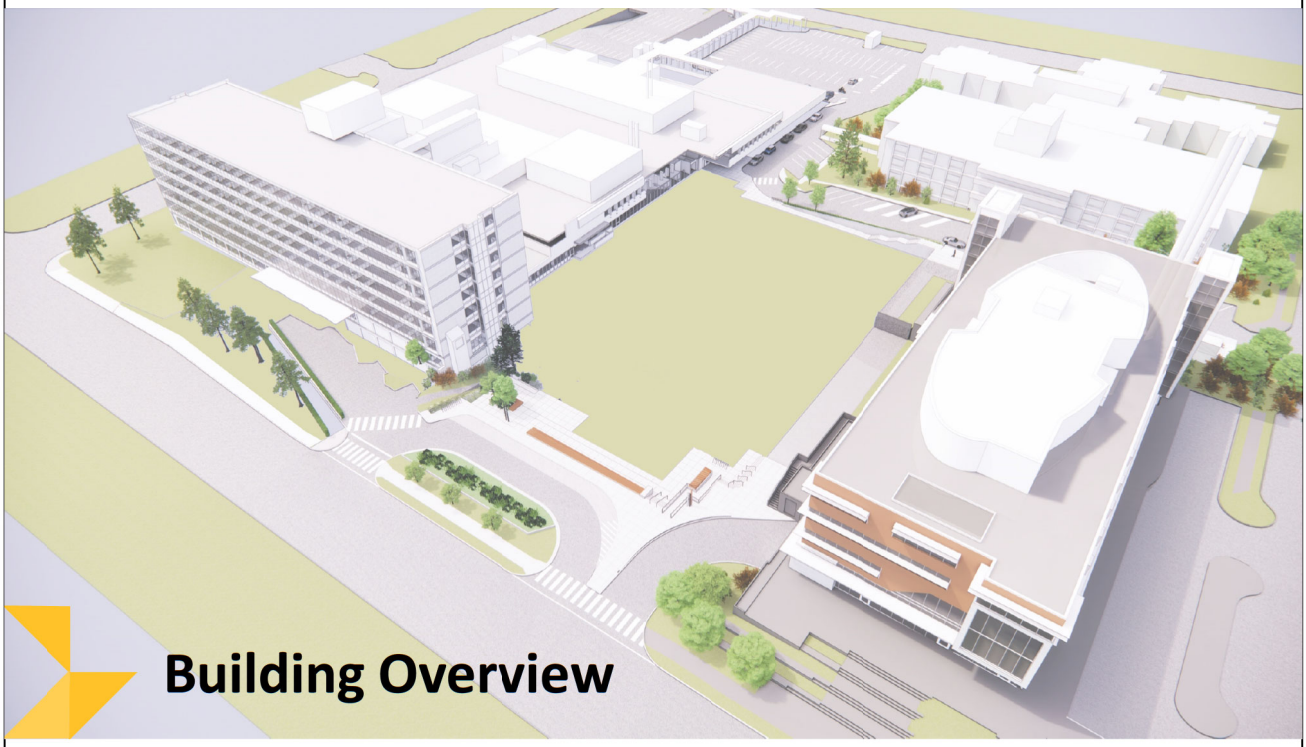
Vancouver CoastalHealth

PCL CONSTRUCTION

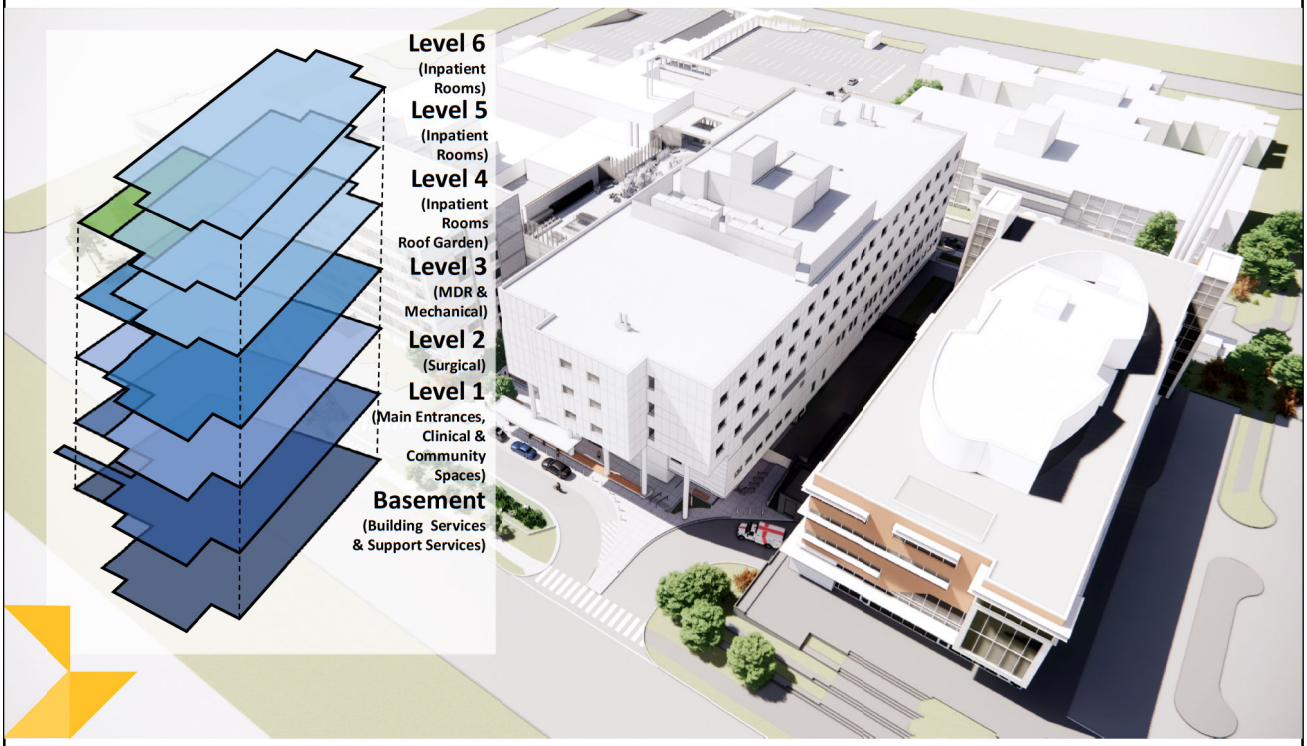
HDR

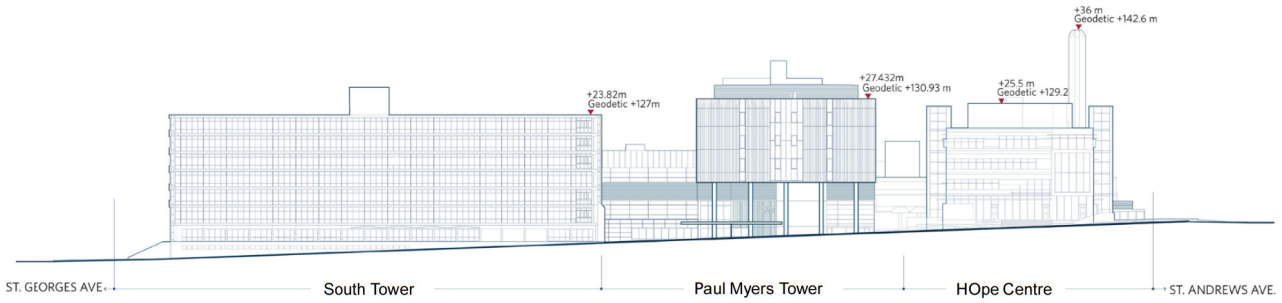
Lions Gate Hospital Campus





Building Overview





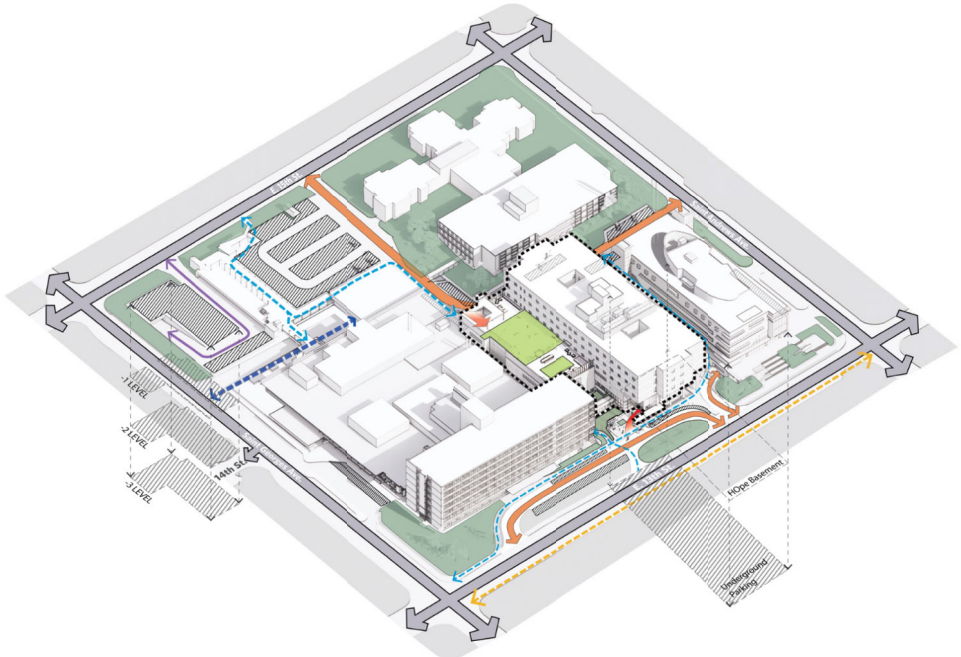

13TH STREET EAST


13TH STREET & ST ANDREWS AVENUE


15TH STREET & ST ANDREWS AVENUE

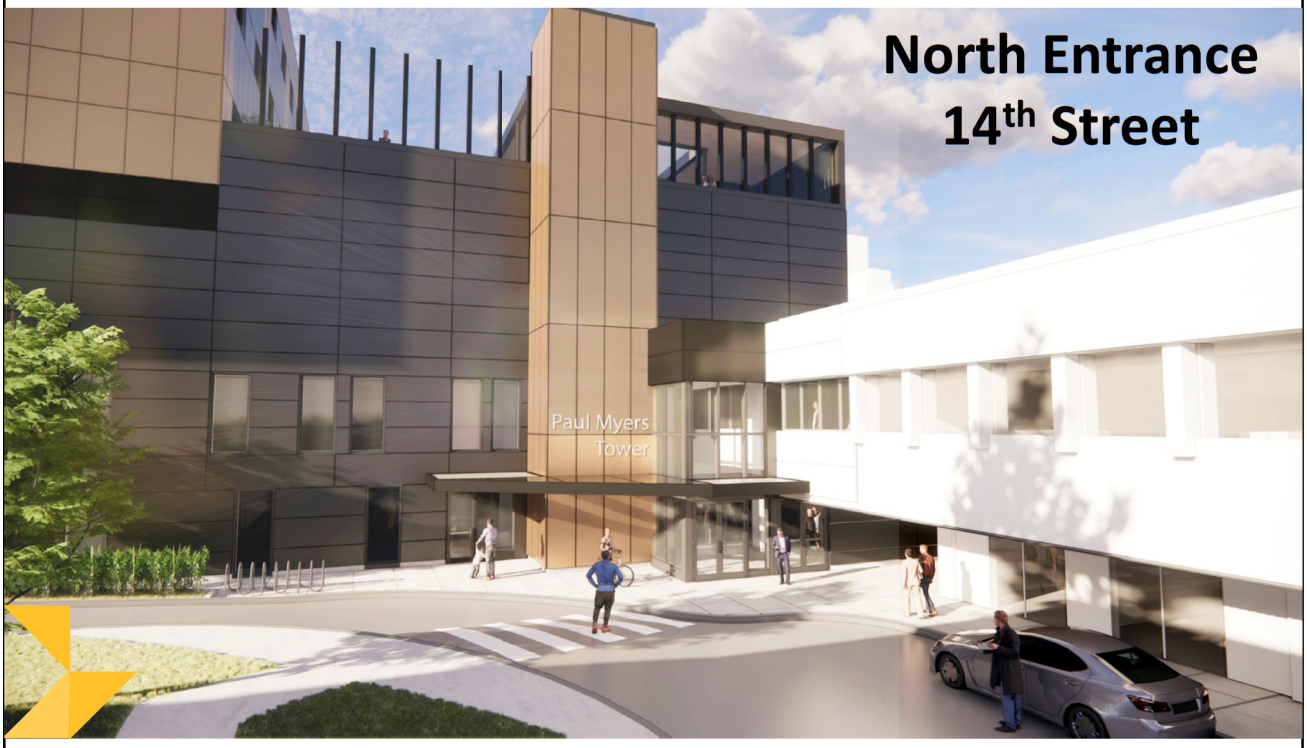

15TH STREET & ST GEORGES AVENUE

Site Context



LGH Campus Travel Pathways


Paul Myers
Tower
South Entrance
13th Street


North Entrance
14th Street
Paul Myers
Tower


Northwest Corner


Landscape and Public Realm

Level 1 - Grade





Access from 13th Street



13th Street Driveway



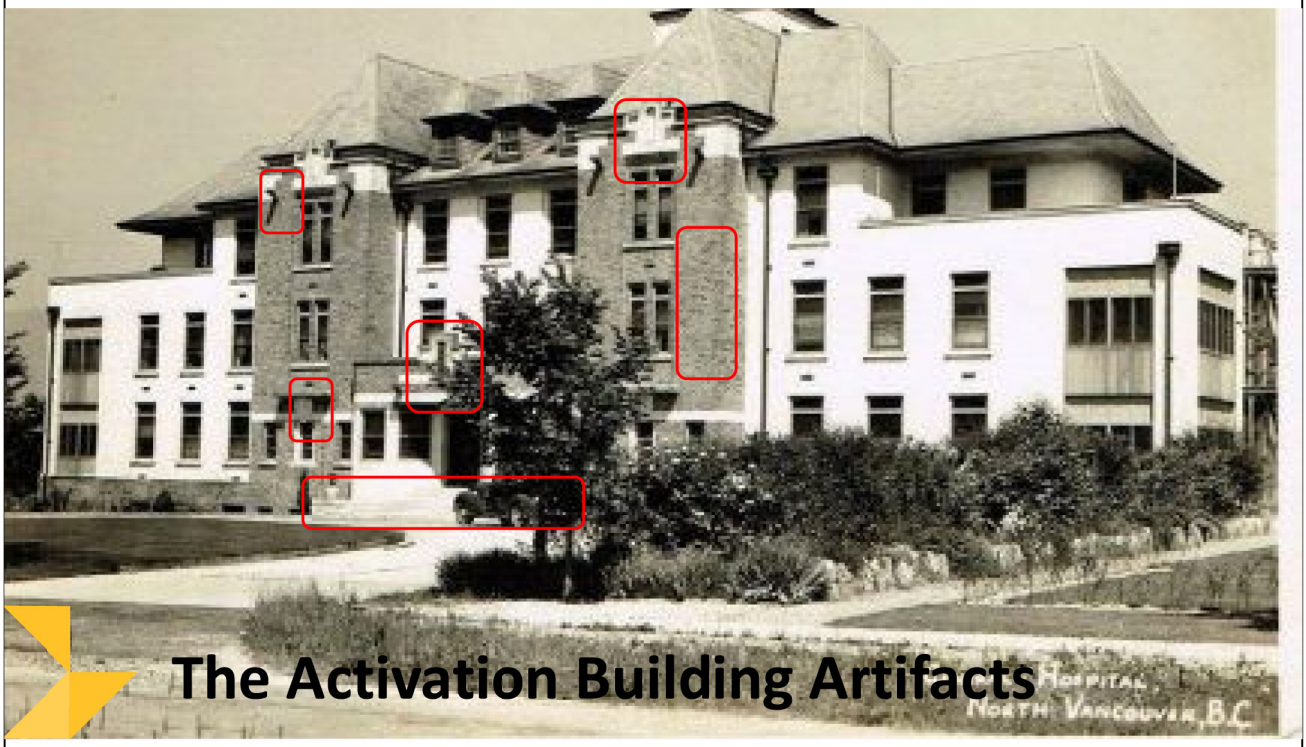
Level 4 – Rooftop Garden



Level Four Rooftop Garden



Level Four Rooftop Garden

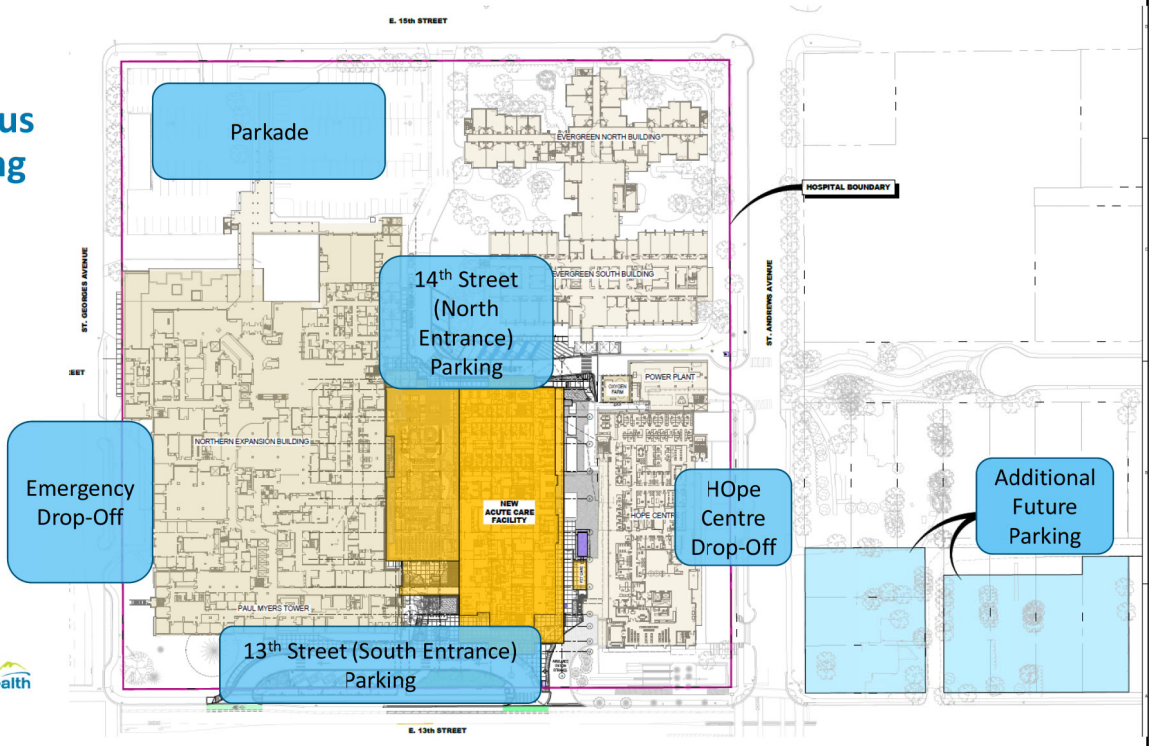

The Activation Building Artifacts


Downspout
Brick
The Activation Building Artifacts



The Activation Building Artifacts

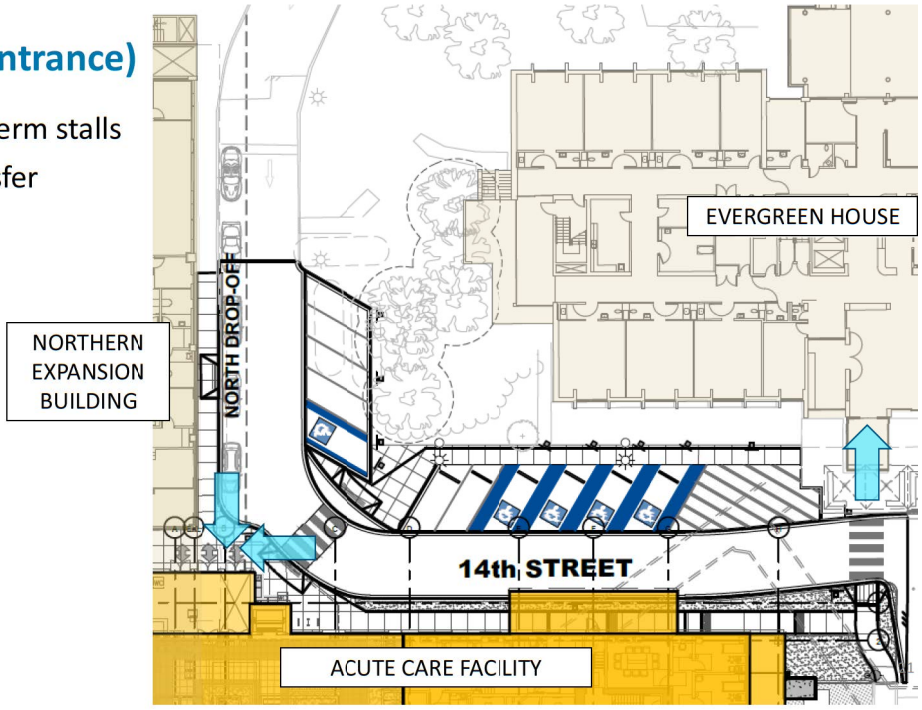
LGH Campus Parking



Vancouver Coastal Health

14th Street (North Entrance)

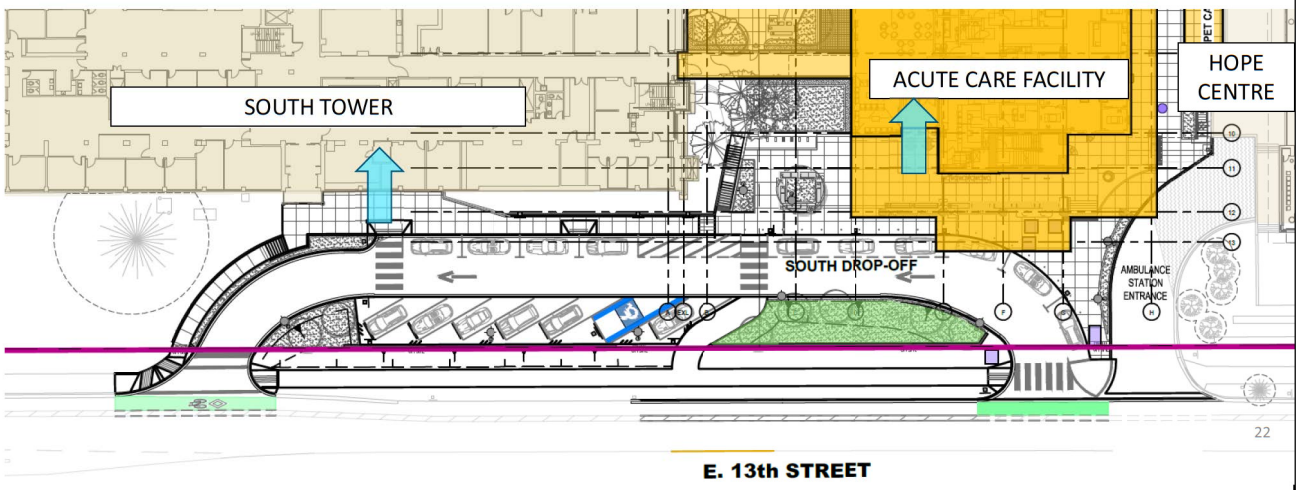
- 16 drop-off & short-term stalls
- Area for patient transfer van/ambulance



Vancouver CoastalHealth

13th Street (South Entrance)

- 17 drop-off & short-term stalls
- Area for patient transfer van



HOpe Centre Secure Bike Cages



HOpe Secure Bike Cages







Proposed Replacement Racks

Vancouver CoastalHealth

Vancouver CoastalHealth



THANK YOU!

QUESTIONS?

PCL CONSTRUCTION

HDR

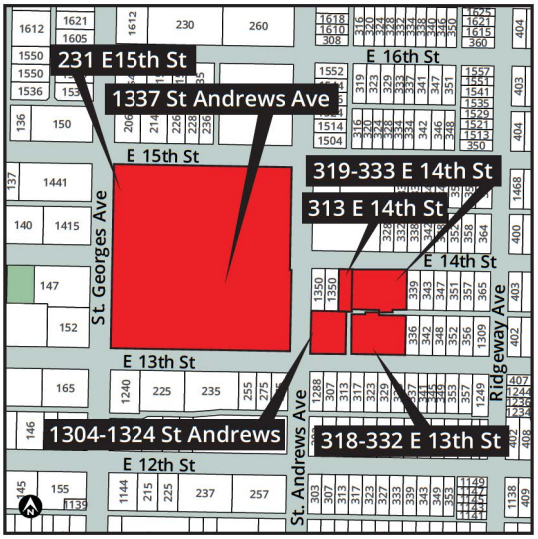
PUBLIC HEARING

Monday, June 13, 2022 at 6:00 pm

Zoning Amendment Bylaw No. 8930 for 319-333 E. 14th St., 318-332 E. 13th St., 313 E. 14th St., 1304-1324 St. Andrews Avenue

Development Variance Permit No. PLN2021-00016 for 231 E. 15th St. and 1337 St. Andrews Avenue

View the meeting online at cnv.org/LiveStreaming
Or attend in person at City Hall, 141 West 14th Street



Proposal: To support a development variance permit for the Acute Care Facility at Lions Gate Hospital related to site coverage and bicycle parking requirements and an associated zoning amendment to permit vehicle parking off-site.

To provide written input: All persons who believe their interest in property may be affected by the proposed bylaw or permit will be afforded an opportunity to speak at the Public Hearing and/or by written or email submission. All submissions must include your name and address and should be sent to the Corporate Officer at input@cnv.org, or by mail or delivered to City Hall, **no later than 12:00 noon on Monday, June 13, 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 in person OR by Webex/phone:

In person at City Hall: On the day of the Public Hearing, a sign-up sheet will be available at City Hall reception (14th 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.

Via Webex/phone: Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4230 to provide contact details, so call-in instructions can be forwarded to you. **All Webex/phone pre-registration must be submitted no later than 12:00 noon on Monday, June 13, 2022.**

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.

To view the documents: The proposed bylaw, permit, background material and presentations can be viewed online at cnv.org/PublicHearings and at City Hall.

Questions? David Johnson, Development Planner, djohnson@cnv.org / 604-990-4219

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

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8930

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. 8930" (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551).**

2. Division V: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by the following changes to the CD-551 (Comprehensive Development 551 Zone):

   A. Part "(2) The Principle Uses Shall be limited to:" is deleted and replaced with the following:

      (2) The Principal Use shall be limited to:

      On All Sites:
      a) Accessory Off-Street Parking Use;
      b) Accessory Off-Street Loading Use;

      On Site 1:
      a) Civic Use;

      On Site 2:
      a) One Unit Residential Use, subject to Section 506(1);
      b) Civic Use;
      c) Off-Site Parking Use;

READ a first time on the 16th day of May, 2022.

READ a second time on the 16th day of May, 2022.

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

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

MAYOR

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT

Permit No. PLN2021-00016 File: 08-3400-20-0061/1

Issued to owner(s): **Vancouver Coastal Health Authority**

Respecting the lands located at **231 East 15th Street and 1337 St. Andrews Avenue**, North Vancouver, BC, legally described as:

LOT 1 BLOCK 60 DL 549 PLAN EPP19487 PID: 028-878-094
LOT REM 2 BLOCK 60 DL 549 PLAN 10091 PID: 009-507-167

(the "**Lands**")

List of Attachments:

Schedule "A": List of Plans

Authority to Issue:

1. This Development Variance Permit is issued pursuant to Section 498 of the *Local Government Act.*

Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver "Zoning Bylaw, 1995, No. 6700" are hereby varied as follows:

   A. Section 804(2)(a) to increase the overall Lot Coverage for the Lions Gate Hospital campus to 60%.

   B. Section 10A06(4) to decrease the number of bike parking requirements for short term to 18 stalls and the number of secure stalls to 16.

Special Terms and Conditions of Use:

3. The Buildings and Structures shall be developed in accordance with the plans dated and listed on the attached Schedule A "List of Plans" and filed in the offices of the City and approved by Council.

4. No variances other than those specifically set out in this permit are implied or to be construed.

5. All plans attached to this Permit and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the City where such plans and specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted by this Development Variance Permit. The Lands may be subject to additional regulations, restrictive covenants and agreements which may affect their use, development and amenities, if any section or lesser portion of this Development Variance Permit is held invalid for any reason the invalid portion shall be severed from this Development Variance Permit and the validity of the remainder of the Development Variance Permit shall not be affected.

General Terms and Conditions:

6. Pursuant to Section 504 of the *Local Government Act*, this Permit lapses if the work authorized herein is not commenced within 24 months following issuance of this Development Variance Permit. In the event the Owner is delayed or interrupted or prevented from commencing or continuing the construction on or about the subdivision by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the works shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

7. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524(3) of the *Local Government Act*.

8. Nothing in this Permit shall in any way relieve Land Owner/Developers obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.

9. Nothing in this Permit shall in any way relieve the Land Owner/Developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Health Act*, the *Fire Services Act*, the *Electrical Energy Inspection Act*, and any other provincial statutes.

Authorized by Council: _____
Year / Month / Day

_____
Linda C. Buchanan, Mayor

_____
Karla Graham, City Clerk

Date Signed: _____
Year / Month / Day

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Variance Permit No. PLN2021-00016.

Notice filed the _____day of _____, 20_____.

THIS IS NOT A BUILDING PERMIT

Schedule A
List of Plans – 231 East 15th Street and 1337 St. Andrews Avenue

Designer	Project Name	Sheet Description	Sheet No.	Sheet Date	CityDocs File Number
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Cover		June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Purpose		June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Project Team	1	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Rendering		June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Design Intention	4	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Conceptual Drivers	5	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Conceptual Drivers	6	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Site Context	10	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	800m Context	13	June 14, 2021	2175071

PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Design Anaysis	15	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Character Connectivity & Landmarks	16	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Existing and Proposed Site Topography	17	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Height Analysis	18	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Design Analysis	20	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Street Elevations	21	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Street Elevations	22	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Master Plan Diagram	26	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	March 21 Sun Study	27	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	June 21 Sun Study	28	June 14, 2021	2175071

PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	September 21 Sun Study	29	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	December 21 Sun Study	30	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Building Diagram	31	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Wood First Strategy	37	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Wood First Strategy	38	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Wood First Strategy	39	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Concourse Artwork	40	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Concourse Artwork	41	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Concourse Artwork	42	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Concourse Artwork	43	June 14, 2021	2175071

PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Concourse Artwork	44	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	The Activation Building Artifacts	45	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	The Activation Building Artifacts	46	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	The Activation Building Artifacts	47	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	The Activation Building Artifacts	48	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Connectivity to Surroundings	53	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	North Entrance From 15th Avenue	54	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	North Entrance	55	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	South Entrance	56	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	South Entrance	57	June 14, 2021	2175071

PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	South Entrance Landscape Details	58	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Interior Materiality	59	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Main Lobby Section	60	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	North Entrance Reception	61	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	North entrance Reception	62	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Level 1 Public Concourse – Seating Alcove	63	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Level 5 Patient Unit	64	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Project Images	65	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Level 4 Rooftop Garden	66	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Level 4 Rooftop Garden	67	June 14, 2021	2175071

PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Ariel View From Northwest	68	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Ariel View From Southwest	69	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Ariel View From West	70	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Project Images	71	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Level 1 Courtyard Off Multipurpose Room	72	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Landscape Plans	95	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Drawings	96	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Level 1	97	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Level 4	98	June 14, 2021	2175071
PCLConstructors WestCoast Inc. HDR Architecture Associates Inc. HAPA Collective	Lions Gate Hospital Acute Care Facility	Landscape Materials Plan	99	June 14, 2021	2175071

THIS PAGE INTENTIONALLY LEFT BLANK

Department Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Huy Dang, Planner 1

Subject: REZONING APPLICATION: 407 WEST 16TH STREET (BILL CURTIS / KUNTJORO ARCHITECT INC.)

Date: May 4, 2022 File No: 08-3400-20-0044/1

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

RECOMMENDATION

PURSUANT to the report of the Development Planner, dated May 4, 2022, entitled "Rezoning Application: 407 West 16th Street (Bill Curtis / Kuntjoro Architect Inc.)":

THAT Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8929 (Bill Curtis / Kuntjoro Architect Inc., 407 West 16th Street, CD-754) 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 THAT the Mayor and Corporate Office be authorized to sign the necessary documentation to give effect to this motion.

ATTACHMENTS

1. Context Map (CityDocs #2133857)
2. Architectural and Landscape Plans, dated May 2022 (CityDocs #2175649)
3. Public Consultation Summary (CityDocs #2174920)
4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8929" (CityDocs #2133886)

SUMMARY

The purpose of this report is to present, for Council's consideration, a rezoning application for 407 West 16th Street to amend the Zoning Bylaw to permit a two-storey triplex contained in one building, with a three-car detached garage and two outdoor parking stalls accessed off the rear lane. The proposal would replace an existing single-detached dwelling that was built in the late 1940s.

DISCUSSION

Site Context

The subject site, which is 18.3 metres (60.0 feet) by 42.7 metres (140.1 feet), is located in the Mahon area of the City, along the south side of West 16th Street, across from Mahon Park. The area is predominately lower density, but has seen some recent increases in the number of dwelling units while maintaining the lower density scale of the neighbourhood.

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

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North (across W 16th Street)	Mahon Park	Park and recreation space	P-1
South (across rear lane)	410 West 15th Street	2-storey single family Home	RS-2
East	401 West 16th Street and 1551 Jones Avenue	2-storey duplex building	RT-1
West	413-417 West 16th Street	2-storey triplex townhouse	CD-600

Project Description

The development proposal is for a two-storey triplex with a detached garage at the rear of the subject site. The triplex is contained within a single building. All three units front West 16th Street, with the centre unit projecting closest to the street, and the remaining two units set beside and in-behind. All three units are proposing a basement, but no suites or additional units are being considered in this proposal and no exterior access is provided to the basements.

Planning Analysis

Land Use

The subject site is designated Residential Level 2 (R2) in the Official Community Plan (OCP). The R2 designation supports a range of ground-orientated housing, which includes triplexes.

Density

The proposed Gross Floor Area of 0.5 FSR complies with the maximum permitted density of 0.5 FSR for the R2 designation.

Proposed Zoning Variances

Proposal would require a rezoning from the existing RS-1 (One-Unit Residential 1) zoning to a Comprehensive Development zone (CD-754) in order to permit the three principal dwelling units within a triplex form and the three-car detached garage, as outlined in Table 2 below.

Table 2. Requested Changes to the Zoning Bylaw

	Current Designation/Regulation	Proposed Designation/Regulation
Buildings	One Principal Building	One Principal Building
Use	One-Unit Residential Use	Townhouse Residential Use
Gross Floor Area	Lesser of 0.3 FSR + 93.0 sq. m (1000 sq. ft) or 0.5 FSR For this site, this equates to 327.3 sq. m (3,522.7 sq. ft)	0.5 FSR For this site, this equates to 390.6 sq. m (4,204.5 sq. ft)
Accessory Building Size (i.e. garage)	Lesser of 0.1 FSR or 55.7 sq. m (600 sq. ft) For this site, this equates to 55.7 sq. m (600 sq. ft)	0.1 FSR For this site, this equates to 78.1 sq. m (840.9 sq. ft)

No changes are proposed to parking, setbacks, height and other regulations applicable in lower density areas.

ADVISORY BODY INPUT

Advisory Design Panel

At their April 21st, 2021 meeting, the Advisory Design Panel reviewed and supported the proposal subject to further conditions regarding minor improvements to the exterior layout and functionality of the site, as well as access to the individual units themselves.

Staff are satisfied that the Panel's comments have been addressed, including:

- Revision of the landscaping plan to improve the interface of the units with the front entry and rear yard spaces;
- Better definition of the individual unit entrances off West 16th Street;
- Improved privacy between the rear outdoor spaces;
- Relocation of storm water tanks.

COMMUNITY CONSULTATION

The applicant held their virtual Developer Information Session on December 16, 2020 with three attendees. Two comment forms were received in general support of the project. One of the comment forms expressed concern with the potential energy performance of the building, and the other with the proposed ceiling heights and the building's dark colour pallet.

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. 8929" (Bill Curtis / Kuntjoro Architect Inc., 407 West 16th Street, CD-754) be considered and referred to a Public Hearing;

COMMUNITY BENEFITS

Standard servicing and stormwater management requirements will apply.

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

- Servicing Agreement
- Good Neighbour Agreement
- Flooding Covenant

CONCLUSION

This proposed form and density is consistent with the Official Community Plan, and aligns with the overall character of the surrounding neighbourhood in respect to the design and massing. The subject site's proximity to existing amenities, public transit and active transportation facilities makes it an overall appropriate site for the proposal.

RESPECTFULLY SUBMITTED:

Huy Dang
Planner 1



City of North Vancouver

407 W 16th St.

Legend

Subject Site

Legal_Parcels

0 5 10 20
Meters
1:1,000

DISCLAIMER

This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.

GIS Division, Information Technology, City of North Vancouver

PLOTTED: 4/29/2022
SOURCE: SiteMAP
COORDINATE SYSTEM: NAD 83, UTM Zone 10

city of north vancouver

407 WEST 16th STREET

Design Rationale

Background

This application is in support of a rezoning application located at 407 West 16th Steet, currently zoned RS-1, to a Comprehensive Development Designation to allow for the construction of a new three unit residential building. The site is a rectangular shape, approximately 8,403.4 square feet (780.68 square metres) in area. It is 60' wide and 140' deep with a gradual grade fall from the north east to south west lot corner. The lot topography is consistent through the entire neighborhood. The lot currently accomodates a single family residence. This proposal is consistent with The City of North Vancouver's housing strategy and the current OCP designation of the site is R-2 allowing for a range of ground oriented housing, located in areas between detached and more intense residential or mixed use areas in the form of duplexes with suites, triplexes and row houses. the adjacent property to the east is zoned RT-1 with a built duplex and to the west is zoned CD with a built triplex. The site is within walking distance to schools, shops and services on Lonsdale and a wide range of recreational facilities. The site is located on the southern edge of the newly renovated Mahon Park and track, Pickle Ball Courts, open park and trails. It is a short walk to the Police Station and Lions Gate Hospital and major transportation services making the entire lower mainland accessable without the need of a car.

Development Strategy

The owner of the property envisions the development of a Triplex built on a basement and a detached garage. Building three units as opposed to one creates a more affordable building form for young families by distributing the highest building cost, land, between three units. This proposal is a Contemporary design intended to add to the character of an already diverse streetscape.

The building design is a direct response to existing site conditions and orientation. The building shape and massing are intended to reduce the exterior envelope area and building energy
intensity while allowing for daylight and ventilation needs. Each unit features livable floor plans and private outdoor living spaces. All units have robust main entrances that are visible from the street. All unit identification and ownership are well defined while providing ample opportunity for social interaction between units at the front and back yards. A three car garage and three additional on grade parking stalls provide ample parking for residents and guests and accessable from the lane.

Open Space

Open space is perhaps the greatest challenge in site development, providing a clear definition between public and private spaces. Unit 409 has its dedicated open space off of West 16th Street. We have that private space with fencing and landscaping. The front yard dedication is maximized by capturing an optimal area while retaining an open space for access to the two rear units 407 and 411. Unit access is complicated on the north east corner by the need to access parking by both units 407 and 409. In an effort to reduce the volume of hard surfaces, access from the 16th Street sidewalk is offset from ht ewastrly crossing to allow for the space to be broken up with landscaping.

Crime Prevention

CPTED issues are addressed by a clearly defined delineation between private and public spaces. Landscaping is low and there are no concealed corners in our building design that could otherwise offer spaces for intruders. Landscape lighting and open spaces facilitate easy monitoring of areas surrounding the building.

Sustainable Building Strategy

The overall sustainable strategy that will be integrated in the design process and decisions are as follows

Sustainable Site

Sedimentation control environmental strategies will be employed during construction
Implimentation of alternative transportation strategy by being adjacent to major transportation and cycling routes. Garages have ample area for bicycle storage.
Use of permeable surfaces in parking areas.
Landscaping and civil designs optimize storm water management

Water Efficiency

High performance/efficient plumbing features including low-flow toilets, showers and faucets.
Drought tolerant landscaping

Energy Efficiency

Solar heated water potential is provided
Abundance of natural light with large windows
Energy star appliances
Energy efficient LED lighting throughout the project
Energy modelling to assess and verify energy performance and to mkeet Step Code standards
Heat recovery ventilation system
In floor radian floor heating

Material and Resource & Durable Construction

Rain screen envelope design with environmentally freindly materials that provide more sustainable development will be used such as fiber cement panels (durable, rot resistant with recycled content and fly ash concrete) and locally sourced Engineered Edge Glued Solid Wood Panel (ex. Silva Panel)

Passive Design Strategy

High performance windows (Argon filled with low-e film)
Maximizing window area on the south elevation to increase solar gain in th swinter while reducing solar gain in summer due to generous roof overhangs
Minimizing window area on the sat and west building faces to reduce unnecessary SHG in th esummer and to reduce heat loss in the winter.
Air and moisture tight building envelope design
Mixed mode ventilation using HRV during the winter only and passive ventilation using operable windows to allow control over indoor thermal comfort and cross ventilation





407 WEST 16th STREET
Drawing Index

Sheet	Drawing Title
1	Title Sheet
2	Context
3	Site Plan
4	Main Floor Plan
5	Lower Floor Plan
6	Upper Floor Plan
7	Garage Plans
8	Elevations
9	Elevations
10	Colour Elevations
11	Colour Elevations
12	Sections
13	Sections
14	Renderings
15	Shyadows
16	Reflected Windows
17	Civil, Erosion and Sediment Control
18	Civil, Grades
19	Civil. Services
20	Civil, Storm Water Management
21	Landscape Plan
22	Survey

SITE DEVELOPMENT DATA

LEGAL DESCRIPTION

LOT 4
BLOCK 41
DISTRICT LOT 547
PLAN 1061

EXISTING ZONE : RS1
PROPOSED ZONING: CD

LOT AREA : 8,409.0 SQUARE FEET

SITE COVERAGE :

PERMITTED : 2,943.15 SQUARE FEET (35%)
PROPOSED : 2,889.07 SQUARE FEET (34.4%)

FLOOR SPACE RATIO :

PERMITTED : 4,204.5 SQUARE FEET (50%)
PROPOSED : 4,198.00 SQUARE FEET (50%)

GARAGE:
AREA ALLOWED : 840 SQUARE FEET
AREA PROPOSED : 704.9 SQUARE FEET

PARKING:
REQUIRED : 5 STALLS
PROVIDED : 6 STALLS

ELEVATIONS:

ROOF RIDGE.....240.32'
*409 TOP OF UPPER FL. WALL.....238.66'
*407 & 411 TOP OF UPPER WALL.....236.82'
*409 UPPER FLOOR.....228.66'
*407 & 411 UPPER FLOOR.....227.74'
MAIN FLOOR.....217.53'
LOWER FLOOR.....207.32'

GARAGE:

ROOF RIDGE.....'
TOP OF WALL.....219.7''
TOP OF SLAB.....210.7'

NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED AND BE FURNISHED TO THE OWNER FOR HIS USE IN THE EVENT THAT THE CONTRACTOR FAILS TO PROVIDE SUCH A SET, IN PART OR OUT OF THE OFFICE OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN

October 27, 2020 Issued for Rezoning Application

Submissions

Revisions

KUNTJORO ARCHITECTURE INC.
7557 10TH AVENUE, BURNABY, BC - V3N 2S1
(778)999-0098 | KUNTJORO.ARCH@GMAIL.COM

TITLE SHEET

Drawing

Drawn By B.C. Date MARCH 2020

Scale

Project

407 WEST 16th STREET
NORTH VANCOUVER



WEST 16th looking EAST



SOUTH SIDE OF WEST 16th



NORTH SIDE OF WEST 16th



WEST 16th looking WEST



LANE looking EAST



NORTH SIDE OF LANE



SOUTH SIDE OF LANE



LANE looking WEST



BIRDS EYE VIEW LOOKING SOUTH



CONTEXT PLAN

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN

KUNTJORO ARCHITECTURE INC.
7557 10th Avenue, Burnaby, BC - V3N 2S1
(778)999-0098 | kuntjoro.arch@gmail.com

NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED
THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED OR USED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONTEXT

Drawing

Drawn By B.C. Date MARCH 2020

Scale 1/4" = 1'-0"

Project

407 WEST 16th STREET
NORTH VANCOUVER



WEST 16th looking EAST



SOUTH SIDE OF WEST 16th



NORTH SIDE OF WEST 16th



WEST 16th looking WEST



LANE looking EAST



NORTH SIDE OF LANE



SOUTH SIDE OF LANE



LANE looking WEST

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN

KUNTJORO ARCHITECTURE INC.
7557 10TH AVENUE, BURNABY, BC – V3N 2S1
(778)999-0098 | IKUNTJORO.ARCH@GMAIL.COM

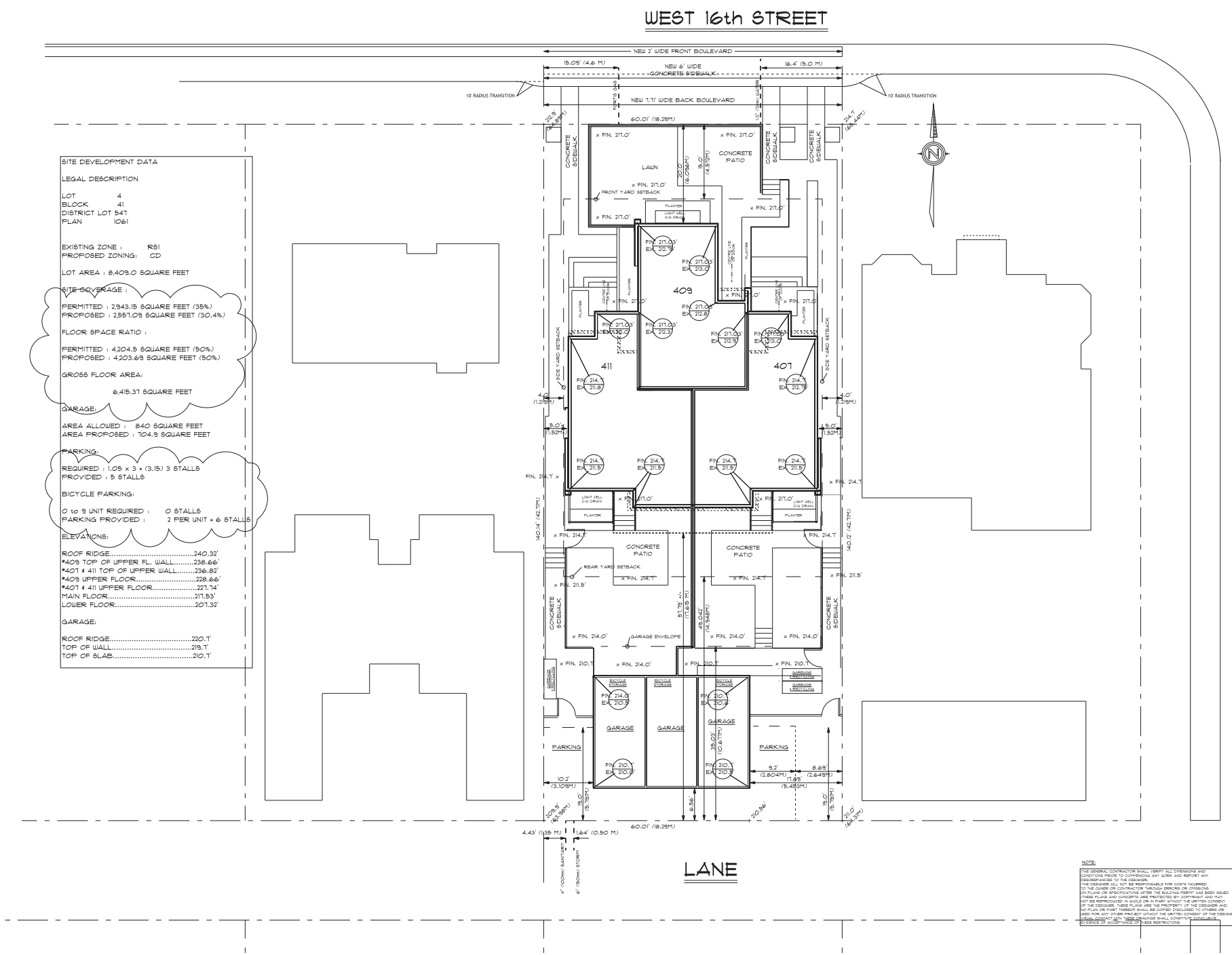
NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED.
THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Drawing CONTEXT PHOTOS

Drawn By B.C. Date MARCH 2020

Scale 1/4" = 1'-0"

Project 407 WEST 16th STREET NORTH VANCOUVER



SITE DEVELOPMENT DATA

LEGAL DESCRIPTION

LOT 4
BLOCK 41
DISTRICT LOT 547
PLAN 1061

EXISTING ZONE : R61
PROPOSED ZONING: CD

LOT AREA : 8,409.0 SQUARE FEET

SITE COVERAGE :

PERMITTED : 2,943.15 SQUARE FEET (35%)
PROPOSED : 2,551.09 SQUARE FEET (30.4%)

FLOOR SPACE RATIO :

PERMITTED : 4,204.5 SQUARE FEET (50%)
PROPOSED : 4,203.69 SQUARE FEET (50%)

GROSS FLOOR AREA:

6,415.37 SQUARE FEET

GARAGE:

AREA ALLOWED : 840 SQUARE FEET
AREA PROPOSED : 704.9 SQUARE FEET

PARKING:

REQUIRED : 1.05 x 3 = (3.15) 3 STALLS
PROVIDED : 5 STALLS

BICYCLE PARKING:

0 to 9 UNIT REQUIRED : 0 STALLS
PARKING PROVIDED : 2 PER UNIT = 6 STALLS

ELEVATIONS:

ROOF RIDGE.....240.32'
*409 TOP OF UPPER FL. WALL.....238.66'
*407 & 411 TOP OF UPPER WALL.....236.82'
*409 UPPER FLOOR.....228.66'
*407 & 411 UPPER FLOOR.....227.14'
MAIN FLOOR.....211.53'
LOWER FLOOR.....207.32'

GARAGE:

ROOF RIDGE.....220.1'
TOP OF WALL.....219.1'
TOP OF SLAB.....210.1'

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN
604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

Submissions

Revisions

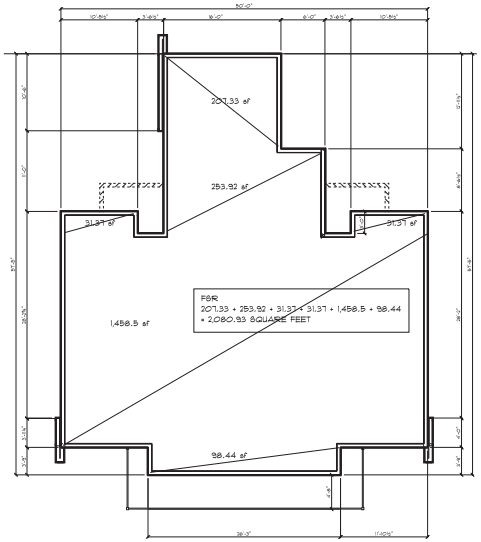
KUNTJORO ARCHITECTURE INC.
7557 10th Avenue, Burnaby, BC - V3N 2S1
(778)999-0098 | kuntjoro.arch@gmail.com

Drawing: SITE PLAN

Drawn By B.C. Date MARCH 2020

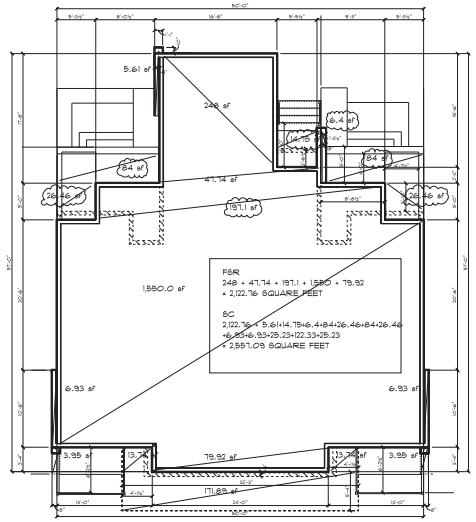
Scale: SCALE: 1/8" = 1'-0"

Project: 407 WEST 16th STREET NORTH VANCOUVER



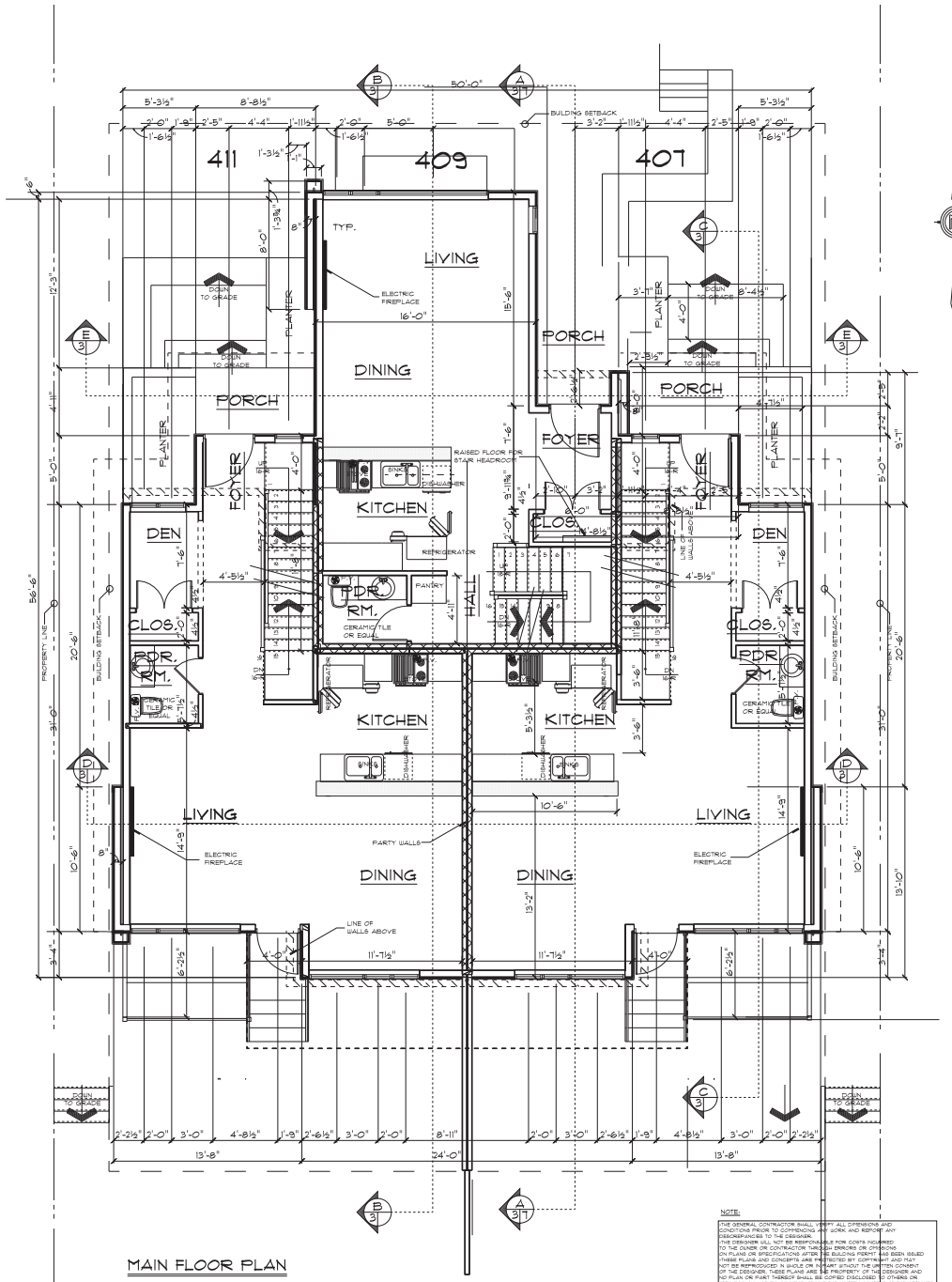
UPPER FLOOR 10 FLOOR AREA

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



MAIN FLOOR 9 FLOOR AREA

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



MAIN FLOOR PLAN

2,122.70 SF

NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN

604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

Submissions

Revisions

KUNTJORO ARCHITECTURE INC.
7557 10TH AVENUE, BURNABY, BC - V3N 2S1
(778)999-0098 | KUNTJORO.ARCH@GMAIL.COM

MAIN FL. PLAN & Drawing M'N/UP'R AREAS

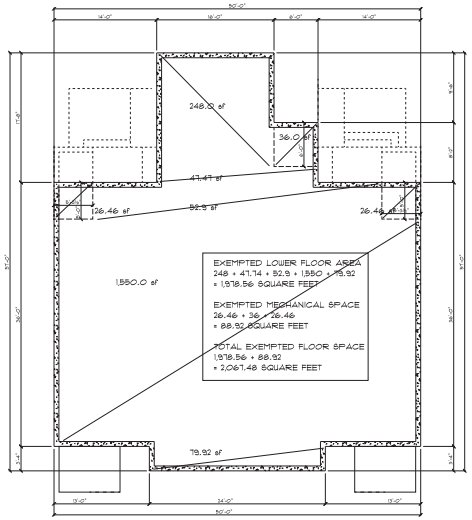
Drawn By B.C. Date MARCH 2020

Scale 1/4" = 1'-0" OR AS NOTED

Project

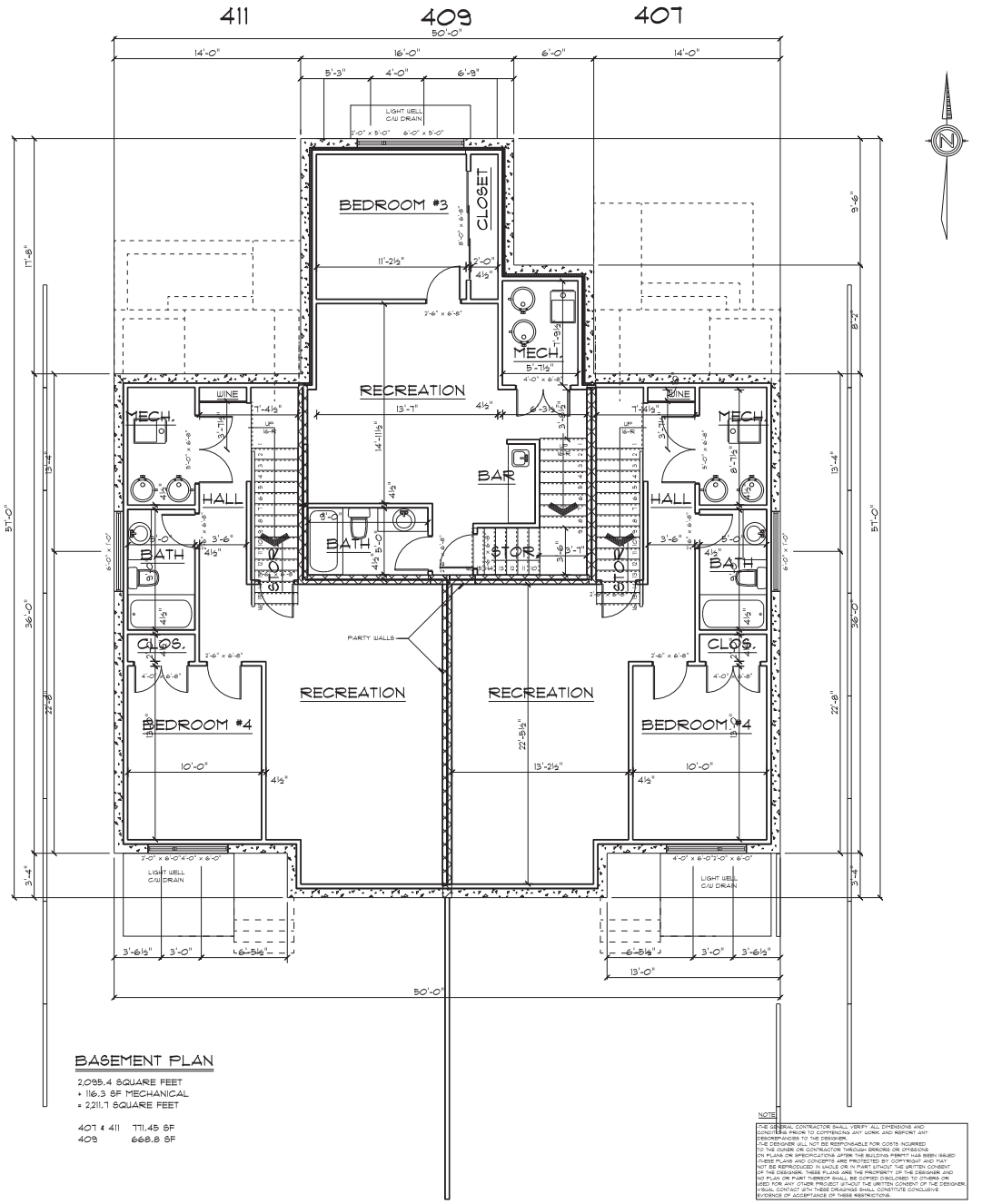
5 of 24

407 WEST 16th STREET
NORTH VANCOUVER



LOWER FLOOR FLOOR AREA

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



BASEMENT PLAN

2,095.4 SQUARE FEET
+ 116.3 SF MECHANICAL
= 2,211.7 SQUARE FEET

407 & 411 771.45 SF
409 668.8 SF

NOTE

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED. THESE PLANS AND SPECIFICATIONS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
(2020)
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN

604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

Submissions

Revisions

KUNTJORO ARCHITECTURE INC.

7557 10TH AVENUE, BURNABY, BC - V3N 2S1
(778)999-0098 | KUNTJORO.ARCH@GMAIL.COM

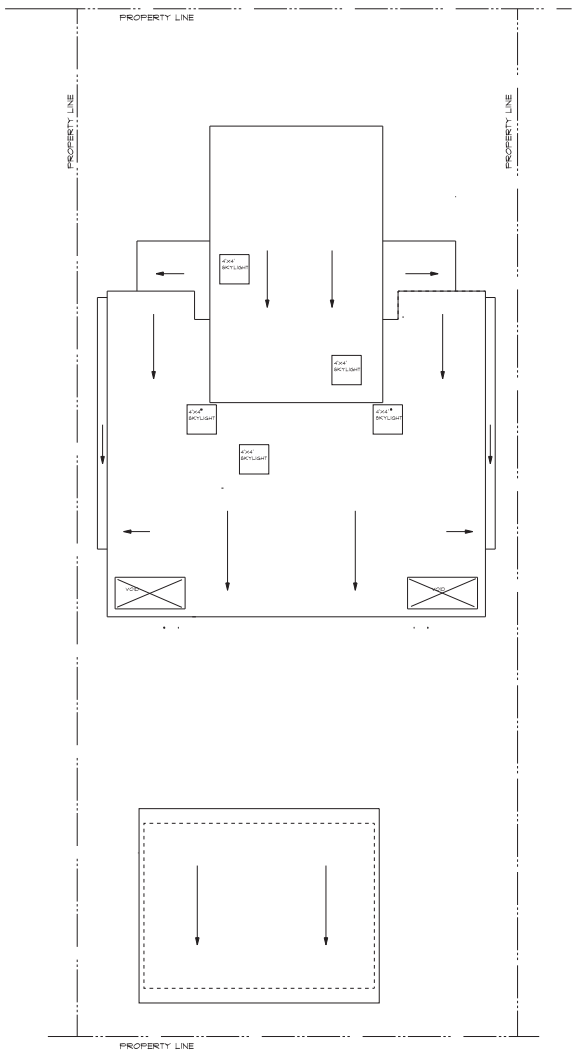
Drawing BASE. PLAN & FL. AREAS

Drawn By B.C. Date MARCH 2020

Scale 1/4" : 1'-0" OR AS NOTED

Project

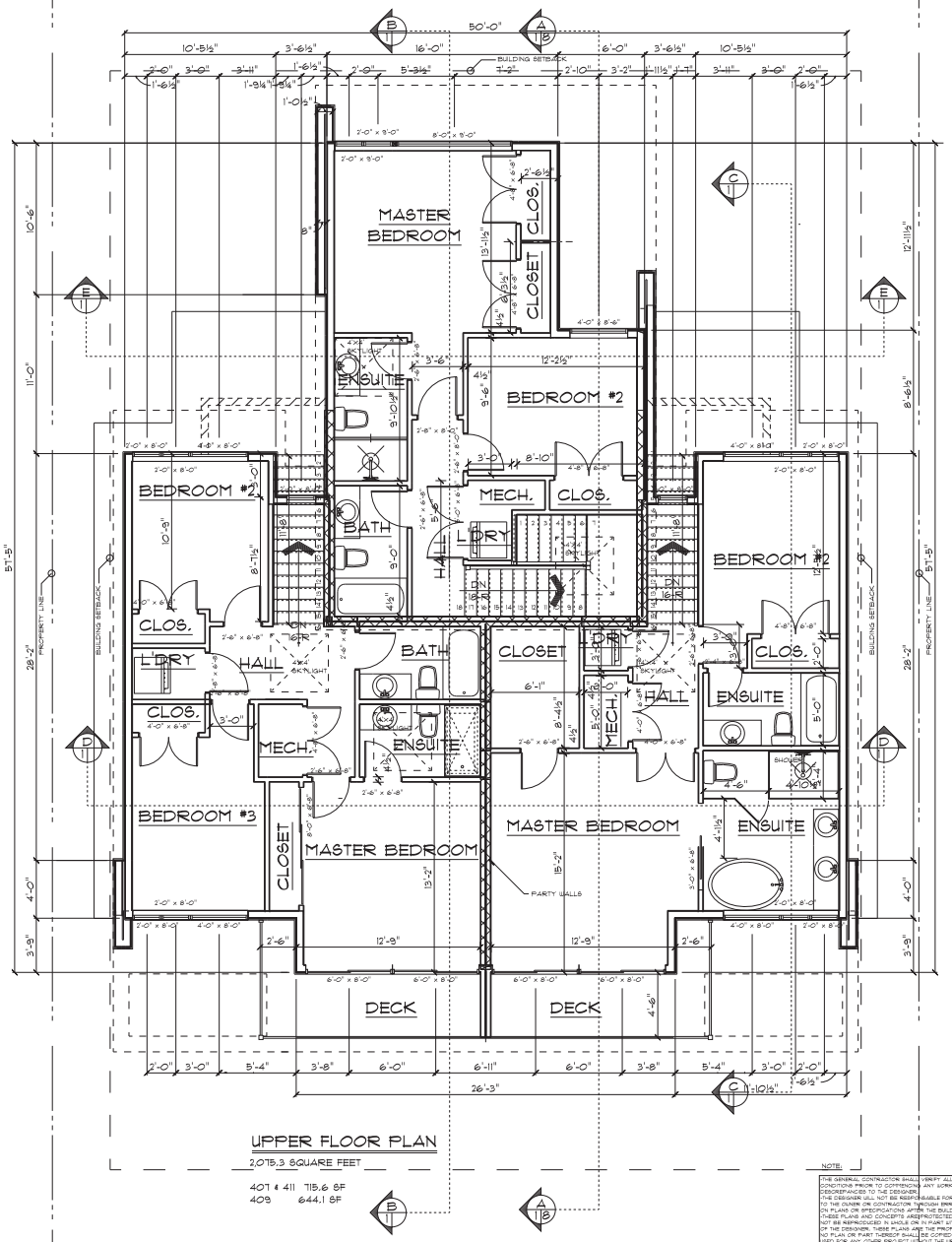
407 WEST 16th STREET
NORTH VANCOUVER



ROOF PLAN

SCALE 1/8" = 1'-0"

411 409 407



UPPER FLOOR PLAN

2,075.3 SQUARE FEET

407 & 411 715.6 SF

409 644.1 SF

NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED
THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN ANY FORM WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. FAILURE TO COMPLY WITH THESE CONDITIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN

604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

Submissions

Revisions

KUNTJORO ARCHITECTURE INC.
7557 10TH AVENUE, BURNABY, BC · V3N 2S1
(778)999-0098 | KUNTJORO.ARCH@GMAIL.COM

UPPER FLOOR & ROOF PLANS

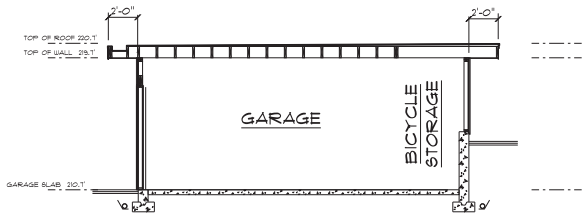
Drawing

Drawn By B.C. Date MARCH 2020

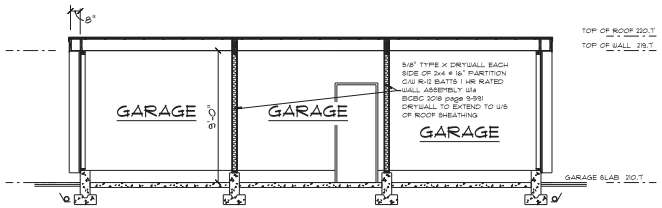
Scale 1/4" = 1'-0" OR AS NOTED

Project

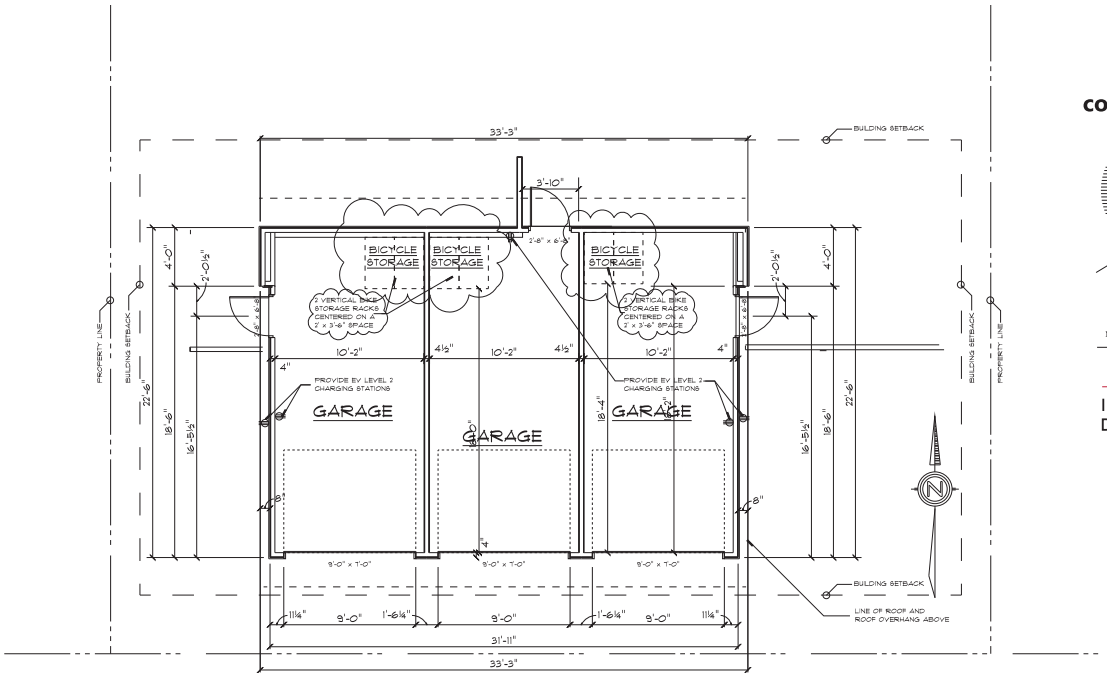
407 WEST 16th STREET
NORTH VANCOUVER



SECTION F

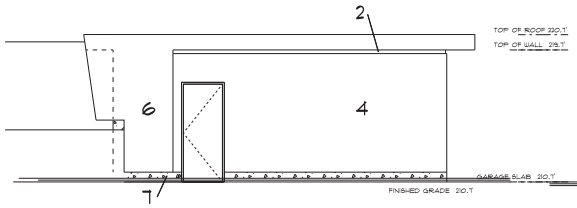


SECTION G

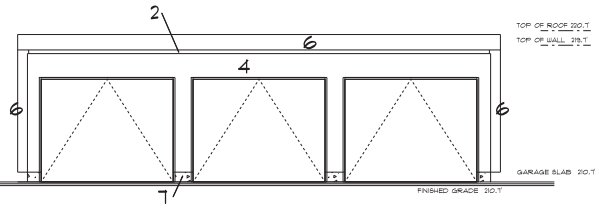


GARAGE PLAN

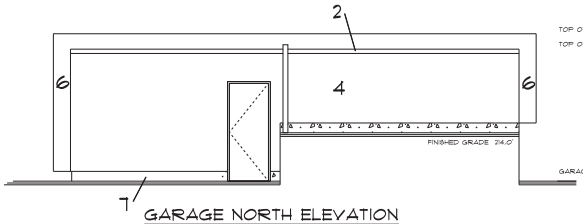
1046.95 SQUARE FEET



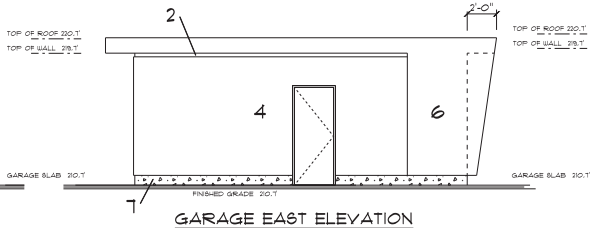
GARAGE WEST ELEVATION



GARAGE SOUTH ELEVATION



GARAGE NORTH ELEVATION



GARAGE EAST ELEVATION

MATERIAL LEGEND

1	Glass	Light grey tint Windows, Glass Doors, Deck and Balcony guard panels
2	Reveal	Painted Sherwin Williams SW6258/ Tricorn Black
3	Fiber Cement Panel	Tuffblock Steel Colour (flashings finished to match)
4	Fiber Cement Panel	Metalic Series combination of Ribbed / Non Ribbed, Ivory
5	Fiber Cement Panel	Arch Block Series, Grey (flashings finished to match)
6	Cross Laminated Edge-Glued Engineered Solid Panel	Include all Soffits
7	Concrete	
8	Window Mullion and Door Colour to match 3	Tuffblock Steel Colour

NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS.
THESE PLANS AND DESIGNS HAVE BEEN PREPARED AND HAVE BEEN ISSUED. THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN
604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

Submissions

Revisions

KUNTJORO ARCHITECTURE INC.
7557 10TH AVENUE, BURNABY, BC - V3N 2S1
(778)999-0098 | KUNTJORO.ARCH@GMAIL.COM

GARAGE PLANS

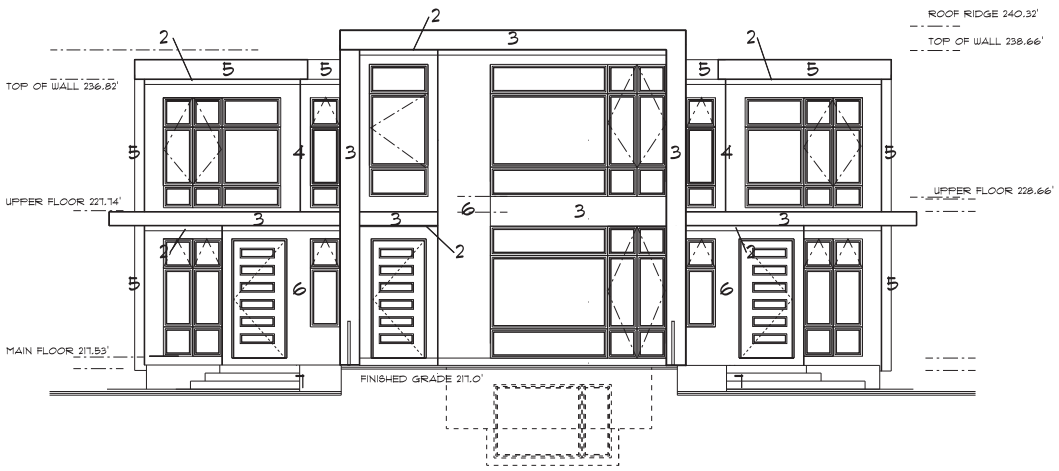
Drawing

Drawn By B.C. Date MARCH 2020

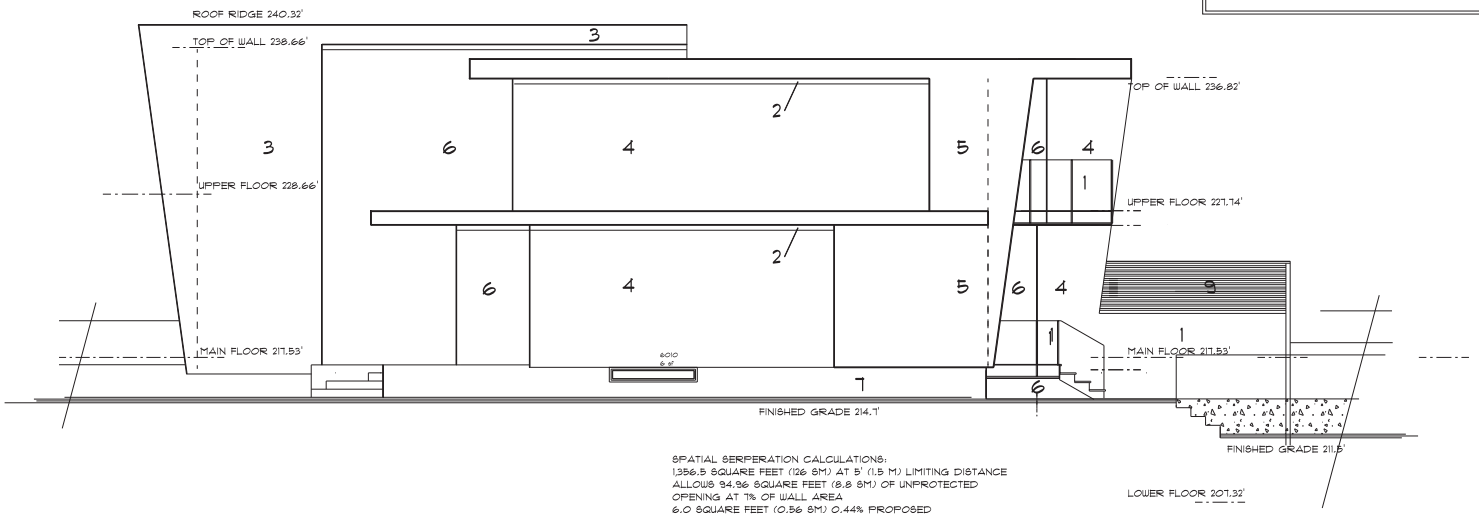
Scale 1/4" = 1'-0"

Project

407 WEST 16th STREET
NORTH VANCOUVER



NORTH ELEVATION



SPATIAL SERPERATION CALCULATIONS:
1,356.5 SQUARE FEET (126 SM) AT 5' (1.5 M) LIMITING DISTANCE
ALLOWS 94.96 SQUARE FEET (8.8 SM) OF UNPROTECTED
OPENING AT 7% OF WALL AREA
6.0 SQUARE FEET (0.56 SM) 0.44% PROPOSED

WEST ELEVATION

MATERIAL LEGEND:

1. Glass, light grey tint (All windows, glass doors, and deck / balcony guard panels)
2. Reveal, Painted finish Sherwin Williams SW 6258 TRICORN BLACK
3. Fiber Cement Panel; TuffBlock Steel colour (metal flashing painted to match)
4. Fiber Cement Panel; Metalic Series combination of Ribbed / Non-Ribbed, Ivory
5. Fiber Cement Panel; Arch Block Series, Gray (metal flashing painted to match)
6. Cross Laminated Edge-Glued Engineered Solid Wood Panel (incld. All soffit)
7. Concrete
8. Window mullion and door colour to match 3. TuffBlock Steel colour

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN
604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

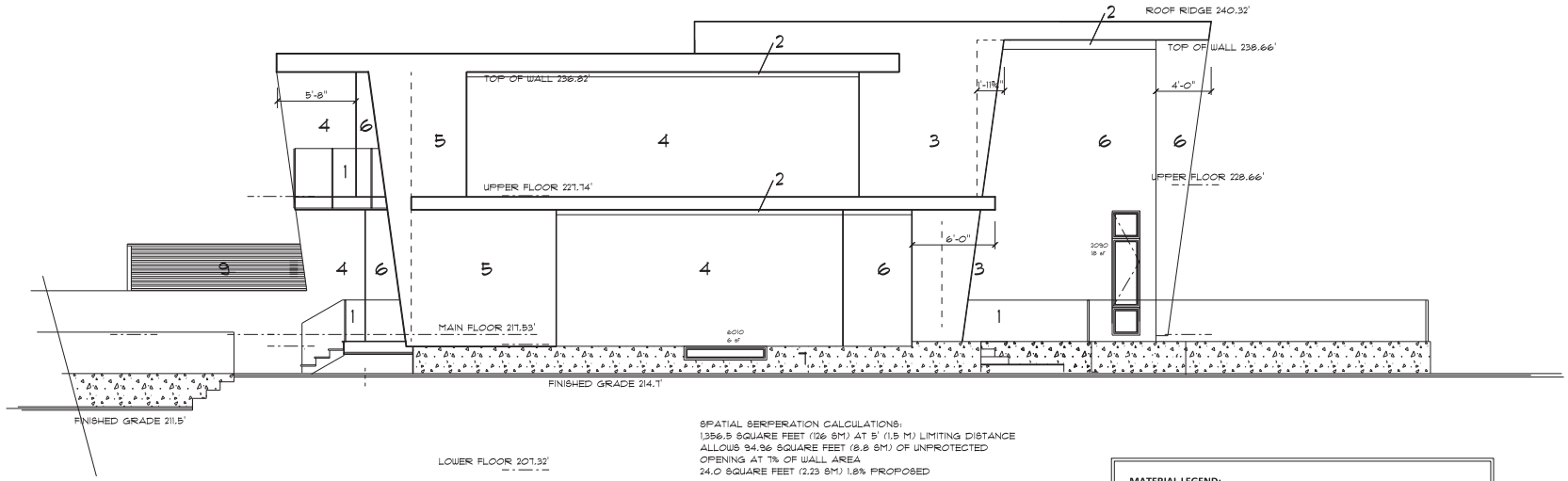
Submissions

Revisions

KUNTJORO ARCHITECTURE INC.
7557 10th Avenue, Burnaby, BC - V3N 2S1
(778)999-0098 | kuntjoro.arch@gmail.com

NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED THESE PLANS AND SPECIFICATIONS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Drawing NORTH & WEST ELEVATIONS
Drawn By B.C. Date MARCH 2020
Scale 1/4" : 1'-0"
Project
407 WEST 16th STREET
NORTH VANCOUVER

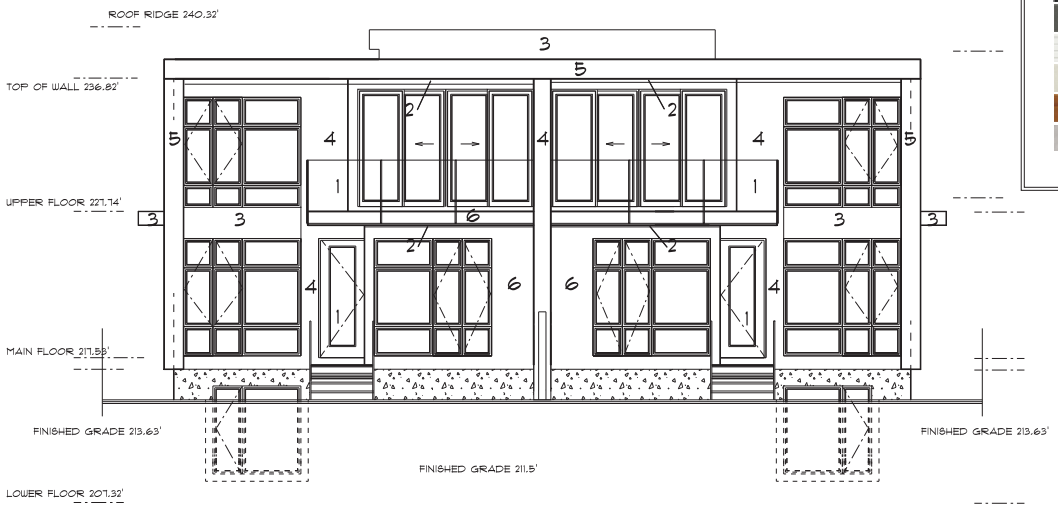


EAST ELEVATION

SPATIAL SERPERATION CALCULATIONS:
1,556.5 SQUARE FEET (126 SM) AT 5' (1.5 M) LIMITING DISTANCE
ALLOWS 94.96 SQUARE FEET (8.8 SM) OF UNPROTECTED
OPENING AT 7% OF WALL AREA
24.0 SQUARE FEET (2.23 SM) 1.8% PROPOSED

MATERIAL LEGEND:

1. Glass, light grey tint (All windows, glass doors, and deck / balcony guard panels)
2. Reveal, Painted finish Sherwin Williams SW 6258 TRICORN BLACK
3. Fiber Cement Panel; TuffBlock Steel colour (metal flashing painted to match)
4. Fiber Cement Panel; Metalic Series combination of Ribbed / Non-Ribbed, Ivory
5. Fiber Cement Panel; Arch Block Series, Gray (metal flashing painted to match)
6. Cross Laminated Edge-Glued Engineered Solid Wood Panel (incld. All soffit)
7. Concrete
8. Window mullion and door colour to match 3. TuffBlock Steel colour



SOUTH ELEVATION

NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED
THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN
604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

Submissions

Revisions

KUNTJORO ARCHITECTURE INC.
7557 10TH AVENUE, BURNABY, BC - V3N 2S1
(778)999-0098 | KUNTJORO.ARCH@GMAIL.COM

Drawing SOUTH & EAST ELEVATIONS
Drawn By B.C. Date MARCH 2020
Scale 1/4" : 1'-0"
Project 407 WEST 16th STREET NORTH VANCOUVER

10.24 of

MATERIAL LEGEND:

1. Glass, light grey tint (All windows, glass doors, and deck / balcony guard panels)
2. Reveal, Painted finish Sherwin Williams SW 6258 TRICORN BLACK
3. Fiber Cement Panel; TuffBlock Steel colour (metal flashing painted to match)
4. Fiber Cement Panel; Metalic Series combination of Ribbed / Non-Ribbed, Ivory
5. Fiber Cement Panel; Arch Block Series, Gray (metal flashing painted to match)
6. Cross Laminated Edge-Glued Engineered Solid Wood Panel (incld. **All** soffit)
7. Concrete
8. Window mullion and door colour to match 3. TuffBlock Steel colour



NORTH ELEVATION



EAST ELEVATION

NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED.
THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE OR ANY COPY SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN
604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

Submissions

Revisions

KUNTJORO ARCHITECTURE INC.
7557 10th Avenue, Burnaby, BC - V3N 2S1
(778)899-0088 | kuntjoro.arch@gmail.com

Drawing NORTH & EAST ELEVATIONS

Drawn By B.C. Date MARCH 2020

Scale 1/4" = 1'-0"

Project 407 WEST 16th STREET NORTH VANCOUVER



WEST ELEVATION



BUILDING & GARAGE
SOUTH ELEVATION

NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED
THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN UNCLE ON N PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND MUST NOT, IN PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS ON USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN
604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

Submissions

Revisions

KUNTJORO ARCHITECTURE INC.
7557 10th Avenue, Burnaby, BC - V3N 2S1
(778)999-0288 | kuntjoro.arch@gmail.com

SOUTH & WEST ELEVATIONS

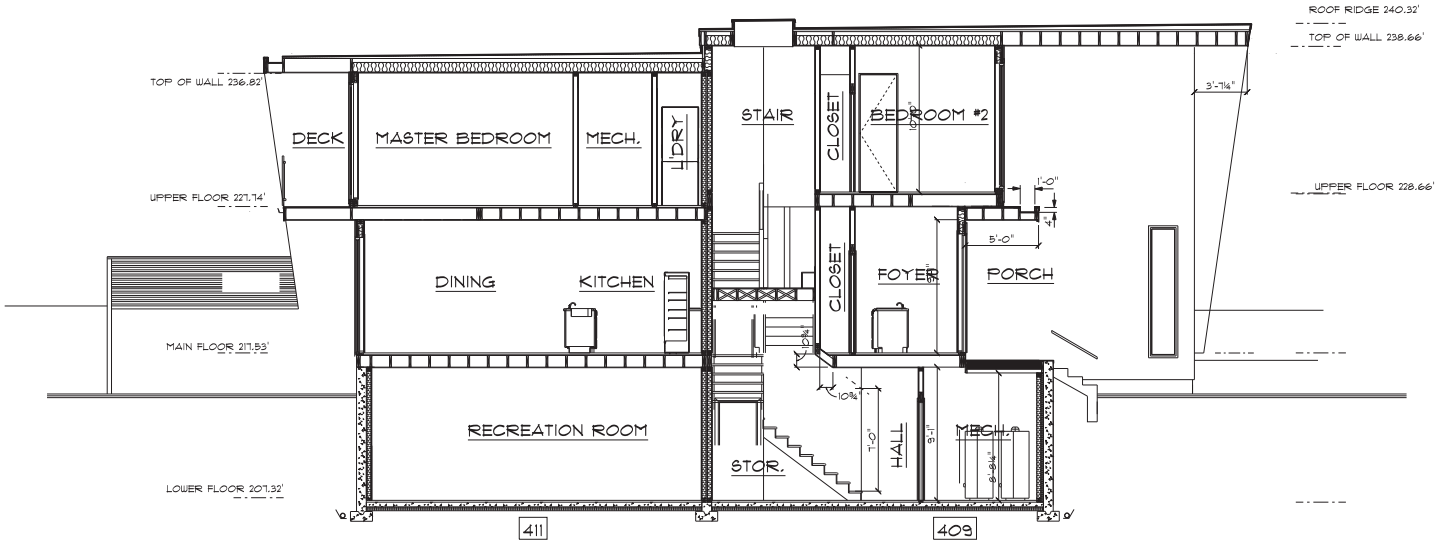
Drawing

Drawn By B.C. Date MARCH 2020

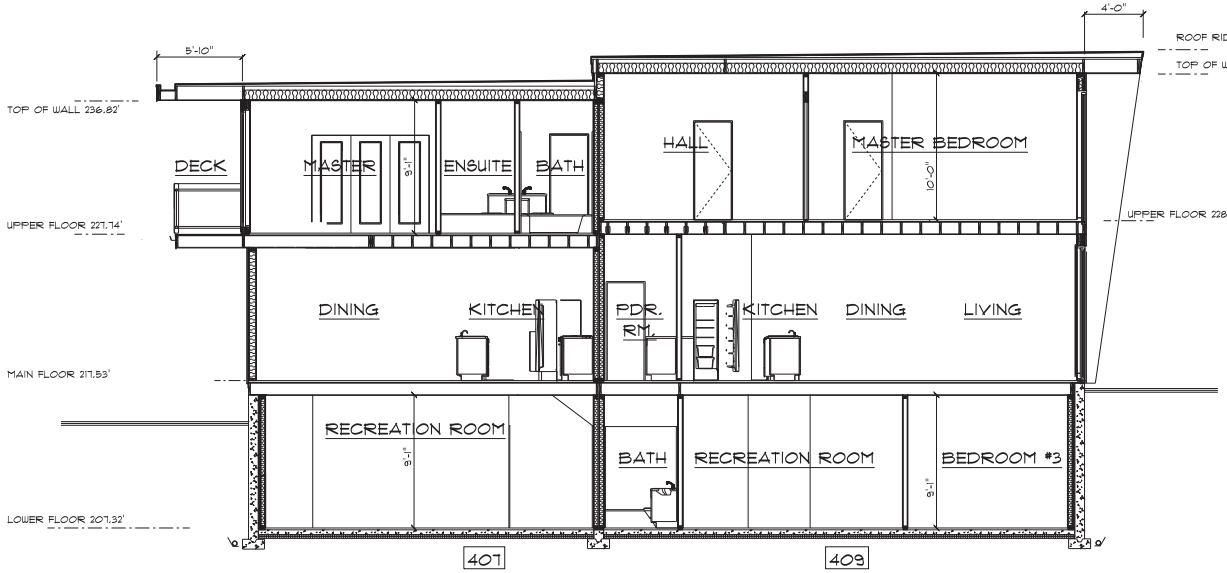
Scale 1/4" : 1'-0"

Project

407 WEST 16th STREET
NORTH VANCOUVER



SECTION A



SECTION B

NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED WHERE PLANS AND CONDITIONS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

consultants

Bill Curtis & Associates Design Ltd.
(2003)
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6
Quality Residential Design

INSPIRATION DESIGN
604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

Submissions

Revisions

KUNTJORO ARCHITECTURE INC.
7557 10TH AVENUE, BURNABY, BC - V3N 2S1
(778)999-0098 | KUNTJORO.ARCH@GMAIL.COM

SECTIONS

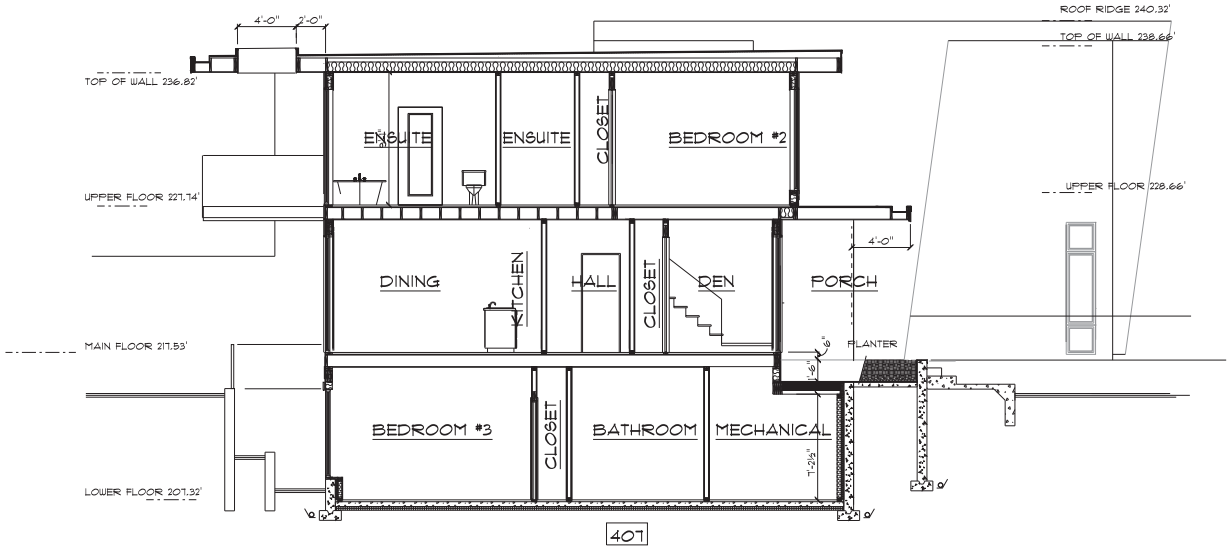
Drawing

Drawn By B.C. Date MARCH 2020

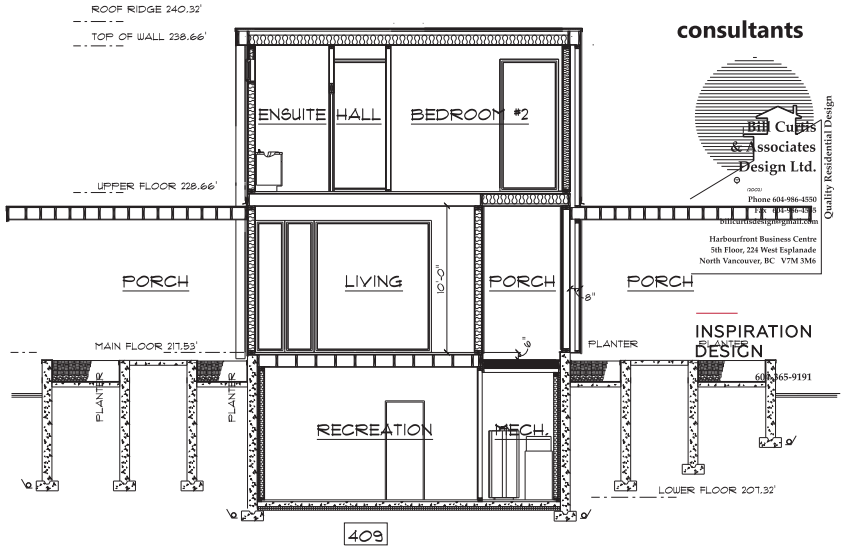
Scale 1/4" : 1'-0"

Project

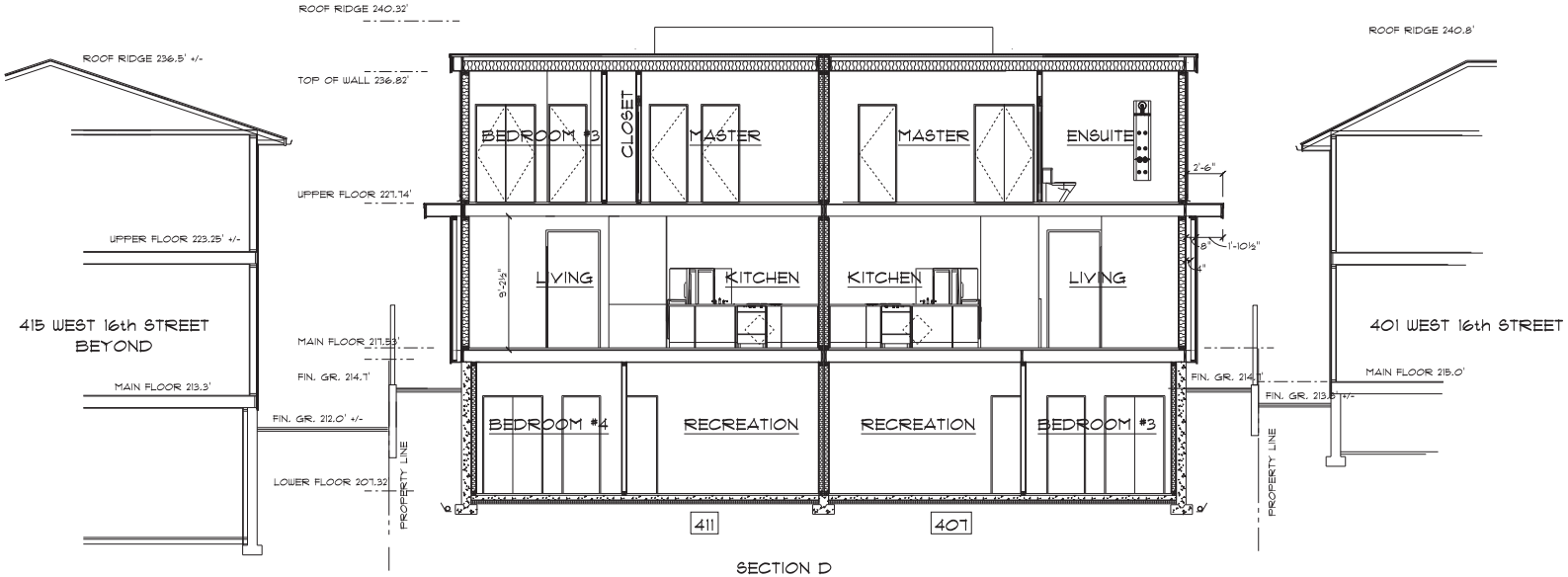
407 WEST 16th STREET
NORTH VANCOUVER



SECTION C



SECTION E



SECTION D

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
billcurtisdesign@shaw.ca
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN
604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

Submissions

Revisions

KUNTJORO ARCHITECTURE INC.
7557 10TH Avenue, Burnaby, BC - V3N 2S1
(778)999-0098 | kuntjoro.arch@gmail.com

SECTIONS

Drawing

Drawn By B.C. Date MARCH 2020

Scale 1/4" = 1'-0"

Project

407 WEST 16th STREET
NORTH VANCOUVER

14 24 of

NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSION ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED
THESE PLANS AND DESIGNS HAVE COPYRIGHT PROTECTION AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



NORTH EAST CORNER



NORTH FACE



NORTH WEST CORNER



ENTRY TO #407



#409 FRONT YARD



SOUTH EAST BUILDING CORNER



SOUTH WEST BUILDING CORNER



REAR YARDS



SOUTH WEST SITE CORNER



SOUTH EAST GARAGE

NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER IS NOT RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED.
THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

consultants

Bill Curtis & Associates Design Ltd.
Quality Residential Design
Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com
Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN
604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

Submissions

Revisions

KUNTJORO ARCHITECTURE INC.
7557 12th Avenue, Burnaby, BC - V3N 2S1
(778)999-0398 | kuntjoro.architect@gmail.com

Drawing RENDERINGS

Drawn By B.C. Date MARCH 2020

Scale NOT TO A SCALE

Project 407 WEST 16th STREET NORTH VANCOUVER



DECEMBER 21 @ 10 am



DECEMBER 21 @ 12 pm



DECEMBER 21 @ 2 pm



JUNE 21 @ 10 am



JUNE 21 @ 12 pm



JUNE 21 @ 2 pm



MARCH 21 @ 10 am



MARCH 21 @ 12 pm



MARCH 21 @ 2 pm

consultants

Bill Curtis & Associates Design Ltd.

Quality Residential Design

Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com

Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN

October 27, 2020 Issued for Rezoning Application

Submissions

KUNTJORO ARCHITECTURE INC.

7557 10TH Avenue, Burnaby, BC - V3N 2S1
(778)999-0098 | (kuntjoro.arch@gmail.com

SUN SHADOWS

Drawing

Drawn By B.C. Date MARCH 2020

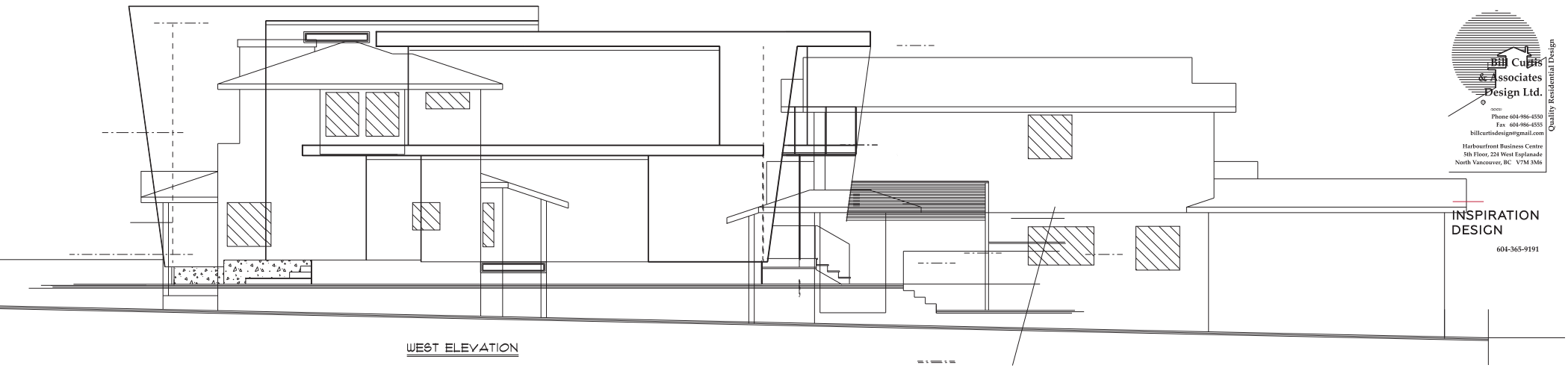
Scale

Project

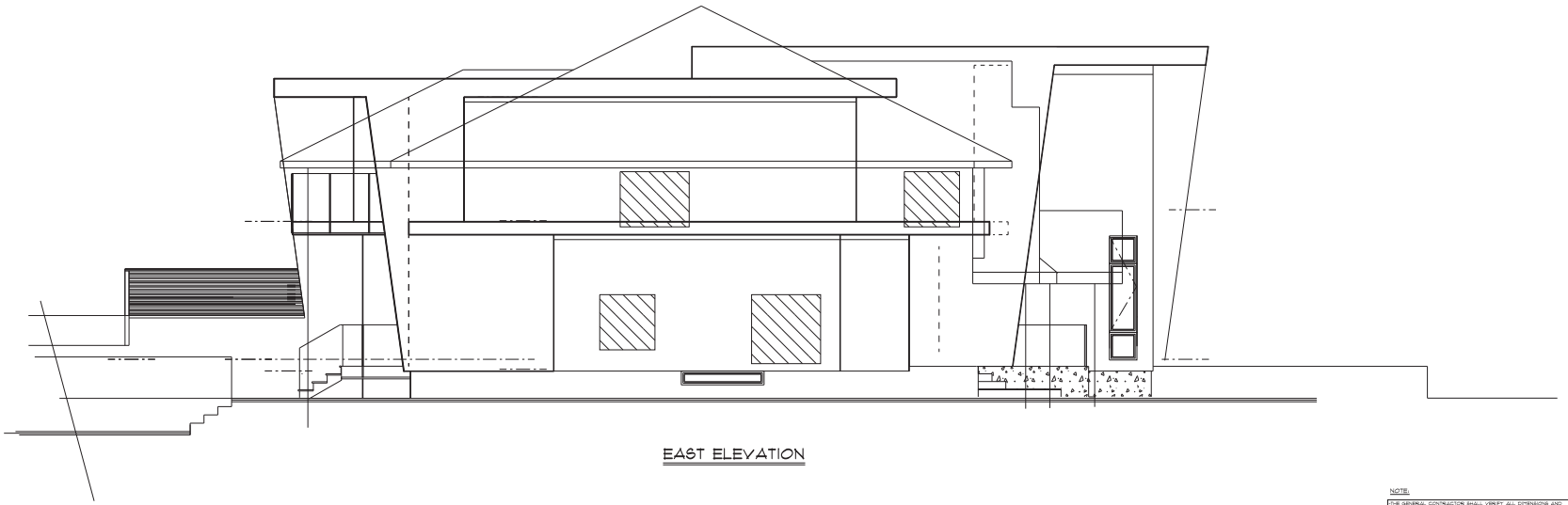
407 WEST 16th STREET
NORTH VANCOUVER

NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED DUE TO THE CONTRACTOR'S FAILURE TO EXERCISE THIS CONDITION.
DO PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED.
THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



WEST ELEVATION



EAST ELEVATION

consultants

Bill Curtis & Associates Design Ltd.

Quality Residential Design

Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com

Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN
604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application

Submissions

Revisions

KUNTJORO ARCHITECTURE INC.
7557 10th Avenue, Burnaby, BC - V3N 2S1
(778)999-0098 | kuntjoro.arch@gmail.com

NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK, AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED.
THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN ANY FORM WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. USE OF OR CONSTRUCTION FROM THESE PLANS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

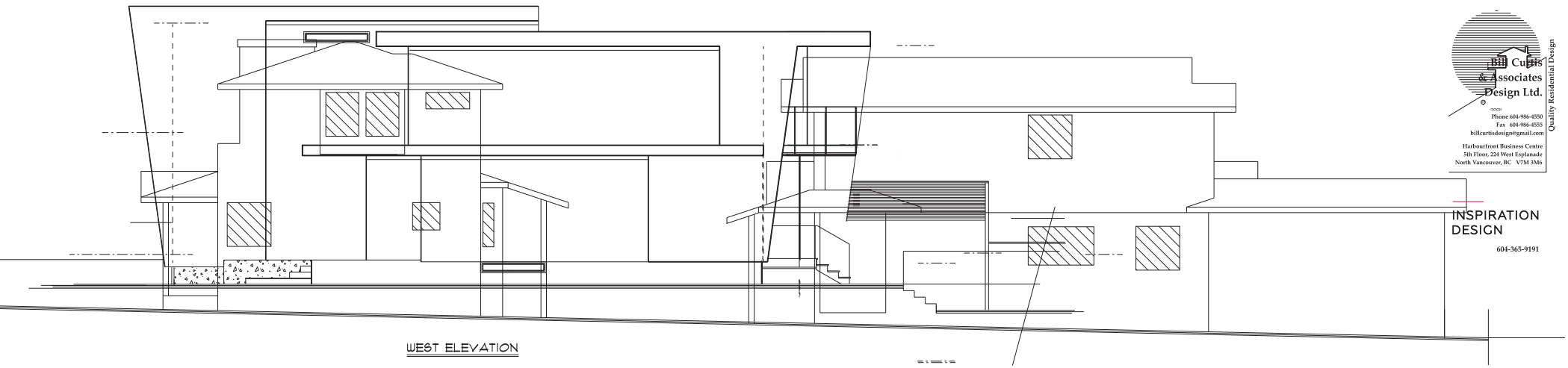
Drawing REFLECTED WINDOWS

Drawn By B.C. Date MARCH 2020

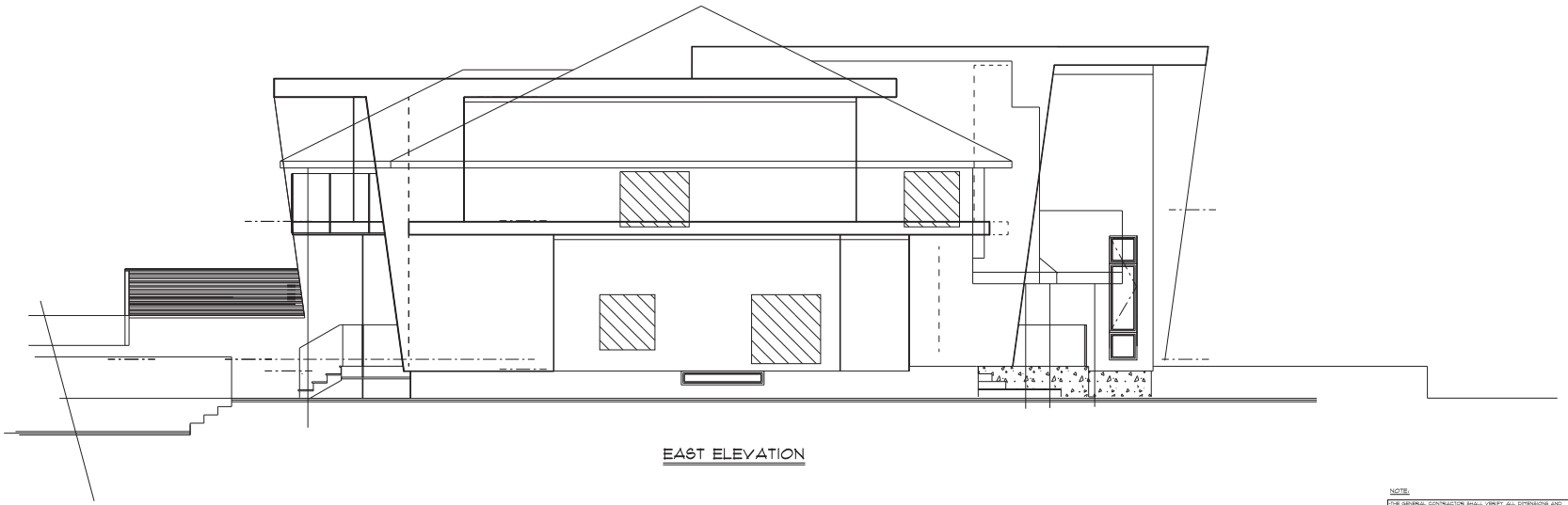
Scale 1/4" = 1'-0"

Project 407 WEST 16th STREET NORTH VANCOUVER

17 of 24



WEST ELEVATION



EAST ELEVATION

consultants

Bill Curtis & Associates Design Ltd.

Quality Residential Design

Phone 604-986-4550
Fax 604-986-4555
billcurtisdesign@gmail.com

Harbourfront Business Centre
5th Floor, 224 West Esplanade
North Vancouver, BC V7M 3M6

INSPIRATION DESIGN
604-365-9191

MAY , 2022	Elevations and Renderings Corrected
JAN. , 2022	Team Review Revisions submitted
June, 2021	ADP Revisions submitted
November, 2020	Issued for Rezoning Application
Submissions	
Revisions	

KUNTJORO ARCHITECTURE INC.
7557 10th Avenue, Burnaby, BC - V3N 2S1
(778)999-0098 | kuntjoro.arch@gmail.com

NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK, AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS OR SPECIFICATIONS AFTER THE BUILDING PERMIT HAS BEEN ISSUED.
THESE PLANS AND CONCEPTS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND NO PLAN OR PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN ANY FORM WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.
USE, CONSTRUCTION FROM THESE PLANS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

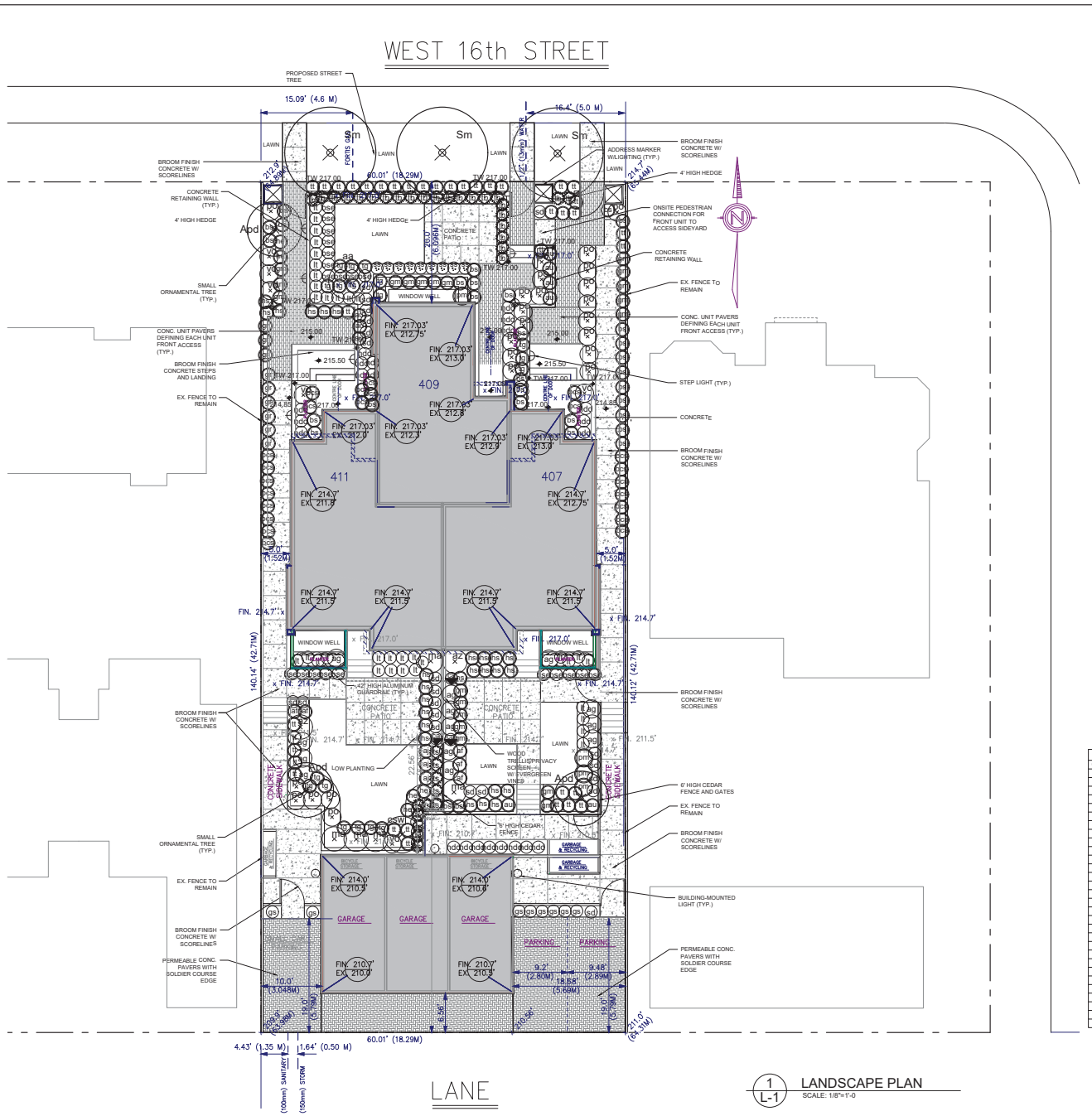
Drawing REFLECTED WINDOWS

Drawn By B.C. Date MARCH 2020

Scale 1/4" = 1'-0"

Project 407 WEST 16th STREET NORTH VANCOUVER

17 24 of



1 L-1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0

LEGEND

- Proposed Tree Planting
- Mixed Plantings of Shrubs, Perennials and Groundcovers
- Evergreen Hedge
- Holland 65mm concrete pavers with soldier course edge by Abbotsford Concrete Products ('Natural' colour)
- 80mm thick "Aquapave" permeable conc. pavers with soldier course edge by Abbotsford Conc. - Holland pavers ('Charcoal' colour)
- Broom-finish concrete with scorelines
- Pathway light
- Step light
- Building-mounted light

NOTES:

1. All landscape work shall be carried out in accordance with the current edition of the Canadian Landscape Standard published by CSLA/CNTA and the contract specification.

2. Growing medium in accordance with the current edition of the Canadian Landscape Standard shall be provided to the following minimum depths/dimensions:
Grass Areas - 150 mm (6")
Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")
Trees (Onsite) - Minimum 300 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density.
Street trees (Offsite) - Min. 10cu.m. topsoil per tree as per CNV details

3. Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth.

4. A low-flow, high efficiency irrigation scheme shall be installed.

407 W16th St. Plant List

CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE	NATIVE
Apd	3	Acer palmatum 'Dissectum atropurpureum'	Purple Japanese maple	6' #25 pot	as shown	tree	nonnative
Sm	3	Stewartia monadelpha	Orangebark Stewartia	8cm Cal	as shown	tree	nonnative
aa	1	Amelanchier alnifolia	Serviceberry	#5 pot	as shown	shrub	native
az	2	Azalea 'Golden Lights'	Golden Lights Azalea	#3 pot	as shown	shrub	nonnative
ag	13	Azalea japonica 'Glacier'	Japanese azalea	#2 pot	as shown	shrub	nonnative
bse	20	Buxus sempervirens 'Elegantissima'	Variegated Boxwood	# 2 pot	as shown	shrub	nonnative
ca	3	Clematis armandii	Evergreen clematis	#3 pot	as shown	shrub	nonnative
csw	1	Cornus sericea 'White Gold'	Variegated red osier dogwood	#3 pot	as shown	shrub	native
lt	34	Lavandula angustifolia 'Twickle Purple'	English Lavender	#2 pot	as shown	shrub	nonnative
ma	5	Mahonia aquifolium	Oregon grape	#3 pot	as shown	shrub	native
ndd	22	Nandina domestica 'Harbour dwarf'	Heavenly bamboo	#2 pot	as shown	shrub	nonnative
po	24	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	as shown	shrub	nonnative
sd	21	Spiraea densiflora	Mountain Spiraea	#2 pot	as shown	shrub	native
tb	24	Taxus baccata	Irish yew	#2 pot	as shown	shrub	nonnative
ts	11	Thuja occidentalis 'Smaragd'	Emerald cedar	1.8 m	as shown	shrub	nonnative
vd	6	Viburnum davidii	David's viburnum	#3 pot	as shown	shrub	nonnative
af	5	Aquilegia formosa	Western Columbine	# 1 pot	as shown	perennial	native
aj	3	Astilbe japonica	Astilbe	# 1 pot	as shown	perennial	nonnative
bcs	23	Bergenia cordifolia 'Silver Light'	Bergenia	# 1 pot	as shown	perennial	nonnative
gm	20	Geranium macrorrhizum	Hardy geranium	# 1 pot	as shown	perennial	nonnative
gr	9	Geranium 'Russel Prichard'	Hardy geranium	# 1 pot	as shown	perennial	nonnative
hs	26	Hemerocallis 'Stella d'Oro'	Daylily	# 1 pot	as shown	perennial	nonnative
he	5	Hosta sieboldiana elegans	Plantain lily	# 1 pot	as shown	perennial	native
tg	18	Tellima grandiflora	Fringecup	# 1 pot	as shown	perennial	native
tt	38	Tiarella trifoliata	Foamflower	# 1 pot	as shown	perennial	native
au	9	Arctostaphylos uva-ursi 'Massachusetts'	Kinnikinnick	# 2 pot	as shown	ground cover	nonnative
gs	8	Gaultheria shallon	Salal	# 1 pot	as shown	ground cover	native
ss	9	Schizachyrium scoparium	Little bluestem	# 2 pot	as shown	grass	nonnative
bs	31	Blechnum spicant	Deer fern	# 2 pot	as shown	fern	native
pm	4	Polystichum munitum	Western sword fern	# 1 pot	as shown	fern	native

THIS PLAN AND DESIGN IS PROTECTED BY COPYRIGHT AND SHALL NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION FROM PD GROUP LANDSCAPE ARCHITECTURE LTD.

REVISIONS

No	DATE	DESCRIPTION
1	09/10/20	PLANTING AND MATERIALS ADDED
2	11/13/20	BIRD-FRIENDLY PLANTING ADDED
3	20/05/21	DRAFT REVS. PER ADP COMMENT
4	21/05/21	PLANTING REVS.
5	29/04/22	STREET TREE ADDED PER CNV

ISSUE

No	DATE	DESCRIPTION
1	11/09/20	ISSUED FOR PRELIMINARY REVIEW
2	09/10/20	ISSUED FOR DP
3	11/13/20	RE-ISSUED FOR DP
4	20/05/21	DRAFT REVS. FOR COMMENT
5	21/05/21	RE-ISSUED FOR DP
6	29/04/22	RE-ISSUED FOR DP

NORTH

THE ASSOCIATION OF BRITISH COLUMBIA LANDSCAPE ARCHITECTS
PROFESSIONAL MEMBER
DAWN DOSE
2022-04-29

PD Group
Landscape Architecture Ltd
315 - 515 Houghton Road
Kelowna BC, Canada, V1X 8B9
p: 604 904 9803

CLIENT:
A-1 Group of Companies Dev.(71)
5615 121A St.
SURREY, BC

CONSULTANTS:
Bill Curtis & Associates
Inspiration Design
I. Kuntjoro Architect

PROJECT:
Triplex Project
407 West 16th St.
NORTH VANCOUVER, B.C

DWG. TITLE:
Landscape Plan

DESIGNED	DR
DRAWN	SK
CHECKED	DR
SCALE	1/8" = 1'-0"
DATE	11 Sept 2020

PROJECT No.	DWG No.	REV
2007	L -1	5

December 18, 2020

City of North Vancouver
141 West 14th Street
North Vancouver, BC V76M 1H0
Planning Department, Attention Mr. David Johnson

Regarding the DIS held December 16, 2020 from 6:00 until 8:30 PM

Due to the Covid restrictions, this Developer Information Session (DIS) was a virtual presentation enabled by the Zoom Chat Application. The event was advertised by a sign posted on the site, two consecutive newspaper notifications in the North Shore News and be flyers delivered to neighboring residents on Saturday December 12th, 2020. More flyers were delivered than required by the City. For similar projects, twenty five to thirty flyers have been delivered and for this project, sixty two were delivered.

There was interest in the project, with little opposition.

Residents who attended included Judith Brooks, Laurie Parkinson, and Andrew Huang. The applicant team attended, including the project Architect, Iwan Kuntjoro, Parastoo Jafari and Bill Curtis. The project developer was unable to attend due to being infected with Covid. He was represented by Darshan Kailla, Raymond Kailla, and Kevin Kaler.

Judith Brooks and Laurie Parkinson are both very concerned with global environmental issues. Because of that they were critical of this project being heated by proposed gas fired appliances and took some time to rationalize there use of heat pumps and to describe the range of heat pumps now available. Andrew Huang attended the meeting and left without giving output. I had mistakenly thought he had been "dropped" from the conference and followed up the next day with an apology and offer to host his own session. He replied Saturday December 19th thanking me for the follow up, and expressed no concerns.

The following day I received a phone call from another resident who was unable to attend the DIS. I gave him a verbal description of the project. He supports the project He is Craig Marvin, living at 362 West 15th Street.

The neighbors at 401 West 16th was unable to attend either but did submit a letter with comments. They support the project but requested the ceiling heights be lowered.

Thank you for your consideration,

Bill Curtis

PUBLIC NOTICE

Regular Council Meeting

Monday, June 13, 2022 at 6:00pm

Zoning Amendment Bylaw No. 8929 for 407 West 16th Street

View the meeting online at cnv.org/LiveStreaming
Or attend in person at City Hall, 141 West 14th Street



Proposal: To rezone the subject property from a One-Unit Residential 1 (RS-1) Zone to a Comprehensive Development 754 (CD-754) Zone to permit a triplex development.

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 be heard by written or email submission. All submissions must include your name and address and should be sent to the Corporate Officer at input@cnv.org, or by mail or delivered to City Hall, **no later than 12:00 noon on Monday, June 13, 2022**, to ensure their availability to Council at the meeting. No Public Hearing will be held.

To view the meeting online: Visit cnv.org/LiveStreaming

To attend the meeting in person: Enter City Hall through the doors at the southwest corner of the building after 5:30pm.

To view the documents: The proposed bylaw and background material can be viewed online at cnv.org/PublicHearings and at City Hall.

Questions? Huy Dang, Planner, hdang@cnv.org / 604-990-4216

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

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8929

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. 8929" (Bill Curtis / Kuntjoro Architect Inc., 407 West 16th Street, CD-754).**

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-754 (Comprehensive Development 754 Zone):

Lots	Block	D.L.	Plan	
4	41	547	1061	from RS-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-753 Comprehensive Development 753 Zone":

      "CD-754 Comprehensive Development 754 Zone"

   B. Adding the following to Section 1101, thereof, after the "CD-753 Comprehensive Development 753 Zone":

      "CD-754 Comprehensive Development 754 Zone"

      In the CD-754 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) One Principal Building containing a maximum of three dwelling units shall be permitted on one Lot;

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

         (a) One-Unit Residential Use, subject to Section 506(2) of this Bylaw;
         (b) Two-Unit Residential Use, subject to Section 506(2) of this Bylaw;
         (c) Townhouse Residential Use subject to Section 506(2) of this Bylaw;
         (d) Accessory Home Occupation Use, subject to Section 507(6), (7) and (8) of this Bylaw;
         (e) Accessory Home Office Use; and
         (f) Accessory Off-Street Parking Use;

      (3) The Principal Building Gross Floor Area shall be limited to 0.5 times the Lot Area;

(4) Section 514(1) shall be varied to limit the total floor area for all Accessory Buildings on the Lot to no larger than 0.1 times the Lot Area.

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

Department Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Anu Garcha, Planning Assistant

Subject: HARMONIZATION OF CITY GUIDELINES FOR TREE PROTECTION

Date: May 4, 2022 File No: 11-5280-20-0009/1

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

RECOMMENDATION

PURSUANT to the report of the Planning Assistant, dated May 4, 2022, entitled "Harmonization of City Guidelines for Tree Protection":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8928" (Update to Development Permit Guidelines to harmonize language with Tree Bylaw, 2022, No. 8888) be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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

AND THAT the updated language be adopted for the Sustainable Development Guidelines for Rezoning & Development Permit Applications.

ATTACHMENTS

1. Sustainable Development Guidelines Amendments, May 2022 (CityDocs 2175754)
2. Updates to Streamside Protection Enhancement Development Permit Guidelines, May 2022 (CityDocs 2175746)
3. Updates to Harbourside Waterfront Development Permit Area Guidelines (Excerpt), May 2022 (CityDocs 2175747)
4. Updates to Moodyville Development Permit Area Guidelines (Excerpt), May 2022 (CityDocs 2175748)
5. Updates to Harry Jerome Neighbourhood Lands Development Permit Area Guidelines (Excerpt), May 2022 (CityDocs 2175749)
6. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8928 (CityDocs 2172175)

PURPOSE

The purpose of this report is to present for Council's consideration, amendments to the Zoning Bylaw and Sustainable Development Guidelines to harmonize requirements for tree protection and replacement with the City's recently adopted Tree Bylaw.

BACKGROUND

The Tree Bylaw regulates the management of trees in multi-family residential, commercial, civic, industrial, and mixed employment areas in the City with a goal to protect and grow the City's urban canopy.

The City uses Development Permit Guidelines to influence the development of properties beyond standard Zoning regulations. The use of these tools ensures that most new private developments include the protection of existing trees where feasible and result in a net increase of on-site trees.

Council approved Sustainable Development Guidelines that are used for rezoning and development permit applications to demonstrate how a development will contribute to the current and future needs of the community, including protecting and expanding the urban canopy.

DISCUSSION

The Tree Bylaw introduces new measures for tree protection and replacement on private property in the City, prompting minor text updates to City guidelines where trees are referenced. Permitted reasons for tree removal, reporting requirements, permit issuance, tree replacement, and ecological compensation measures require alignment with the Tree Bylaw.

Development Permit Guidelines

Development Permit Guidelines for currently applicable zones within the Tree Bylaw are included for consideration of text amendments at this time. Should the Tree Bylaw authority grow to include lower density zones in the future, staff will bring forward modifications for Council approval at that time.

The Harbourside Waterfront, Moodyville, and Harry Jerome Neighbourhood Lands Development Permit Area Guidelines will require amendments to ensure applications for a Development Permit are accompanied by a certified arborist report should any protected trees be considered for removal. All other requirements within these development permit areas with respect to tree protection and removal are referenced to the Tree Bylaw.

Streamside Protection & Enhancement Development Permit Area Guidelines

Since 2006, local governments are required to protect fish habitat from impacts of development and to respond to the Provincial Riparian Area Regulations. The City's Streamside Protection and Enhancement addresses the provincial legislation and sets requirements for tree replacement.

At present, the guidelines require two replacement trees for every hazardous tree removed, whereas the City's Tree Bylaw requires only one replacement tree. In this instance, the provincial requirements take precedent so the hazardous tree replacement requirements will vary for the time being. Staff will track the occurrence of hazardous tree removal outside of riparian areas to determine if amendments to the Tree Bylaw are required.

Sustainable Development Guidelines for Rezoning & Development Permit Applications

The Sustainable Development Guidelines require amendments to reflect requirements for protection of trees on private property in accordance with the City's Tree Bylaw and to identify of the number and species of protected trees on the property for similar data collection. This process will help the City maintain better records of trees retained, protected, removed, and replaced within the City. Draft language for the updated Sustainable Development Guidelines has been included for Council's consideration.

In addition, staff use the Sustainable Development Guidelines as a tool to assess development applications to ensure they meet the community's needs.

As part of the development of the draft Climate and Environment Strategy staff are exploring innovative opportunities for more comprehensive updates to the Sustainable Development Guidelines for the purpose of strengthening sustainability outcomes.

FINANCIAL IMPLICATIONS

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

INTER-DEPARTMENTAL IMPLICATIONS

Planning and Development staff coordinated with Engineering, Parks, and Environment on the harmonization language.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

- Updating the language in the Development Permit Guidelines and Sustainable Development Guidelines in alignment with the Tree Bylaw supports the OCP goals:

    - 4.2.2 "Address development growth in balance with environmental protection objectives and encourage new developments to minimize environmental impacts"
    - 4.2.5 "Encourage the use of creative design solutions for development that supports and enhances ecosystem health"
    - 4.2.6 "Increase the ratio of productive, permeable green space to hard impermeable surface areas as redevelopment occurs"
    - 4.2.12 "Sustain and expand the urban forest through sound management strategies which enhance their potential as carbon sinks while increasing the health, diversity and resiliency of the City's natural areas"

CONCLUSION

By adopting the proposed text amendments, more consistent tree protection and replacement outcomes will be achieved. Because the proposed language amendments to the Zoning Bylaw are in alignment with the Official Community Plan, a public hearing does not need to be held in accordance with the *Local Government Act*.

RESPECTFULLY SUBMITTED:

Anu Garcha
Planning Assistant

II. PREPARING THE SUSTAINABLE DEVELOPMENT GUIDELINES

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

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

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

---

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

Replace crossed out text with the following: Number and Species of each Tree on Private Property Removed or Retained, in accordance with the "Tree Bylaw, 2022, No. 8888". Indicate the Number and Species of each Tree to be planted in proposal.

	Y	N	N	
LANDSCAPE				
~~Private Trees Retained or Added in proposal (indicate number of each)~~	Y			New street trees are proposed along Marine Avenue and Fell Avenue.
Green Roof / Wall		N		
Majority Native Species Landscaping				A mix of native and adaptive plant species is proposed.
Habitat Restoration (butterfly, bird-friendly, naturalized areas)		N		
Community Gardens*		N		
50% or More Edible Landscaping for Common Space		N		
Water Efficient Irrigation System (drip hose, low-flow nozzles)	Y			A high-efficiency drip irrigation system is proposed for all on-site planting areas.
Rainwater Collection (rain barrel)		N		
Reuse of Wastewater		N		
HARDSCAPE				
Permeable Paving for Hardscape		N		
40%+ Open Site Space (see Zoning Bylaw definition)		N		
Other Sustainability Achievements:				

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

The Corporation of the City of North Vancouver
Engineering Parks & Environment Department

Streamside Protection & Enhancement Development Permit Guidelines

Development Permits for Streamside Protection and Enhancement serve to both streamline and formalize the current process for reviewing development near riparian areas and provide greater protection for natural fish resources.

1.0 Purpose

The purpose of these guidelines is twofold:

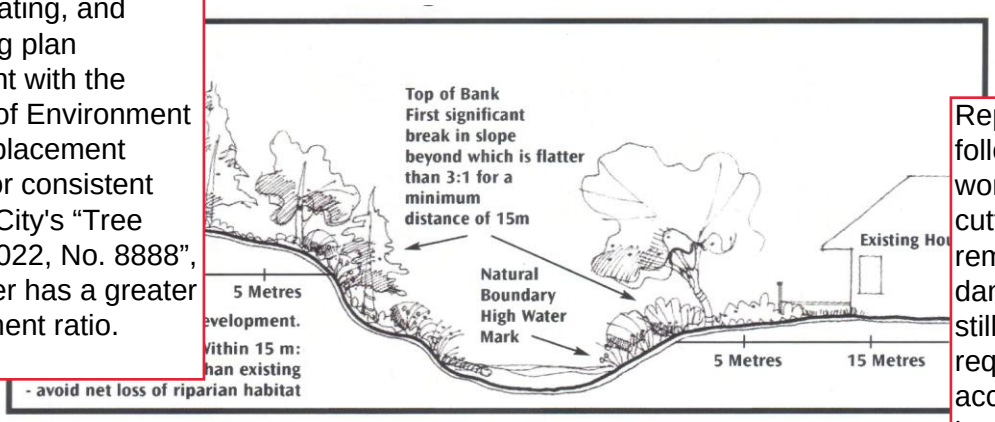
- To provide the owners of affected property and the development community with an outline of the legal requirements to protect riparian areas on privately owned lands; and,
- To clarify the process for approvals associated with developments near riparian areas in the City.

Replace 3.0 viii. with the following: The alteration or removal of high to extreme risk trees assessed by a Qualified Tree Risk Assessor who provides the risk rating, and replanting plan consistent with the Ministry of Environment Tree Replacement Criteria or consistent with the City's "Tree Bylaw, 2022, No. 8888", whichever has a greater replacement ratio.

s a Development Permit Required?

it for Streamside Protection and Enhancement is required for any work to be done within of a watercourse bank (10m from top of ravine bank), including:

any structure or building;
an impervious / semi-impervious surface; or
andscaping changes, including tree removal.



Replace 3.0 v. with the following: Emergency works, including tree cutting, necessary to remove an immediate danger or hazard, but will still need to follow reporting requirements in accordance with the hazardous removal process outlined in the City's "Tree Bylaw, 2022, No. 8888"

3.0 Exemptions:

An owner/applicant may be exempt from the requirement for a Development Permit i

i. Interior renovations or exterior renovations / maintenance of existing buildings involving no additions;
ii. Activities occurring more than 15 metres from the top of watercourse bank or edge of wetland (10 metres from top of ravine bank);
iii. Maintenance of existing landscape conditions;
iv. Construction and maintenance activities carried out by, or on behalf of, the City, designed to enhance the coexistence of natural habitats and public trails;
v. ~~Emergency works, including tree cutting, necessary to remove an immediate danger or hazard~~;
vi. Regular and emergency City maintenance of municipal infrastructure conducted in a manner that is consistent with the objectives of the Development Permit designation;
vii. The implementation of a fish habitat mitigation or restoration plan authorized by the senior government ministry or agency having jurisdiction; and,
viii. ~~The alteration or removal of high to extreme risk trees assessed by a Certified Tree Risk Assessor who provides the risk rating, and replanting plan consistent with the current Ministry of Environment Tree Replacement Criteria.~~

"**potential vegetation**" is considered to exist if there is a reasonable ability for regeneration either with assistance through enhancement or naturally, and is considered to not exist on that part of an area covered by a permanent structure;

"**ravine**" means a narrow, steep sided valley that is commonly eroded by running water and with slope grades greater than 3:1;



"**riparian area**" means the are watercourse that may be subj frequent or seasonal inundation, species that are typical of an are saturated soil conditions, and tha plant species on freely drained ad because of the presence of water;

"**streamside protection and en** means an area adjacent to a watercourse that links aquatic to terrestrial ecosystems and includes both the riparian area vegetation and the adjacent upland vegetation that exerts an influence on the watercourse, the width of which includes the area within 15m of the top of bank of a watercourse or 10m of the top of bank of a ravine;

"**top of the bank**" means:

(a) the point closest to the boundary of the active floodplain of a watercourse where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break, and

(b) for a floodplain area not contained in a ravine, the edge of the active floodplain of a watercourse where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the edge;

"**top of the ravine bank**" means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed;



Replace "tree" definition with the following: "tree" means a woody perennial plant having one or more stems, with at least one stem having a diameter of 10 centimetres or more, measured at 1.3 metres above the natural grade on the uphill side of the tree, and includes the Critical Root Zone.

~~**"tree"** means a woody perennial plant usually having a single stem which has a diameter of at least 5 centimetres when measured from a height of 15 centimetres above the natural grade of the land.~~

"**watercourse**" means a creek, pond, lake, river, stream, or brook, whether usually containing water or not and any spring or wetland that is integral to a watercourse;

"**wetland**" means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal conditions that supports vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a watercourse.

5.0 Basic Information Requirements

Replace 5.1, g. with the following: An arborist report written by a certified arborist showcasing all trees within 15 metres of the top of the watercourse bank or edge of wetland OR within 10 metres of top of ravine bank, highlighting those that will be affected/removed by proposed development.

g information to demonstrate existing conditions (baseline information)

wn to scale, preferably 1/8 inch to 1 foot or larger, showing North
m contour intervals;

ies and adjacent streets and rights of way;

s including watercourses, wetlands and top of bank;

5 and 15 metres from top of watercourse bank OR 5 and 10 metres
ravine bank (streamside protection and enhancement areas);

amside Protection and Enhancement Areas identified in accordance with the
ermit Guidelines for Streamside Protection and Enhancement;

evelopment including locations and dimensions of existing buildings, driveways, motor
areas and landscaping; and

g. ~~All trees within 15 metres of the top of the watercourse bank or edge of wetland OR within 10 metres of top of ravine bank, highlighting those that will be affected/ removed by proposed development.~~

5.2 Detail the proposed development including:

a. Locations and dimensions of proposed buildings, driveways, motor vehicle parking areas and landscaping;
b. Conceptual building elevations; and
c. Points of vehicular ingress and egress.

Replace 5.5 with the following: Provide written assessment by a Qualified Tree Risk Assessor, confirming the condition of any trees proposed for removal, including recommended replacement species and size in compliance with current Ministry of Environment's Tree Replacement Criteria or the City's Tree Bylaw, whichever has a greater replacement ratio.

5.3 Provide an analysis prepared by a Registered Profes
development is consistent with the applicable Develo
identify mitigation measures that are consistent with
specified as Development Permit conditions.

5.4 Provide a Sediment and Erosion Control Plan, as de
System Protection Bylaw, 2003, No.7541. Sediment a
prior to any disturbance of soils during site preparation and must remain in place until project completion.

5.5 ~~Provide a written assessment by a Certified Tree Risk Assessor, confirming the condition of any trees proposed for removal, including recommended replacement species and size in compliance with the current Ministry of Environment's Tree Replacement Criteria.~~

5.6 As outlined in Section 6(c) of the Development Procedures Bylaw, 2001, No.7343, additional information, such as a Survey by a BCLS and a Landscape Plan by a BCSLA and other additional information may be required in order to accurately assess the impact of a proposed development on the Streamside Protection and Enhancement Area.

6.0 Fees

When submitting a Development Permit Application for Streamside Protection and Enhancement Areas, the following fees are applicable:

Obtain a Development Permit (DP) for Streamside Protection and Enhancement:

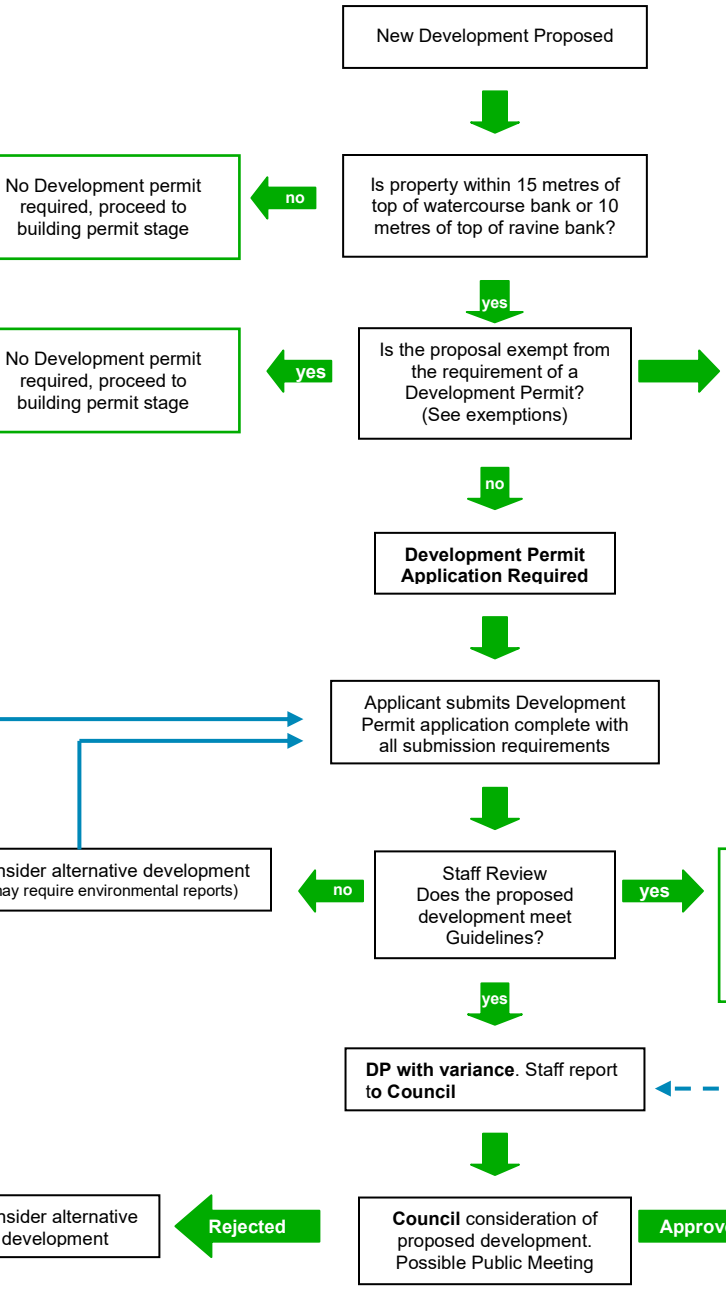
Exemption from DP (alteration or removal of high to extreme risk tree)……..$25.00
Minor DP (Landscape, Accessory Building or Accessory Structure)……..$50.00
Full DP (Principal Building in any Zone)…….$350.00
Full DP with Variance (Variance to Zoning or not meet Guidelines)…….$1,700.00

7.0 Development Permit Process

This chart outlines the Development Permit (DP) process. Throughout the process, staff will be available to work with applicants to ensure an questions regarding the process or whether you hesitate to contact staff.

Once a Development Permit is obtained, you ma

Replace exemption (v) with the following: Emergency works, including tree cutting, necessary to remove an immediate danger or hazard, but will still need to follow reporting requirements in accordance with the hazardous removal process outlined in the City's "Tree Bylaw, 2022, No. 8888".



Exemptions

(i) Interior renovations or exterior renovations / maintenance of existing buildings involving no additions;

(ii) Activities occurring more than 15 metres from the top of watercourse bank or edge of wetland (10 metres from top of ravine bank);

(iii) Maintenance of existing landscape conditions;

(iv) Construction and maintenance activities carried out by, or on behalf of, the City, designed to enhance the coexistence of natural habitats and public trails;

(v) ~~Emergency works, including tree cutting, necessary to remove an immediate danger or hazard;~~

(vi) Regular and emergency City maintenance of municipal infrastructure conducted in a manner that is consistent with the objectives of the Development Permit designation;

(vii) The implementation of a fish habitat mitigation or restoration plan authorized by the senior government ministry or agency having jurisdiction; and,

(viii) ~~The alteration or removal of high to extreme risk trees, assessed by a Certified Tree Risk Assessor who provides the risk rating, and replanting plan consistent with current Ministry of Environment Tree Replacement Criteria.~~

Replace exemption (viii) with the following: The alteration or removal of high to extreme risk trees assessed by a Qualified Tree Risk Assessor who provides the risk rating, and replanting plan consistent with the Ministry of Environment Tree Replacement Criteria or consistent with the City's "Tree Bylaw, 2022, No. 8888", whichever has a greater replacement ratio.

Every application for a Development Permit must be accompanied by:

1) Plans demonstrating:
   a. the proposed location of all buildings and structures;
   b. the proposed siting of parking areas, and mobility networks and access (walking, bikes, cars, transit);
   c. the extent and nature of existing and proposed landscaping, ~~including details of trees to be maintained or proposed to be planted~~;
   d. the proposed exterior finish, materials, and colour of buildings and roofs;
   e. the proposed location, number, dimension and type of signage;

2) Preliminary engineered frontage draw

3) Detailed descriptions about the how t
   a. energy performance requirement
   b. adaptable design requirements;
   c. flood management and sea level rise requirements, including any such requirements included in covenants registered on title to the property which is the subject of the development permit application;
   d. community amenities requirements associated with that particular phase of the development as outlined within the legal agreements on title;

Add an "f." under 1) which will state the following: A certified arborist report if any protected trees are planned to be removed detailing, trees retained, proposed to planted, and reasons for removal to comply with the City's “Tree Bylaw, 2022, No. 8888”.

4) A summary report outlining transportation indicators and the monitoring plan results from previous phases of construction;

5) A synopsis of design intent indicating how the proposal meets the objectives of the overall community, as well as the role it plays in its specific site location in relation to the precinct characteristics; and

6) A drawing showing how proposed phase will contribute to the overall Public Art Plan.

Applicants are required to provide a checklist or statement indicating how their proposal complies with the Guidelines. Where some element of the design does not comply with a Guideline, a justification describing the divergence and the reason must be provided.

The City will require security to ensure the installation and maintenance of landscaping in compliance with the Guidelines. All Development Permit applications must include a professional landscape plan prepared by a Landscape Architect (BCSLA).

- Minor external renovations to existing buildings which do not significantly alter the footprint or exterior character of the building;
- Road or utility works or landscaping within a dedicated road right of way or strata road; and/or
- Green space or trail improvements.

In addition, minor exterior renovations to an existing building which do not significantly alter the footprint or character of the building may be exempted from Development Permit requirements at the discretion of the Director of Community Development.

2.3 SUBMISSION REQUIREMENTS

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

1) Plans demonstrating the proposed:
   - location of all buildings and structures;
   - siting of parking areas;
   - landscaping and the extent and nature of existing landscaping, ~~including details of trees to be maintained or proposed to be planted~~;
   - exterior finish, materials, and colour of buildings and
   - locations of all exterior lighting.
2) Detailed description of the compliance of the proposal wit
3) A checklist indicating the compliance of the proposal with does not comply with a Guideline, a justification describing
4) Supporting information demonstrating that neighbours within 40 metres (131.2 feet) have been notified.

Add another bullet point under 2.3, 1) which will state the following: A certified arborist report if any protected trees are planned to be removed, detailing trees retained, proposed to planted, and reasons for removal to comply with the City's “Tree Bylaw, 2022, No. 8888”.

2.4 AMENDMENT

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

Replace Guideline 9.3.1 with the following:

(a) Located within the Permitted Building Envelope;
(b) Located such that the retention of the tree would place unreasonable constraints on development of the parcel to its permitted density, in accordance with any approved site plans;
(c) Within an area required to provide access during the construction of a proposed building or structure;
(d) Dead, dying, or hazardous, as confirmed in writing by a Certified Arborist;
(e) Directly interfering with utility wires, and not amenable to pruning to address the interference without compromising the health of the tree, as confirmed in writing by a Certified arborist; or,
(f) Directly blocking or interfering with sewer or drainage systems, as certified by an accredited plumber or civil engineer;

and, if trees must be removed, designs should include landscaping that will replace the urban forest over time with replacement ratios consistent with or exceeding the "Tree Bylaw, 2022, No. 8888".

9.2 OPEN SPACE

Guideline 9.2.1 Apartment Us ,986 square feet) should include comm
(a) active st
(b) shared c
(c) shared g
designed in ac

Guideline 9.2.2 Apartment Us re metres (27,986 square feet) should c
Figure 58
(a) bench se rd entrances that exceed Zoning B
(b) opportu

Guideline 9.2.3 Provision of p
Figure 59

9.3 LANDSCAPING

Guideline 9.3.1 Prominent existing trees and landscape features should be removed only due to the following conditions:

~~(a) conflict with utilities and services;~~
~~(b) inability to be reasonably accommodated within the building envelope; or~~
~~(c) confirmation of disease provided by a certified arborist;~~

~~and, if trees must be removed, designs should include landscaping that will replace the urban forest over time.~~

Guideline 9.3.2 All on-site trees and landscape features to be retained should be guarded with industry standard tree-protection fencing through land clearing, demolition and construction phases.



Figure 58. **Apartment Use entrance**



Figure 59. **Mid-block connection**

1.2 Submission Requirements

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

1) Plans demonstrating:

   a. the proposed location of all buildings and structures by use;
   b. the proposed siting of parking areas, and mobility networks and access (walking, bikes, cars, transit);
   c. the extent and nature of existing and proposed landscaping, ~~including indications of trees to be maintained or proposed to be planted;~~
   d. the proposed character, materials and colour of buildings, roofs and open spaces;
   e. location of exterior lighting;
   f. an indication of proposed lo
   g. an emergency response pla locations of Fire Departmen hydrants, clear widths of st

Add an "h." under 1) which will state the following: A certified arborist report if any protected trees are planned to be removed, detailing trees retained, proposed to planted, and reasons for removal to comply with the City's “Tree Bylaw, 2022, No. 8888”.

2) Preliminary engineering site plans, i

3) Description of the how the development will comply with the City’s:

   a. energy performance requirements and sustainability goals;
   b. adaptable design requirements;
   c. community amenities requirements associated with that particular phase of the development as outlined within the legal agreements on title;

4) A summary report outlining transportation management plans;

5) A synopsis of design intent indicating how the proposal meets the objectives of the overall community, as well as the role it plays in its specific site location in relation to the precinct characteristics; and

6) A Public Art Plan

The landowner or lessee is required to provide a checklist or statement indicating how their proposal complies with the Guidelines. Where some element of the design does not comply with a Guideline, a justification describing the divergence and the reason must be provided.

At Development Permit stages, the City will require security to ensure the installation and maintenance of landscaping in compliance with the Guidelines. All Development Permit applications must include a professional landscape plan prepared by a Landscape Architect (BCSLA).

9) Maximize daylight penetration by locating windows high on walls or by using clerestories and light shelves. To limit solar gain in summer months, external solar shading (e.g. recessed balconies, overhangs, and louvers), should be considered, especially on the south and west elevations of buildings. Balance the benefits of reducing solar gains in summer with the benefit of increasing solar gains in the winter by taking advantage of the different seasonal sun angles which can be evaluated through energy modeling.

10) Provide enhanced building control systems such as the installation of smart automation technologies such as timers or occupancy sensors, and programmable thermostats.

11) Use Energy Star appliances.

12) Use high efficiency exterior private realm lighting, such as LEDs, and direct and shade lighting to minimize light pollution and maximize energy service. Energy efficient motion or photo-sensitive technologies should be considered, along with safety and security considerations.

13) Provide energy conservation, operation and maintenance information to tenants and residents.

14) Reduce water usage with water efficient fixtures and fittings.

15) Consider providing energy and water monitoring and metering systems.

16) Improve occupant health by reducing or eliminating indoor air pollutants through the choice of healthy building materials.

17) Commit to diversion of construction waste per prevailing City policy.

18) Establish and implement an appropriate recycling and composting framework to ensure minimum waste production from the community.

2.3 Water Conservation

Developments are required to construct—and to report on—stormwater management works treating water from roads and laneways. This infrastructure must be designed to include allowances for climate change in accordance with the City's Subdivision and Development Control Bylaw.

1) Reduce stress on existing stormwater infrastructure and protect aquatic ecosystems in order to keep urban watersheds clean, by designing the landscape with sufficient permeable surfaces and native species that will reduce or eliminate runoff.

2) On-site stormwater infrastructure (detention ponds, bioswale
on site and located on private (leased) land outside of dedica
proves impractical to achieve, maintenance of such infrastruc
of the lessee/strata corporation, and secured through a cover
will be required from the developer and future strata corporat

3) Reduce or eliminate the need for irrigation by designing the la
drought-resistant native species.

4) ~~Retain as many existing healthy trees as practical on the site~~.

Replace 2.3, 4) with the following: Retain existing healthy trees on the site wherever possible. A Tree Removal Permit must first be issued for any protected tree removal, and removal must comply with the City's "Tree Bylaw, 2022, No. 8888".

Guideline 3.2.9 ~~Retain as many existing, healthy trees as practical across the entire site. Where mature existing trees are required to be removed, indicate where replanting will occur, providing space within the development for new significant trees. Retain all healthy trees on the west side of the site. Provide a tree retention plan, identifying trees that will be retained.~~

Guideline 3.2.10 ~~Refer to the City's arborist's report on recommendations for removal of large trees. Trees shall be replaced at a replacement ratio of 3:1. New tree planting regime should be of sufficient standard to ensure that new trees will grow. This includes minimum standards for caliper size, soil volume, etc.~~

3.3 Building Envelope

Replace Guideline 3.2.9 with the following: Retain existing healthy trees on the site wherever possible and retain all healthy trees on the west side of the site. Where mature, protected trees are required to be removed as per permitted reasons under the City's Tree Bylaw, provide a certified arborist report detailing the trees to be removed, indicate where planting will occur, providing space within the development for new replacement trees. Provide a tree protection plan to identify trees that will be retained and a tree replacement plan.

Guideline 3.3.1 Building siting and orientation s
Harry Jerome Community Recre
the HJCRC and the new park.

Guideline 3.3.2 A maximum of two towers (any
on the site: with the northernmo
lower, to differentiate the towers

Guideline 3.3.3
The towers shall be located tow
decreasing across the site towa

Guideline 3.3.4
Figure 5
A minimum separation distance of 30.48 m (100 ft.) should be maintained between the extreme corners of towers that are directly opposite one another. A minimum separation distance of 24.38m (80 ft.) will be considered provided the towers are sufficiently offset to minimize overlook and direct views into each other. Refer to Fig. 5 below.

Replace Guideline 3.2.10 with the following: Refer to the City's arborist report on recommendations for removal of large trees. Trees shall be replaced at a minimum replacement ratio of 3:1, and will require the payment of an ecological compensation fee as per the "Tree Bylaw, 2022, No. 8888". New tree planting regime should be of sufficient standard to ensure that replacement trees will grow and have healthy establishment. This includes minimum standards for caliper, size, soil, volume, etc. that can be referred to in the ANSI A300 Standard Guidelines and in the City's "Tree Bylaw, 2022, No. 8888".

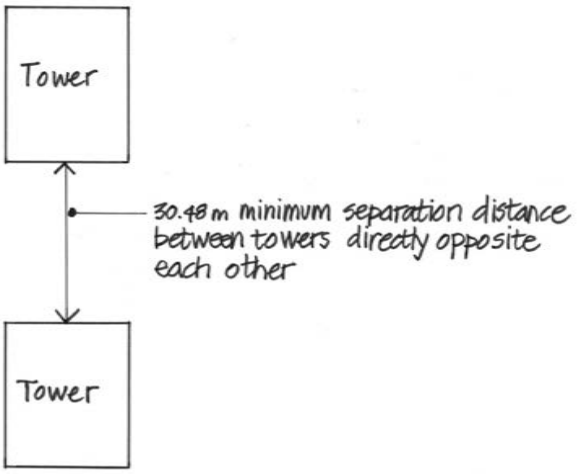


Figure 5. Minimum separation distances between towers

PUBLIC NOTICE

Regular Council Meeting

Monday, June 13, 2022 at 6:00pm

Zoning Amendment Bylaw No. 8928 for Harmonization of City Guidelines for Tree Protection

View the meeting online at cnv.org/LiveStreaming
Or attend in person at City Hall, 141 West 14th Street

Proposal: To align the City's Zoning Bylaw and Sustainable Development Guidelines with the recently approved Tree Bylaw.

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 be heard by written or email submission. All submissions must include your name and address and should be sent to the Corporate Officer at input@cnv.org, or by mail or delivered to City Hall, **no later than 12:00 noon on Monday, June 13, 2022**, to ensure their availability to Council at the meeting. No Public Hearing will be held.

To view the meeting online: Visit cnv.org/LiveStreaming

To attend the meeting in person: Enter City Hall through the doors at the southwest corner of the building after 5:30pm.

To view the documents: The proposed bylaw and background material can be viewed online at cnv.org/PublicHearings and at City Hall.

Questions? Jennifer Draper, Deputy Director, Planning and Development, jdraper@cnv.org / 604-983-7343

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

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8928

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. 8928" (Update to Development Permit Guidelines to harmonize language with "Tree Bylaw, 2022, No. 8888").**

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

   A. In Division VII – Development Permit Guidelines, by amending the "Streamside Protection and Enhancement Development Permit Area Guidelines", "Harbourside Waterfront Development Permit Area Guidelines", "Moodyville Development Permit Area Guidelines" and "Harry Jerome Neighbourhood Lands Development Permit Area Guidelines" as follows:

      (1) Streamside Protection & Enhancement Development Permit Guidelines:

         (a) In Section 3.0 Exemptions, by deleting:

            v. Emergency works, including tree cutting, necessary to remove an immediate danger or hazard;

            and replacing with the following:

            v. Emergency works, including tree cutting, necessary to remove an immediate danger or hazard, but will still need to follow reporting requirements in accordance with the hazardous removal process outlined in the City's "Tree Bylaw, 2022, No. 8888".

         (b) In Section 3.0 Exemptions, by deleting:

            viii. The alteration or removal of high to extreme risk trees assessed by a Certified Tree Risk Assessor who provides the risk rating, and replanting plan consistent with the current Ministry of Environment Tree Replacement Criteria;

            and replacing with the following:

            viii. The alteration or removal of high to extreme risk trees assessed by a Qualified Tree Risk Assessor who provides the risk rating, and replanting plan consistent with the Ministry of Environment Tree Replacement Criteria or consistent with the City's "Tree Bylaw, 2022, No. 8888", whichever has a greater replacement ratio.

(c) In Section 4.0 Definitions, by deleting:

> "tree" means a woody perennial plant usually having a single stem which has a diameter of at least 5 centimeters when measures from a height of 15 centimeters above the natural grade of the land;

and replacing with the following:

> "tree" means a woody perennial plant having one or more stems, with at least one stem having a diameter of 10 centimetres or more, measured at 1.3 metres above the natural grade on the uphill side of the tree, and includes the Critical Root Zone.

(d) In Section 5.0 Basic Information Requirements, 5.1, by deleting:

> g. All trees within 15 metres of the top of the watercourse bank or edge of wetland OR within 10 metres of top of ravine bank, highlighting those that will be affected/removed by proposed development;

and replacing with the following:

> g. An arborist report written by a certified arborist showcasing all trees within 15 metres of the top of the watercourse bank or edge of wetland OR within 10 metres of top of ravine bank, highlighting those that will be affected/removed by proposed development.

(e) In Section 5.0 Basic Information Requirements, by deleting:

> 5.5 Provide a written assessment by a Certified Tree Risk Assessor, confirming the condition of any trees proposed for removal, including recommended replacement species and size in compliance with the current Ministry of Environment's Tree Replacement Criteria;

and replacing with the following:

> 5.5. Provide written assessment by a Qualified Tree Risk Assessor, confirming the condition of any trees proposed for removal, including recommended replacement species and size in compliance with current Ministry of Environment's Tree Replacement Criteria or the City's Tree Bylaw, whichever has a greater replacement ratio.

(f) In Section 7.0 Development Permit Process, Exemptions, by deleting:

> v. Emergency works, including tree cutting, necessary to remove an immediate danger or hazard;

and replacing with the following:

> v. Emergency works, including tree cutting, necessary to remove an immediate danger or hazard, but will still need to follow reporting requirements in accordance with the hazardous removal process outlined in the City's "Tree Bylaw, 2022, No. 8888".

(g) In Section 7.0 Development Permit Process, Exemptions, by deleting:

viii. The alteration or removal of high to extreme risk trees assessed by a Certified Tree Risk Assessor who provides the risk rating, and replanting plan consistent with the current Ministry of Environment Tree Replacement Criteria;

and replacing with the following:

viii. The alteration or removal of high to extreme risk trees assessed by a Qualified Tree Risk Assessor who provides the risk rating, and replanting plan consistent with the Ministry of Environment Tree Replacement Criteria or consistent with the City's "Tree Bylaw, 2022, No. 8888", whichever has a greater replacement ratio.

(2) Harbourside Waterfront Development Permit Area Guidelines:

(a) In Section 1.1 Introduction 1), by deleting:

c. The extent and nature of existing and proposed landscaping, including details of trees to be maintained or proposed to be planted;

and replacing with the following:

c. The extent and nature of existing and proposed landscaping.

(b) In Section 1.1 Introduction 1), by adding the following:

f. A certified arborist report if any protected trees are planned to be removed detailing, trees retained, proposed to planted, and reasons for removal to comply with the City's "Tree Bylaw, 2022, No. 8888".

(3) Moodyville Development Permit Area Guidelines:

(a) In Section 2.3 Submission Requirements 1), by deleting:

Landscaping and the extent and nature of existing landscaping, including details of trees to be maintained or proposed to be planted;

and replacing with the following:

Landscaping and the extent and nature of existing landscaping.

(b) In Section 2.3 Submission Requirements 1), by adding the following as a bullet point:

A certified arborist report if any protected trees are planned to be removed, detailing trees retained, proposed to planted, and reasons for removal to comply with the City's "Tree Bylaw, 2022, No. 8888".

(c) In Section 9.3 Landscaping, Guideline 9.3.1, by deleting:

(a) conflict with utilities and services;
(b) inability to be reasonably accommodated within the building envelope; or
(c) confirmation of disease provided by a certified arborist;

and, if trees must be removed, designs should include landscaping that will replace the urban forest over time;

and replacing with the following:

(a) Located within the Permitted Building Envelope;
(b) Located such that the retention of the tree would place unreasonable constraints on development of the parcel to its permitted density, in accordance with any approved site plans;
(c) Within an area required to provide access during the construction of a proposed building or structure;
(d) Dead, dying, or hazardous, as confirmed in writing by a Certified Arborist;
(e) Directly interfering with utility wires, and not amenable to pruning to address the interference without compromising the health of the tree, as confirmed in writing by a Certified arborist; or,
(f) Directly blocking or interfering with sewer or drainage systems, as certified by an accredited plumber or civil engineer;

and, if trees must be removed, designs should include landscaping that will replace the urban forest over time with replacement ratios consistent with or exceeding the "Tree Bylaw, 2022, No. 8888".

(4) Harry Jerome Neighbourhood Lands Development Permit Area Guidelines:

(a) In Section 1.2 Submission Requirements 1), by deleting:

c. The extent and nature of existing and proposed landscaping, including details of trees to be maintained or proposed to be planted;

and replacing with the following:

c. The extent and nature of existing and proposed landscaping;

(b) In Section 1.2 Submission Requirements 1), by adding the following:

h. A certified arborist report if any protected trees are planned to be removed, detailing trees retained, proposed to planted, and reasons for removal to comply with the City's "Tree Bylaw, 2022, No. 8888".

(c) In Section 2.3 Water Conservation 4), by deleting:

> Retain as many existing healthy trees as practical on site;

and replacing with the following:

> Retain existing healthy trees on the site wherever possible. A Tree Removal Permit must first be issued for any protected tree removal, and removal must comply with the City's “Tree Bylaw, 2022, No. 8888”.

(d) In Section 3.2 Site Planning, Guideline 3.2.9, by deleting:

> Retain as many existing, healthy trees as practical across the entire site. Where mature existing trees are required to be removed, indicate where replanting will occur, providing space within the development for new significant trees. Retain all healthy trees on the west side of the site. Provide a tree retention plan, identifying trees that will be retained.

and replacing with the following:

> Retain existing healthy trees on the site wherever possible and retain all healthy trees on the west side of the site. Where mature, protected trees are required to be removed as per permitted reasons under the City's Tree Bylaw, provide a certified arborist report detailing the trees to be removed, indicate where planting will occur, providing space within the development for new replacement trees. Provide a tree protection plan to identify trees that will be retained and a tree replacement plan.

(e) In Section 3.2 Site Planning, Guideline 3.2.10, by deleting:

> Refer to the City’s arborist’s report on recommendations for removal of large trees. Trees shall be replaced at a replacement ratio of 3:1. New tree planting regime should be of sufficient standard to ensure that new trees will grow. This includes minimum standards for caliper size, soil volume, etc.

and replacing with the following:

> Refer to the City's arborist report on recommendations for removal of large trees. Trees shall be replaced at a minimum replacement ratio of 3:1, and will require the payment of an ecological compensation fee as per the “Tree Bylaw, 2022, No. 8888”. New tree planting regime should be of sufficient standard to ensure that replacement trees will grow and have healthy establishment. This includes minimum standards for caliper, size, soil, volume, etc. that can be referred to in the ANSI A300 Standard Guidelines and in the City's “Tree Bylaw, 2022, No. 8888”.

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

READ a first time on the <> 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

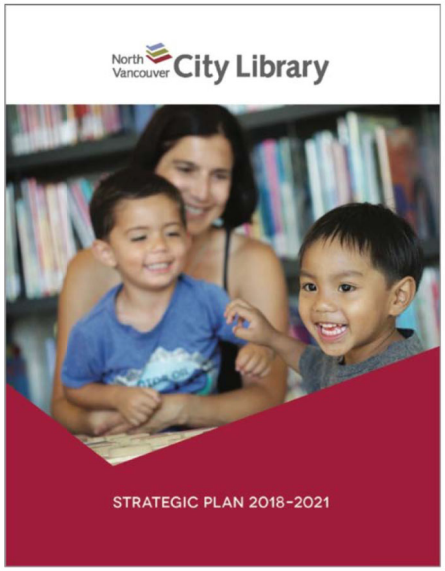


North Vancouver City Library

2021

Report to our community

2018-2021 Strategic Plan

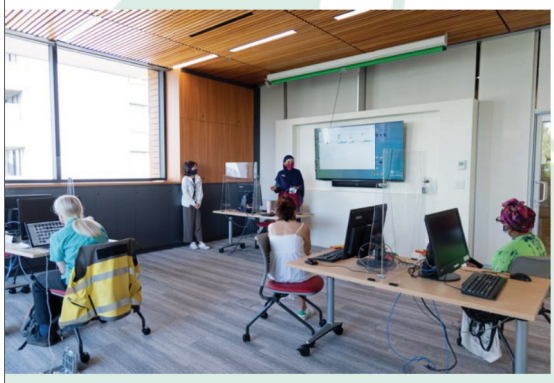


2021 was the fourth year of City Library's 2018-2021 Strategic Plan.



The plan outlines City Library's strategic priorities, which align with Council's 2018-2022 Strategic Plan.

INSPIRE LEARNING, DISCOVERY & CREATION







The Collaboratory opened in summer 2021.



A **prosperous city** supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.

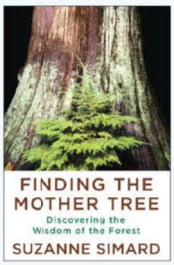
COLLABORATORY LAUNCH VIDEO



2021 was the Year of Science at City Library

Hundreds of participants of all ages joined us for science programming, including astronomy for beginners, climate action workshops, local forest ecology and a virtual plant walk. A highlight of the year was a virtual author visit with Dr. Suzanne Simard, author of *Finding the Mother Tree*.

Throughout the year, City Library also ran a **citizen science biodiversity observation project** to awaken the scientist in all of us.



Species sighted in our community:













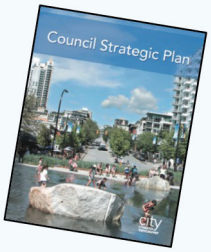
Japanese knotweed, an invasive species, was discovered in three North Shore locations by citizen scientists! Reported to City Parks for further investigation.

470,368 citizen observations made

2,708 species identified

1,654 program attendees

87 science-based programs



A **liveable city** leads the way in climate action and acts as a steward of the environment for future generations.

HONOUR INDIGENOUS PERSPECTIVES

As Indigenous peoples' cultures have been deliberately suppressed in our heritage institutions, it is vital for libraries to actively participate in reconciliation. One way we do this is through amplifying the history, experiences and culture of Indigenous peoples in our collections and programs.

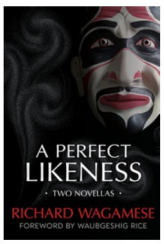
"Reconciliation begins with each and every one of us."
Final Report, Truth and Reconciliation Commission of Canada

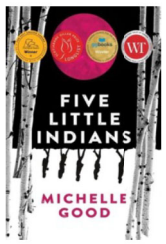


A **city for people** is welcoming, inclusive, safe, accessible and supports the health and well-being of all.

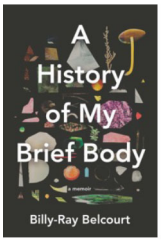
RECOMMENDED READING

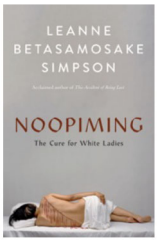
Indigenous authors and stories in City Library's collection

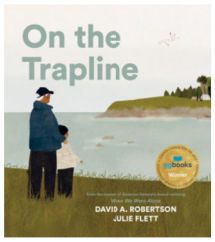




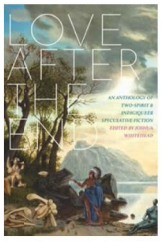


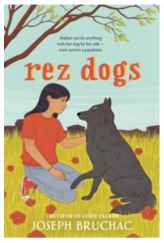


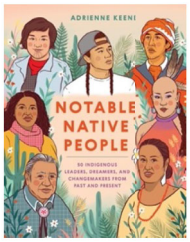






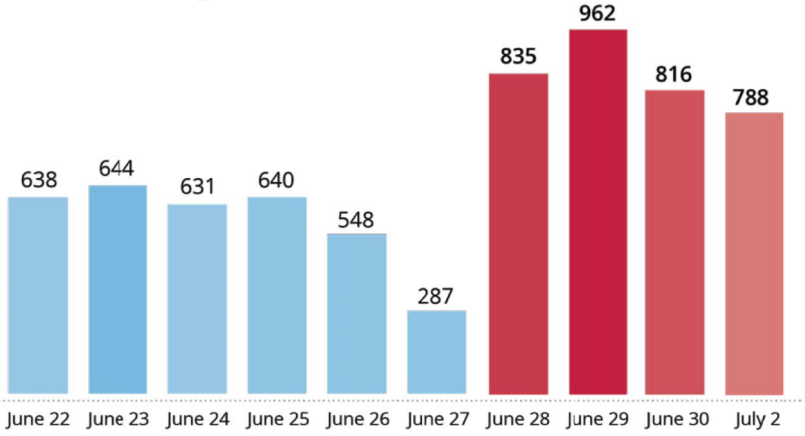






ENHANCE ACCESS & INCLUSION

The severe weather events of 2021 highlighted the importance of City Library as a space of refuge and relief for the community.





A **vibrant city** is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community.





CREATE VIBRANT SPACES

1,400 COMMUNITY CONNECTIONS

50 NEW LIBRARY CARDS

216 KMs RIDDEN

350 QUESTIONS ANSWERED

530 ITEMS LOANED

A **connected city** provides active and sustainable ways for people and goods to move to, from and within the city safely and efficiently.

2021: YEAR IN NUMBERS

57,663 digital library online courses taken

Most borrowed ebooks
- Brazen Virtue — NORA ROBERTS
- Devil in Winter — LISA KLEYPAS
- Witness to a Trial — JOHN GRISHAM
- Tripwire — LEE CHILD
- The Other Einstein — MARIE BENEDICT

9,202 new ebooks purchased

4,028 new e-audiobooks purchased

111,804 total ebooks & e-audiobooks checked out

189 Chromebooks borrowed

64 Minecraft open gaming participants

164 iPads borrowed

29 STEAM kits borrowed

5,393 digital newspapers & magazines in our collection

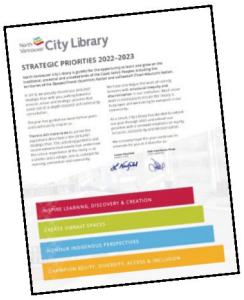
93,237 articles read

1,092 programs for all ages

551 people attended tech workshops

North Vancouver City Library // nvcl.ca

LOOKING AHEAD


North Vancouver City Library

STRATEGIC PRIORITIES 2022–2023

- Refreshed strategic priorities for 2022/23
- **Honour Indigenous perspectives**
- **Champion equity, diversity, access & inclusion**
- Working in alignment with Council's vision and priorities

COUNCIL'S VISION AND PRIORITIES

LIBRARY PRIORITIES	A City for People	A Liveable City	A Vibrant City	A Connected City	A Prosperous City
Inspire learning, discovery & creation	✓	✓	✓		✓
Create vibrant spaces	✓	✓	✓	✓	✓
Honour Indigenous perspectives	✓		✓		
Champion equity, diversity, access & inclusion	✓		✓	✓	



THIS PAGE INTENTIONALLY LEFT BLANK

Department Manager	Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
NORTH VANCOUVER CITY LIBRARY

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Deb Hutchison Koep, Chief Librarian

Subject: CITY LIBRARY 2021 REPORT TO OUR COMMUNITY

Date: June 1, 2022 File No: LB-0110-01-0001/2022

ATTACHMENTS

1. City Library 2021 Report to our Community

BACKGROUND

The City Library's 2018-2021 Strategic Plan was developed through in-depth research and engagement with nearly 2,000 residents about their library use, needs and aspirations.

Each year the City Library produces the *Report to our Community* to demonstrate our work to inspire learning, discovery and creation, create vibrant spaces, honour Indigenous perspectives, and enhance access and inclusion.

This information report augments the *2021 Report to our Community* and demonstrates how library services and initiatives support Council's vision and priorities.

DISCUSSION

The City Library participates in Council's vision to be the "healthiest small city in the world" by providing critical social infrastructure for the residents of North Vancouver and promoting resilience and social connection through learning, shared space, technology access and reading. At the City Library, neighbours encounter the rich diversity of people, ideas and experiences in their community.

With programs and services that are free and open to all, the City Library positively impacts social determinants of health by:

- Supporting literacy and lifelong learning
- Strengthening community connection and belonging
- Upholding equitable access to information and knowledge
- Bridging the digital divide
- Supporting community development

Council Priority: A City for People

The City Library is committed to being an inclusive and welcoming space for everyone and champions free and equitable access to information and ideas. Services, programs and collections support lifelong learning — helping people to achieve success in school, develop workplace skills, cope with life challenges and explore new perspectives — and develop resiliency and empathy.

CONTENT WARNING: the following section contains information about Indian Residential Schools.

Work to honour and reflect Indigenous voices in library spaces and services continued in 2021. Staff began work to "decolonize" the collection, which included re-cataloguing materials and retiring archaic terminology as well as continuing to expand the selection of works by Indigenous authors and resources about Indigenous history and culture. In addition, a total of 21 programs took place featuring Indigenous authors, creators and presenters.

In August 2021, Squamish Nation announced a joint initiative with Tsleil-Waututh Nation and Musqueam to find answers about the children who attended St. Paul's Residential School and never made it home. The school operated in North Vancouver – just a few blocks from the City Library – for more than 50 years before the building was condemned and closed in 1959.

To honour this local history, and encourage community members to reflect on the very local history and ongoing impacts of residential schools, library staff developed an exhibit about St. Paul's Residential School in partnership with MONOVA. A selection of archival photographs, accompanied by the words of Survivors and content from the Truth and Reconciliation Commission, was displayed on panels in a quiet space in the library. Books about residential schools were available nearby for those who wanted to learn more.

Library staff also created a digital version that was shared at MONOVA and The Shipyards as part of their commemorations of the first federally declared National Day for Truth and Reconciliation held in 2021 on September 30.

This work has had an impact. In the library's year-end survey, 71.7% of library visitors reported they had increased their knowledge about reconciliation and Indigenous history and experience as a result of using the library.

Also in 2021, the City Library:

- Hosted the canoe sleeping ceremony in the Civic Plaza with the Semá7maka canoe family

- Translated our Welcome to the Library brochure into Chinese, Farsi, French and Korean to improve accessibility in other languages commonly spoken in the City
- Delivered all-staff workshops on equity, diversity and inclusion, anti-racism and gender diversity to ensure all staff and customers feel respected and reflected in the library

Continuing activities at the City Library that support a City for People include:

- Honouring Indigenous cultures, histories and experiences in Library protocols, collections and programs
- Working to alleviate the impacts of poverty by hosting warming stations, delivering service at the food bank, and participating in the North Shore Homelessness Task Force
- Providing alternative formats for people with disabilities that prevent them from enjoying conventional books and audiovisual materials
- Supporting families and caregivers and ensuring school readiness with early literacy programming that introduces pre-reading skills and supports parents and guardians as their child's first and best teachers
- Providing rich fiction and non-fiction collections in multiple formats and languages that encourage people to pursue interests and explore ideas and experiences
- Offering free public programming that introduces new realms of knowledge and inspires learning
- Connecting newcomers to Canada and their local community with information and support to help them settle and integrate with their new home

Council Priority: A Liveable City

The LEED Gold-certified City Library supports global citizenship and public education about climate change and sustainability through programming and collections that promote reduced energy consumption and the 3Rs. As a public lending library — the original "share economy" — the City Library provides residents with more than 300,000 items to borrow including seeds and power meters in addition to books, movies and magazines.

City Library's programming staff selected "Year of Science" as a theme for 2021 to respond to important issues facing our community and inspire critical thinking, exploration and inquiry – in a year when these skills seemed more important than ever.

Over 80 programs explored topics from botany to climate change to Indigenous astronomy. Citizen Science programs brought participants out into their communities to discover the flora and fauna present in local parks and their own backyards.

Magical Science is one example of a program that engaged all ages. Teen volunteers posed as "science fairies" to answer young children's science-related questions, answering 71 letters on topics ranging from "Where does space come from?" to "What are shadows made of?" Questions and answers were posted in the library for all to see and enjoy. One strength of this program was how it provided a simultaneously fun and educational experience for a wide age demographic – engaging participants in activities that extended writing, research and inquiry skills.

The Year of Science included programs that centered the knowledge and worldviews of Indigenous peoples – including a native plant walk with T'uy't'tanat-Cease Wyss (Squamish Nation) and a tour of *Inenew Ackosuk* (Cree Stars) with Wilfred Buck (Opaskwayak Cree Nation). Attendees gained an alternative perspective to euro-centric practices of science and new sources of knowledge about the natural world.

Dr. Suzanne Simard's author talk about her hugely successful book *Finding the Mother Tree,* presented in partnership by the three North Shore libraries, was the most popular Year of Science program, attracting over 400 participants.

Participants in Year of Science programming reported that they felt empowered and inspired to work with others in the community to address climate change and contribute to citizen science initiatives. Families discovered new ways to connect and learn together, and participants had increased appreciation for different world views and ways of knowing.

Also in 2021, the City Library:

- Ran a year-long Citizen Science biodiversity observation program that resulted in 470,368 observations of 2,708 species by City residents – and led to the discovery of invasive plant species in City Parks!
- Made STEAM kits available for loan to families, to increase accessibility and promote scientific literacy, computational thinking, and creative problem-solving
- Hosted a youth panel on climate activism in conjunction with North Vancouver District and West Vancouver Memorial libraries. Panelists included Zoe Craig-Sparrow of Musqueam.

Continuing activities at the City Library that support a Liveable City include:

- Reducing resource consumption by lending more than 500,000 books and other resources each year
- Encouraging people to grow their own food and create green spaces in our community by partnering with the Edible Garden Project and North Shore Neighbourhood House to run the Seed Library
- Contributing to food security and reduced food waste with workshops on canning, preserving, fermenting and other cost-saving, sustainable practices
- Lending Kill-A-Watt Meters and Power Cost Monitors that measure energy consumption

Council Priority: A Vibrant City

The City Library is a vibrant living room for the community where all are welcome. Programming and services aim to reflect the diversity of residents and inspire library visitors to share their unique stories and connect with one another. We also strive to be active outside our walls, animating and activating public spaces with a library presence.

At all times of the year, the library operates as an unofficial warming, cooling and clean air space for folks who value the library as a place that is protected from the elements, safer and low-barrier, and where they can access resources and community connection.

With abundant public seating, access to technology and reading materials, long hours, modern HVAC systems and few barriers to access, the library is a refuge for many.

In 2021, the City Library stepped into an official role in response to extreme weather events in our community.

In late June, the City Library acted as the community's designated cooling centre in response to the record-breaking "heat dome". In partnership with public safety and North Shore Emergency Management staff, the library extended service hours, provided water and snacks to help people hydrate, and coordinated with first responders to ensure individuals were transported to the library or received prompt medical attention when needed.

Over several days, the library welcomed thousands of community members who sought refuge from the extreme heat. Staff pulled chairs from meeting rooms and staff offices so that we could fit in more people, some even sitting in the aisles between the stacks. In addition to elders, we saw many young families looking for a child-friendly cool space, as well as workers bringing their laptops so they could work in an air-conditioned environment.

On December 25, 2021 the City Library opened as a designated warming centre in response to an extreme cold weather advisory. Thanks to staff volunteers and support from NSEM, the library opened on a statutory holiday to provide safe space, warm drinks and care packs (toques, mittens, socks) for those who needed them.

The City Library is now participating in after-action debriefing and planning for future events with North Shore Emergency Management and other partners in our region.

Also in 2021, the City Library:

- Completed a refreshed strategic plan that extends to 2023 with a renewed emphasis on equity, inclusion, accessibility and decolonization
- Launched "access" library cards to provide essential library service to individuals with no fixed address
- Hosted programs that facilitated dialogue and learning on issues such as anti-racism, climate action and social connectedness

Continuing activities at the City Library that support a Vibrant City include:

- Welcoming newcomers with information, referral services, English language learning classes, and materials in their home languages
- Offering regular programming for individuals who often experience social isolation, like new parents, newcomers and seniors
- Creating library spaces like the Café Connection where people can gather and feel connected to their community
- Providing Creation Stations — including digitization equipment and an audio-video production booth — that enable people to capture and share their stories

Council Priority: A Connected City

The City Library's location in Central Lonsdale, close to a major transit corridor and with walking and cycling infrastructure nearby, makes it easy for many residents to reach us via sustainable and active transportation modes. For those with mobility challenges and unable to travel to the Central Lonsdale location, the City Library strives to bring library service to them.

In summer 2021, thanks to restart funding provided through the City, the library was able to hire a Summer Book Bike Ambassador on a temporary, full-time basis.

From July to October, the Spokes 'n' Words book bike made regular stops at parks and events around the City of North Vancouver to provide mobile library services like library card registration, technology help, free Wi-Fi, book borrowing and family storytime. In total, the Summer Book Bike Ambassador pedaled the book bike to more than 70 stops, connecting with over 1,400 community members.

Spokes 'n' Words creates a unique opportunity to connect with community members, because it is so friendly and approachable. The bike itself is visually striking, and people often approach to ask about it when they see it riding through their neighbourhood, at a community event, or in a local park. Neighbourhood preschoolers at St Andrew's Park were thrilled by weekly visits, calling out "Yay, the library!" and "I like your bike!"

Taking library services to the community via Spokes 'n' Words supports City Council's strategic priority to be "A Vibrant City: where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their culture and history." It also aligns with the City Library's strategic priority to "Create Vibrant Spaces: to be active outside our walls and deliver services where they are needed."

Continuing activities at the City Library that support a Connected City include:

- Promoting the use of sustainable and active transportation among City Library staff, including a transit pass subsidy and participation in GoByBike Week
- Partnering with Silver Harbour Seniors Centre and the **Go Bus** to bring seniors to the City Library (pre-pandemic)
- Delivering programs outside the City Library's walls, throughout the City

Council Priority: A Prosperous City

In addition to welcoming hundreds of visitors a day to the Central Lonsdale area, the City Library supports economic development, small businesses, employment and entrepreneurship in our community with information resources, research and referral services, and facilities.

In 2021, with capital funding support from the City, the City Library launched a dedicated community technology learning space: the Collaboratory. With flexible furnishings, innovative programming and industry standard software and hardware, The Collaboratory can be transformed into a variety of learning environments: a traditional

classroom for seniors' computer classes, shared workbenches for team projects, or an open floor space for racing robots.

The room can be set up with PCs, laptops or tablets – plus a library of STEAM (Science, Technology, Engineering, Arts, and Math) kits and an array of peripherals. Together, these devices support applications for all ages and skill levels including coding, robotics, augmented and virtual reality, videography, and digital art.

Specialized equipment and software also support key sectors in our local economy, such as small and home-based business, film, animation and game development.

In its first few months, The Collaboratory hosted dozens of technology programs for over 500 learners on everything from MS Office to LEGO Robotics. Moving ahead, with easing COVID restrictions, library staff are excited to expand programming and connect with community partners to enrich our offerings and inspire the community.

By focusing on lifelong learning, skills development, and equitable access to technology and resources, the City Library aspires to be a creative hub and an engine for community innovation and problem solving.

Also in 2021, the City Library:

- Supported local job seekers, entrepreneurs and home-based workers to connect with employers, prospects and colleagues with dedicated meeting rooms for online meetings
- Established exam invigilation (proctoring) as an ongoing service of the library, to support individuals in remote and self-directed learning and skills development
- Delivered free access to online learning on business, technology and design topics through LinkedIn Learning

Ongoing activities at the City Library that support a Prosperous City include:

- Supporting newcomers to gain Canadian experience through the Library Champions program and to navigate the process of foreign credentials recognition
- Offering access to equipment for printing, copying, digitization and creating multimedia content
- Offering print and digital resources to support career exploration, job searching, resume writing and interview preparation
- Providing market research and business development support through collections and information services
- Ensuring all City Library staff are paid a living wage

CONCLUSION

In 2021, successive waves of the pandemic and evolving public health guidelines continued to call on library staff's capacity and creativity to reinvent and restore library services for the community.

The City Library was able to move forward strategic plan initiatives like the inspiring new Collaboratory and decolonization initiatives. We also responded to our collective situation by developing engaging programs for the Year of Science and making Spokes 'n' Words an everyday sight around the City, bringing the library to residents in parks, plazas and community spaces all summer long.

And the City Library facility, resources and staff continued to support the community through challenges – the continuing grief and hurt of Canada's residential schools as well as extreme weather events – with information, programming and space for learning, connection and reflection.

RESPECTFULLY SUBMITTED:

Deb Hutchison Koep
Chief Librarian

North Vancouver City Library

2021

Report to our Community



The North Vancouver City Library is grateful for the opportunity to learn and grow on the traditional, ancestral and unceded lands of the Coast Salish Peoples including the territories of the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and səl̓ílwətaʔɬ (Tsleil-Waututh Nation).



Above: Grade 9 student Natascha Borromeo delivers dozens of handmade paper flowers she crafted to City Library last March. The flowers were packaged with meals going to homebound seniors throughout the community.

Cover: Iconic performer Conni Smudge greets fans after premiering in City Library's drag queen storytime last summer. Mz. Smudge produced a series of video storytimes in addition to reading aloud at the Shipyards during the 2021 North Shore Pride festivities.

// A NOTE FROM THE BOARD CHAIR & CHIEF LIBRARIAN

2021 at City Library was a year of **restoration, resiliency and reflection.**

Staff worked determinedly throughout the year to **restore library services** — and by September, we were back to full hours. While navigating successive waves of the pandemic, we opened the — a dedicated technology learning space — and rolled out laptop lending, STEAM kits for loan, and more than 80 "Year of Science" programs to **inspire and support community members** of all ages.

Against the backdrop of the unfolding pandemic and extreme weather events, the importance of the library as a **place of refuge and a source of community resilience** emerged. During a few days at the end of June, thousands of residents came to City Library to seek relief from record-breaking heat. A second heat wave, November's windstorm and power outage, and December's extreme cold snap saw people continue to come to the library for shelter, comfort and connection.

2021 was also the fourth year of City Library's 2018-2021 Strategic Plan. Reflecting on the structural inequity and discrimination that exist and impact our community, the Board of Trustees decided to **extend the strategic plan** through 2023 and refresh our priorities with a **renewed emphasis on equity, inclusion, accessibility and decolonization.**

As ever, we are deeply grateful for the foundational support of the City of North Vancouver and the Province of British Columbia, the many generous gifts from donors that allow us to go above and beyond, and the collaboration of our community partners.

We would also like to hold up our hands in gratitude to the library's staff, who have provided compassionate, patient and professional help to community members with everything from logging onto Zoom for the first time, to downloading their vaccine passport, to finding a new job or place to live, to discovering a good book to lose themselves in. Library staff make the difference, every day, for people seeking connection and belonging.

Brendan Harvey
BOARD CHAIR

Deb Hutchison Koep
CHIEF LIBRARIAN

Digital learning lab opens, connecting community and technology

What do you get when you build a dedicated technology learning lab that inspires and connects the community? A Collaboratory!

City Library celebrated the opening of the Collaboratory, a brand new hands-on digital learning lab that occupies the former third floor terrace, in summer 2021.

City councillors and library trustees helped launch this bright, inspiring space filled with specialized equipment and software. Since opening, the Collaboratory has become a hub of learning and discovery for all ages: from small group technology learning circles, to craft and coding workshops, to Minecraft building and gaming.

The lab's schedule includes coding courses, computer classes, robot-building workshops and drop-in computing time. At a "petting zoo," visitors to City Library could learn how to use a variety of new technology, then check it out and take it home.

With access to this additional 700 square feet of dedicated technology learning space, community members can improve their skills, enjoy access to specialized software and equipment, and feel inspired to come together to innovate and create.

Funding for the lab was made possible by the City of North Vancouver. Its realization strengthens the library's ongoing commitment to helping the community build lifelong digital literacy skills. ▪

Tools in the Collaboratory

Here's a partial list of software and devices available:

STEAM learning
Bristlebots
Digital microscopes
Makedo kits
VR science kits

Hardware
Chromebooks
Green screen
iPads & iPhones
Public PCs & laptops

Coding & programming
Arduino programming kits
Code & Go robot mouse
Code-a-pillar
Kano computer kits

Robotics
Dash robots
Lego Inventor robotics kits
Lego WeDo kits
Minecraft

Photo editing & video production
Adobe Creative Suite
Apexcam "GoPro" cameras
Hand-held video cameras
Hue animation kits
Snaptain drones

Graphic design
Fusion360 CAD software
Inkspace
Krita
Wacom drawing tablets

SEE THE SPACE IN ACTION





New library cards remove barriers for those experiencing homelessness

The ability to access the library and utilize its services has never been more important. In 2019, City Library initiated work to reduce barriers to library membership for people experiencing homelessness on the North Shore.

Historically, to get a library card, people needed to provide proof of a fixed address and an accompanying piece of identification. However, this practice made it challenging for community members without housing or those with temporary shelter to get a card.

After learning from other libraries across the Lower Mainland, our community partners and library users, City Library introduced "access cards" in 2021. These cards are available to people who do not have identification or proof of residence and allow the holder to check out materials and use public computers — the same access available to all library cardholders.

Cards are valid for six months and can then be changed to a regular library card with full privileges or extended for a further six months.

Access cards debuted to our community in October 2021. By year-end, 12 cards had already been activated throughout the city. ▪



City Library's welcome brochures have been professionally translated into some of the most-spoken languages in our community in addition to English: Chinese, Farsi, French and Korean. The brochures contain basic library information and key contacts, and are given to everyone who signs up for a new library card.



"The cooling centre this past summer was vital to those in the community during the heat dome. The library is a wonderful place to visit, especially during the pandemic."

City Library became a refuge for the community during the record-breaking heatwave in June 2021. More than 4,000 people were welcomed into the library during the hottest days of the year. Staff distributed cold water and offered visitors respite from the heat. The board game and puzzle collection was also a nice distraction for many!

CONTENT WARNING: This page contains information about Indian Residential Schools.

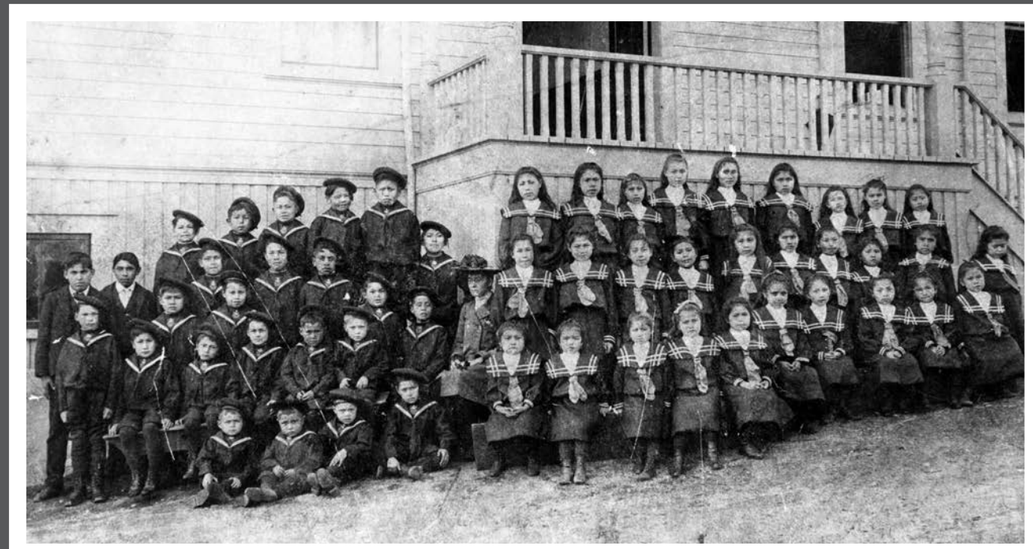
Close to home

Residential schools in our community

For a period of more than 150 years, First Nations, Inuit and Métis Nation children were taken from their families and communities to attend schools which were often located far from their homes. More than 150,000 children attended Indian Residential Schools.

Many never returned.

In North Vancouver, St. Paul's Residential School operated for more than 50 years before the building was condemned and closed in 1959. In 1931, the local Indian Agent reported that he suspected the children at Squamish were not being fed properly. In 1933, the Indian Commissioner for British Columbia described the school as a "death-trap" and a "fire-trap."



Primary pupils outside St. Paul's Indian Residential School, ca. 1905. Photo courtesy of William Nahanee. MONOVA: Archives of North Vancouver, NVMA [4839].

The first church-run Indian Residential School was opened in 1831. By the 1880s, the federal government had adopted an official policy of funding residential schools across Canada. The explicit intent was to separate these children from their families and cultures. In 1920, the Indian Act made attendance at Indian Residential Schools compulsory for Treaty-status children between the ages of 7 and 15.

The Truth and Reconciliation Commission of Canada (TRC) concluded that residential schools were "a systematic, government-sponsored attempt to destroy Aboriginal cultures and languages and to assimilate Aboriginal peoples so that they no longer existed as distinct peoples." The TRC characterized this intent as "cultural genocide."

The schools were often underfunded and overcrowded. The quality of education was substandard. Children were harshly punished for speaking their own languages. Staff were not held accountable for how they treated the children.

— The National Centre for Truth and Reconciliation

Walking in good relations

City Library remained open as a space for learning and reflection on the first federally declared National Day for Truth and Reconciliation on Sept. 30, 2021.

To encourage community learning around the day, library staff organized a variety of programming for all ages including an interactive virtual tour with the Squamish Lil'wat Cultural Centre, an introductory seminar on decolonizing practices led by Ta7talíya Michelle Nahanee (Squamish Nation), and an evening of stargazing with Indigenous star lore expert Wilfred Buck (Opaskwayak Cree Nation). An exhibit about St. Paul's Residential School featuring archival photos from MONOVA was also on display to invite library visitors to reckon with the very local history of residential schools.

Inside the library, work is ongoing to "decolonize" the collection. This includes re-cataloguing materials and retiring archaic terminology as well as expanding the selection of works by Indigenous authors and resources about Indigenous history and culture.

Staff continue to develop their learning and knowledge of decolonizing practices and of Squamish, Tsleil-Waututh and other Indigenous cultures and protocols. We remain committed to supporting community members in their own decolonizing journeys with programming and resources. ▪

RECOMMENDED READING

Indigenous authors and stories in City Library's collection



Left: An excerpt from the "Close to Home" archival photo display in the library. For toolkits, online courses and additional resources curated by library staff, please visit nvcl.ca/indigenous.

Most borrowed e-audiobooks

- *The Lost Symbol* DAN BROWN
- *Cold Morning* BRENDA CHAPMAN
- *Braiding Sweetgrass* ROBIN WALL KIMMERER
- *A Court of Thorns and Roses* SARAH J. MAAS
- *False Witness* KARIN SLAUGHTER

9,202 new ebooks purchased

4,028 new e-audiobooks purchased

111,804 total ebooks & e-audiobooks checked out

Most borrowed ebooks

- *Brazen Virtue* NORA ROBERTS
- *Devil in Winter* LISA KLEYPAS
- *Witness to a Trial* JOHN GRISHAM
- *Tripwire* LEE CHILD
- *The Other Einstein* MARIE BENEDICT

YOUR Library IN NUMBERS 2021

189 Chromebooks borrowed

164 iPads borrowed

29 STEAM kits borrowed

64 Minecraft open gaming participants

57,663 digital library online courses taken

5,393 digital newspapers & magazines in our collection

93,237 articles read

551 people attended tech workshops

1,092 programs for all ages

Summer of SPOKES ’n’ WORDS

Since its inaugural season in 2018, City Library’s book bike, Spokes ’n’ Words, has been a popular summer sight in North Vancouver.

In 2021, thanks to a funding boost from the City, we hired a full-time “book bike ambassador” to spend the summer riding around the city’s neighbourhoods, bringing the library to parks, plazas and events.

The book bike helps connect people — some who might not be able to make it into the library — with the resources they need right in their neighbourhood. The fun and friendly appeal of Spokes ’n’ Words makes library services more approachable, too.

For each Spokes ’n’ Words outing, the book bike ambassador brings along a mini library with materials specially selected for the event. For example, at visits to the Pride Parklet on Lonsdale Avenue, we brought 2SLGBTQIA+ books for kids, teens and adults. At Rivers Day at Wagg Creek Park, we brought the seed library and books about climate, the environment and ecology for all ages.

A stop by the book bike opens up a myriad of library services. People can get a library card, check out materials or join in a storytime. It’s also a great way to make social connections and find out about other resources in the community since the book bike often partners up with organizations like North Shore Neighbourhood House and North Shore Community Resources. ▪

1,400 COMMUNITY CONNECTIONS

50 NEW LIBRARY CARDS

216 KMs RIDDEN

350 QUESTIONS ANSWERED

530 ITEMS LOANED

> Our partnership with the book bike is great — the storytime program supports early literacy while providing an opportunity for families to meet and engage with each other. This engagement is a very important component in supporting families with young children, which has been missing due to the pandemic.
>
> These are often families that would not intentionally seek out programs. This initial contact can lead to ongoing support and community engagement that is so vital for families with young children. Families also expressed how happy they were to connect with the library — many of whom got library cards for the first time.
>
> — North Shore Community Resources



A grand supporter

The Bookworms have descended onto the library for a pizza party. And medals, but pizza is paramount. The six-member team has arrived at City Library to be recognized for their second place finish in the annual regional Reading Link Grand Challenge, thanks to longtime library supporter and volunteer, Rita Nash.

Nash has been a library benefactor for nearly 15 years. Her decades of dedication, in time and money, have made her a stalwart of local community organizations — like English conversation clubs, where she helps newcomers to Canada practise English and prepare for citizenship. Or community centres, where she assists seniors learning to use computers. And City Library, where her ongoing financial commitment to the annual Reading Link Challenge gives local children the edge they need for literary competition.

The Reading Link Challenge is an annual provincial contest designed to help kids become lifelong readers through literary trivia and friendly competition. Each academic year, a set of six new books is selected, and teams are supported by local libraries. With Nash's helping hand, City Library supported nine teams in 2021. One of those teams, The Bookworms, won second place in this year's Grand Challenge — a competition involving libraries around the Lower Mainland and Fraser Valley.

Free books for the annual challenge are provided each year thanks to Nash's support. Once competition has concluded in the spring, teams get to keep their books. There's only one condition — Nash gets a copy as well.

"I like being behind the scenes, so I want the chance to read all the books before the competition," she said. "These kids though, they are so sharp! They can remember all of these details about the books and the stories and answer the questions so fast."

Nash has been a library donor since 2009, when she was exploring opportunities to keep her active and engaged.

"I wanted to give back in some way and support something at the library that wasn't already in the budget," she said.

When a librarian mentioned the reading challenge, it clicked.

"I thought that was perfect — I am thrilled that these kids have a reading challenge with physical books."

A lifelong learner herself, Nash credits her Grade 1 teacher for instilling a sense of pride and curiosity. That curiosity carried her through a diverse career in medical administration. She has worked and lived in Nova Scotia, Ontario and her hometown in Victoria before settling in North Vancouver in 2004.

"My life began when I retired," she said. "It gives me so much fulfillment to be involved in the community and in the library." ▪



Rita Nash at the opening of the library's Cafe Connection in 2019.

We gratefully acknowledge the people and organizations who have financially contributed to the successes of City Library in the last year.

$10,000+

E.A. Farmer
G3 Terminal Vancouver
West Vancouver Community Foundation

$1,000 – $9,999

Anonymous
Jean Hamilton
Law Foundation of BC
Raise-a-Reader / Decoda
Rita Nash

$301 – $999

Anonymous
Ian & Jean Bateson
Shirley Cumberbatch
Christine Lilley
Ann McKinnon
Margaret McPherson

UP TO $300

Anonymous (16)
Wendy Alden
David Alexander
Nancy Allan
Adriana Arias
Eleanor Armour
Michael Aze
Barbara Backer
Virginia Baldwin
Kathleen Best
Leanne Boguski
Bill Brent
Kathy Brett
Alison Brookfield
Shae Buffie
Margaret Calkin
Gloria Chao
John R. Currie
Kathryn Davenport
Jodi Dorrington
Mary Downey
Desiree Drewitt
Brian Dusting
Barry Epstein
John R. Giles
Eileen Giuliani
Arthur Hastings
Ajit Hathiramani
William Hawke
Louise Henderson
Marjorie Hirst
Betty Holmes
S.W. Holmes
Crystal Hurdle
Deb Hutchison Koep
Moe Jones
Houman Keyani
Anthony Kucera
Annie Lam
Keith Lee
Janet Leung
Gillian MacLeod
Nadia Mallay
Mark Marshall
Ann McCabe
Douglas McQueen
Martin Meissner
Frederick Metcalfe
Jean Meyer
Maria Morriseau
Paulette Morton
Andrew Naiberg
Rhelda Nicholson
Eileen Pattison
Fonda Patzke
David Perfitt
Pinton, Forrest & Madden Group
Beverley Provost
June Redekop
Wayne Renwick
E. Jane Robertson
Jeffrey Rushen
Louise Salmon
Gloria Secora
Stephen Smith
J.P. Smith
Carol Sogawa
Paul Stevenson
Doreen Stokes
Suneeva/Biogen
Stella Tossell
Amy Turcotte
Shelley VanderWal
Viking Alexander Metal Products, Ltd.
Dorothy Watters
Iona Whishaw
Keith Wong
Darby Wong

SUSTAINING SUPPORT

City of North Vancouver
Province of British Columbia

2021 Board of Trustees

Leane Neufeld
CHAIR

Nadia Mallay
VICE CHAIR

Gillian Quigley
FINANCE CHAIR (JAN – MAY)

Amir Hazfi
TRUSTEE (JAN – MAY)
FINANCE CHAIR (JUN – DEC)

Jessica McIlroy
CITY COUNCIL REPRESENTATIVE

Brendan Harvey
TRUSTEE

Rubina Jamal
TRUSTEE (SEP – DEC)

Emma Mendez
TRUSTEE

Parveen Somji
TRUSTEE

Elisabeth Walker-Young
TRUSTEE

Assal Rezaei
STUDENT ADVISORY TRUSTEE (JAN – JUN)

Nadine Obstaculo
STUDENT ADVISORY TRUSTEE (SEP – DEC)

2021 City Library staff

Deb Hutchison Koep
CHIEF LIBRARIAN

Loredana Altieri
Rakhshanda Ansari
Diane Asconi
Kat Barrette
Desiree Bowman
Kayleigh Boylan
Nathan Bulmer
Sandy Cameron
Buffy Chen
Peadar Claffey
Rebecca Clarke
Hannah Cowell
Karen Coyne
Shirley Cumberbatch
Audrey Diamond
Karla DiGregorio
Elyse Doyle
Bryce Dunn
Laura Ellan
Monica Emme
Mikale Fenton
Linda Fox
Jason Galinato
Martin Gallagher
Azar Ghahremani
Alev Giannubilo
Megan Griffiths
Michael Kerr
Rebecca Knight
Rachel Korman
Isabel Krupp
Jasper Lastoria
Anthea Leung
Monique Liddle
Kate Longley
Kat Lucas
Annie Macanulty
Leslie Mackenzie
Wafaa Masri
Lisa McIvor
Courtney Miller
Parvin Moosa
Laura Nauman
Jennifer O'Donnell
CJ Pentland
Sofia Pezzente
Homa Pouladian
David Powell
Jen Pride
Chris Reimer
Faezeh Rezaeian
Brittany Robinson
Brigitte Sagadore
Abigail Saxton
Niceta Scherger
Steven Slaney
Tegan Storch
Michael Swanson
Shideh Taleban
Meredith Temple
Sarah Tarcea
Angie Thitchener
Andrea Tsamis
Kendra Tubbs
Ines Uemura
Madelayne Walter
Charlotte Watson
Margarete Wiedmann
Ruth Wong
Leanna Wright
Crystal Yin
Walter Zicha



City Library staff sport their red attire in celebration of Lunar New Year.

Every December, City Library asks the community to provide feedback on our services. A few comments from 2021:

> Library personnel are always helpful and friendly. This is so important during these hard times.

> A wonderful place to visit especially during the pandemic. We could be a little less isolated, if only for a short visit.

> I love the library. I visit before a hospital or appointment/procedure so I'm calm before the time I see the doctor.

> Thank God for NVCL! I am homeless, but have my laptop handy and it is such a help to me that I can connect to the library's free Wi-Fi service and have a quiet place to study, read, pay my bills online and communicate with friends, family and coworkers and so forth! Thank you all so much for making this service available to the public.

North Vancouver City Library
120 14th St. West
North Vancouver, B.C. V7M 1N9
Canada

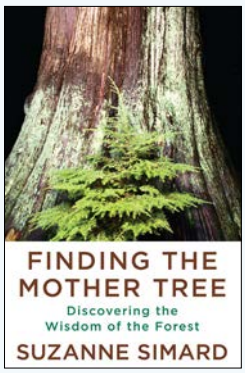
NorthVanCityLibrary
NorthVanCityLibrary
NorthVanCityLib



2021 was the Year of Science at City Library

Hundreds of participants of all ages joined us for science programming, including astronomy for beginners, climate action workshops, local forest ecology and a virtual plant walk. A highlight of the year was a virtual author visit with Dr. Suzanne Simard, author of *Finding the Mother Tree.*

Throughout the year, City Library also ran a **citizen science biodiversity observation project** to awaken the scientist in all of us.



Species sighted in our community:













Japanese knotweed, an invasive species, was discovered in three North Shore locations by citizen scientists! Reported to City Parks for further investigation.

470,368 citizen observations made

2,708 species identified

1,654 program attendees

87 science-based programs

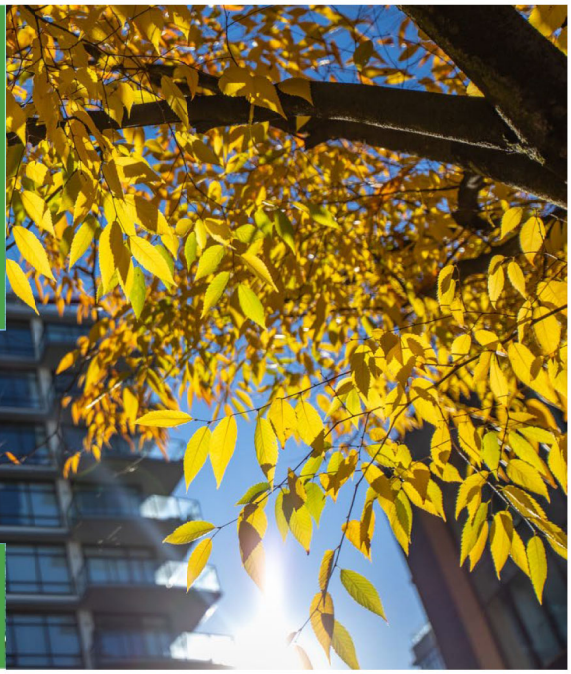
North Vancouver City Library

city of north vancouver

FSC www.fsc.org MIX Paper from responsible sources FSC® C014956

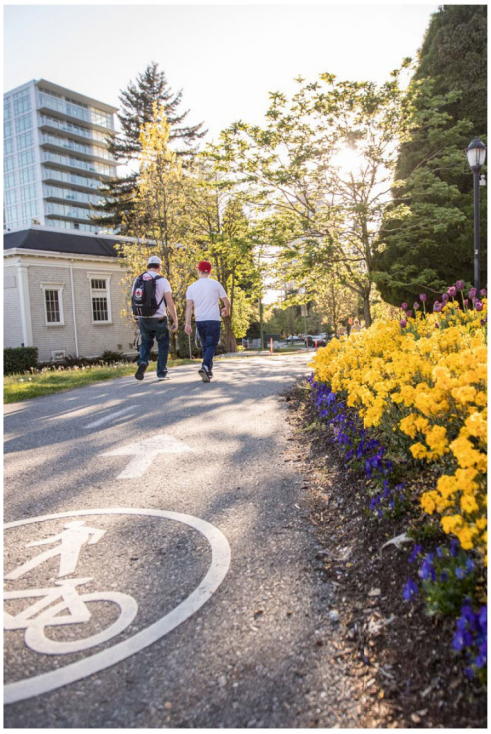
THIS PAGE INTENTIONALLY LEFT BLANK

Draft Climate and Environment Strategy



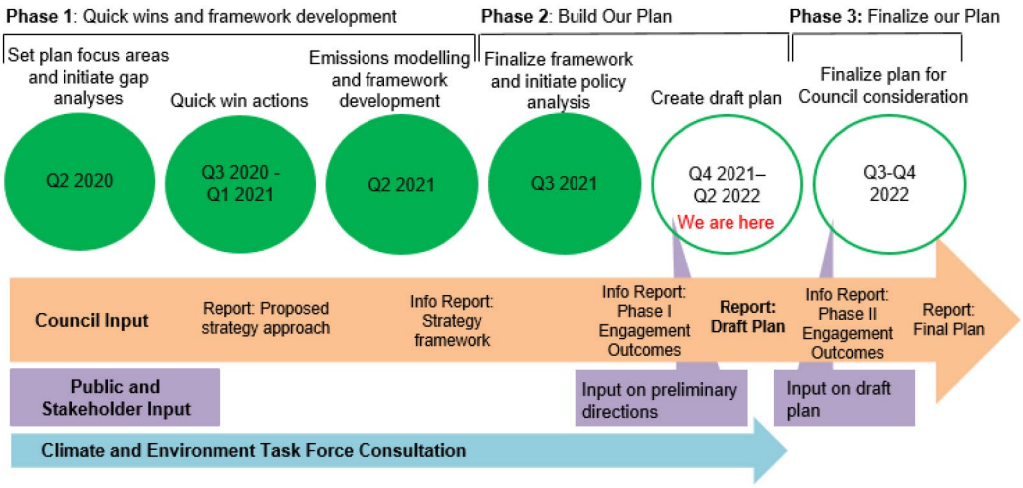
Presented June 2022
Planning and Development

city of north vancouver



The Climate and Environment Strategy will be our guide for planning, adapting and making decisions for the climate and environment today and over the next decade.

Timeline



Vision and Goals

VISION

A resilient and low carbon community where all people and nature thrive

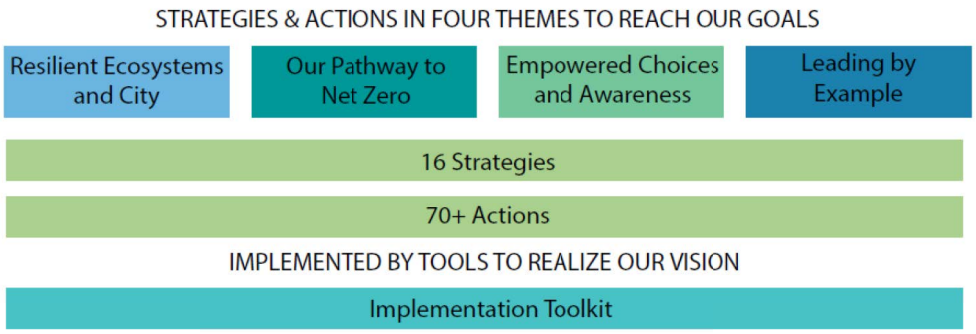
GOALS NEEDED TO ACHIEVE OUR VISION

Goal 1: We act with urgency to end carbon pollution

Goal 2: We live in harmony with nature

Goal 3: We are leaders and prepared for rapid changes

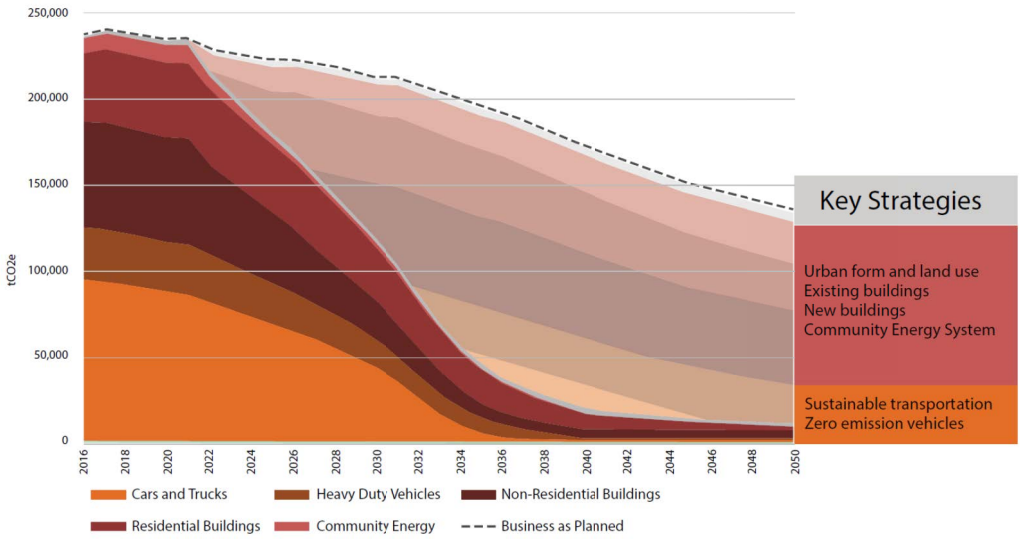
Strategy Organization



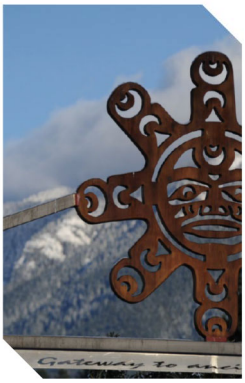
How did we develop the preliminary actions?

- Reflects and responds to community feedback and concerns
- Reinforces Council Strategic Plan and OCP objectives
- Responds to current and future City, regional, and global climate and environmental crises
- Consultant input, research, and analysis for policy directions

The Low Carbon Pathway



Themes



Resilient Ecosystems and City



Our Pathway to Net Zero



Empowered Choices and Awareness



Leading by Example

The Big Moves







Key Actions



Working towards carbon pollution limits for existing buildings



Strengthening energy and carbon requirements for new construction



Shifting to renewable energy in the City's centralized heating system



Making it easier to charge electric vehicles at home



Expanding regulations to protect mature trees across the City



Planting more trees, faster

Implementation Toolkit



Industry Capacity-Building



Strong Partnerships



Environmental Stewardship



Education and Empowerment



Climate Financing



Regulations and Licensing



Advocacy

Engagement Plan

Objectives

- Inform CES prioritization and implementation;
- Improve how the City can best support the community on uptake of actions in the CES; and
- Finalize the actions

Tactics

- In-language listening sessions;
- Stakeholder meetings;
- Let's Talk survey;
- Intercept survey; and
- Pop-up booths



Thank you.

city of north vancouver

THIS PAGE INTENTIONALLY LEFT BLANK

Department Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larisa Lensink, Planner 2, Environmental Sustainability

Subject: DRAFT CLIMATE AND ENVIRONMENT STRATEGY

Date: June 1, 2022 File No: 11-5280-20-0008/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated June 1, 2022, entitled "Draft Climate and Environment Strategy":

THAT staff be directed to use the Draft Climate and Environment Strategy as the basis for community and stakeholder consultation as outlined in this report;

THAT staff be directed to consider feedback from Council and the public to refine the Draft Climate and Environment Strategy;

THAT, having fulfilled the objectives outlines in the Terms of Reference, the Climate and Environment Task Force be concluded;

AND THAT the members of the Climate and Environment Task Force be thanked for their significant contributions.

ATTACHMENTS

1. City of North Vancouver Draft Climate and Environment Strategy (CityDocs #2188146)
2. Information Report dated February 23, 2022, entitled "Climate and Environment Strategy – Phase I Engagement Outcomes" (CityDocs #2162783)

SUMMARY

A draft version of the Climate and Environment Strategy (CES) has been completed, representing a significant milestone in the process to developing the City's guide to reducing carbon pollution and promoting a healthy environment. Feedback received during Phase I engagement has been used to refine the strategy framework, and inform the draft strategy actions. The draft CES consists of a vision, three goals, 16 strategies with over 70 actions, organized in four themes and an implementation toolkit. The outcomes of the Strategy can be described by three big moves: Zero Carbon Buildings, Zero Carbon Travel and Flourishing Canopy. Staff are seeking Council direction to proceed with community and stakeholder engagement on the draft strategy. Feedback will be used to refine the draft CES prior to bringing forward the final strategy for Council consideration in fall 2022.

BACKGROUND

The CES will be the City's first comprehensive plan to guide planning and decision-making related to climate mitigation, climate resilience and the natural environment. Development of the CES was identified as a key action for the Liveable City priority of Council's 2018-2022 Strategic Plan following the adoption of new climate targets in 2019. The new plan will build upon existing City plans and policies and respond to the climate and nature crises to direct how we plan, prioritize and invest to cut carbon pollution and promote a healthy environment over the next decade.

Development of the CES began in 2020 by setting plan focus areas, initiating policy gap analyses and forming the Climate and Environment Task Force (Figure 1). In July 2021, Council received an Information Report on the preliminary framework of vision, goals and strategies which was the focus of Phase I engagement in fall 2021. The outcomes of engagement were shared with Council in a presentation and Information Report in February 2022 (Attachment #1) and have been considered during development of the draft strategy. With the completion of the draft CES, staff are preparing for the third phase of plan development consisting of public and stakeholder engagement and plan finalization.

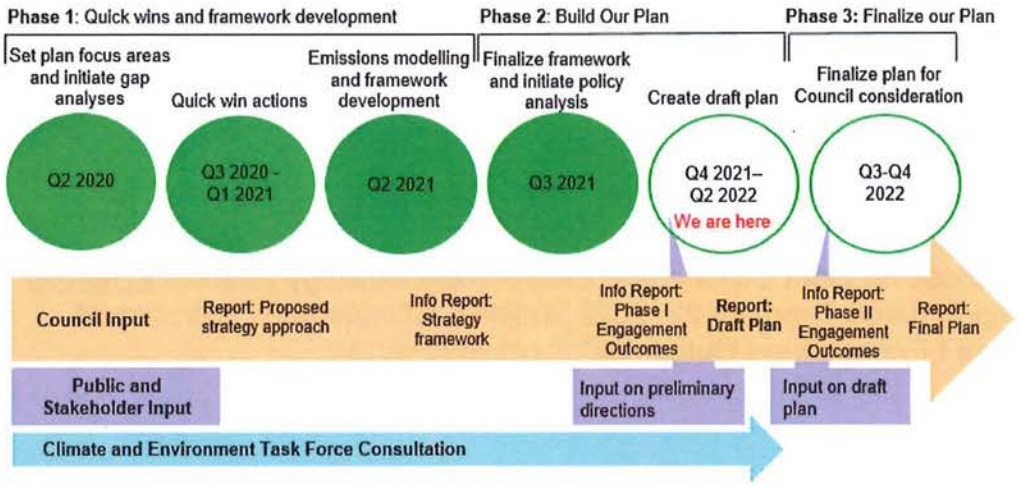


Figure 1. *Climate and Environment Strategy Development Process.*

DISCUSSION

Structure of the Draft Climate and Environment Strategy

The draft Climate and Environment Strategy is organized around five main components:

- Vision: A description of the future we are striving to achieve through the work of the Strategy.
- Goals: The desired outcomes of the Strategy that reflect our context and community priorities.
- Strategies: High-level policy directions organized by topic. Each strategy is accompanied by a target as a metric of the success of the strategy and a method of measuring our progress.
- Actions: Specific policy, program and processes to undertake to achieve the strategies.
- Implementation Toolkit: The tools that will be used to implement the actions and strategies.

Vision and Goals

The proposed CES vision is "A resilient and low carbon community where all people and nature thrive". The vision sits atop the strategy framework and paints a picture of a vibrant, green and renewable energy city where the benefits of healthy environment are shared by everyone. The vision is supported by goals and strategies, with targets to track progress.

The CES has three draft goals:

- We act with urgency to end carbon pollution
- We live in harmony with nature
- We are leaders and prepared for rapid changes

Approach to developing the draft actions

The draft actions were informed by a range of inputs to achieve the following outcomes for the CES:

- Reflects and responds to community feedback and concerns: Feedback received both during Phase I engagement and in recent years was considered in the draft actions. Specifically, the following common and salient feedback heard from a diverse range of voices in Phase I engagement was used to refine the strategy framework and inform the draft actions:

    - High level of concern about the climate and nature crises;
    - Support for urgent action;
    - Specific actions, timelines and targets are needed;
    - Support for the City to lead;
    - Desire to see stronger emphasis on adaptation;
    - Equity is important;

- Reconciliation is important;
- Clarity about relationships with other City plans is needed; and
- All sectors need support in the low carbon transition.

An overview of the outcomes of Phase I engagement can be found in Attachment #2.

- Reinforces Council Strategic Plan and Official Community Plan (OCP) Objectives: Draft actions support the Liveable City priority of Council's 2018-2022 Strategic Plan to lead the way in climate action and act as a steward of the environment for future generations. Further, the draft actions support the objectives of the City's OCP related to land use, transportation, natural environment, energy and climate.

- Responds to current and future City, regional and global climate and environmental crises: Draft actions were informed by recent experiences of extreme heat, precipitation and wildfire smoke experienced in the City and by local and regional projections for future climate conditions. The rate and scale of actions was informed by the City's climate targets and recent reports from the Intergovernmental Panel on Climate Change (IPCC) which outline the urgent global transition needed to avoid significant and irreversible impacts of climate change. Recognizing the need to both reduce emissions and adapt to our changing conditions in this critical decade, the draft actions reflect an integrated approach to climate mitigation, adaption and resilience.

- Consultant input, research, and analysis for policy directions: A number of best practice reviews, analyses of City data and work to date, policy gap analyses and consultant research projects were undertaken to inform the draft actions. In particular, a detailed emissions reductions policy modelling study was conducted to determine the actions required to achieve the required emissions reductions through the Low Carbon Pathway (Figure 2).

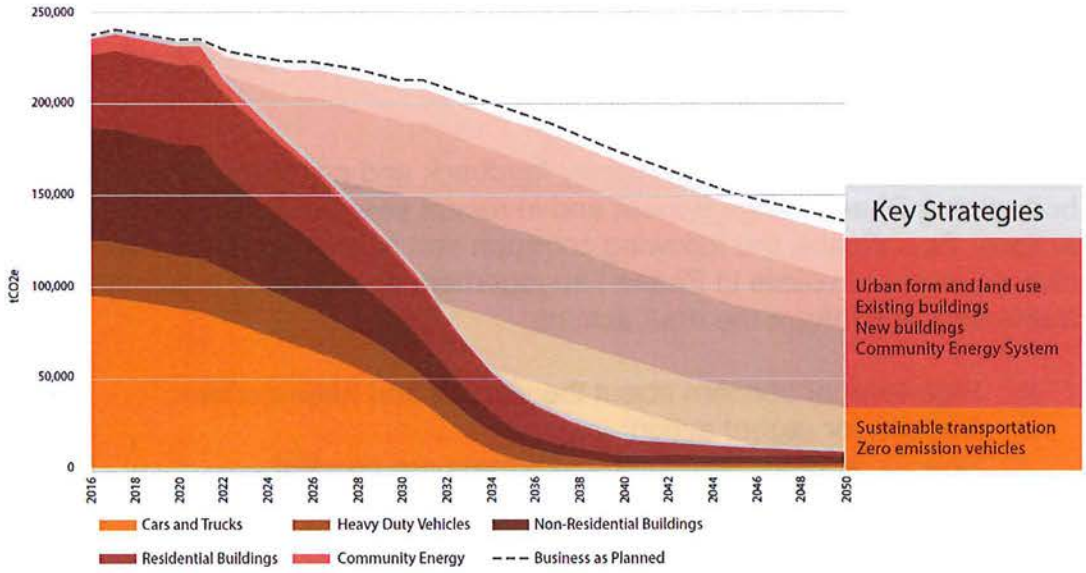


Figure 2. *The City's Low Carbon Pathway to achieve emissions reduction targets through key strategies.*

The study modelled a Business as Planned scenario which demonstrated that without further intervention, emissions in the City will decrease by 10% by 2030 and 43% by 2050 as a result of policies already adopted by the City and senior levels of government. The Low Carbon Pathway scenario modelled the further interventions required to achieve a 45% reduction in emissions below 2010 levels by 2030 in line with IPCC guidance, and the City's committed targets of an 80% reduction below 2007 levels by 2040 and net zero by 2050. The draft actions and targets of key strategies related to buildings and transportation in the CES are informed by the Low Carbon Pathway.

Overview of Strategies

The draft CES has sixteen strategies with over 70 supporting actions organized into four themes:

Theme 1: Resilient Ecosystems & City	
1.	**Natural Ecosystems:** Restore, protect and enhance tree canopy, stream habitats, and biodiversity.
2.	**Urban Environment:** Naturalize and increase the climate resilience of public and private infrastructure.
Theme 2: Our Pathway to Net Zero	
3.	**Urban Form and Land Use:** Position climate and environment priorities at the core of land use planning.
4.	**Existing Buildings:** Enable low carbon, climate-resilient retrofits at an unprecedented rate and scale to decarbonize and future-proof the City's building stock.
5.	**New Buildings:** Transition to zero carbon, resilient new construction to ensure buildings are healthy, comfortable, emissions-free and ready for the future.
6.	**Community Energy System:** Partner and invest in renewable energy sources for Lonsdale Energy Corporation's system.
7.	**Sustainable Transportation:** Enable 50% of trips to be taken by sustainable transportation by establishing high-quality conditions for walking, rolling, cycling and transit.
8.	**Zero Emission Vehicles:** Enable rapid adoption of zero emission vehicles for all remaining vehicle trips.
Theme 3: Empowered Choices & Awareness	
9.	**Low Impact Choices:** Empower residents to make consumption choices that have reduced carbon and ecological impacts locally and around the world.
10.	**Circular Economy:** Transition to a circular economy, and support innovative practices in waste reduction, reuse and recycling.
11.	**Urban Agriculture:** Foster urban agriculture and biodiversity.
Theme 4: Leading by Example	
12.	**Climate Leadership:** Build internal capacity and community leadership to meaningfully reduce our carbon pollution and set a course towards a low-emission future.
13.	**Workplace Travel:** Engage large employers in the City, and City staff, to decrease vehicle travel and associated emissions.

14. **City Fleet:** Accelerate adoption of zero emission City fleet vehicles and equipment.
15. **City Buildings:** Ensure new and existing civic buildings are low carbon and climate-resilient to serve as safe, healthy and emissions-free spaces now and in the future.
16. **City Purchasing:** Across City departments, embed environmental values within procurement.

Each of the strategies includes a section entitled "Equity and Reconciliation" which outlines the implications of the draft actions to equity-deserving groups and Indigenous peoples. These are the dynamics that will be considered deeply during implementation of the actions to ensure the work of the CES furthers reconciliation with local First Nations and advances equitable outcomes. Recognizing that climate change disproportionately impacts vulnerable populations and that CES actions have direct implications for natural systems on unceded lands, the considerations identified in the "Equity and Reconciliation" sections need to be central to program and policy development.

Big Moves

While the draft CES includes over 70 actions spanning a broad range of topic areas, the combined impact of the actions can be communicated by three big moves towards:

- Zero Carbon Buildings: Buildings that are climate-friendly, comfortable, healthy and resilient in their construction and operation.
- Zero Carbon Travel: Movement of people and goods that is climate-friendly, resilient and convenient.
- Flourishing Canopy: An urban forest that is growing, healthy, biodiverse and removing carbon from the atmosphere.

These big moves reflect the highest impact actions of the draft CES and the areas in which the City has greatest authority.

Key Actions

Within the draft CES, there are six key actions which contribute to the big moves and support the vision:

- Working towards carbon pollution limits for existing buildings
- Strengthening energy and carbon requirements for new construction
- Shifting to renewable energy in the City's centralized heating system
- Making it easier to charge electric vehicles at home
- Expanding regulations to protect mature trees across the City
- Planting more trees, faster

Implementation Toolkit

As the actions of the draft CES are implemented through projects, programs and policies, seven tools will be applied:

- Industry Capacity-Building
- Strong Partnerships
- Education and Empowerment
- Regulations and Licensing
- Environmental Stewardship
- Climate Financing
- Advocacy

Consultation Approach for Phase 2 Engagement

The purpose of Phase 2 engagement is to seek feedback on the draft CES to inform the prioritization and implementation of actions, improve how the City can best support the community uptake of actions and to finalize the actions. Feedback received will be used to refine the strategies, actions and implementation toolkit before being brought forward for Council consideration in fall 2022.

Engagement is tentatively scheduled to take place over a period of four weeks beginning in mid-June. To hear from a diverse range of voices, the following tools would be used:

- A dedicated project webpage and public survey on the City's "Let's Talk" website hosting project information and resources;
- In-language listening sessions with residents who are most comfortable providing input in a language other than English;
- Stakeholder meetings with partners, peer agencies, industry and interest groups;
- Intercept surveys at popular locations; and
- Pop-up booths at public events and venues.

Particular attention will be given to hearing from youth who were under-represented in Phase I engagement and more deeply from both Squamish and Tsleil-Waututh Nations.

Next Steps

Should Council endorse the recommendations of this report, staff will launch engagement with stakeholders and the community to seek feedback on the draft CES. A summary of the outcomes of engagement will be shared with Council through an information report. Staff will consider the feedback received to refine the draft CES in advance of providing a final strategy for Council consideration in fall 2022.

FINANCIAL IMPLICATIONS

Approximately $190,000 has been appropriated from the 2021 and 2022 Capital Plans to support development of the CES. These funds have supported consultant support, consultation and communications, and material development. Additional funding will be

requested in future Annual Financial Plans to implement the CES once adopted by Council.

INTER-DEPARTMENTAL IMPLICATIONS

The CES will establish policy direction which will guide many teams and departments in the City, and require close collaboration for implementation of actions. A staff working group was established to guide the development of the draft CES, with representatives from the Engineering, Parks and Environment, Strategic and Corporate Services, Community and Partner Engagement and Finance departments providing regular input. In addition, the draft CES has been reviewed by the City's Policy and Projects Team and Leadership Team.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The CES has been designed to support and build upon the climate and environment-related objectives of the City's Official Community Plan (2014). The strategy also supports the vision and priorities of Council's 2018-2022 Strategic Plan, especially the Livable City priority.

RESPECTFULLY SUBMITTED:

Larisa Lensink, MREM
Planner 2, Environmental Sustainability

city of north vancouver

DRAFT CLIMATE & ENVIRONMENT STRATEGY



cnv.org/environmentstrategy

SUMMER 2022

Climate change is impacting all of us and we need to act quickly to cut our carbon pollution and prepare for the future.





This is our strategy to create a resilient and low carbon community where all people and nature thrive.

LAND ACKNOWLEDGMENT

To be included in final strategy following review by Squamish and Tsleil-Waututh Nations.

LAND STEWARDSHIP ACKNOWLEDGMENT

To be included in final strategy following review by Squamish and Tsleil-Waututh Nations.



DRAFT



COMMITMENT TO INDIGENOUS PEOPLES

The City is committed to working towards the outcomes of British Columbia's Declaration on the Rights of Indigenous Peoples Act (Declaration Act) Action Plan by addressing inequities that have been borne from our shared history of colonialization. We are working to understand how we can advance the Declaration Act Action Plan's 89 actions across our organization, and throughout the community. The City is seeking to build and strengthen new and meaningful relationships with Indigenous leadership. These relationships are intended to honour local First Nations as the original governing body of our shared lands, and explore how we can lead together, towards a just future for all people, now and for the next seven generations.

The City is at the beginning of a period of growth and learning about our own path towards reconciliation. We are thankful to our Indigenous partners, who have generously supported our learning by sharing their time and knowledge with City residents, staff and Council.

We have learned that we hold relational responsibilities for past harm done to the land, and must prioritize caring for and giving back to the land that sustains us all. While we continue to learn, we are investing in the education of staff, Council, and the community about our shared history, the Declaration Act Action Plan's 89 actions, and ways to uplift Indigenous people's strengths and position as rights and title holders on our shared lands.

Upholding the human rights of Indigenous Peoples through the Declaration Act is an opportunity to advance collaborate stewardship of the environment, offering enhanced climate resiliency, social equity, and stronger communities. The City is committed to this pursuit, and will proceed to learn and lead with humility, alongside and in partnership with our

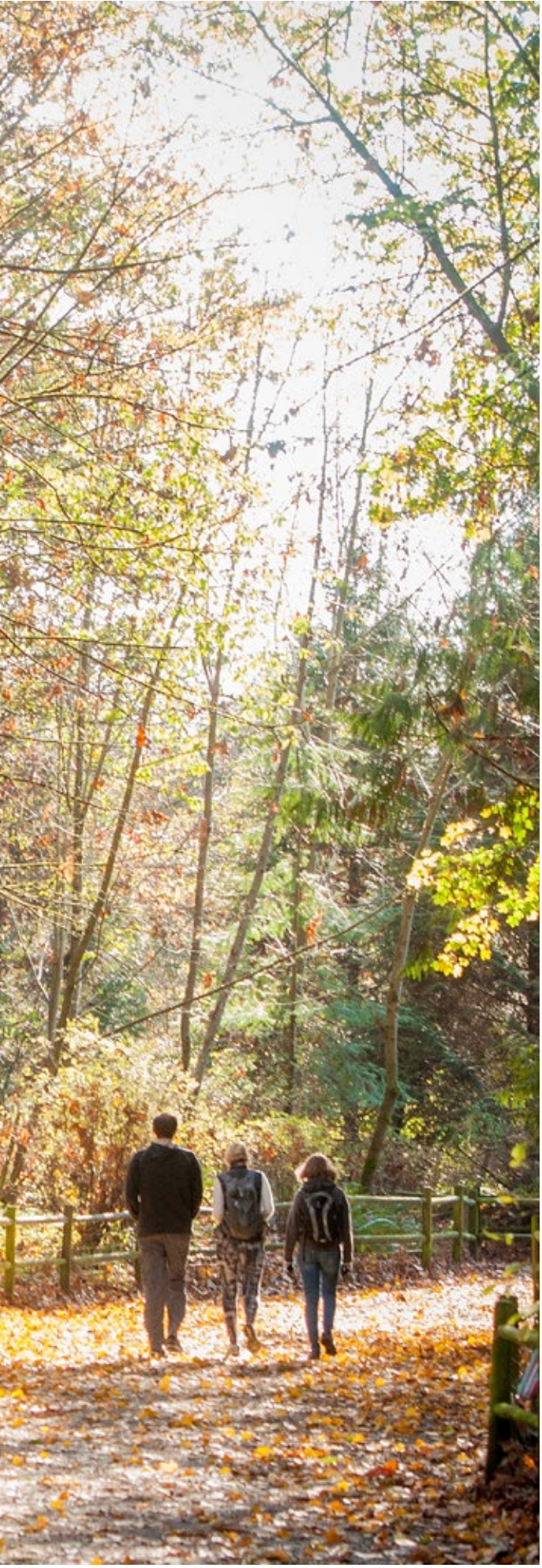


TABLE OF CONTENTS

Introduction p 9

Summarizes the opportunities and challenges that exist to create a resilient and sustainable City and the current state of our carbon pollution and natural environment.

Vision, Goals, & Targets p 23

Outlines a shared vision for the future of climate action and environmental stewardship in the City, with three supporting goals and how we propose to monitor our progress.

Strategies and Actions p 29

Presents 16 strategies, along with supporting actions that we can take to achieve our vision and goals for climate and environment in the City.

Implementation p 74

Describes how we will implement the final version of this strategy, including how the City will set priorities, and involve the public in our decision-making, build partnerships, and make the best use of resources.

Glossary p 79

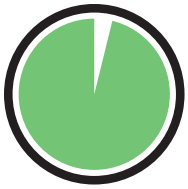
Defines the climate and environment terms that we use throughout the Draft Climate and Environment Strategy.

DRAFT

THREE WAYS TO READ THIS STRATEGY

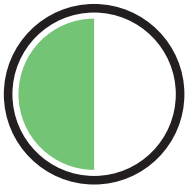
The Draft Climate and Environment Strategy (CES) is first and foremost for City staff to refer to and apply over the next decade. However, it is also written with emphasis on plain language, so that this strategy can be used to communicate with our community.

Recognizing that not everyone has time to read the entire strategy, we have recommendations below for faster reading options.



3 minutes

Read the Strategy at a Glance section on the following page to see the Big Moves and Key Actions of the strategy.



30 minutes

The Strategies and Actions from pages 29-73 provide a comprehensive perspective on everything the City intends to implement over the next ten years to reduce our carbon pollution and promote a healthy environment.



1 hour

The Complete Text of the Strategy provides a full picture of the challenges and opportunities the City faces, integration with other plans and policies, along with the vision, goals, strategies, actions, and implementation plan.



Strategy at a Glance

THE BIG MOVES

The Climate and Environment Strategy will guide us through big transformations thanks to the over 70 actions working together. Some of these actions will have higher impact than others - especially those where the City has direct authority and where the urgent need for change attracts investment from senior levels of government. These high impact areas are presented as the 'Big Moves' of the CES. Together, the high impact actions of the CES will move us towards:



Buildings that are climate-friendly, comfortable, healthy and resilient in their construction and operation.



Movement of people and goods that is climate-friendly, resilient and convenient.



An urban forest that is growing, healthy, biodiverse and removing carbon from the atmosphere.

KEY ACTIONS TO ACHIEVE OUR VISION

The vision of the Climate and Environment Strategy is to create a resilient and low carbon community where all people and nature thrive. Here are the key actions to make it happen:



Working towards carbon pollution limits for existing buildings



Strengthening energy and carbon requirements for new construction



Shifting to renewable energy in the City's centralized heating system



Making it easier to charge electric vehicles at home



Expanding regulations to protect mature trees across the City



Planting more trees, faster

DRAFT



INTRODUCTION

What is the Climate and Environment Strategy?

The City of North Vancouver is developing a Climate and Environment Strategy (CES) to eliminate carbon pollution and promote a healthy environment. Our new strategy will be the playbook for planning, adapting and making decisions for the climate and environment today and over the next decade.

The CES responds to the current climate and nature crises. It recognizes the deep value of watersheds and ecosystems in the City, and the need to protect, restore and enhance these natural assets so that they can sustain life for generations to come. The CES defines the low carbon pathway for the City to achieve our climate targets and secure a livable future. Finally, the CES embeds climate-resiliency within its strategies and actions to ensure we are proactively adapting to current and expected climate impacts.

This plan is a guide for staff and all community members on our response to the climate and nature crises. It recognizes the role of the City, other levels of government, businesses and residents in taking action, and considers that different people will need varying levels of support to participate. Our community benefits from a rich diversity in the backgrounds, cultures and languages of residents, and the CES aims to reflect the needs and priorities of a range of voices.

THE STRATEGIC FRAMEWORK FOR THIS PLAN



DRAFT

Strategy Development Process

Development of the Draft CES has involved several steps to get us to where we are today.

Phase 1: We started the process in 2020 by undertaking a wide range of research. This included setting the plan focus areas, initiating gap analyses to identify areas where new policies and actions are needed, and beginning our emission modelling work and framework development.

Phase 2: In the fall of 2021, we released our Strategy Framework which outlined the vision, goals and strategies that would form the backbone of the CES. This phase included engagement with the public and our stakeholders to understand values, priorities and perspectives on the early directions of the CES draft framework.

Phase 3: We're currently in phase 3 of the strategy development process. We have created the draft CES around the Strategy Framework and incorporated what we heard during engagement in Phase 2. Now, we are seeking feedback from the public and our stakeholders on the draft CES, in advance of finalizing the plan with the input received in this phase.

What we have Heard so far

We received significant feedback through listening sessions with equity-deserving groups, stakeholder workshops, and survey responses during the first round of engagement on the CES. The following themes emerged in the feedback received and shaped how the actions were developed for the draft strategy.



High level of concern about the climate and nature crises: There is deep concern about the future of the planet among community members.

Support for urgent action: A high level of support was expressed for the urgency communicated in the CES framework, and encouragement to go further with mitigating climate and environmental impacts.





Desire to see stronger emphasis on adaptation: In light of recent storms, flooding, air quality, and heat wave events, a stronger emphasis on climate resilience and adaptation is needed in the draft CES.

Equity is important: Respondents expressed concerns about the accessibility of low carbon technologies and the impacts of climate change on vulnerable populations.





Reconciliation is important: There was strong support for the CES to be developed with early and ongoing input from local First Nations and for actions to be informed by Indigenous knowledge.

All sectors need support in low carbon transition: Consideration should be given to the range of supports needed to achieve CES actions for different sectors, including businesses, organizations, renters, and homeowners.



We are in a Critical Decade

A WINDOW FOR ACTION

Scientists around the world agree greenhouse gas emissions must peak by 2025 and be nearly cut in half by 2030 to avoid devastating and irreversible impacts of climate change. The most recent reports from the Intergovernmental Panel on Climate Change (IPCC) make clear that immediate and deep emissions reductions across all sectors are needed to limit warming to 1.5 degrees Celsius above pre-industrial levels and secure a livable future.

At the same time, urgent action is needed globally to adapt to the impacts we are already experiencing and will continue to experience. Increased heatwaves, extreme weather events, droughts and floods are having devastating impacts on human wellbeing, biodiversity and infrastructure.

There is consensus between scientists and energy experts that it is still possible to achieve the emissions reductions needed to limit warming to 1.5 degrees. This pathway means no investment in new fossil fuel development and massive expansion of clean and efficient energy technologies, especially through electrification. Globally, we must move quickly to phase out the use of oil, gas and coal and switch to low or zero carbon energy sources.

GLOBAL MOMENTUM

Progress has been gaining momentum since 2015 when 195 countries signed the Paris Agreement to commit to limiting warming to well below 2 degrees and preferably to 1.5 degrees. Current pledges from countries around the world could limit warming to 1.8 degrees globally by 2100. New commitments made in 2021 represent the first time we have been on track to limit warming below 2 degrees. These commitments represent significant progress from 2014 when we were on track for 4 degrees warming.[1]

To date, at least 18 countries have successfully reduced their emissions over the last 10 years.[2] Coal-fired power plants have been declining as countries transition to renewable energy sources. Clean energy has been advancing more quickly than expected. The world now obtains 38% of electricity from clean energy sources and this share is expected to grow faster than ever in the next five years.[3] Electric vehicles sales have been setting records and major auto manufacturers are preparing to phase out production of fossil fuel-powered vehicles. Globally, emissions continue to increase, however the growth in annual emissions have slowed in the last decade.

DRAFT



EQUITY NEEDS TO BE FRONT AND CENTRE

People's health, livelihood, energy security and personal property are being adversely affected by hazards from heatwaves, storms, drought, and flooding, along with slower stresses, such as sea level rise. These impacts are much greater for our most vulnerable and marginalized residents.

It is paramount that planning priorities, investment and action is directed towards creating a more inclusive and fairer community.

WE ALL HAVE A ROLE TO PLAY

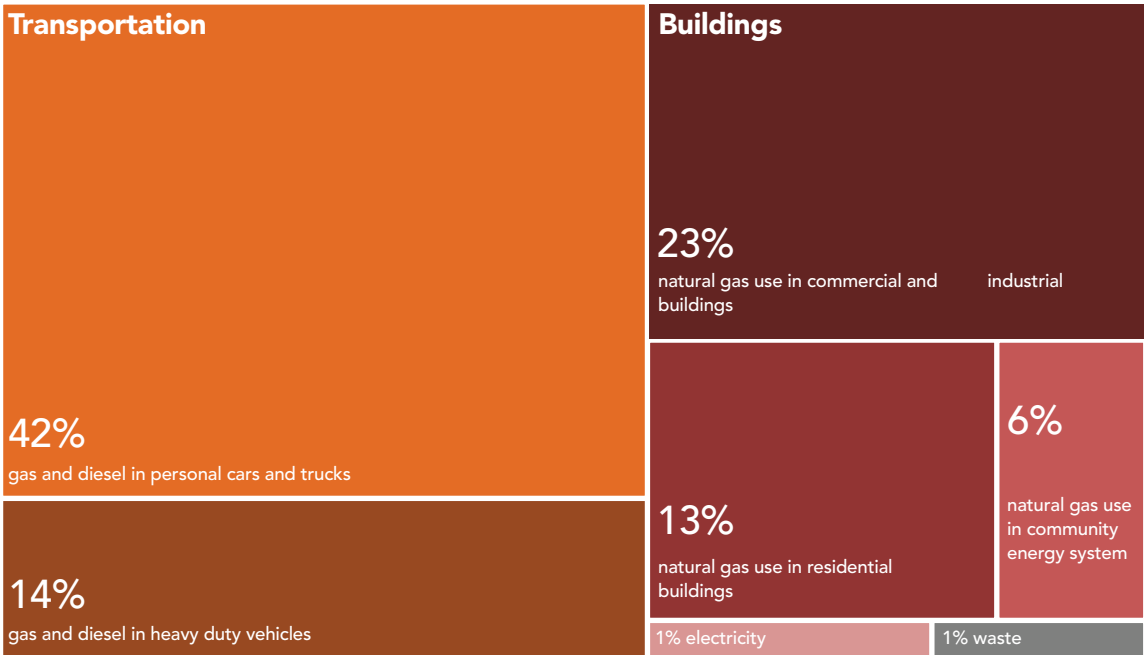
We all have a role to play in the transition to a low carbon economy and flourishing natural environment. Reducing emissions at the necessary rate and scale will take action from all levels of government, businesses, institutions and individuals. Globally, it is estimated that between 40% and 70% of emissions reductions that need to take place are linked to individual decisions such as low carbon travel choices, energy efficiency improvements, or less carbon intensive food choices.[4]

Cities are significant contributors to climate change and uniquely-equipped for emissions reductions. We can lower energy consumption by building compact, walkable cities, and constructing and retrofitting buildings to be highly efficient. We can reduce fossil fuel demand through electrification of transportation and buildings. We can increase the amount of carbon removed from the atmosphere by restoring and enhancing our natural assets.

THE NEXT FEW YEARS ARE CRITICAL. THE DECISIONS WE MAKE TODAY WILL DETERMINE OUR FUTURE.

Our Carbon Pollution Today

In the City, the majority of carbon pollution comes from natural gas use in buildings and gas and diesel use in vehicles.[5] In 2020, a total of 259,422 tCO2e[6] of greenhouse gas emissions were produced in the City. This equates to 4.4 tCO2e per person, which is lower than the regional average of 5.3 tCO2e/person[7] and national average of 17.7 tCO2e/person,[8] but higher than many other leading cities around the world.



EMISSIONS FROM TRANSPORTATION

Emissions from transportation come from gas and diesel use in vehicles for the movement of goods and people, with the majority being attributed to personal cars and trucks. Transportation is the largest source of emissions in the City, accounting for 56% of total community-wide emissions.

Today, 70% of personal trips in the City are made by vehicles, compared to 30% by walking, cycling and transit.[9] The majority of trips stay local to the North Shore, with an average of 15km driven by City residents each day.

Carbon pollution from the transportation sector can be reduced by decreasing the number of vehicle trips taken, shifting to sustainable modes like active transportation and transit and switching to zero emission vehicles.

With increasing summer temperatures, more frequent storms and heavy precipitation, further interventions are needed to ensure active transportation is comfortable. Additional shading, places to rest and weather protection will help make walking, rolling and cycling a convenient option. Strengthening our active transportation infrastructure will build our resiliency to extreme weather events should roads be impacted.

DRAFT



EMISSIONS FROM BUILDINGS

Buildings are the second largest source of emissions in the City, behind transportation. Most emissions from buildings in the City come from using natural gas to heat space and water.

Most large buildings constructed in the City since 2003 are heated by the Community Energy System, run by the Lonsdale Energy Corporation (LEC). While LEC has renewable energy sources in its system, including the solar array on the library and ground source heat recovery, most of the system is currently powered by natural gas boilers.

Emissions from buildings can be reduced by improving energy efficiency (e.g. adding insulation and sealing) and by switching to low carbon energy systems (e.g. electric heat pumps). Building design measures can enable passive heating and cooling through window size and placement, and trees nearby can provide shading, reducing the energy required for cooling.

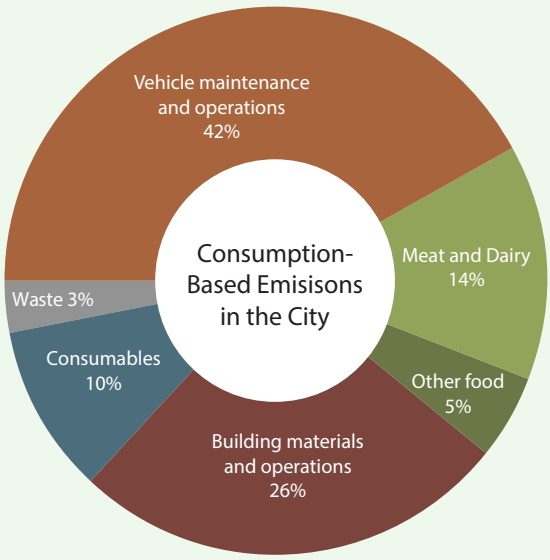
The changing climate means buildings have different needs to maintain comfort. With warmer summers and increasing heat events, cooling is becoming a necessity. As we make our buildings more efficient, ventilation systems become important to maintain indoor air quality, especially when windows need to be closed during wildfires.

CONSUMPTION-BASED EMISSIONS

We also produce carbon pollution outside of City boundaries from the goods we consume, the trips we take and the materials we use. Our choices have impacts outside of the City from the extraction, manufacturing, transportation and disposal of resources. It is estimated that we produce approximately twice as much consumption-based emissions compared to the emissions we generate in the City (see chart to the right).[10] The main sources of these emissions are food, transportation (including air travel) and building materials.

We can reduce our consumption-based emissions by buying and consuming less, and choosing lower impact options. In particular, choosing locally grown or made products can not only reduce emissions but increase resiliency to supply chain disruptions, like highway and rail closures caused by extreme weather events.

Consumption-based emissions in the City of North Vancouver



Our Natural Environment Today

WHAT DO WE MEAN WHEN WE SAY NATURAL ENVIRONMENT?

The natural environment encompasses naturally occurring elements and living creatures – including ourselves. Our local environment, from the Capilano and Lynn/Seymour canyons bounding the mountainside forests, to the marine estuaries, continues to shape the fabric of the City. These elements sustain us, and provide critical habitat for a diversity of wildlife and plant species.

The trees, gardens, and landscaped areas within the City's urban areas also form part of the natural environment by providing important habitat for species to live among us. The urban environment also consists of human made infrastructure, like buildings, pipes and roads – all of which need to adapt to protect humans and species alike from the changing climate.

Protecting and enhancing the City's natural areas, and integrating natural features into our urban environment, will help the City adapt and be resilient to future climate impacts.

THE STATE OF THE NATURAL ENVIRONMENT

There are many indicators that can be observed to determine the health of the natural environment that surrounds us.

TREES

Trees are important for providing shading and cooling, especially on hot summer days. Trees also play an important role in capturing rainwater that might otherwise run down our streets, gathering pollution, before ending up in stormwater systems that drain into the ocean. Mature forest (43% of trees in the City are 80-140 years old) and young forest (54% of trees in the City are 20-80 years old) provide important ecosystem services, such as habitat for wildlife, flood mitigation, and carbon sequestration.[11]

The City monitors the amount of tree canopy coverage that exists within our boundaries. In 2022, the tree canopy coverage in the City was just over 17%.[12] This is lower than the regional average yet similar to other, highly compact communities. The City recently adopted a Tree Bylaw to protect and manage trees on private properties in higher density zones, and is actively developing an Urban Forest Management Strategy.

STREAMS

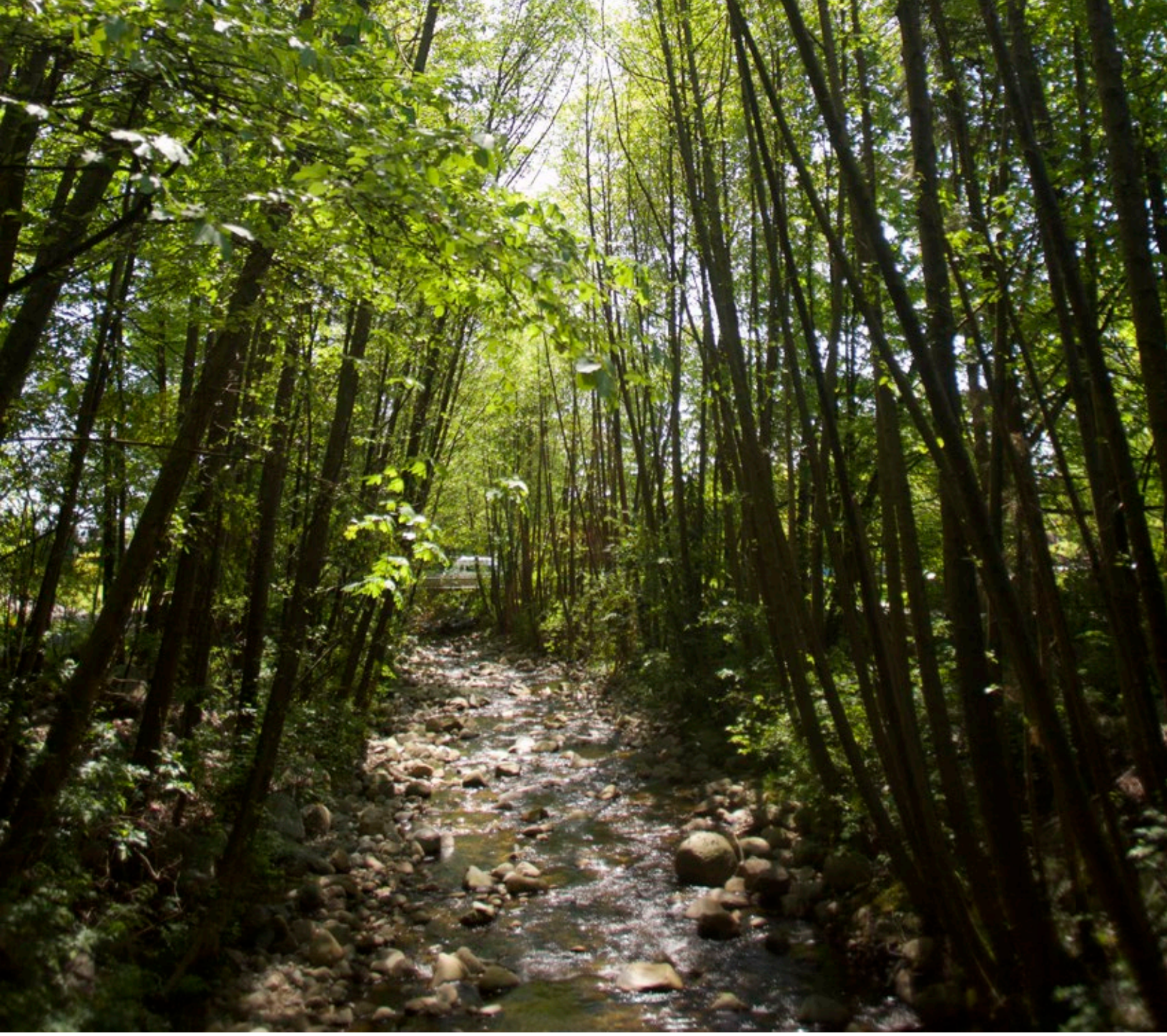
Several streams flow within or bisect the City – Mackay Creek, Mosquito Creek, and Wagg Creek. These streams provide important habitat for insects, fish and other animals. Stream health is affected by polluted rainwater runoff from streets and rooftops, erosion and contamination from pets.

Stream health is monitored by measuring the amount and diversity of stream insects - otherwise known as benthic invertebrates. The presence of benthic invertebrates is increasing in recent years, mostly in response to improved stormwater management efforts.[13] MacKay Creek has supported healthy runs of Coho and Pink Salmon recently due to City investments and partnerships delivering restoration projects. Despite these positive trends, increased pressure from a growing population, more extreme weather events and rising temperatures mean more must be done to mitigate these impacts and improve the resiliency of streams in the City.

BIODIVERSITY

Biodiversity refers to the variety and number of species in an area and is used as an indicator of the health and integrity of ecosystems. The level of biodiversity generally increases with the size and connectivity of an area, diversity of habitat features, distance from human disturbances, access to water, and the abundance of different types of food and cover. Ravine areas in the City, such as Heywood Park, experience higher biodiversity while manicured parks, such as Victoria Park support lower biodiversity.

DRAFT



Planning for biodiversity focuses on the enhancement of existing natural areas and the creation of new habitat features. The City has identified and mapped out a Natural Habitat Network, which includes the significant natural areas that support the highest level of biodiversity within the City, as well as connecting corridors that facilitate the movement of species between these areas. This network allows for the migration of species, healthy inter-population breeding, and provides access to different habitats.

PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT

Through this Draft CES, the City proposes a range of policies, projects and programs aimed at enhancing the natural environment and the range of ecosystem services available for people and wildlife.

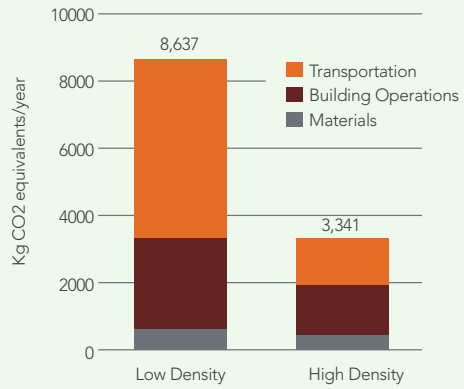
Our Progress



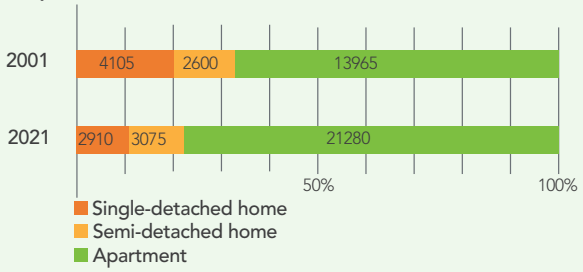
REDUCING CARBON POLLUTION THROUGH CITY DESIGN

Total emissions generated in the City have remained relatively consistent since 2007 despite the our population growing by 20%.[14] Our per capita emissions have decreased significantly over the last two decades, and are lower than the regional average, primarily because of our urban form. Higher density housing near transit corridors is less emissions intensive than lower density housing because less energy is required to heat these homes and residents are less likely to rely on a vehicle. As a result, per capita emissions from people living in high density housing can be less than half that of those living in low density housing (see chart below).[15] As our population has grown, we have accommodated much of this growth by expanding our multi-family building stock (see image below)[16], leading to more people living in smaller units and using less energy per person.

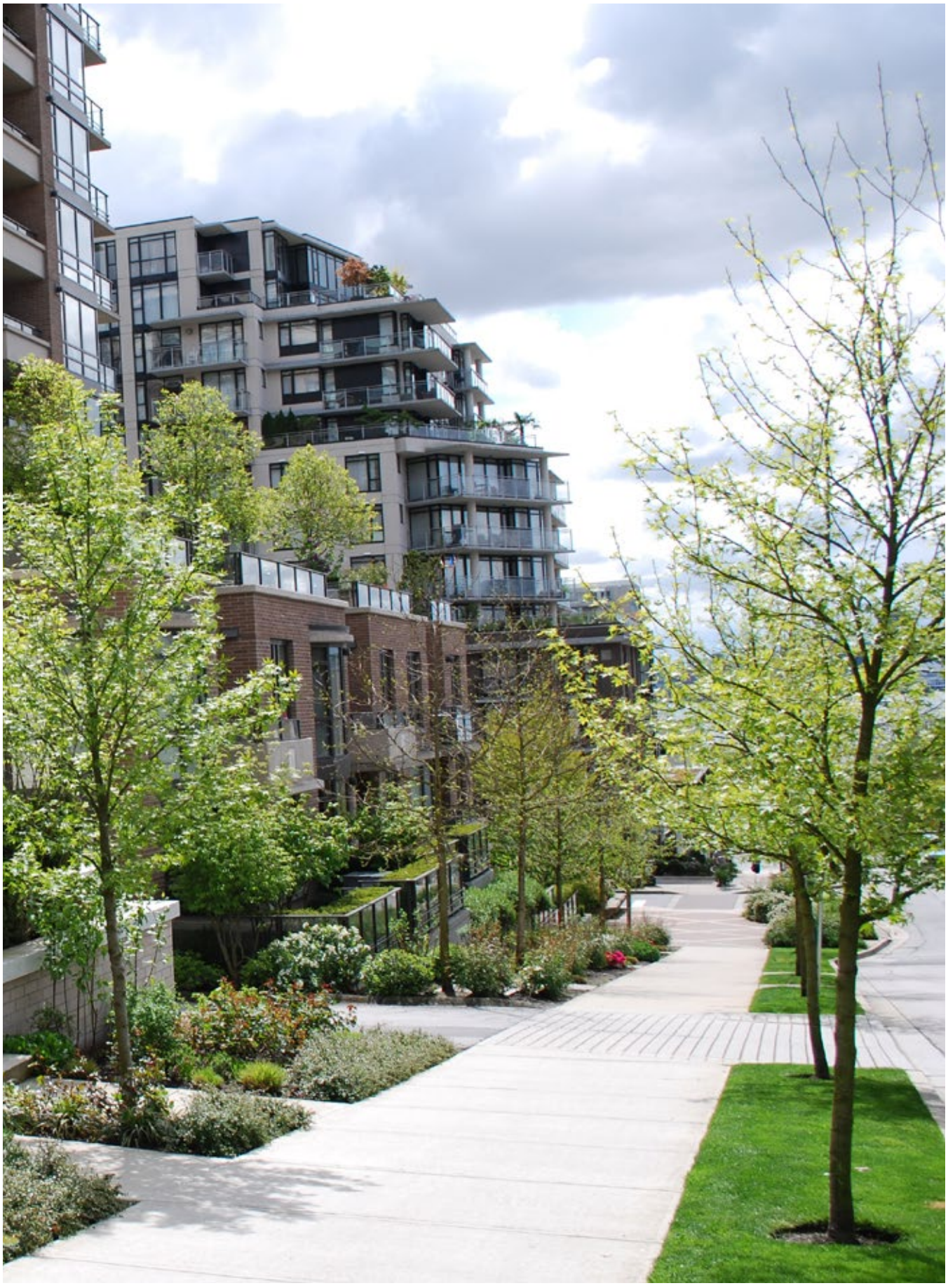
Emissions by building density



Comparison of the City's housing stock by type from 2001 to 2021



DRAFT



Our Future

Climate change impacts are already being experienced in the City, and will increase in the future. Even if carbon pollution globally stopped today, climate change impacts would still be experienced around the world for some time from the last 150 years of emissions from human activities.

Climate change is one of the biggest challenges our society currently faces. It is disrupting local and global economies, the ecosystems around us, our physical infrastructure, and our people. More extreme events are increasing in frequency with recent notable events such as the heat dome during the summer of 2021 across Metro Vancouver, and major floods only a few months later that closed roads to and from the region.[17]

There is no easy solution to navigating this complex problem that has been growing since the industrial revolution. But we have to start somewhere. We know that in order to decrease the impact for generations to come, we need to reduce our carbon pollution significantly, and become carbon neutral as quickly as possible.



Warmer temperatures: This includes a near doubling of days over 25°C by the year 2050 and an increase in nights with temperatures over 20°C.

Drier summers: We can anticipate longer summer dry spells, with a 16% decrease in summer rainfall by the year 2050.





Wetter falls and winters: We are going to receive more rainfall in non-summer months, with a 9% increase in fall rain by the year 2050.

More extreme precipitation events: There are going to be more consistent rainfall events (over 5 consecutive day periods). This is anticipated increase by 9% by year 2050.





Decreased snowpack: The springtime snowpack that drains into our mountain watersheds is expected to decrease in depth by 62% by the 2050s.

Sea level rise: Sea levels are anticipated to rise 50cm by year 2050 and 1m by year 2100, affecting ports, businesses and homes.



DRAFT



By 2050, we can expect climate change to affect us in the following ways:

- **Air quality and human health**: Increased wildfires in BC and hotter temperatures will increase the risk of respiratory and heat-related illness, especially in vulnerable populations.
- **Drinking water supply**: Decreased snowpack and hotter, drier summers could put strain on our drinking water supply.
- **Buildings and energy systems:** Higher summer temperatures will increase the need for cooling, and lead to higher electricity demand.
- **Ecosystems and agriculture:** Changes to precipitation, temperatures and weather will disrupt natural systems, threatening native plants, trees and animals' ability to thrive.
- **Sewers and drainage:** Increased precipitation and sea level rise will impact local infrastructure and will challenge capacity, resulting in more frequent sewer overflows and unplanned discharge to receiving waters.
- **Transportation, recreation and tourism:** Warmer winters may improve road conditions including for pedestrians and cyclists, but mean less snow on the North Shore mountains for winter sports.
- **Communities and infrastructure:** Extreme rainfall events, storm surges and sea level risk will increase the risk of flooding in the region.[18]

The best way we can decrease and mitigate these impacts is by following the Low Carbon Pathway.

The Low Carbon Pathway

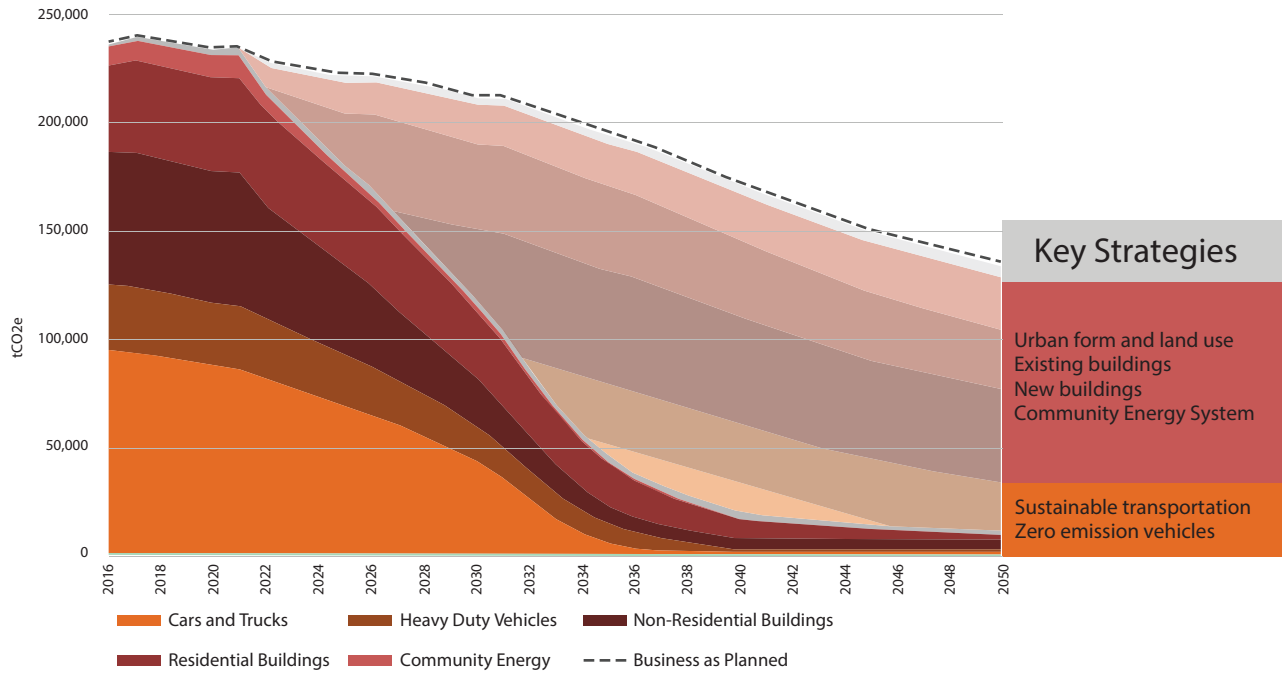
The City has determined the Low Carbon Pathway to our climate targets by modeling the changes needed to achieve the necessary emissions reductions. The Low Carbon Pathway shows that transformational change across all sectors is needed to achieve net zero by 2050.

Without making any changes, the Business as Planned projection indicates that emissions will decrease 10% by 2030 and 43% by 2050 as a result of actions already adopted by the City and senior levels of government (see chart below).[19] In particular, emissions are expected to decline from the transportation sector as a result of BC's electric vehicle sales targets. These reductions are steps in the right direction, but more action is needed to achieve our climate targets.

The CES defines the actions we need to take through these key strategies to follow the Low Carbon Pathway and achieve our climate targets:

- Urban form and land use
- Existing buildings
- New buildings
- Community Energy System
- Sustainable transportation
- Zero emission vehicles

Shifting from fossil fuel-powered buildings and transportation to renewable electricity is central to the Low Carbon Pathway. Though it won't be easy, we know that the tools and technologies exist today to make the low carbon pathway possible through collective action from all levels of government, the private sector and individual choices.



DRAFT



VISION, GOALS, & TARGETS

The Vision



A resilient and low carbon community where all people and nature thrive.

Our vision sits atop the strategic framework to act as an aspirational guide to the CES, supported by goals, strategies and actions. It paints a picture of a healthy, green and low carbon City that is well-equipped to navigate a rapidly changing future for generations to come, and where the benefits of a clean environment are shared by everyone.

The Goals

The vision is supported by three goals:

We act with urgency to end carbon pollution:

We have a limited window of opportunity to reduce carbon pollution, avoid severe and irreversible impacts, and create a more sustainable future for everyone. Our City needs to act alongside other jurisdictions around the world to be leaders in reducing carbon pollution, using actions in this strategy to help us meet our carbon pollution reduction targets.

We live in harmony with nature:

Our health, wellbeing, and prosperity are linked to a healthy natural environment. We can improve our social and environmental resilience by respecting these lands through improved planning and regulation, and working closely with Indigenous people who have been stewards of the land for time immemorial.

We are leaders and prepared for rapid changes:

By growing a culture of climate leadership as an organization and across the community, we can inspire transformative change that extends beyond our boundaries. Working together, we can adapt to our changing climate now and into the future.

DRAFT

The Targets

80%
EMISSIONS REDUCTION BELOW 2007 LEVELS BY 2040

NET ZERO
OR 100% REDUCTION BY 2050

The CES defines the actions needed to achieve the City's adopted emissions reduction targets.

The CES also establishes new targets for each strategy. Progress towards each of these targets will be measured to help us adjust along the way to stay on track:

#	Strategy	Target by 2030
1	Natural Ecosystems	Urban tree canopy coverage expands to 25%.
2	Urban Environment	The frequency and volume of sewer overflows to receiving streams is reduced.
3	Urban Form and Land Use	City regulations have been updated to enable a 10-minute City.
4	Existing Buildings	All space and water heating systems being retired are replaced with zero carbon systems.
5	New Buildings	All new buildings' heating and cooling systems are zero carbon.
6	Community Energy System	Community Energy System emissions are reduced by more than 60% from 2021 levels.
7	Sustainable Transportation	50% of trips are taken by transit and active modes.
8	Zero Emission Vehicles	30% of vehicles are zero emission.
9	Low Impact Choices	Per capita consumption-based emissions have reduced substantially.
10	Circular Economy	80% of building demolition materials are recycled.
11	Urban Agriculture	The number of community gardens has doubled.
12	Climate Leadership	Low carbon targets are integrated into all City programs.
13	Workplace Travel	Two-thirds of City staff work related trips are made by walking, cycling and transit.
14	City Fleet	All light and medium-duty fleet are zero emission vehicles.
15	City Buildings	Civic building emissions are reduced by 50% from 2021 levels.
16	City Purchasing	Environmental costs are quantified and used to influence the City's purchases.

Shared Principles

The five guiding principles below have been developed to ensure the City's and community's values are being maintained when developing the goals, targets and supporting actions in the Draft CES. These principles are being applied to concurrent strategies discussed in the following section.

- **We need to take actions that improve our collective health**: The City will prioritize actions that increase our sense of connection to each other and the natural world, while making it easier to meet daily needs.
- **We need to take resilient actions**: The City will prioritize proven, people-focused actions that increase the likelihood we will achieve our goals, even in dramatically changing circumstances.
- **We need to take equitable actions**: The City will prioritize actions that remove barriers that make it harder for some people to connect to each other and to opportunities than others.
- **We need to take actions that work towards truth and reconciliation**: The City will prioritize actions that address inequities and maintains a mutually respectful relationship between Indigenous and non-Indigenous peoples in the region.
- **We need to take timely actions**: The City will prioritize actions that will allow us to move quickly, recognizing the steps we take today will impact our future.



DRAFT

HOW DOES THE CLIMATE AND ENVIRONMENT STRATEGY RELATE TO AND SUPPORT OTHER CITY AND REGIONAL PLANS?



City of North Vancouver Plans

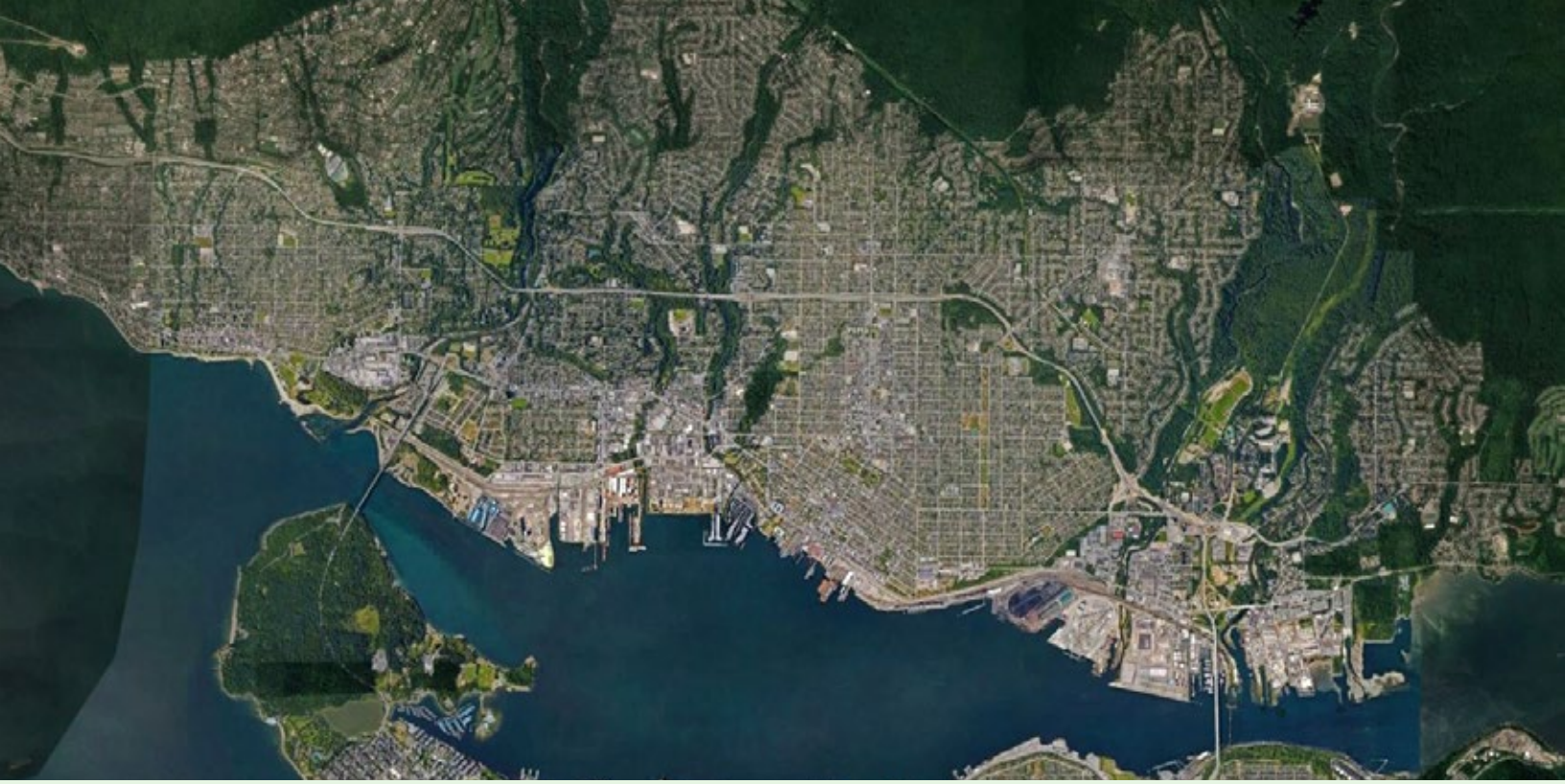
The City of North Vancouver has four major strategies to guide our next decade of planning and decision-making in key areas: mobility, climate and environment, community wellbeing, and the economy.

When complete, these strategies will provide modernized guidance to support advancing the broader goals and ambitions of the City's Official Community Plan. The Climate and Environment Strategy supports, and is supported by, each of these strategies through aligned goals, and coordinated actions.

THE MOBILITY STRATEGY is an update to the City's long-range transportation plan that guides how we will plan, design, maintain, and invest in our transportation system over the next decade, with a focus on safety, comfort, and reliability, regardless of what mode you choose to get around. The CES aligns with this Strategy by identifying actions that focus on sustainable travel, the transition to electric vehicles, and providing street space for nature and biodiversity.

THE COMMUNITY WELLBEING STRATEGY will provide direction for social, economic, environmental, health, cultural, and political conditions that are essential for individuals and communities to flourish and fulfill their potential. The CES aligns with this Strategy by identifying actions that connect more people to the natural environment, decrease the amount of carbon pollution we produce and the associated negative health impacts, and provide an approach to addressing environmental hazards in an equitable manner with vulnerable populations front and centre.

THE ECONOMIC STRATEGY will provide a five-year framework to balance economic, social, and environmental objectives with specific actions that are integrated with other City plans and strategies. The overarching goal is to support community prosperity based on an inclusive, sustainable and resilient economy that provide opportunities for the growth of local business. The CES aligns with this Strategy by identifying actions that prioritize the local economy, including reuse of materials in construction and buildings, advocating for incentives and rebates for reducing carbon pollution, and facilitating an increase in urban agriculture.



Google Earth image

Provincial and Regional Plans

Beyond the City of North Vancouver, several region-wide plans were considered in developing the Draft CES.

- **CLEAN BC** is the BC government's plan to achieve its 2030 target of reducing emissions by 40% compared to 2007 levels. The plan lays out a set of actions to transform BC's economy by shifting away from fossil fuels and towards renewable energy, with tailored approaches for each sector. The Draft CES aims to coordinate with the commitments and proposed actions in this plan as they relate to emissions from buildings, transportation, and energy production.
- **CLIMATE 2050** is Metro Vancouver's strategic framework to coordinate local government efforts and demonstrate bold leadership in responding to climate change. The framework is supported by several sector-focused roadmaps. The Draft CES follows guidance from these roadmaps that support Climate 2050 and will continue to work closely with Metro Vancouver and local jurisdictions as further guidance is developed on this program.
- The **CLEAN AIR PLAN** is Metro Vancouver's air quality and greenhouse gas management plan. Actions in the plan will reduce air contaminant emissions and impacts, including greenhouse gases in the near-term and support a commitment to be a carbon-neutral region by 2050. The Draft CES has aligned its air pollution and carbon pollution targets with this plan, and follows a similar set of actions with particular emphasis on reducing emissions in the transportation and building sectors.
- **METRO 2050** is Metro Vancouver's regional growth strategy. It is the vision for accommodating anticipated future growth to the region with considerations for diverse and affordable housing, transit and mobility, resilient employment, protected ecological and agricultural lands, and impacts of a changing climate. The Draft CES supports the goals of Metro 2050, particularly the goals that protect and enhance natural features and their connectivity; encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality; and encourage land use and transportation infrastructure that improve the ability to withstand climate change impacts and natural hazard risks.



STRATEGIES & ACTIONS

STRATEGIES INTRODUCTION

These strategies represent the key steps our City proposes to take to help realize our vision for a resilient and low carbon community where all people and nature thrive. Each of the strategies contribute to multiple goals and identifies a range of specific projects, policies, and programs to be delivered over the next 10 years.

The strategies are organized around four themes:

THEME 1 — RESILIENT ECOSYSTEMS & CITY

- **STRATEGY 1:** Natural Ecosystems
- **STRATEGY 2:** Urban Environment

THEME 2 — OUR PATHWAY TO NET ZERO

- **STRATEGY 3:** Urban Form and Land Use
- **STRATEGY 4:** Existing Buildings
- **STRATEGY 5:** New Buildings
- **STRATEGY 6:** Community Energy System
- **STRATEGY 7:** Sustainable Transportation
- **STRATEGY 8:** Zero Emission Vehicles

THEME 3 — EMPOWERED CHOICES & AWARENESS

- **STRATEGY 9:** Low Impact Choices
- **STRATEGY 10:** Circular Economy
- **STRATEGY 11:** Urban Agriculture

THEME 4 — LEADING BY EXAMPLE

- **STRATEGY 12:** Climate Leadership
- **STRATEGY 13:** Workplace Travel
- **STRATEGY 14:** City Fleet
- **STRATEGY 15:** City Buildings
- **STRATEGY 16:** City Purchasing

DRAFT

HOW TO READ THE STRATEGIES

Each strategy on the following pages has eight components:

1. **Policy Direction:** Describes where we are heading through the strategy.
2. **Context Statement:** Provides background to the challenge being addressed by the strategy, and the way forward.
3. **Co-benefits:** Illustrate the benefits to quality of life that will be achieved with the success of the strategy.
4. **Target:** Defines what we aim to achieve by 2030 through the strategy.
5. **Equity and Reconciliation:** Describes economic, social and historical inequities associated with each strategy which will be considered as the actions are implemented.
6. **Actions:** Outlines what we will do to achieve the strategy.
7. **Recent Progress:** Gives an example of what we have already done to advance the strategy.
8. **Did You Know:** Provides information that is useful to understanding the strategy.



THEME 1

Resilient Ecosystems & City



The natural environment was purposefully chosen as the first theme of the strategy out of respect for the countless benefits to humans, nature and the climate. The natural environment provides us with essential ecosystem services, such as wildlife habitat, water filtration, pollination, cooling and air purification. It also provides benefits for humans that are difficult to measure, but necessary for our well-being, such as offering spaces for reflection and creating a sense of connectedness. These systems have degraded over time with human interference, despite City efforts along the way to maintain their health. The actions within this theme are focused on protecting and enhancing our natural environment while also building resilience through climate change adaptation and mitigation measures.

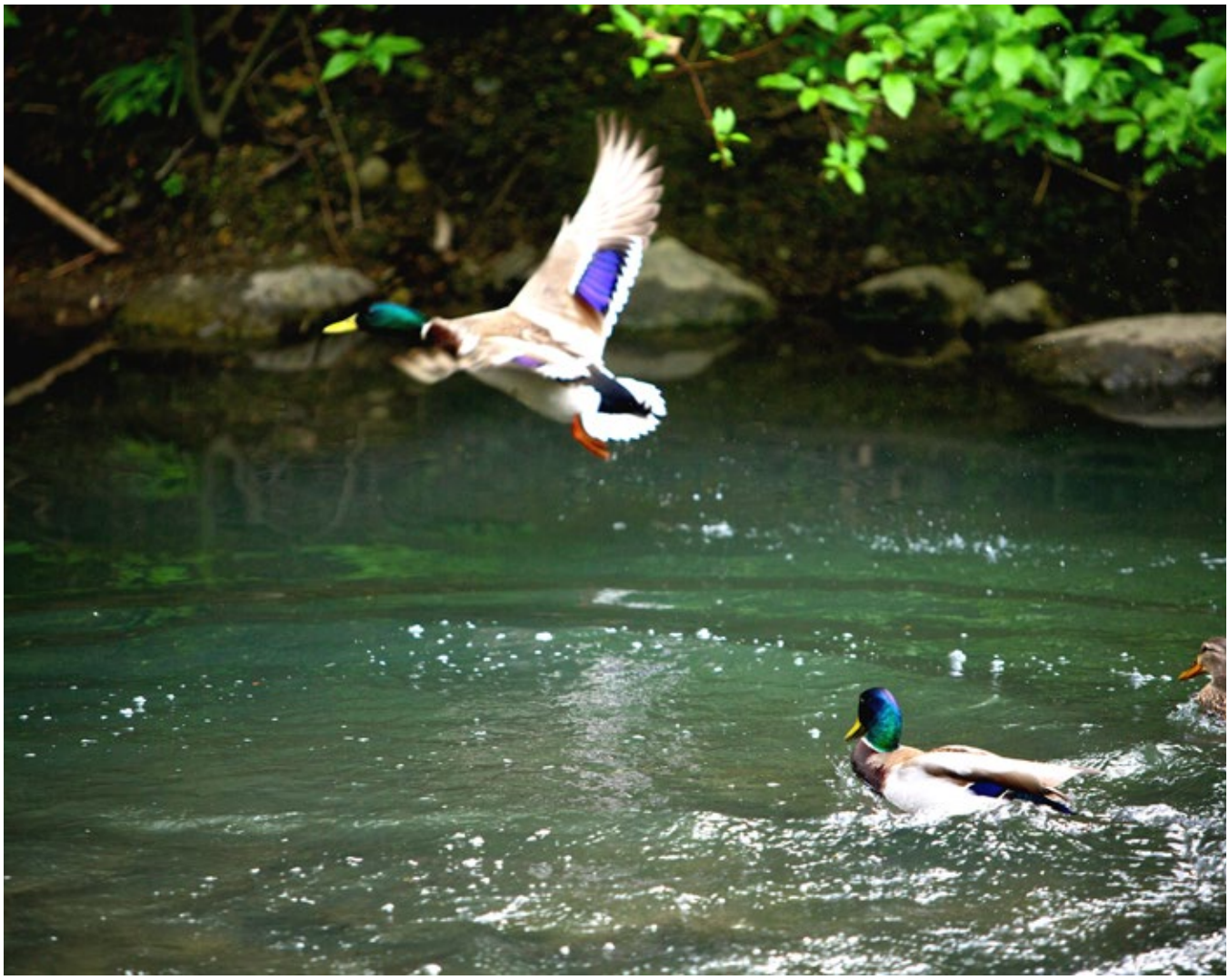
DRAFT

THEME 1

Resilient Ecosystems & City

STRATEGIES AT A GLANCE

1: Natural Ecosystems
Restore, protect and enhance tree canopy, stream habitats, and biodiversity.
2: Urban Environment
Naturalize and increase the climate resilience of public and private infrastructure.





STRATEGY 1: Natural Ecosystems

POLICY DIRECTION

Restore, protect and enhance tree canopy, stream habitats, and biodiversity.

CONTEXT

The natural areas and urban canopy in the City deliver essential ecosystem services such as improved air quality, cooling, and interception and storage of rainwater. They act as a home for birds, insects, and wildlife, while providing a refuge for residents. Forested areas buffer streams; safeguarding water quality for riparian life and enabling infiltration. However, the natural areas are under increasing stress from climate change and human disturbances. A holistic and integrated approach to increasing resilience in natural areas and expanding the urban canopy will increase biodiversity and improve overall ecosystem health. Growing our urban canopy from its current cover of just over 17% to 25% contributes to Metro Vancouver's targets for canopy cover expansion and increases carbon sequestration in the City. The City is developing an Urban Forest Management Strategy and a Natural Systems Strategy to strategically guide these efforts. Actions to protect the forests, streams, and riparian areas within the City will benefit the entire North Shore, the Burrard Inlet, and the species that live here.

2030 TARGET

Urban tree canopy coverage expands to 25%.

CO-BENEFITS

- Sequesters carbon
- Improves mental and physical health
- Supports wildlife
- Improves air quality

DRAFT

ACTIONS

i	Expand regulations and development tools to incentivize the protection of trees City-wide.
ii	Grow tree canopy by prioritizing neighbourhoods which fall below the average City canopy cover and in areas experiencing the highest temperatures on sidewalks and streets.
iii	Increase the presence of culturally significant native species to Squamish and Tsleil-Waututh Nations through education and partnerships.
iv	Adopt the Natural Habitat Network, as shown on Map 1, and prioritize the protection, enhancement and acquisition of its identified natural habitat areas and travel corridors.
v	Improve fish habitat by naturalizing channels, replacing culverts and restoring riparian areas, including consideration of opportunities to restrict human and pet access.
vi	Enhance and adapt the marine foreshore by introducing naturalized elements, or habitat structures, to provide shading and protect aquatic species from rising temperatures.

EQUITY & RECONCILIATION

Prior to European colonization, the Burrard Inlet (səl̓ilw̓ət) and its surrounding forests contained an abundance of resources, such as fish and plants, for First Nations people to forage. First Nations hold traditional knowledge which is imperative to sustainable land and waterway stewardship. Local ecosystems continue to be important, despite the harmful impacts of development and deforestation. The City has a relational responsibility to help restore ecosystem health.

DID YOU KNOW?

MEASURING STREAM HEALTH

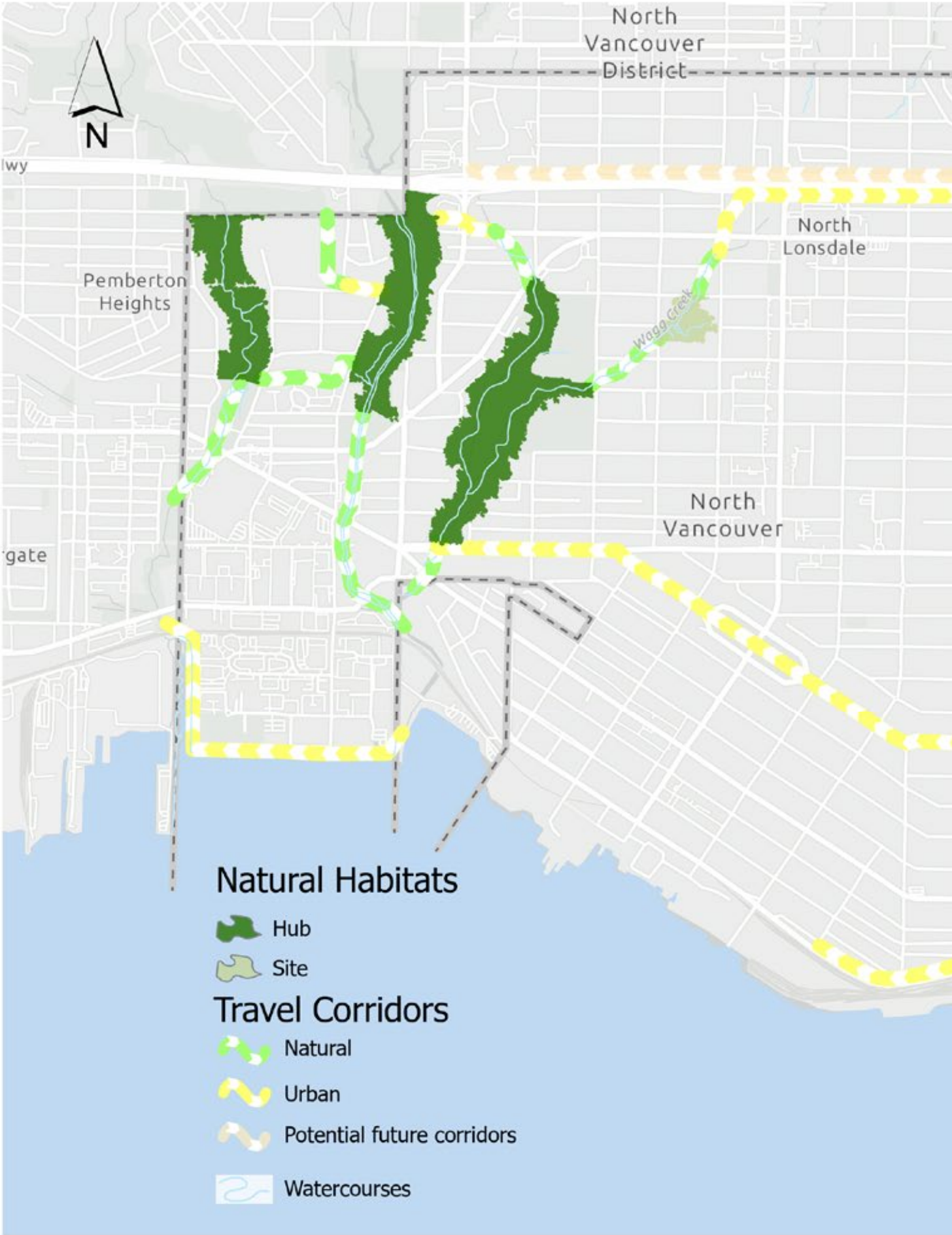
A common method to assess the health and biological productivity of streams is through measuring stream insects, known as benthic invertebrates, and the City has continued a monitoring program as part of the City's Environmental Protection Program (2000).



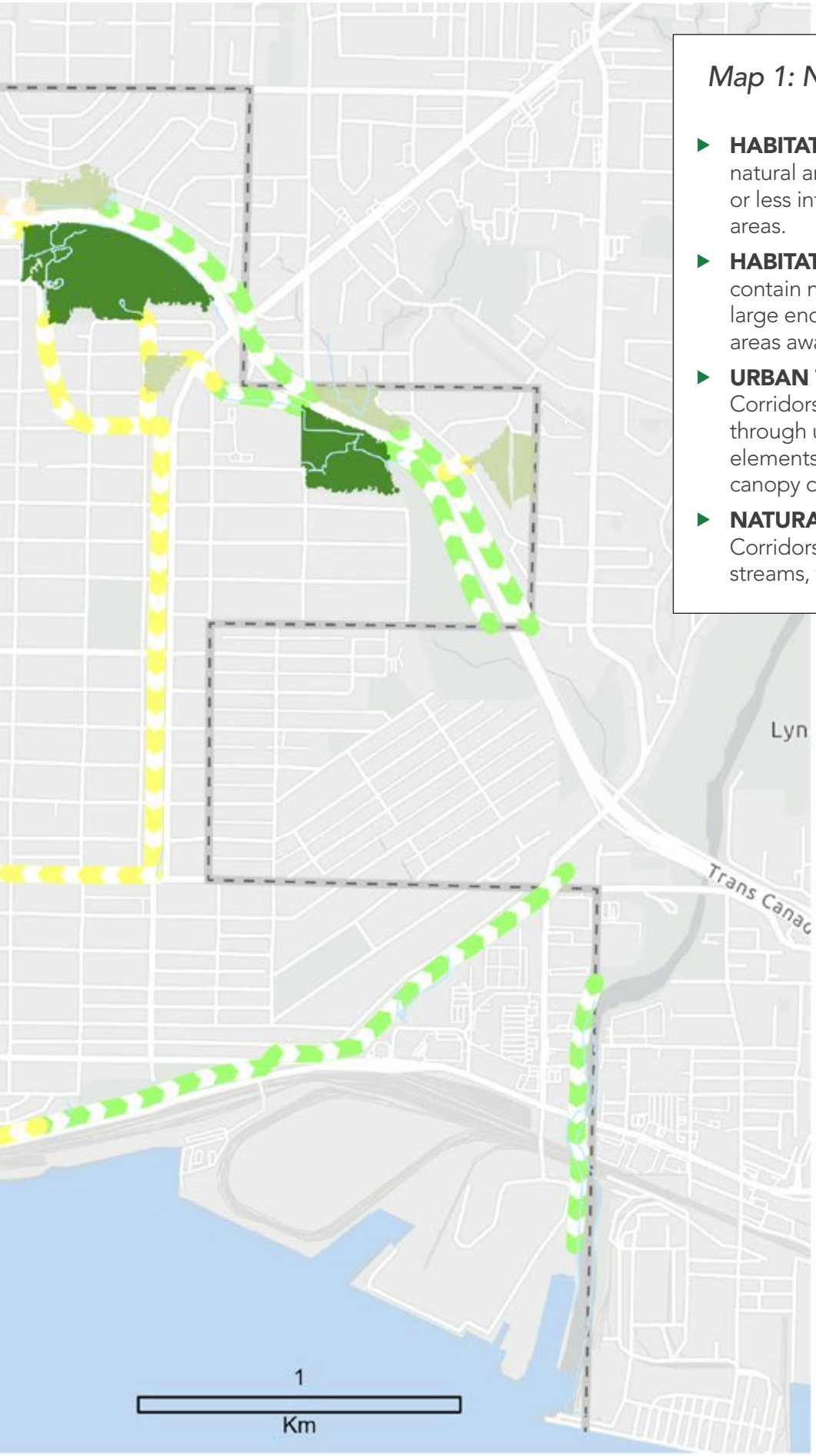
RECENT PROGRESS

NATURAL HABITAT MAPPING

The City recently commissioned detailed mapping of habitat areas and wildlife travel corridors to identify priority areas for protection, enhancement and connectivity efforts (see Map 1).


North Vancouver District
N
Pemberton Heights
North Lonsdale
Wagg Creek
North Vancouver
Natural Habitats
Hub
Site
Travel Corridors
Natural
Urban
Potential future corridors
Watercourses

DRAFT



Map 1: Natural Habitat Network

- **HABITAT HUBS:** The larger habitat and natural areas that are less disturbed and/or less influenced by the adjacent urban areas.
- **HABITAT SITES:** Smaller parks that contain natural habitat but that are not large enough to provide interior habitat areas away from human disturbances.
- **URBAN TRAVEL CORRIDORS:** Corridors that promote movement through urban areas with natural elements, such as continuous urban tree canopy coverage, gardens, or parkland.
- **NATURAL TRAVEL CORRIDORS:** Corridors that promote movement along streams, forests, and riparian areas.



STRATEGY 2: Urban Environment

POLICY DIRECTION

Naturalize and increase the climate resilience of public and private infrastructure.

CONTEXT

The built environment includes all buildings, streets, sidewalks and supportive infrastructure in the City that deliver our day to day needs. Urban areas can make use of green infrastructure (e.g., green roofs, rain gardens) to provide benefits to residents and wildlife. Rain gardens are a recognizable example of green infrastructure which capture and infiltrate stormwater runoff from hard surfaces, enhance biodiversity and improve the aesthetic value of public spaces. Integrating naturalized elements and adding considerations for wildlife and watersheds to the built environment contributes to healthier ecosystems, alleviates stress on infrastructure, and results in a more biodiverse City. Due to climate change, the built environment is under increasing stress from the cascading effects of sea-level rise, changing precipitation patterns, and extreme weather events. Partnerships across the North Shore will be essential to mitigating and adapting flood, heat, and drought risks.

2030 TARGET

The frequency and volume of sewer overflows to receiving streams is reduced.

CO-BENEFITS

- Improves mental health
- Supports biodiversity
- Prepares for climate stresses

DRAFT

ACTIONS

i	Include a hazard, risk, and vulnerability analysis approach to land-use planning and policy decisions, in coordination with North Shore Emergency Management, Vancouver Coastal Health, and Metro Vancouver, to improve resilience to climate change impacts.
ii	Integrate the recommendations of the City's Integrated Stormwater Management Plan with the upcoming City Asset Management Strategy and prioritize new investments for sanitary and stormwater infrastructure according to risk and adaptation potential.
iii	Work with North Shore partners to continuously refresh adaptation plans for priority zones to address risks and implement approaches identified in the North Shore Sea Level Rise Risk Assessment & Adaptive Management Strategy.
iv	Monitor and reduce impervious surface cover for existing buildings, while incentivizing naturalization and connections to surrounding natural areas.
v	Incorporate green infrastructure features on public and private property to manage rainwater, and explore opportunities for raingarden projects at locations of historic streams.
vi	Explore options for applying CSA Bird-Friendly Building Design Standards and other regulatory tools for the benefit of pollinators and other species in new developments and educate residents on how to make their homes bird and pollinator friendly.
vii	Map access to public buildings with clean air and cooling at the neighbourhood level and address any gaps to ensure safe spaces for vulnerable residents during heat and wildfire events.
viii	Improve drinking water conservation by exploring options for regulating water consumption and greywater reuse.

EQUITY & RECONCILIATION

First Nations hold significant traditional knowledge about how to live in relationship with natural systems. The urban environment, including infrastructure and buildings, is not separate from nature. Urbanized places can support biodiversity, and contribute to resilient communities.

DID YOU KNOW?

BIRD HAZARDS

In Canada, window collisions kill 16 to 42 million birds a year, and it is one of the top sources of human-caused bird mortality despite being easily preventable.[20]

RECENT PROGRESS

RAIN GARDENS

The City has installed over 50 rain gardens to date and provides a tool sheet on the City's Rain Garden webpage with information for developers and property owners on best practices for installing rain gardens.

THEME 2

Our Pathway to Net Zero



The world is warming at an unprecedented rate and we are already experiencing devastating heat, wildfire and flooding events as a result of climate change. Scientists agree that the cause of climate change is the pollution caused by burning of coal, oil and gas in the atmosphere over time which is trapping the sun's energy and overheating the planet. We need to do our part to cut carbon pollution and limit global warming. At the same time, we need to prepare for and adapt to our changing conditions. This theme outlines how we will act quickly to transition to low carbon, climate-resilient buildings, transportation and neighbourhoods.

DRAFT

STRATEGIES AT A GLANCE

3: Urban Form and Land Use
Position climate and environment priorities at the core of land use planning.
4: Existing Buildings
Enable low carbon, climate-resilient retrofits at an unprecedented rate and scale to decarbonize and future-proof the City's building stock.
5: New Buildings
Transition to zero carbon, resilient new construction to ensure buildings are healthy, comfortable, emissions-free and ready for the future.
6: Community Energy System
Partner and invest in renewable energy sources for Lonsdale Energy Corporation's Community Energy System.
7: Sustainable Transportation
Enable 50% of trips to be taken by sustainable transportation by establishing high-quality conditions for walking, rolling, cycling and transit.
8: Zero Emission Vehicles
Enable rapid adoption of zero emission vehicles for all remaining vehicle trips.



STRATEGY 3: Urban Form and Land Use

POLICY DIRECTION

Position climate and environment priorities at the core of land use planning.

CONTEXT

Our land use decisions directly influence carbon pollution in the City. By building complete, compact neighbourhoods, we can make it easier for people to live within short distances from their daily needs and avoid emissions from personal transportation. Building multi-family homes near transit hubs enable more people to reduce their need for a vehicle, and results in lower per capita emissions from building heating and cooling.

Land use decisions also increase our resiliency to climate change. Complete, compact neighbourhoods provide more opportunities to meet neighbours, access shade and greenspace, and get necessities within a short distance from home.

The City's primary tools for land use planning and regulation are the Official Community Plan (OCP) and Zoning Bylaw. Emissions reduction and climate-resiliency priorities will be embedded within the OCP and Zoning Bylaw updates in the coming years.

Further, the Community Wellbeing Strategy provides guidance to creating complete, resilient communities and defines key actions to create a 15 minutes city, improve food system accessibility and strengthening social infrastructure.

DRAFT





STRATEGY 4: Existing Buildings

POLICY DIRECTION

Enable low carbon, climate-resilient retrofits at an unprecedented rate and scale to decarbonize and future-proof the City's building stock.

CONTEXT

Buildings currently contribute over 40% of emissions generated in the City, primarily from natural gas used to heat space and water, and are unprepared for the heat and wildfire events we are already experiencing. Fortunately, zero emission, resilient buildings are possible today primarily through electrification, and heat pumps will play a big role. Retrofitting our homes and buildings will require collective action from multiple players to increase market demand, address systemic barriers and finance widespread upgrades. To accelerate this transition, the Province of BC has committed to developing a retrofit code for existing buildings by 2024 and introducing highest efficiency standards for new space and water heating systems by 2030. In the Climate 2050 Buildings Roadmap, Metro Vancouver is proposing to develop regulatory requirements for existing homes and buildings to meet greenhouse gas emission performance targets and reach zero carbon emissions by 2050. In the City, we need to make use of all available tools to ensure rapid decarbonization of buildings and to realize the health and comfort benefits that come with low carbon, climate-resilient buildings.

2030 TARGET

All space and water heating systems being retired are replaced with zero carbon systems.

CO-BENEFITS

- Improves comfort & health
- Reduces energy costs
- Creates green jobs

DRAFT

ACTIONS

i	Work with other levels of government to advance greenhouse gas performance requirements for existing buildings, prioritizing the largest emitters.
ii	Support the timely development and early adoption of energy efficiency standards for retrofitting existing buildings in the BC Building Code.
iii	Pursue additional policy and regulatory options to require, incentivize and remove barriers to low carbon, resilient retrofits.
iv	Advance home energy labeling and energy and emissions performance benchmarking, reporting and disclosure for existing buildings.
v	Deliver retrofit programs, in collaboration with partners and regional initiatives, to support decision-making and deployment of low carbon technologies, including for strata and rental multi-family buildings.
vi	Scale up rebates and work with partners, including innovative financial institutions and private entities, to implement a low-interest financing program, prioritizing multi-family buildings, to address capital cost barriers to low carbon, resilient retrofits.
vii	Establish a City retrofit centre to facilitate access to building assessments, incentives and financing, and to ensure efficient administration of retrofit requirements.

EQUITY & RECONCILIATION

Retrofits are expensive. At the same time, lower-income housing is often inefficient, which causes residents to experience 'energy poverty' and struggle to heat and cool their homes and power their appliances. Many First Nations people may live in inefficient housing as a result of being historically underserved.

DID YOU KNOW?

NATURAL GAS EMISSIONS

Natural gas produces 16 times more greenhouse gas emissions than electricity.[21] Heating a single family home with natural gas for a year produces the same amount of emissions as driving a fossil-fuel powered vehicle across Canada. One of the biggest things you can do to reduce your carbon footprint is to switch to a heat pump.

RECENT PROGRESS

JUMP ON A NEW HEAT PUMP

In 2021, the City in partnership with the Districts of North and West Vancouver launched the Jump on a New Heat Pump program to increase awareness and understanding of heat pumps, promote CleanBC heat pump rebates and offer free virtual home energy assessments.



STRATEGY 5: New Buildings

POLICY DIRECTION

Transition to zero carbon, resilient new construction to ensure buildings are healthy, comfortable, emissions-free and ready for the future.

CONTEXT

As one of the faster growing municipalities in Metro Vancouver, the City has a significant opportunity to minimize the climate impact of buildings through regulation of new construction. Given the long lifespan of buildings, the decisions we make today will continue to have an impact in 2050 and beyond. Reducing energy consumption and transitioning to low carbon space and water heating systems will be critical in achieving our climate targets. The Province of BC enables the regulation of energy efficiency in new construction by local governments through the BC Energy Step Code and has committed to introducing emissions performance standards into the Step Code with base code standards increasing over time to require zero carbon new construction Province-wide by 2030. The City can adopt increased requirements for new construction to be higher performance with low carbon mechanical systems, cooling and air filtration to ensure buildings in our community are zero emission and resilient.

2030 TARGET

All new buildings' heating and cooling systems are zero carbon.

CO-BENEFITS

- Improves comfort & health
- Reduces energy costs
- Creates green jobs

DRAFT

ACTIONS

i	Implement the higher energy performance requirements of the BC Energy Step Code with low carbon requirements ahead of the Province's timeline as follows: ▶ **Single family homes and duplexes:** In 2023 - requirements increase to next step; In 2025 - requirements increase to highest standards for energy performance ▶ **Multi-family and Commercial Buildings:** In 2023 - requirements expanded to include low carbon compliance pathway; In 2025 - requirements increase to highest standards for energy performance
ii	Explore requirements for new buildings to be fossil fuel-free, including all systems and appliances.
iii	Develop requirements for all new residential buildings to be equipped with mechanical cooling, and for all developments seeking rezoning to use best practices to maintain indoor air quality and comfort, including passive design measures and air filtration, in projected temperature and weather conditions.
iv	Introduce energy and carbon performance benchmarking requirements for developments seeking rezoning and energy labeling for new homes.
v	Introduce reporting requirements, targets and supporting policies to encourage off-site construction, reduce embodied carbon of building materials and promote responsibly-sourced, low carbon alternatives including mass timber.
vi	Develop "building excellence pathways" for developments seeking rezoning to define options for achievement beyond bylaw requirements in areas that fulfill multiple City objectives, such as passive cooling strategies, embodied carbon, inclusive and adaptive design and transportation demand management.

EQUITY & RECONCILIATION

High performance construction can be more costly. Affordable housing should be climate-resilient, so that access to comfortable and healthy homes is not limited to the wealthy. As local First Nations continue to plan for their communities, we can share knowledge and learn together about affordable and high performance construction practices.

DID YOU KNOW?

DECARBONIZATION THROUGH ELECTRIFICATION

Emissions from new buildings are directly correlated to the fuel type used for space and water heating. Even relatively low efficiency homes (Step 1 of the Step Code) produce 90% fewer emissions when powered by electricity than natural gas because of BC's clean hydroelectricity.

RECENT PROGRESS

LOW CARBON HOMES

In 2021, the City adopted requirements for all new homes to be built with low carbon (electric) space and water heating systems.



STRATEGY 6: Community Energy System

POLICY DIRECTION

Partner and invest in renewable energy sources for Lonsdale Energy Corporation's Community Energy System.

CONTEXT

Community energy systems are an efficient way of delivering space and hot water heating through a network of heat producing plants and underground pipes. While the delivery of energy in a shared system is inherently more efficient than individual building systems, it nonetheless contributes significantly to community-wide emissions as the majority of the system is powered by high efficiency natural gas boilers. The City and LEC have direct influence over these emissions, which in 2020 accounted for 6% of the City-wide building emissions. The centralized system offers a transformative way to decarbonize a large number of buildings in the City. In order to meet committed targets, full decarbonization of the Community Energy System must be achieved by 2040, alongside building upgrades for older building stock such as replacing windows and improving insulation.

2030 TARGET

Community Energy System emissions are reduced by more than 60% from 2021 levels.

CO-BENEFITS

- Improves air quality
- Protects against rising costs
- Supports local resilience

DRAFT

ACTIONS

i	Decarbonize more than 40% of forecasted energy demand in 2026 by securing thermal energy from sewage heat recovery through partnerships and grants.
ii	Create a decarbonization roadmap for the remainder of the energy demand that explores waste heat capture, electrification of existing mini-plants and other opportunities for consideration by Council no later than 2025.
iii	Revise the Hydronic Energy Service Bylaw such that smaller developments capable of achieving greenhouse gas emission performance targets do not have to connect.
iv	Adopt an interim renewable natural gas mandate that steadily increases the proportion of RNG to meet growth that can't be served by renewable energy sources, while also exploring grants to construct energy storage, necessary for decreasing reliance on existing natural gas mini-plants.
v	Review the Hydronic Energy Service Bylaw to explore introducing a limit on the energy capacity requests of new developments to encourage high performance buildings and reduced energy demand.

EQUITY & RECONCILIATION

One of the defining attributes of the LEC Community Energy System is the provision of energy for efficient space and hot water heating at affordable rates. For nearly 20 years, customers in multi-family buildings have benefitted from low rates which are set by the City on behalf of LEC. Many of the City's low-income residents reside in LEC connected buildings, which makes the journey to decarbonization even more urgent to shield against rising carbon taxes.

DID YOU KNOW?

COMMUNITY ENERGY SYSTEM GROWTH

Since its inception in 2003, the LEC Community Energy System has grown to service 99 buildings and nearly 7,000 residential units.



RECENT PROGRESS

INCORPORATING RENEWABLE NATURAL GAS

In 2022, LEC committed to purchasing 50,000 GJ of renewable natural gas, equating to approximately 15% of the total natural gas purchased in 2021.



STRATEGY 7: Sustainable Transportation

POLICY DIRECTION

Enable 50% of trips to be taken by sustainable transportation by establishing high-quality conditions for walking, rolling, cycling and transit.

CONTEXT

Carbon pollution from transportation contributes 56% of community-wide emissions, with the majority being attributed to personal cars and trucks. Shifting as many trips as possible to active transportation and transit, and reducing overall vehicle trips in the City is the first priority in cutting emissions from transportation. The City has one of the highest active transportation rates in the region, but there is more we can do to make walking, rolling, cycling and transit the easiest options. These affordable travel modes provide social, health, environmental and economic benefits that not only improve individual wellbeing but also result in more foot traffic which benefit our local businesses.

The City's Mobility Strategy lays out a plan to increase active transportation and transit mode share and reduce vehicle trips by making sustainable options easier through infrastructure and service improvements, and street and neighbourhood design. There are several key moves in the Mobility Strategy that have a particular focus on climate action, including:

- Rapidly delivering a complete and connected network of all ages and abilities mobility lanes and sidewalks
- Making transit a faster and more reliable option by delivering more transit priority measures to speed up buses
- Working with TransLink, the Province, and our North Shore local government and First Nations partners to deliver a rapid transit connection to the North Shore





STRATEGY 8: Zero Emission Vehicles

POLICY DIRECTION

Enable rapid adoption of zero emission vehicles for all remaining vehicle trips.

CONTEXT

We will start from a place where as many trips as possible do not require a vehicle, but for those that do, we want everyone to have access to zero emission options – whether shared or owned. In 2020, electric vehicles made up approximately 3% of vehicles registered in the City. To enable widespread adoption, barriers need to be removed, and this means fair and easy access to charging, greening urban deliveries and reducing costs so that zero emission vehicles are accessible to all who need them.

2030 TARGET

30% of all vehicles are zero emission.

CO-BENEFITS

- Reduces noise
- Improves air quality
- Lowers transportation costs

EQUITY & RECONCILIATION

Stewardship of the land includes caring for the air by reducing pollution from vehicles. It is important that the City's transition to zero emission vehicles includes equal access to charging infrastructure, and used and shared options for zero emission vehicles.

DRAFT

ACTIONS

i	Make it easier to charge at home, especially for residents of multi-family buildings through education, top-up rebates, flexible parking requirements and advocacy for effective right-to-charge legislation and incentives from senior levels of government.
ii	Empower workplace charging through education for employers, top-up rebates and corporate leadership.
iii	Facilitate expansion of the public charging network, especially in priority neighbourhoods and close to the highway to support a regional network by deploying new stations, creating enabling conditions for private operators, requiring stations at larger developments and providing incentives for stations through business licensing.
iv	Make zero emission passenger vehicles the best option, through education, advocacy for increased rebates and loan programs including for used vehicles, priority access to the curb and other incentives.
v	Help carsharing and ridehailing fleets transition to electric vehicles through requirements for new development, dedicated charging infrastructure, access to public charging infrastructure and advocacy for provincial emissions targets.
vi	Support electrification of medium and heavy duty vehicles through advocacy for rebates from senior levels of government, coordination with Metro Vancouver and the Vancouver Fraser Port Authority and partnerships with the film and food truck industry.
vii	Promote and enable low or zero-emission deliveries by increasing the supply of secure delivery lockers close to home, exploring a delivery microhub program to right-size delivery vehicles in the City, and implementing a zero-emissions delivery zone.

DID YOU KNOW?

LIFE CYCLE EMISSIONS

Electric vehicles in BC produce 85-90% fewer emissions than gas cars over their lifetime.



RECENT PROGRESS

INCREASING ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

The City now requires parking spaces at all new homes and buildings in the City to be equipped with electrical infrastructure to support electric vehicle charging.

THEME 3

Empowered Choices & Awareness



The goods we buy, materials we use and food we consume have carbon and ecological impacts in the City and around the world from their production, transportation and disposal. Choosing lower impact options can be more expensive and difficult to navigate. In particular, it can be challenging to prevent specific types of waste like building materials, single-use items and food, and to access locally grown food. This chapter provides key strategic interventions to empower lower impact choices, shift to a circular economy and grow more food in the City.

DRAFT

THEME 3

Empowered Choices & Awareness

STRATEGIES AT A GLANCE

9: Low Impact Choices

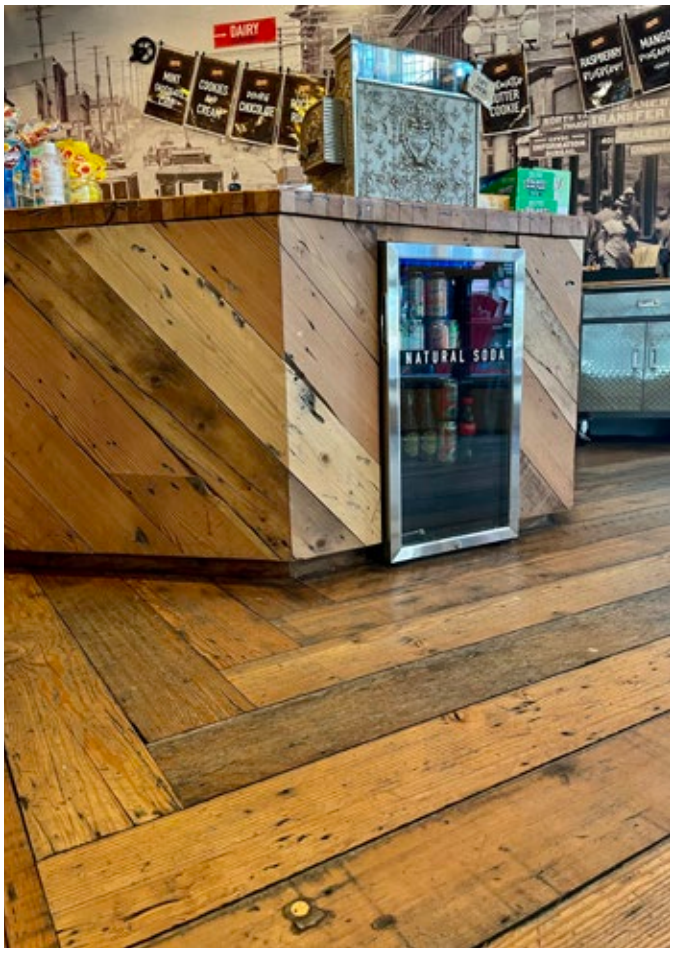
Empower residents to make consumption choices that have reduced carbon and ecological impacts locally and around the world.

10: Circular Economy

Transition to a circular economy, and support innovative practices in waste reduction, reuse and recycling.

11: Urban Agriculture

Foster urban agriculture and biodiversity.





STRATEGY 9: Low Impact Choices

POLICY DIRECTION

Empower residents to make consumption choices that have reduced carbon and ecological impacts locally and around the world.

CONTEXT

Lifestyle choices made around the products we purchase have a significant impact on the amount of emissions our community generates and our ecological impact outside of the City. While all new products produce emissions, half of our consumption emissions come from our food choices, and changing our food purchasing patterns can offer the best opportunity to drive down emissions associated with consumption. We can reduce our impact by educating ourselves on the carbon and ecological footprint of the foods, goods and services we buy, and choosing more sustainable options.

2030 TARGET

Per capita consumption-based emissions have reduced substantially.

CO-BENEFITS

- Improves health
- Empowers community
- Strengthens local economy

DRAFT

ACTIONS

i	Support the growth of a regional carbon and ecological footprint platform to enable residents to track the impact of their consumer choices and to collect local consumption data.
ii	Encourage residents to reduce consumption and choose lower impact and local foods, goods, services and travel options through educational materials, initiatives and events.
iii	Incentivize local businesses and food service establishments to offer low impact goods, services and products like plant-based and locally-grown groceries and meals, and to provide information to consumers about the impacts of their options.
iv	Within residential developments, promote the inclusion of shared common spaces and resources such as: shared resource libraries, workshops, shared laundry, playrooms, garden plots, and multipurpose rooms for a variety of uses like co-working and artists/makers/musicians studios.

EQUITY & RECONCILIATION

Many Indigenous teachings include the concept of seven generation stewardship, which urges the current generation to live and work for the benefit of the seventh generation into the future. Reflecting this ethic in our daily consumption decisions can help reduce environmental impacts. While some people have the resources to choose more expensive items, it is important to make sure that low-carbon foods and durable goods are accessible to everyone.

DID YOU KNOW?

FOOD-RELATED EMISSIONS

Food systems account for approximately a third of global carbon pollution, with the majority being attributed to agriculture and land use change activities.[22] It is estimated that plant-based diets could cut emissions by 61%.[23]



RECENT PROGRESS

CONSUMPTION-BASED EMISSIONS INVENTORY

In 2021, the City updated its consumption-based emissions inventory after being one of five communities to undertake this analysis through a pilot project in 2017 to understand the impact our choices have outside of the city boundaries.



STRATEGY 10: Circular Economy

POLICY DIRECTION

Transition to a circular economy, and support innovative practices in waste reduction, reuse and recycling.

CONTEXT

Waste is the fourth-largest contributor to emissions in the City, with the majority being attributed to landfills. In particular, decomposition of organic materials including wood and food in the region's landfills produces methane, a potent greenhouse gas. One of the largest waste streams consists of construction and demolition materials.[24] Emissions are also generated throughout a material's lifecycle: from the extraction of raw materials, to waste disposal at landfills. Transitioning to a circular economy from a linear "take-make-waste" model avoids these emissions, and conserves natural resources. By embracing reduction, share, reuse, repair and recycling, we will move the City towards a zero waste future.

2030 TARGET

80% of building demolition materials are recycled.

CO-BENEFITS

- Improves air quality
- Conserves natural resources
- Strengthens local economy

EQUITY & RECONCILIATION

Indigenous people have been living in relationship with nature since time immemorial, and practicing the principals of a circular economy before the term was conceived. Indigenous knowledge respects reciprocal relationships with and responsibilities to nature.

DRAFT

ACTIONS

i	Introduce single use item reduction regulations in alignment with provincial and federal approaches, and in close collaboration with North Shore municipalities.
ii	In partnership with Metro Vancouver and Recycle BC, promote increased resident and business participation in recycling and organics collection programs.
iii	Continue to expand the City's zero waste program to provide more opportunities to recycle different materials throughout streets and public spaces, and City venues and events.
iv	Support small businesses and multi-family buildings to implement their own zero waste programs through initiatives such as zero waste coaching, seed funding and awards.
v	Work with Metro Vancouver and non-profits to strengthen local food recovery networks which help food production and service businesses divert surplus food to recovery programs, and to people experiencing food insecurity.
vi	Create requirements to deconstruct older buildings. Deconstruction is the stripping and disassembly of a house to maximize salvage of materials such as old-growth lumber.
vii	Update construction and demolition (C&D) permit processes to require recycling or reuse of all recyclable construction materials such as offcuts and packaging, and 80% of demolition materials such as clean wood.
viii	Create a welcoming environment for share, reuse and repair organizations, businesses and services by facilitating access to space and funding, and building public awareness of circular economy initiatives.

DID YOU KNOW?

TEXTILE WASTE

Textiles make up about 5% of the region's solid waste, amounting to 40,000 metric tonnes per year – that's equivalent to 44 t-shirts per person per year! Extending the life of clothing by 9 months can reduce their carbon, water and waste footprints by 20-30%.

RECENT PROGRESS

LEARN TO REPAIR

The City Library offers a program series where participants learn practical skills including how to repair clothes and common household items which had 253 participants in 2019.



STRATEGY 11: Urban Agriculture

POLICY DIRECTION

Foster urban agriculture and biodiversity.

CONTEXT

Urban agriculture is the practice of cultivating, processing and distributing food in urban areas. As the cost of living rises, access to nutritious and culturally appropriate food is lessened, worsening the region's food security. While there are many social and educational benefits that come with providing community gardens, further interventions are needed to improve food security. Additional context on food security, coupled with actions, can be found in the City's Community Wellbeing Strategy.

Growing nutritious food can occur through community gardens, micro to small-scale businesses and social enterprise opportunities. Community gardens provide inclusive, welcoming spaces where people can build social connections through gardening. As the climate changes, the variety of crops that grow in the region will adapt and shift with changes to precipitation and growing days. Innovative strategies for encouraging emerging technologies in urban agriculture such as vertical growing, hydroponics, and enclosed growing systems are necessary in a growing City to enable more diverse opportunities to contribute to a healthy urban food system.

2030 TARGET

The number of community gardens has doubled.

CO-BENEFITS

- Builds community
- Fosters environmental stewardship
- Shares knowledge

DRAFT

ACTIONS

i	Implement new community gardens and work with community partners to establish garden stewardship and access agreements that entrench principles of equity and inclusion.
ii	Increase the quantity of edible landscaping and pollinator gardens by developing a recommended plant list with a focus on native fruits and vegetables as a resource to the public.
iii	Reduce barriers and encourage the sharing of private lands to create more opportunities for residents to allow urban agricultures.
iv	Enable residents to grow more food in residential boulevards and other underutilized spaces by simplifying permitting processes, hosting workshops, creating educational materials and providing access to soil and seeds.
v	Enable home-based micro farming business opportunities.

EQUITY & RECONCILIATION

Food sovereignty enables Indigenous people to maintain their culture and land stewardship practices. Urban agriculture supports communities and residents from all backgrounds and abilities to connect with the land. Equitable access to nutritious food is a foundational human need, and a cornerstone of community wellbeing.

DID YOU KNOW?

BACKYARD BEES AND HENS

Since 2009, the City permits hobby beekeeping, and since 2012, the keeping of hens.



RECENT PROGRESS

NEW COMMUNITY GARDENS

The City has identified several new community garden locations and are in the early stages of prioritizing new sites and engaging with gardening societies on growing access to gardens for newcomers and equity-deserving groups.



THEME
4

Leading by Example



As one of Canada's fastest growing and most compact communities, the City is facing the physical, economic and social complexities of urban life while committing to a safe and resilient future for our community. Clear priorities, political leadership and investment will move us forward but local government simply cannot meet the challenge alone. The next ten years present an exciting new chapter in civic life as deepening partnerships and collective action are needed to enshrine the future our community envisions. This closing theme of the Climate and Environment Strategy presents the core ingredients to achieving success as we move forward – education, empowerment and fostering a deep sense of accountability for the actions residents and local government take, within and beyond the boundaries of the City.

DRAFT

THEME 4

Leading by Example

STRATEGIES AT A GLANCE

12: Climate Leadership
Build internal capacity and community leadership to meaningfully reduce our carbon pollution and set a course towards a low-emission future.
13: Workplace Travel
Engage large employers in the City, and City staff, to decrease vehicle travel and associated emissions.
14: City Fleet
Accelerate adoption of zero emission City fleet vehicles and equipment.
15: City Buildings
Ensure new and existing civic buildings are low carbon and climate-resilient to serve as safe, healthy and emissions-free spaces now and in the future.
16: City Purchasing
Across City departments, embed environmental values within procurement.



STRATEGY 12: Climate Leadership

POLICY DIRECTION

Build internal capacity and community leadership to meaningfully reduce our carbon pollution and set a course towards a low-emission future.

CONTEXT

This Strategy requires sustained and effective leadership to implement, from a corporate perspective, and from the community as a whole. The City will lead by example while it also looks to expand and strengthen partnerships and participation with residents, businesses, and visitors. We need leaders within our community to grow a culture of collective action, to cut our carbon pollution and protect our environment.

2030 TARGET

Low carbon targets are integrated into all City programs.

CO-BENEFITS

- Creates community belonging
- Supports community resilience
- Improves social equity

EQUITY & RECONCILIATION

Indigenous People are uniquely positioned as climate leaders, and able to share stories about having a sense of belonging with the land. Non-Indigenous people will need to prepare themselves to receive these valuable lessons. Impacts from climate change disproportionately affect people and households with lower incomes in our communities. By increasing leadership, capacity and funding, climate impacts can be better mitigated or adapted to.

DRAFT

ACTIONS

i	Improve staff training on climate, environment and reconciliation issues and opportunities, particularly for staff developing and implementing physical infrastructure projects in the community, along with building and fleet managers.
ii	Create capacity building programs and employment opportunities dedicated to local First Nation members to learn from one another and achieve shared values in environmental protection.
iii	Provide mentorship opportunities to encourage climate leadership and increase community belonging, especially among youth and visible minorities.
iv	Develop a practice of continuous improvement between the City, peer agencies, and community groups so it is easier to share and adopt lessons learned, adopted practices and climate action successes.
v	Expand grant funding for community-led projects that reduce carbon pollution and maximize co-benefits including social equity, poverty reduction, local economy, health and wellbeing, and community and infrastructure resilience.

DID YOU KNOW?

LIVING CITY AWARDS

The City's Living City Awards Program celebrates community champions and seeks to inspire others to take extraordinary action to protect the natural environment and advance climate action.



RECENT PROGRESS

MULTILINGUAL ENERGY SAVING WORKSHOPS

Since 2019, the City has partnered with Empower Me, to empower residents in diverse communities to save energy, the environment and money through in-language workshops and events. Savings in 2021 were estimated to be approximately 375 tonnes of GHGs, equivalent to 45 homes' energy use for one year.



STRATEGY 13: Workplace Travel

POLICY DIRECTION

Engage large employers in the City, and City staff, to decrease vehicle travel and associated emissions.

CONTEXT

The City has a strong history of encouraging employees to walk, roll, take transit or carpool to work. This has been accomplished through a series of incentives, disincentives and changes that are referred to as travel demand management (TDM) strategies. Building on the City's existing TDM program can facilitate a greater shift to sustainable transportation modes, which will further reduce corporate GHG emissions and provide an example for other large employers in the region to follow.

2030 TARGET

Two-thirds of City staff work-related trips are made by walking, cycling and transit.

CO-BENEFITS

- Improves physical health
- Lowers transportation costs
- Inspires employers

EQUITY & RECONCILIATION

Walking, cycling or taking public transit can be an affordable mode of commuting to work, compared to driving. However, some people may benefit from support that improves their ability to access and benefit from active transportation options.

DRAFT

ACTIONS

i	Develop a new corporate travel demand management (TDM) plan to help reduce driving and increase walking, rolling, or taking transit. This could include revisiting current incentives so they reflect the growing number of sustainable commuting options available to staff.
ii	Assist employers in the City to establish corporate TDM programs to reduce carbon pollution.
iii	Work with TransLink and shared mobility operators to provide more flexible payment options for employee travel.
iv	Consider reduction of employee trips at peak hours as an important aspect of any new and relevant City policies and operational practices. Work with other local employers to explore the possibility of establishing similar policies and practices aimed at reducing employee trips during peak periods.

DID YOU KNOW?

ACTIVE COMMUTING

The City consistently has one of the strongest Bike to Work/Go by Bike Week teams in the region.



RECENT PROGRESS

DECREASING DRIVING

The introduction of sustainable commuting policies and incentives led to a 10% decrease in employee driving rates between 2006 and 2016.



STRATEGY 14: City Fleet

POLICY DIRECTION

Accelerate adoption of zero emission City fleet vehicles and equipment.

CONTEXT

A variety of vehicles and equipment are relied upon everyday to meet the City's needs which currently account for more than 30% of all the City's emissions. While emissions can be saved through trip planning, right-sizing vehicles for the trip purpose and driver training, the City relies on an ever-growing variety of vehicles, including shared micromobility, to keep up with growing levels of service in our community. Steps can be taken right away to reduce carbon pollution by investing in charging infrastructure, and implementing our mobility lane network to prepare for an accelerated adoption of micromobility and light and heavy duty electric vehicles as they become more readily available.

2030 TARGET

All light and medium-duty fleet are zero emission vehicles.

CO-BENEFITS

- Improves air quality
- Reduces noise
- Decreases operating costs

DRAFT

ACTIONS

i	Implement the City's Low Carbon Fleet Strategy by replacing vehicles with zero emission alternatives and grow vehicle options by exploring increased access to e-bikes, third party shared pool vehicles and micromobility.
ii	Include consideration for low impact vehicles when procuring replacement vehicles, when operationally feasible, to improve safety for vulnerable road users while reducing operating costs to the City.
iii	Prioritize the conversion of gas-powered leaf blowers to electric and explore incentives for landscaping companies to follow suit.
iv	Explore all options for replacement of the City's heavy-duty fleet with electric or conversion to low carbon fuels as technologies become available.
v	Upgrade electrical infrastructure at civic facilities, prioritizing the Operations Centre to support fleet electrification.

EQUITY & RECONCILIATION

In growing regions such as Metro Vancouver, air quality is a major consideration as intensification takes place near major corridors and transit routes. With the City's limited arterial road network, many residents, Indigenous communities, services and amenities are situated within close proximity to vehicle emissions. While the City's fleet makes up only a small portion of overall emissions from transportation in the City, responsibility must be taken for its contribution to this dynamic by transitioning to zero emission vehicles.

DID YOU KNOW?

GARBAGE COLLECTION CHALLENGES

The average garbage truck uses 75 litres of gas just to travel 100 km, due to their frequent stops and starts and heavy loads. With the cost of fuel escalating rapidly, municipalities are facing increasing budgetary pressures associated with operating fossil fuel powered fleets.

RECENT PROGRESS

CITY HALL FLEET ELECTRIFICATION

In 2022, the City installed 5 new fleet electric vehicle charging stations at City Hall. This investment enabled the entire fleet of vehicles available for staff use at City Hall to be electric.





STRATEGY 15: City Buildings

POLICY DIRECTION

Ensure new and existing civic buildings are low carbon and climate-resilient to serve as safe, healthy and emissions-free spaces now and in the future

CONTEXT

The City's buildings and facilities are its largest source of corporate GHG emissions, accounting for two thirds of total emissions (as of 2020). As we move to zero carbon buildings across the community, it is important that the City take responsibility for the buildings it operates by switching to renewable energy sources, improving efficiency to reduce energy consumption overall and committing to zero carbon new construction. Most importantly, we need to make sure all civic buildings are safe and comfortable spaces during heat and air pollution events, to serve as places of retreat for community members.

2030 TARGET

City building emissions are reduced by 50% from 2021 levels.

CO-BENEFITS

- Improves comfort & health
- Increases safety
- Advances accountability

EQUITY & RECONCILIATION

Civic buildings represent an opportunity for enhancing social and physical resilience for community members. Given limited access among vulnerable populations to adequate shelter during extreme weather events, it is important now more than ever that civic buildings, as a safe and welcoming place, are optimized to prepare for a changing climate.

DRAFT

ACTIONS

i	Increase the City's price of corporate emissions offsetting to match Provincial carbon tax pricing and direct the funds towards projects that reduce emissions from City operations.
ii	Strategically align and coordinate with the District of North Vancouver on priorities for energy and emissions upgrades of buildings operated by North Vancouver Recreation & Culture Commission.
iii	Adopt a Low Carbon Building Policy for New Civic Facilities to ensure new City-owned buildings are constructed and commissioned to be high performance, lower embodied carbon and resilient.
iv	Conduct energy assessments at all City-owned and managed buildings by 2024 and pursue energy efficiency improvements and fuel-switching retrofits, prioritizing largest emitters.
v	Increase the reuse of salvaged materials in civic and parks buildings to support lower embodied carbon targets.

DID YOU KNOW?

ENERGY BENCHMARKING

The City benchmarks the energy and carbon performance of its facilities through the Building Benchmark BC program: buildingbenchmarkbc.ca



RECENT PROGRESS

NEW HIGH PERFORMANCE RECREATION CENTRE

The new Harry Jerome Community Recreation Centre will be built with a high performance envelope, heat recovery and passive solar strategies, and electric vehicle and bike charging stations, resulting in a 43% reduction in greenhouse gas emissions from the old facility.



STRATEGY 16: City Purchasing

POLICY DIRECTION

Across City departments, embed environmental values within purchasing.

CONTEXT

The City strives to have our environmental values reflected in the goods and services that we purchase. The City's Sustainable Purchasing Policy states that decision-making will take into account the environmental costs of a purchase over its total lifecycle. There are opportunities to further embed this policy within the City's daily practices across various departments. There is also an opportunity to develop tools, such as carbon pricing, which will strengthen our ability to assess the lifecycle of a product or service. Through a holistic approach, we will embed environmental values within the City's daily functions at both a corporate and operational level.

2030 TARGET

Environmental costs are quantified and used to influence the City's purchases.

CO-BENEFITS

- Reduces waste
- Decreases energy use
- Diversifies local economy

DRAFT

ACTIONS

i	Establish a market Carbon Price, which uses an analysis of estimated lifecycle costs (tonnes of CO_2e) to inform procurement decision-making related to: the City's fleet, construction and renovations of City-owned buildings, and civil engineering work.
ii	Explore additional innovative methods of quantifying environmental costs to influence decision-making.
iii	Develop sustainable purchasing strategies and decision-making practices for key City teams, such as City Operations, Civic Facilities and Administration, which align with environmental values like the circular economy, right-sizing, reconciliation, equity, diversity, inclusion and low carbon choices.
iv	Explore additional opportunities to further partner with neighbouring municipalities on shared purchasing of sustainably sourced goods and services in order to combine buying power.
v	Optimize the City's reuse of excavated materials to reduce the use of new materials and associated emissions.

EQUITY & RECONCILIATION

Distributing economic opportunities equitably across diverse suppliers enhances economic prosperity, social equity, and builds stronger communities. Equity, diversity and inclusion must be central to the City's purchasing practices to ensure the services and products we procure reflect the diversity of our community.

DID YOU KNOW?

CARBON PRICING FOR PURCHASING

In 2017, Metro Vancouver implemented a Carbon Price Policy using a net price of $150/tonne CO_2e. The price is inclusive of BC's Carbon Tax that is currently set at $50 per tCO_2e, and applies to the purchase and use of fossil fuels.

RECENT PROGRESS

ROAD BUILDING AND RECYCLING

Over 80% of materials from City roads are recycled and used to construct new roads in the City. This saves the City around $1 million dollars a year, and significantly reduces emissions that would otherwise occur from production and transportation of new raw materials.



IMPLEMENTATION

DRAFT

Delivering the Climate and Environment Strategy

The Climate and Environment Strategy provides 70 actions that encompass a wide range of policies, projects and programs.

Funding and resources are limited and we cannot deliver all actions in this Strategy at once. All departments in the City provide a list of projects and programs each year that are evaluated based on how well they support City objectives (noted in the City's Official Community Plan and Council's Strategic Plan).

Policy development and implementation is also considered through department work programs on an annual basis. Climate and environment projects and programs are funded through the City's capital planning processes and will be identified through our Corporate Business Plans.

Over the next decade, the City will develop a work plan each year that portions out specific components of the CES for further planning and implementation for Council's consideration. Ongoing engagement with our community, partners and stakeholders will help make these decisions, along with how projects, policies and programs are designed and implemented.

Implementation Toolkit

As projects, programs and policies are considered for delivery, the City will apply a number of tools to implement the actions and strategies of the CES. Foundational to this toolkit is strategic monitoring and reporting for continuous improvement. Measuring for the sake of reporting progress doesn't go far enough – instead, the City is committing to mitigating the growing inequities for our most vulnerable residents by paying closer attention to indicators such as sidewalk and street temperature variability and access to cooling centres. Annually, the City will report out on progress on these and other important indicators of strategy impact.

Note: This toolkit will be expanded upon following engagement and converted into an action-oriented table with assigned roles and responsibilities, enabling the City to empower departments, partners and residents for success.

1 **INDUSTRY CAPACITY-BUILDING:** For CES strategies that require market transformation, the City will support industry training and education opportunities. This will be particularly important for the actions advancing high performance new construction, low carbon retrofits and low embodied carbon building materials. Potential areas for implementation include:

- Growing awareness in industry in low carbon retrofits and new construction
- Building capacity within industry to enable more low carbon new construction and retrofits

IMPLEMENTATION TOOLKIT

2

STRONG PARTNERSHIPS: The City can often be constrained in implementing environmental solutions if they extend beyond municipal boundaries or require regional or provincial input. We have strong relationships with our peer agencies and will continue to build on these and new relationships as we implement the CES. Potential areas for implementation include:

- Guidelines for improved biodiversity, and natural resilience on private property (Residents, Businesses)
- Sub-regional energy and emissions targets and programs (NVRC, Districts of North Vancouver and West Vancouver)
- Building energy studies and investments (District of North Vancouver)
- Space and funding for reuse, repair and repurposing (North Van District School Board, Non-Profits, Businesses)

3

EDUCATION AND EMPOWERMENT: Much of the success of the CES actions depend on a high level of resident and employee participation. The City will prioritize outreach campaigns to build understanding and awareness of key issues, including heat pumps, electric vehicle charging infrastructure, water conservation, tree health and reuse and repair initiatives. Potential areas for implementation include:

- Awareness campaigns and decision-support tools for low carbon retrofits of homes and buildings
- Educational materials to support electric vehicle charging installations at multi-family buildings and businesses
- Educational resources and tools to encourage low impact diets, goods and travel choices
- Staff training on maintenance of low carbon building systems and electric vehicles
- Resident education opportunities on food growing skills, pollinator and biodiverse gardens, bird-friendly design and increasing permeability on private property

4

REGULATIONS AND LICENSING: CES strategies will inform the review and remodeling of various development regulatory tools including the Sustainable Development Guidelines and Development Permit Guidelines to advance green development activities and improved protection of natural systems. Business licensing is another mechanism for guiding desired outcomes through incentives to encourage swifter transition to low carbon outcomes. Potential areas for implementation include:

- Entrenching climate adaptation strategies into land use planning and regulations
- Protecting natural assets through the zoning bylaw, Sustainable Development Guidelines and Development Permit Areas and incentivize opportunities for stronger environmental outcomes on developments
- Reducing process barriers to CES action implementation by updating bylaws and revisiting permitted uses in the zoning bylaw
- Supporting businesses in meeting climate action priorities by exploring business licensing incentives
- Supporting MF and ICI buildings in meeting regional waste targets through building design, policies and bylaws

DRAFT

IMPLEMENTATION TOOLKIT

5

ENVIRONMENTAL STEWARDSHIP: Accelerate the delivery of projects and programs related to enhancing and protecting the natural environment on both public and private lands. Scaling up efforts and impact will include mobilization of volunteers and partners while also targeting the highest need areas. Potential areas for implementation include:

- Incorporating natural assets into the City's asset management strategy
- Protecting Natural Habitat Networks, water quality, trees and other natural assets through regulations
- Growing capacity through grants and partnerships for accelerated tree planting, invasive species removal, and water conservation alongside education materials for residents
- Increasing biodiversity by planting a diversity of climate resilient trees and shrubs and by installing habitat features on private property, and in parks.

6

CLIMATE FINANCING: New approaches toward decision-making and strategic financial planning will be required to ensure adequate levels of community and natural system investments can be made to stave off the dire financial consequences of delayed action. Potential areas for implementation include:

- Pursuing improved access to low interest financing for public sector energy transition in response to emerging interest in regulating district energy systems
- Exploring new revenue sources to fund implementation of the CES

7

ADVOCACY: Where jurisdiction over the natural environment and emissions sources is shared, advocacy to senior level government will be important. In particular, advocacy for improvements to the BC Energy Step Code and tools to regulate existing buildings will be critical to the success of the CES buildings strategies. Potential areas for implementation include:

- Advocating to senior levels of government for increased action, authority and tools to increase low carbon, resilient retrofits and for enabling conditions to support electrification including utility rate structures and access to electrical service upgrades
- Advocating for effective zero carbon, resiliency measures in BC Building Code updates including continuous improvement and emissions targets in the BC Energy Step Code, cooling requirements reflective of future climate projections and strengthened air filtration requirements
- Advocating for policies and regulation from senior levels of government to move progressively towards the prohibition of the manufacture and distribution of non-essential, non-recyclable materials and products, while also implementing requirements that new products be designed for repair, reuse and ultimately recyclability at end of life
- Advocating Metro Vancouver to facilitate a regionally coordinated enforcement process for construction and demolition waste diversion

Key Partnerships

Building and strengthening partnerships is essential in the journey of achieving the vision and goals of this strategy. Some partnership examples include:

- NS Connects, as an exemplary government to government partnership for Indigenous, local and senior governments where the power of listening, learning and sharing to address the equity and environmental impacts of congestion
- Working with Vancouver Coastal Health to track air pollution and air quality
- Working with Metro Vancouver and adjacent local jurisdictions to navigate sea level rise and flood control adaptation needs
- Working with North Shore Emergency Management for emergencies related to extreme weather, wildfire, and smoke, and to expand education on mitigation and preparedness opportunities
- Working with grassroots organizations and businesses to expand reach of programs, incentives and empowerment materials

Next Steps

The Draft CES seeks to reduce carbon pollution and promote a healthy environment. We look to individuals in the community, along with our stakeholders and partners, to create a resilient and sustainable City where everyone thrives.

We want to hear from you! Our online engagement period will be open until July 15th. Check the CES webpage to see how you can get involved. We will also be engaging stakeholder groups and our partners during this period.

We look forward to your feedback. Staff will be reviewing the comments that we receive and integrate the feedback into a final version of this strategy. The final Climate and Environment Strategy will be brought forward for the Mayor and Council's consideration in fall of 2022.



DRAFT

Glossary of Terms

Blue infrastructure: refers to water elements, like wetlands, while green infrastructure refers to terrestrial elements, like trees or green roofs. *See Green and Blue Infrastructure.*

Carbon capture or carbon sequestration: is the process of capturing and storing atmospheric carbon dioxide.

Carbon dioxide equivalent or CO2e: refers to the number of metric tonnes of CO2 emissions with the same global warming potential as one metric tonne of another greenhouse gas. There are a number of gases that contribute to global warming all of which together are quantified in the single unit of CO2e.

Carbon pollution: is greenhouse gas emissions, primarily carbon dioxide, that are generated from human activities like the combustion of fossil fuels and cause climate change.

Circular economy: is a model of production and consumption that involves sharing, reusing, repairing, and recycling materials and products as long as possible. Circular economies reduce and divert much of the waste that goes to landfills.

Climate resilience: is the ability to anticipate, prepare for, and respond to hazardous stresses or shocks related to climate change.

Community energy system: is a centralized heating system that distributes thermal energy through a network of underground pipes to multiple buildings in an area.

Decarbonization: is the reduction of CO2 emissions through use of low carbon renewable power sources to achieve a lower output of greenhouse gases.

Embodied carbon or embodied emissions: of a material is the carbon pollution generated from its full life cycle from production to disposal. *See life cycle analysis.*

Greenhouse gas emissions: are the gases in the atmosphere, both natural and anthropogenic, such as carbon dioxide, methane and nitrous oxide that trap heat and cause climate change.

Green and blue infrastructure: refers to the use of ecological systems, both natural and engineered, as living infrastructure to meet goals such as stormwater management.

Heat pumps: are high-efficiency appliances that use electricity to heat buildings in the winter and cool them in the summer. Heat pumps can fully replace existing heating or hot water systems and significantly reduce carbon pollution from buildings.

Impervious surfaces: are surfaces that do not allow water to soak into the ground such as paved roads or buildings. This can lead to higher urban temperatures (e.g., heat islands), more stormwater runoff, increased pollutants into our water systems, and impacts to stream and wildlife health.

IPCC or Intergovernmental Panel on Climate Change: is the intergovernmental body of the United Nations that is responsible for advancing knowledge on human-induced climate change.

Life cycle analysis: is a method used to evaluate the environmental impact of a product from beginning to end of use, including processing of raw materials, manufacturing, distribution, use, recycling, and final disposal. *See embodied carbon.*

Low carbon pathway: refers to the necessary adjustments that are needed to achieve our carbon pollution targets. The City has set targets to be achieved before 2050. *See carbon pollution.*

Native species: are flora and fauna that are indigenous to a given region or ecosystem with no human intervention.

Natural environment: refers to the non-human-made surroundings and conditions in which all living and non-living things exist on Earth. This includes ecological units that operate as natural systems (e.g., soil, vegetation) and universal natural resources (e.g., air, water).

more >

Net zero emissions or net zero or carbon neutral: means an overall balance between the greenhouse gas emissions produced and removed from the atmosphere. For the City, this means reducing emissions as much as possible, and removing any remaining emissions using natural solutions and technology.

Retrofits or low carbon retrofits: refer to increasing energy efficiency and renewable energy produced by older buildings to decrease carbon pollution created from these buildings.

Sensitive ecosystems: are rare, ecologically fragile, or at-risk ecosystems that once occupied a much larger area and are increasingly important as human activities change the landscape.

Sustainable travel modes: are forms of travel that result in far fewer greenhouse gas emissions than vehicles powered by natural gas or petroleum products. These include active transportation, public transit, and zero-emission vehicles.

Travel demand management or TDM: refers to incentives, disincentives, and changes that encourage the use of active and public transportation modes and discourage private vehicle travel.

Tree canopy: indicates the extent of urban force and ecosystem services it provides and consists of ground cover, stems, branches, and leaves of trees both on public and private land.

Walking and rolling: refer to walking, using a mobility device (e.g., wheelchair), biking, skating, taking a scooter, or using a micromobility device (e.g., e-bike-share).

Watershed or catchment area: is the area of land that drains all the rainfall and streams to a common outlet into the ocean.

Stormwater: is rain that lands on rooftops, roads, and sidewalks, and into our stormwater infrastructure system instead of soaking into the ground. Stormwater can be managed through measures like rain gardens, permeable surfaces, and planting trees.

Zero carbon, or zero carbon emissions: means that no greenhouse gas emissions are generated at the point of use.



DRAFT

Endnote References

1. COP26 Climate Change Conference pledge, 2021.
2. IPCC Sixth Assessment Report, 2021.
3. Ember Climate. Global Electricity Review, 2022. & IEA. Renewable 2021 Report, 2021.
4. IPCC Climate Change 2022 Mitigation of Climate Change, Sixth Assessment Report
5. City of North Vancouver GPC Community Energy & Greenhouse Gas Emissions Inventory, 2020.
6. City of North Vancouver GPC Community Energy & Greenhouse Gas Emissions Inventory, 2020.
7. Metro Vancouver Air Quality Annual Work Plan, 2022.
8. Government of Canada Greenhouse Gas Sources and Sinks, 2022.
9. TransLink Regional Trip Diary, 2017.
10. City of North Vancouver ecoCity Footprint Tool, 2020.
11. City of North Vancouver tree classification LiDAR analysis by McElhanney, 2018.
12. City of North Vancouver tree classification LiDAR analysis by McElhanney, 2018.
13. City of North Vancouver ISMP 2016, and annual stream health reporting.
14. City of North Vancouver GPC Community Energy & Greenhouse Gas Emissions Inventory, 2007-2020.
15. Norman et al. Comparing High and Low Residential Density: Life-Cycle Analysis of Energy Use and Greenhouse Gas Emissions, 2006.
16. Statistics Canada Census of Population, 2021.
17. Vancouver Coastal Health. Moving Towards Climate Resilient Health Facilities for Vancouver Health, 2018. & Metro Vancouver. Climate Projections for Metro Vancouver.
18. Metro Vancouver Climate 2050 Strategic Framework, 2018.
19. City of North Vancouver internal analysis, 2021.
20. Government of Canada. Frequently asked questions on Bird collisions with glass windows, 2020.
21. Metro Vancouver 2050 Climate Buildings Roadmap, 2021.
22. Crippa et al. Food systems are responsible for a third of global anthropogenic GHG emissions, 2021.
23. Sun et al. Dietary change in high-income nations alone can lead to substantial double climate dividend, 2022.
24. Metro Vancouver. Construction and Demolition Waste Reduction and Recycling Toolkit, 2020.

Working together, we can create a resilient and low carbon community where all people and nature thrive.

city of north vancouver



Department Manager	Director	CAO

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larisa Lensink, Planner 2, Environmental Sustainability

Subject: CLIMATE AND ENVIRONMENT STRATEGY – PHASE I ENGAGEMENT OUTCOMES

Date: February 23, 2022 File No: 11-5280-20-0008/1

ATTACHMENTS

1. Information Report to Council from the Deputy Director, Planning and Development, entitled "Climate and Environment Strategy Update – Preliminary Vision, Goals and Strategies", dated July 8, 2021 (Doc #2074461).
2. Survey Respondents' Demographics from Climate and Environment Strategy Phase I Engagement (Doc #2142355).
3. Summary of Feedback on the Draft Vision, Goals and Strategies of the Climate and Environment Strategy from Phase I Engagement (Doc #2142334).
4. Survey Results from Climate and Environment Strategy Phase I Engagement (Doc #2142601).

PURPOSE

This report provides an overview of what we heard during the first phase of engagement on the Climate and Environment Strategy and an update on the plan development process.

BACKGROUND

The City is developing a Climate and Environment Strategy (CES) to guide planning and decision-making to reduce carbon pollution and promote a healthy natural environment. The new plan will build upon existing City plans and policies and respond to the climate and nature crises to form a playbook of actions for the next decade.

A draft framework of vision, goals and strategies for the CES (Figure 1) was developed and provided to Council through an Information Report in July, 2021 (Attachment #1). The framework was informed by City plans and objectives, recent research reflecting

current context, a review of emerging practices and input from the Climate and Environment Task Force. The draft CES will be built around this framework to help the City achieve its climate targets, grow its natural assets and be prepared for the future.



Figure 1. Draft framework for the Climate and Environment Strategy.

DISCUSSION

Purpose of Engagement

The first round of engagement on the CES aimed to hear from a broad cross section of the public and stakeholders early in the plan development process to ensure input could meaningfully be incorporated into the draft CES. Specifically, the engagement period had the following four objectives:

1. **Inform and educate** the community about the new plan and the role of the City in climate action and environmental protection, and address common knowledge gaps and misconceptions.

2. **Understand values, priorities, and perspectives** of stakeholders and a diverse range of voices in the community, especially those that have been historically under-represented in City plans and policies.
3. **Seek feedback on early directions** of the CES in the draft framework of vision, goals and strategies.
4. **Build support and relationships** with community members from a diversity of backgrounds, partner organizations, industry representatives and interested groups.

Engagement Components

A variety of activities and tools were used to engage community members and receive their input on the CES for a period of approximately eight weeks from October 22 to December 15. Activities were undertaken in accordance with the Province's public health orders at the time including virtual meetings and mask-wearing in public indoor spaces. The components of Phase I engagement included:

- **Listening sessions**: Staff worked with partner organizations in the community to coordinate meetings with hard-to-reach and vulnerable populations. Meetings were less structured than stakeholder workshops to hear more broadly from participants' lived experiences. Four sessions were held in Farsi and Mandarin to enable participants to speak comfortably in their first language. In most cases, participants were provided compensation for their time and contribution.

- **Engagement with local First Nations:** Staff engaged Tsleil-Waututh Nation through the established consultation process and requested feedback on the CES framework. Staff also informed Squamish Nation about the new plan and opportunity to provide input and will continue to liaise at every available opportunity.

- **Dedicated project webpage:** A webpage on the City's website was created to host an overview of the CES development process, draft framework and relevant background information.

- **Let's Talk survey and survey guide:** A survey was created with an accompanying informational guide to receive feedback on the CES framework.

- **Pop-up tables:** Tables were staffed at the library and community centres to raise awareness of the engagement opportunity and allow for one-on-one conversations with residents.

- **Stakeholder workshops:** Virtual meetings were hosted with a range of industry and interest groups who responded to an invitation to provide input on the draft CES framework.

- **Social media, print and e-newsletter promotion:** The opportunity to provide input through the Let's Talk survey was promoted through the City's social media channels, ads in the North Shore News and a feature in the City's e-newsletter.

Who We Heard From

Input was received from a range of voices through the engagement process as summarized in Figure 2.



Figure 2. Summary of voices heard through Phase I engagement activities.

*Analysis of the survey respondents' reported demographics reveals that the sample of residents engaged was not representative, and that residents who own their own home, are over age 50, have household incomes over $200,000 and are of Caucasian descent were over-represented. Full analysis of the survey respondents' demographics can be found in Attachment #2.

Of note, not all voices were represented during the engagement process. In particular, no formal input was received from Squamish Nation, and no youth under age 20 participated in the engagement activities despite outreach to the school board.

What We Heard

Significant feedback was received through the listening sessions, stakeholder workshops and survey responses during the first phase of engagement on the CES. A summary of feedback on the draft vision, goals and strategies of the CES can be found in Attachment #3. Full survey results can be found in Attachment #4. The following list represents common and salient feedback on the early directions of the CES that will be considered during the development of the draft strategy:

- **High level of concern about the climate and nature crises:** Deep concern about the future of the planet was expressed by the vast majority of people engaged, including 81% of survey respondents rating their outlook as "very concerned".

- **Support for urgent action:** A high level of support was expressed for the urgency communicated in the CES framework, with many respondents encouraging the City to go even further, faster in mitigating climate and environmental impacts.

- **Specific actions, timelines and targets are needed:** The intentions expressed in the CES framework need to be matched with detailed implementation plans, metrics to measure progress and targets within the ten year timeframe of the strategy.

- **Support for the City to lead:** CES strategies that are City-led received more support than those requiring individual action, and many respondents reported a need for additional support in order to make personal changes to reduce their impact.

- **Desire to see stronger emphasis on adaptation:** In light of recent storms, flooding, air quality and heat wave events, a stronger emphasis on climate resiliency and adaptation is needed throughout the CES framework.

- **Equity is important:** Respondents from both vulnerable communities and demographics that are typically over-represented in engagement expressed concerns about the accessibility of low carbon technologies and the impacts of climate change on vulnerable populations. Implications and unintended consequences of CES actions for equity-seeking groups need to be considered deeply during the development of the draft strategy.

- **Reconciliation is important:** There was strong support for the CES to be developed with early and ongoing input from local First Nations and for strategy actions to be informed by Indigenous knowledge.

- **Clarity about relationship with other City plans is needed:** Especially relating to actions which span across multiple City plans like the Mobility and Community Wellbeing Strategies, clear explanation about the relationship between plans is desired.

- **All sectors need support in low carbon transition:** Consideration should be given to the range of supports needed to achieve the CES actions for different sectors in the City including businesses, organizations, renters and homeowners.

NEXT STEPS

The feedback received through the first phase of engagement is being used to refine the draft vision, goals and strategies of the CES, guided by the Climate and

Environment Task Force. Further, the input received will be considered and incorporated into the policies and actions of the draft CES as it is developed.

A number of key consultancies have been secured to complete final pieces of research needed to inform the draft CES. Once completed, recommendations from these research projects will be incorporated into actions of the draft CES, along with new actions identified through emerging and best practice review and actions informed by existing City plans. It is anticipated the draft CES will be ready for review by stakeholders and the public through a second phase of engagement in Spring 2022, as indicated in the updated project timeline (Figure 3).

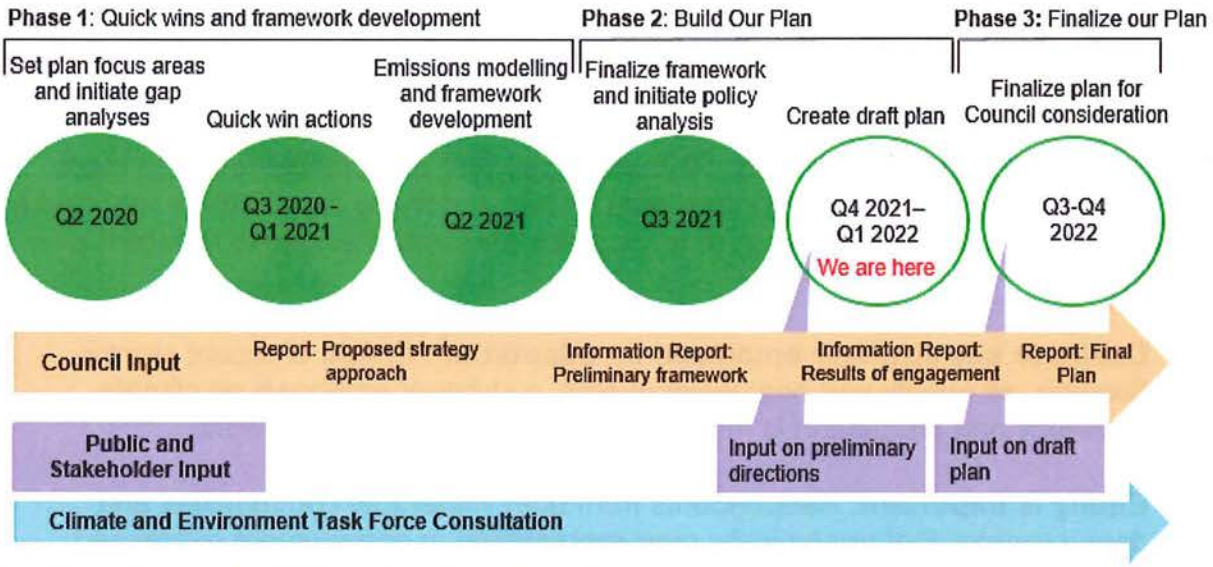


Figure 3. Climate and Environment Strategy development process.

Phase I engagement on the CES was the first comprehensive outreach on combined climate action and environmental sustainability policy directions for the City, and while a variety of engagement tools and outreach efforts were applied to capture the rich diversity of lives and experiences in the City, many voices remain unheard. Looking ahead to the second phase of engagement, staff will be placing emphasis on reaching youth, Indigenous residents and neighbours and offering more in-language sessions to hear back in greater detail how the CES can better support those most at risk of being left behind in the transition to clean energy and most vulnerable to the impacts of climate change.

Following refinements to the draft CES based on the results of Phase II engagement, the CES is expected to be brought forward for Council consideration in Fall 2022.

RESPECTFULLY SUBMITTED:

Larisa Lensink
Planner 2, Environmental Sustainability

Department Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Emma Chow, Planner 2

Subject: TERMINATION OF LAND USE CONTRACTS

Date: June 1, 2022 File No: 06-2210-10-0004/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated June 1, 2022, entitled "Termination of Land Use Contracts":

THAT staff be directed to bring forward a zoning amendment bylaw to rezone the lands identified in Table 1 of this report to existing zones that are most similar to the provisions of the respective Land Use Contracts.

PURPOSE

To inform Council of Land Use Contracts (LUCs) that are still active within the city and present options to clean up existing LUCs by converting to similar zoning controls or allowing them to expire in order to meet legislated requirements for the phasing out of LUCs (Bill 17).

BACKGROUND

LUCs were used as a land regulation tool in British Columbia from the years of 1972 to 1978. These agreements were between municipalities and landowners to address various aspects of land development that are now generally regulated through zoning, development permits and subdivision approvals. LUCs that were adopted continue to be in effect as the de facto zoning for a site, unless discharged by bylaw with the agreement of the City and the landowner.

In 2014, the Province adopted legislation, Bill 17, to support the phasing out of all LUCs by June 30, 2024. Bill 17 stipulates that:

- Local government must have zoning in place for all properties that are subject to an LUC by June 30, 2022.
- All LUCs will automatically terminate by legislative fiat on June 30, 2024. Local government must provide notice of this pending auto-termination to all owners of LUC lands by June 30, 2022.

There are 15 LUCs currently in effect within the City (Tables 1 & 2). The *Zoning Bylaw* provides zoning for the whole city, including all lands subject to LUCs. LUCs supersede the *Zoning Bylaw* and Official Community Plan (OCP) until they are terminated, at which point the subject lands are effectively regulated by the *Zoning Bylaw*.

Table 1: Land Use Contracts with Expected Non-Conforming Uses

	LUC#	ADDRESS	ZONE	LUC PROVISIONS	NOTES
1	F86699	214-236 W Esplanade; 60 Semisch Ave	M-1	**Similar to C-1A**	Non-conforming uses expected, may consider rezoning
2	E66608	202 W 4th St	RT-1	**Similar to RG-2**	
		204 W 4th St			
		405 Chesterfield Ave			
		409 Chesterfield Ave			
3	F54513	220 E 11th St			
4	G3560	213 E 17th St		**Similar to RG-1**	
		215 E 17th St			
		217 E 17th St			
5	C66413	95 St. Andrews Ave	M-4	**Similar to RM-2**	Non-conforming to zoning and OCP

Table 2: Land Use Contracts/Development Similar to Zoning

	LUC#	ADDRESS	ZONE	LUC PROVISIONS	NOTES
6	C80747	121 E 12th St	CD-401 (RM-1)	**Similar to C-2**	Existing development generally complies with current zoning
7	A2949	144 E 22nd St	CD-703 (C-1A)	Permits assembly use in addition to those in zoning (zone not specified)	
8	E70426	360 E 2nd St	RM-1	Similar to RM-1	
9	A84607	1124-1130 Lonsdale Ave	C-2	Similar to C-2	
10	D58032	145 W 17th St	C-1B	Similar to C-1B	
11	F57204	225 W 14th St	RG-1	Similar to RG-1	
12	F54512	251 W 14th St	RG-1	Similar to RG-1	
13	L50004/E6	255-277 W 1st St; 252 Esplanade	CD-649 (LL-3)	Similar to C-1A	LUC discharge in progress
14	F57202	818-858 W 15th St	CS-1	Similar to C-1A	
15	567712M	119-149 E 13th St	CD-004 (C-1A)	N/A	

The City has relatively few LUCs compared to other jurisdictions. As replacing existing LUCs with comparable zoning would not introduce new development rights or substantially alter existing development rights, the changes outlined in this report do not have any significant impact on owners or development.

DISCUSSION

Upon the termination of LUCs on June 30, 2024, any uses and structures on LUC lands that are lawful pursuant to the LUC, may continue as legal non-conforming uses. Under section 533 of the *Local Government* Act, legal non-conforming uses will be allowed to remain unless discontinued for a continuous period of 6 months. At that time, any subsequent use of land or structure must comply with the applicable zoning under the *Zoning Bylaw*.

Of the 15 LUCs, five are anticipated to result in legal non-conforming uses upon LUC termination (Table 1). These sites contain developments that conform with LUC provisions, but differ significantly from the site zoning in terms of permitted land uses and densities. One of these LUCs (C66413) also deviates from the land use designation in the Official Community Plan (OCP).

All remaining LUC lands either have LUC provisions similar to the respective zoning or have existing development that complies with current zoning (Table 2). Three LUCs are in the process of being discharged.

As part of meeting the requirements set out in Bill 17, notification of the pending June 20, 2024 auto-termination will be sent to owners of all LUC lands by June 30, 2022. For the LUC lands listed in Table 1, the notice will inform owners of potential legal non-conforming uses at time of auto-termination.

Options

To help avoid creation of significant legal non-conforming uses from auto-termination of LUCs (the first four LUCs listed in Table 1), staff recommend that Council direct staff to work with landowners to explore rezoning options that better accommodate existing development permitted under an LUC through a City-led application to rezone LUC lands to an existing zone that best aligns with the provisions of the respective LUCs. This process would also entail a termination of the LUC with the consent of the owner, similar to what Council recently contemplated for 818-858 West 15th Street (see Table 2).

For the one LUC (C66413) that does not conform with OCP, staff does not recommend rezoning as an OCP amendment would first be required. Rather, staff recommend the existing development on this site continue as a lawful non-conforming use after LUC termination.

If a landowner desires more complex zoning provisions that would entail variances or a CD zone, then a separate owner-initiated rezoning application would be required.

Alternatively, Council may wish to proceed without initiating a City-led rezoning application as described above. Consequently, some non-conforming uses will likely result from auto-termination of LUCs. Should Council wish to leave the onus on the individual property owners to pursue rezoning to avoid non-conformity, no further action or resolution is necessary: the existing uses will become non-conforming effective June 30, 2024 and the property owners can apply to rezone any time prior or thereafter.

Council is under no obligation to rezone LUC lands.

FINANCIAL IMPLICATIONS

If all landowners associated with the first four LUCs in Table 1 choose to pursue a rezoning to an existing zone, the equivalent application fees would total approximately $82,000. Cost efficiencies may be realized by combining the rezonings in a single process initiated by the City and public consultation requirements are anticipated to be minimal, as the rezonings would seek to replicate similar provisions for land uses already existing on-site.

CONCLUSION

The recommended strategy of reverting the majority of the properties under LUC to their existing base zone, and rezoning four properties under LUC to zones which closely match the existing development would resolve the use of this outdated (and expiring) planning tool in CNV without changing development rights.

Should staff be directed by Council, staff will work with landowners where the termination of LUCs may result in non-conformity with the *Zoning Bylaw* and bring forward a bylaw to rezone the four properties to a zone that permits what is currently on-site.

RESPECTFULLY SUBMITTED:



Emma Chow
Planner 2

Department Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Linden Maultsaid-Blair, Planner 1

Subject: STRATIFICATION APPLICATION FOR 837 WEST 3RD STREET AND 160 DONAGHY AVENUE

Date: June 1, 2022 File No: 08-3300-20-0014/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 1, dated June 1, 2022, entitled "Stratification Application for 837 West 3rd Street and 160 Donaghy Avenue":

THAT, pursuant to Section 242(3)(a) of the *Strata Property Act*, the proposed strata plan for the conversion of previously occupied industrial and commercial buildings at 837 West 3rd Street and 160 Donaghy Avenue be approved, subject to issuance of the building permit and completion of the work contemplated therein;

AND THAT the Mayor and Corporate Officer be authorized to endorse the plan, subject to fulfillment of the conditions of building permit issuance and completion of the work contemplated therein, and sign the necessary documentation to give effect to this motion.

ATTACHMENTS

1. Context Map (CityDocs 2183660)
2. Plan Showing Proposed Strata Conversion, dated May 19, 2022 (CityDocs 2183203)
3. Site Plan showing parking configuration and setbacks (CityDocs 2183666)
4. Stratification Conversion Application, dated March 2022 (CityDocs 2181134)

SUMMARY

This report presents an application for stratification of previously occupied existing industrial and commercial buildings at 837 West 3rd Street and 160 Donaghy Avenue (the "Strata Application"). Under Section 242 of the British Columbia *Strata Property Act*, City Council is the Approving Authority for conversions of previously occupied buildings into strata lots, other than for applications to convert previously occupied buildings with fewer than three units. The approval of the Strata Application is subject to the City's Policy for Conversion Under the Strata Property Act (updated 2008), the requirements in the *Strata Property Act,* and the Development Procedures Bylaw, 2001. No. 7343. City Staff have completed a review of the Strata Application and recommend that it be approved by Council.

BACKGROUND

The Strata Application proposes to stratify two previously occupied existing commercial/industrial buildings. The building at 160-244 Donaghy Avenue was built in 1964. The building at 823-837 West 3rd Street was built in 1985 on the same parcel. The property is zoned Comprehensive Development 431 Zone (CD-431), which permits industrial uses and some limited office and commercial uses. The land use designation in the Official Community Plan is Mixed Employment (ME). No change of use or zoning is proposed.

The northern building, 837 West 3rd Street, currently has nine tenants. The southern building at 160 Donaghy Avenue has four tenants. The current owners have stated that all tenants will remain in the premises under their current leases with the intention that the tenants will all remain in place.

Under the provisions of the *Strata Property Act* Council must consider various factors, some of which are only applicable to residential buildings and therefore are not relevant here. Considerations for commercial or industrial buildings include the life expectancy of the building, the projected major increases in maintenance costs due to the condition of the buildings and any other matters that, in Council's opinion, are relevant.

DISCUSSION

Stratified industrial units fulfill a market demand for ownership, particularly amongst smaller businesses. However, it can limit the potential of an industrial property to be used for larger tenants, or complicate an eventual redevelopment when a property reaches the end of its useful life. For this reason, Metro Vancouver is monitoring the strata industrial market regionally and has published a white paper: *Stratification of Industrial Land in Metro Vancouver* (http://www.metrovancouver.org/services/regional-planning/PlanningPublications/StratificationofIndustrialLandinMetroVancouver-Sep2018.pdf).

Demand for stratified industrial units is strong across Metro Vancouver, though this is amongst the first conversion applications in the City. Staff believe that the stratified units will fill a market demand and will continue to monitor interest in industrial stratification, along with the regional district.

As part of the Strata Application, a statement was provided on the two buildings' expected useful life. The building at 160-244 Donaghy Ave has an expected useful life of 30 years, and the building at 823-837 West 3rd St has a useful life of 35 years. There are no projected major increases in maintenance costs due to the condition of the buildings.

The City's Conversion Under the Strata Property Act policy (updated 2008) requires that the subject buildings must be substantially compliant with the BC Building Code and the City's Zoning Bylaw. The property owners have submitted a building permit application for the subject property which proposed fire safety upgrades and other renovations to the existing buildings.

With the completion of these upgrades, the subject property will be in substantial compliance with the BC Building Code and the City's Zoning Bylaws. Therefore, staff recommend the approval of the Strata Application, subject to the issuance of the building permit and completion of the work contemplated in the building permit.

CONCLUSION

Staff are supportive of approving the Strata Application. With this approval, the property owners will be able to proceed with their building permit application and, following issuance of the building permit and completion of the work contemplated therein, deposit their approved and endorsed strata plan with the land title office.

RESPECTFULLY SUBMITTED:

LMBlair

Linden Maultsaid-Blair
Planner 1



city of north vancouver

Context Map: 837 West 3rd Street

Subject Site
Zoning Boundaries
Zoning Special Setback Line
Land Use Contracts
Legal_Parcels

PLAN SHOWING PROPOSED STRATA CONVERSION OF BUILDINGS SITUATE ON LOT 7, EXCEPT PART IN PLAN 14597, BLOCK X, DISTRICT LOT 265, PLAN 11421

B.C.G.S. 92G.035

CIVIC: #170 TO #240 DONAGHY AVENUE AND #823 TO #837 WEST 3rd STREET, CITY OF NORTH VANCOUVER, BC

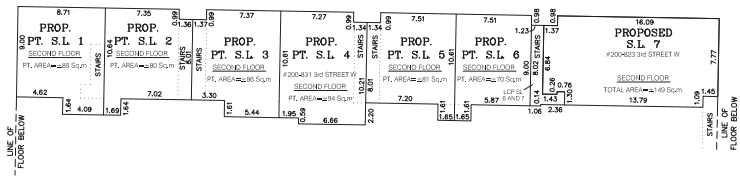
SCALE: 1:250

NOTES:
- ALL DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THEREOF
- BEARINGS ARE ASTRONOMIC, DERIVED FROM PLAN VAP1421
- LOT DIMENSIONS ARE DERIVED FROM PLAN VAP1421
- LOT DIMENSIONS ARE SUBJECT TO CHANGE UPON SURVEY OF BOUNDARIES
- OFFSETS TO PROPERTY LINES ARE PERPENDICULAR THERETO AND ARE MEASURED TO THE EXTERIOR SURFACE OF BUILDING WALL
- STRATA LOT BOUNDARY DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF BUILDING FOR EXTERIOR WALLS
- STRATA LOT BOUNDARY DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF WALL FOR COMMON SPACE
- STRATA LOT BOUNDARY DIMENSIONS ARE SHOWN TO THE CENTRELINE OF COMMON WALLS WITH OTHER STRATA LOTS
- REFER TO CURRENT CERTIFICATE OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES

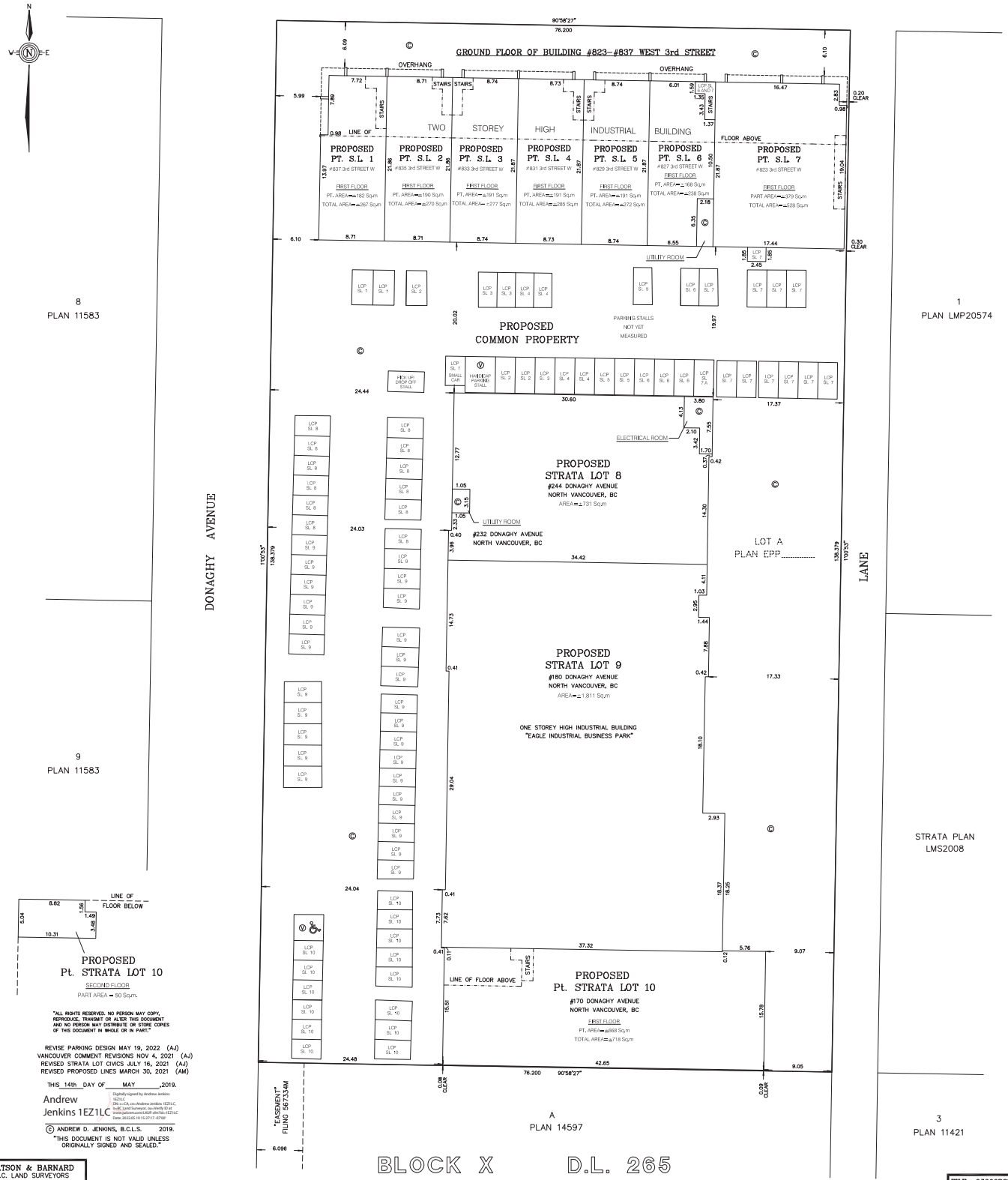
LEGEND

Sq.m	DENOTES SQUARE METRES
PL	DENOTES PROPERTY LINE
©	DENOTES COMMON SPACE (ELECTRICAL/MECHANICAL/SPRINKLER ROOM)
®	DENOTES RESERVED 24/7 PARKING STALL
Ⓥ	DENOTES VISITOR PARKING STALL
LCP	DENOTES LIMITED COMMON PROPERTY

SECOND FLOOR OF BUILDING #823–#837 WEST 3rd STREET



WEST 3rd STREET



PROPOSED Pt. STRATA LOT 10
SECOND FLOOR
PART AREA = 50 Sq.m.

"ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT AND NO PERSON MAY DISTRIBUTE OR STORE COPIES OF THIS DOCUMENT IN WHOLE OR IN PART."

REVISE PARKING DESIGN MAY 19, 2022 (AJ)
VANCOUVER COMMENT REVISIONS NOV 4, 2021 (AJ)
REVISED STRATA LOT CIVICS JULY 16, 2021 (AJ)
REVISED PROPOSED LINES MARCH 30, 2021 (AM)

THIS 14th DAY OF MAY ,2019.

Andrew Jenkins 1EZ1LC

Digitally signed by Andrew Jenkins 1EZ1LC
DN: c=CA, cn=Andrew Jenkins 1EZ1LC, ou=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=1EZ1LC
Date: 2022.05.19 15:27:17 -07'00'

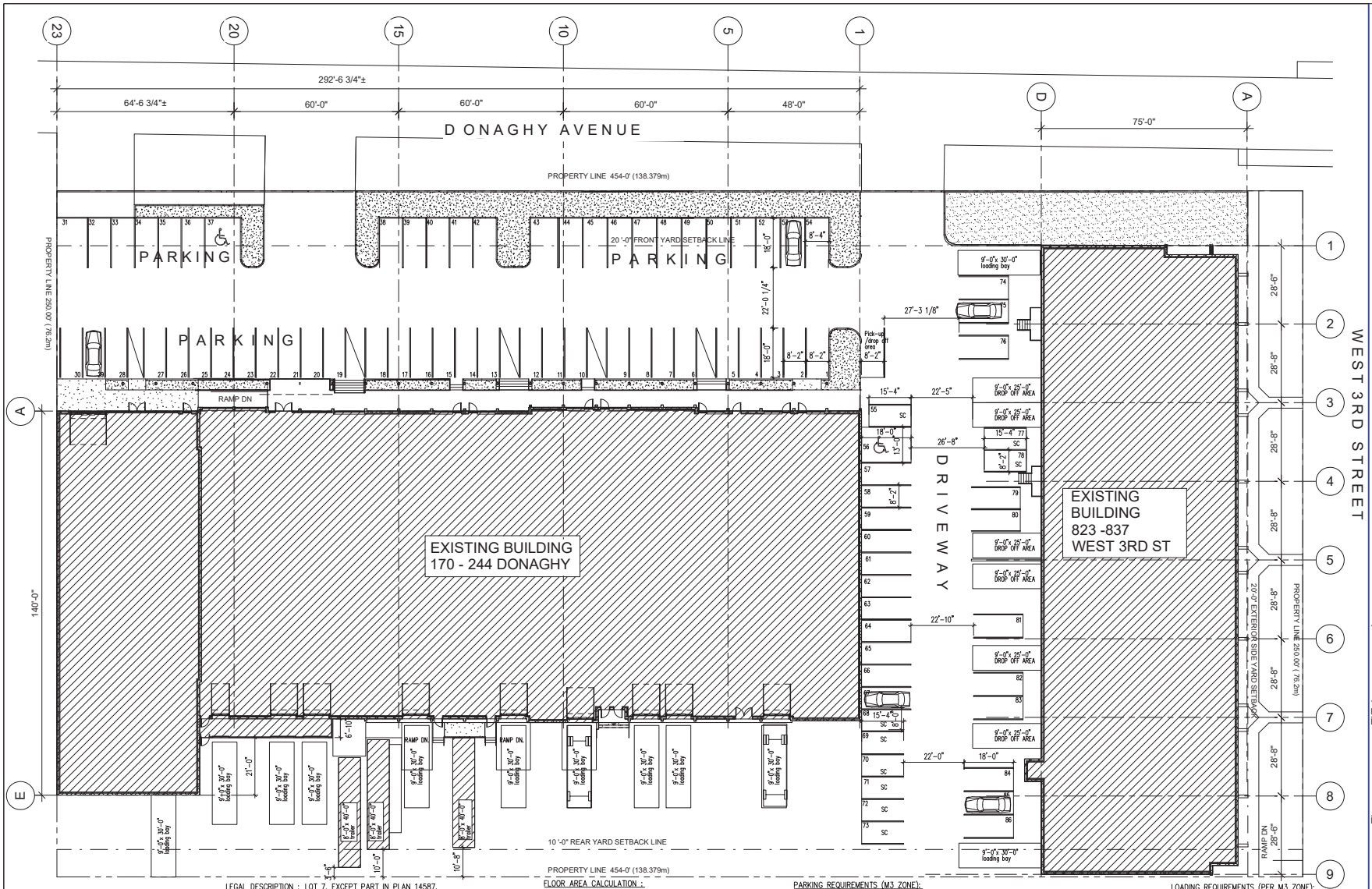
© ANDREW D. JENKINS, B.C.L.S. 2019.
"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

WATSON & BARNARD
B.C. LAND SURVEYORS
1524–56th STREET
DELTA, B.C. V4L 2A8
TEL.: 943–9433 FAX: 943–0421

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT – CITY OF NORTH VANCOUVER

FILE: 23262PSD
PLOT: 2022/05/19
MAP: N. VAN

P:\CAD\2021\23262PSD.dwg M250 DUNCOMO2019\23262PSD.dwg 059–068–422 AJ



LEGAL DESCRIPTION : LOT 7, EXCEPT PART IN PLAN 14587, BLOCK X, DISTRICT LOT 265, PLAN 11421

CIVIC ADDRESS : #170 TO #240 DONAGHY AVENUE AND #823 TO #837 WEST 3RD STREET, CITY OF NORTH VANCOUVER, B.C.

ZONING : CD–431
(OFF–STREET PARKING AND LOADING AS PER M3 INDUSTRIAL REQUIREMENTS)

PERMITTED FSR – .56 LOT AREA
SITE AREA – 113,500 SQ.FT. (10,545 SM)

PERMITTED GROSS FLOOR AREA – 113,500 X .56 = 63,560 SQ.FT. (5,905 S.M.)

FLOOR AREA CALCULATION :

WEST 3RD BUILDING:	
GROUND FLOOR:	16,379 SQ. FT. (1,522 S.M.)
SECOND FLOOR:	6,793 SQ. FT. (631 S.M.)
SUBTOTAL:	23,172 SQ. FT. (2,153 S.M.)

DONAGHY BUILDING:	
GROUND FLOOR:	34,803 SQ.FT. (3,233 SM)
MEZZANINE:	538 SQ.FT. (50 S.M.)
TRAILERS:	960 SQ.FT. (89 S.M.)
SUBTOTAL:	36,301 SQ.FT. (3,373 S.M.)

TOTAL EXISTING FLOOR AREA: 59,473 SQ.FT. (5,525 S.M.)

PARKING REQUIREMENTS (M3 ZONE):
1 SPACE PER 50 S.M. (538.2 SQ.FT) FOR DISPLAY/RETAIL AREA AND 1 SPACE PER 95 S.M. (1022.6 SQ.FT.) FOR WHOLESALING AND STORAGE USE.

	DISPLAY/RETAIL AREA	WHOLESALE/STORAGE AREA
WEST 3RD BUILDING:	6,000 SQ.F.T (5,57 S.M.)	17,172 SF.FT. (1,593 S.M.)
DONAGHY BUILDING:	6,896 SQ.FT. (641 S.M.)	29,405 SQ. FT. (2,732 S.M.)
TOTAL	12,896 SQ. FT. (1,198 S.M.)	46,577 SQ.FT. (4,327 S.M.)

PARKING REQUIRED: (12,896/538.2 = 24 STALLS) + (46,577/1022.6 = 46 STALLS) = 70 STALLS

TOTAL EXISTING PARKING: 86 STALLS PROVIDED

LOADING REQUIREMENTS (PER M3 ZONE):

1 SPACE PER 1393.5 S.M. (15,000 SQ.FT)

5,525 S.M. / 1,393.5 = 4 LOADING BAYS REQUIRED

12 FULL SIZE (2.743 M. X 9.144 M.) LOADING BAYS PROVIDED.

GL Architecture

Rev.	Date	Notes
	May 5,,2022	revised site plan
	April 4,2022	re–issued site plan

Project Title:

Warehouse

823- 837 West 3rd + 170-244 Donaghy Avenue
City of North Vancouver

Drawing Title:

SITE PLAN AND PARKING LAYOUT

Date: April 6. 2020
Scale: 1/16"-1'-0"
Drawn: DL
Reviewed: BG
Sheet No.: A1.00

829 West 3rd Street
North Vancouver, BC
Canada V7P 3K7
T: 604-984-9105
F: 604-984-4330
E: maike@marnetrealestate.com
www.marnetrealestate.com

March 1, 2022

The Corporation of the City of North Vancouver
141 West 14th Street,
North Vancouver, BC V7M 1H9

Dear Sir/Madam:

Re: Property Conversion Under the Strata Property Act

[1-2] Applicant: AHM Holdings Ltd.
Applicant Mailing Address: 827 West 3rd Street, North Vancouver, BC V7P 3K7
Applicant Contact Number: 604-984-9105

The information for the application to convert our property to a strata is noted below:

[3] Donaghy Tenants:

1) **Rexel Canada Electrical Inc. – 170 Donaghy Avenue**
   Contact Name: Oreste Apolito
   Contact Number: 905-568-5048
2) **Two River's Specialty Meats Ltd. – 180 Donaghy Avenue**
   Contact Name: Jason Pleym
   Contact Number: 604-990-5288
3) **Haywood Ventures Ltd. – 232 Donaghy Avenue**
   Contact Name: Joshua Haywood
   Contact Number: 604-715-7424
4) **Eecol Electric Corp. – 244 Donaghy Avenue**
   Contact Name: Willy Neufeld
   Contact Number: 604-455-6060

West 3rd Tenants:

1) **Beverly Hills Motoring Boutique Inc. - 823 West 3rd Street**
   Contact Name: Brian Wilson

Contact Number: 604-984-3551

2) **Ryan Creek Management Ltd. – 825 West 3rd Street**

   Contact Name: Don Millerd

   Contact Number: 604-904-7833

3) **Marnet Real Estate Services Ltd. – 827 West 3rd Street**

   Contact Name: Maike Marnet

   Contact Number: 604-684-9105

4) **Transtar Sanitation Supply Ltd – 829 West 3rd Street**

   Contact Name: Don Wolf

   Contact Number: 604-980-1696

5) **Maxstar Lighting Ltd. – 831 West 3rd Street**

   Contact Name: Seyed Mohammad Ebrahimi

   Contact Number: 604-770-3315

6) **Angstrom Vision Inc. – 2-831 West 3rd Street**

   Contact Name: Myeong-Soo Kim

   Contact Number: 604-230-9799

7) **Served Catering Inc. – 833 West 3rd Street**

   Contact Name: Trevor Gostlin

   Contact Number: 604-990-8868

8) **Jiffco International Ltd. – 835 West 3rd Street**

   Contact Name: Steve Kallweit

   Contact Number: 604-980-2685

9) **Tropica Aquarium Plants Ltd. – 837 West 3rd Street**

   Contact Name: Rene Rixe

   Contact Number: 778-340-6956

[4] Please note this property is not owned co-operatively.

[5] All tenants will remain in the premises under their current leases with the intention the tenants will all stay.

[6] The 823-837 West 3rd building was construction in 1985 and has a useful life of 35 years. The 160 – 244 Donaghy Avenue building was constructed around 1964 and has a useful life of 30 years.

[7] The building is in excellent condition and the operating costs are not expected to increase above the inflation rate.

We can be contacted at 604-984-9105 if you require any further information.

Yours truly,

AHM Holdings Ltd.
Per:



Maike Marnet
President

Enclosure

The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, B.C. V7M 1H9

CONVERSION UNDER THE STRATA PROPERTY ACT

Information for Applicants

Under Section 242 of the Strata Property Act of British Columbia, City Council is the Approving Authority for conversion of previously occupied buildings into strata lots. All applications for conversion into strata lots of ***existing buildings which have been previously occupied*** must be submitted to the Community Development Department for examination and inspection. The application will then be forwarded to the approving Authority (City Council) for consideration and its decision to approve or refuse shall be final. The Stratification of new buildings does not require Council approval but must be noted at the time that a building permit application is made.

A. BASIC CRITERIA FOR ALL BUILDINGS

All buildings which are the subject of an application for stratification must be able to meet the following basic criteria:

1. Compliance, or substantial compliance, with the B.C. Building Regulations which adopt the National Building Code;

2. Compliance, or substantial compliance, with the City of North Vancouver's current Zoning Bylaw.

B. ADDITIONAL CRITERIA FOR RESIDENTIAL BUILDINGS

1. ~~Unless the rental apartment vacancy rate determined by Canada Mortgage and Housing Corporation is equal to or greater than 4% for a minimum 12 month consecutive period, the City of North Vancouver will not approve applications for the conversion of rental apartments of three or more units to strata units.~~

2. ~~Where an application is for the stratification of an existing duplex which was previously occupied, the applicant must be prepared to enter into a covenant, under Section 215 of the Land Title Act, which will restrict the use of the building on the original lot to two dwelling units only, each to be occupied by only one family, as defined in the City's Zoning Bylaw.~~

C. BASIC INFORMATION TO BE SUBMITTED ON APPLICATION

1. Applicant's name, address and telephone number. If the applicant is not the owner, then the owner's name, address and telephone number must also be provided.

2. If the applicant is not the owner, then he must provide written authorization from the owner, appointing him agent.

3. Name and telephone numbers of any tenants of the building.

4. If the building in question is owned co-operatively, with an accompanying lease, the applicant must advise and provide proof of the term of the lease (i.e. is the lease for less than three years or more than three years?). In addition, proof is required that 100 percent of the owners agree to the conversion to strata ownership.

5. A statement describing the proposal of the owner/developer for the relocation of the person occupying the building and an undertaking that the requirements of the laws governing tenant evictions and relocations will be met.

6. A statement of the age and projected life expectancy of the building.

7. A statement describing the current condition of the building and any projected major increases in maintenance costs due to the condition of the building.

D. GENERAL INFORMATION

1. If illegal suites are found in a building during the course of inspections, no prosecution will result from this discovery provided that the units are vacated with a reasonable time following Council's preliminary approval of the application.

2. Where no municipal records are available, the applicant shall submit a site plan showing the location of the building on the lot (front, rear and side yard setbacks), the location of any accessory buildings (garage, carport), and the number of parking spaces provided.

3. Information provided by the applicant will be reviewed by staff and on-site inspections will be conducted by the Building, Electrical and Plumbing Inspectors.

   PLEASE NOTE: It is the applicant's responsibility to arrange for inspection of the building by the City's Inspectors.

4. The Approving Authority may consider any other information which it considers to be relevant to the application.

E. STRATA CONVERSION APPLICATIONS

All requests for conversion into strata lots of buildings which have been previously occupied shall be accompanied by a fee as follows:

i) Application fee $500.00
ii) Legal fees ..... $500.00] 1000
iii) Inspection fee:
- duplex building $200.00
- multiple unit resident, commercial, industrial or institutional buildings ..... $200.00 per unit to a maximum of $1,200.00 plus G.S.T. +60

AHMH1 #1260

Strata Conversion

DISCLAIMER:

The City of North Vancouver disclaims all responsibility for the accuracy or completeness of this document and the information contained therein. This document is provided for your convenience only, and you are advised to refer to the official document available at City Hall to satisfy yourself as to the applicable regulations and the information you require.

Revised February 28, 2008
S:\PUBLIC DOCUMENTS\Development Planning\Conversion under Strata Act.doc

THIS PAGE INTENTIONALLY LEFT BLANK

Department Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Linden Maultsaid-Blair, Planner 1

Subject: REZONING APPLICATION: 646 EAST 4TH STREET (MEHRDAD RAHBAR / VERNACULAR DEVELOPMENT CORP.)

Date: June 1, 2022 File No: 08-3400-20-0069/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 1, dated June 1, 2022, entitled "Rezoning Application: 646 East 4th Street (Mehrdad Rahbar / Vernacular Development Corp.)":

THAT the application submitted by Mehrdad Rahbar / Vernacular Development Corp., to rezone the property located at 646 East 4th Street 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;*

AND THAT the community benefits outlined in the report be secured, through agreements at the applicant's expense and to the satisfaction of staff.

ATTACHMENTS

1. Context Map (CityDocs 2176397)
2. Public Consultation Summary (CityDocs 2175135)
3. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8934" (Mehrdad Rahbar / Vernacular Development Corp., 646 East 4th Street, RS-2) (CityDocs 2181076)

SUMMARY

This report presents an application to rezone 646 East 4th Street from One-Unit Residential 1 (RS-1) Zone to One-Unit Residential 2 (RS-2) Zone to allow for future subdivision of the existing single 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 RS-2 rezoning applications on a case-by-case basis. Council also approved the 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. This is to set clear expectation with the applicant and the public that under the Local Government Act, the City does not have design control over single family homes (though they remain subject to all of the relevant regulations respecting density, siting, setback, height, building separations, parking, etc.).

DISCUSSION

Project Description

Site Context and Surrounding Use

The site is located on the north side of East 4th Street between Moody Avenue and Queensbury Avenue. In the Official Community Plan it is designated as Residential Level 1 (R1).

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

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North – across the lane	649 East 5th Street	Single detached home	RS-1
South – across the street	649 East 4th Street	Duplex	RT-1
East	652 East 4th Street	Single detached home	RS-1
West	638 East 4th Street	Single detached home	RS-1

PLANNING ANALYSIS

The proposal for two new lots each with a single family dwelling requires a rezoning from RS-1 (One-Unit Residential 1) to RS-2 (One-Unit Residential 2) to allow for a narrower Minimum Lot Frontage as per Table 2 following.

Table 2. *Requested Changes to the Zoning By-law*

	Current RS-1 Zone	Proposed RS-2 Zone
Buildings	One Principal Building per lot	Same requirements
Use	One-Unit Residential Use	Same requirements
Units	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)
GFA	Lesser of 0.3 FSR + 93 sq. m (1,000 sq. ft), or 0.5 FSR. For the subject site, maximum GFA is 0.3 FSR + 93 sq. m (1,000 sq. ft.) = 283.35 sq.m (3050 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 1708.75 sq. ft., for a combined total between both sites of 317.31 sq. m (3415.5 sq. ft.).
Lot Coverage	30% for Principal Building	Same requirements
Minimum Lot Frontage	10 m (32.81 ft)	7.5 m (24.6 ft)
Principal Building Setbacks	Front Lot Line – 4.6 m (15 ft) Rear Lot Line – 14.4 m (47 ft) Interior Lot Lines – 1.2 m (4 ft)	Same requirements
Minimum on site parking	2 parking stalls	2 parking stalls for each new lot

Use and Density

The proposal represents the same requirements for density in terms of Gross Floor Area (GFA). For both the RS-1 and RS-2 zones the maximum permitted density is the lesser of 0.3 times the lot area plus 1000 square feet or 0.5 times the lot area. The existing lot is allowed a maximum GFA of 3050 square feet. Based on the new lot areas, the two new lots would be allowed a maximum GFA of 1708.75 square feet each, for a combined 3417.5 square feet of buildable area. 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. The site is one block away from East 3rd Street, which is identified as part of the Frequent Transit Network and serviced by the Rapid Bus. The proposed parking is one space per principal unit and one space per suite, consistent with the requirements in the Zoning Bylaw. Secure bicycle parking is provided for each new lot.

Proposed landscaping includes new planted areas along the front, side, and rear yards (native species) and the retention of three on-site trees.

COMMUNITY CONSULTATION

Following neighbourhood notification on February 9, 2022, the City received correspondence from two residents. A Virtual Developer Information Session was held on February 24, 2022, with three attendees. Recently, input was received from one more resident. The main focus of the feedback was concern about the proposed removal of three trees on site. Based on this feedback, and feedback from staff, the proposal was revised and now includes the retention of all three trees on site.

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. 8934" (Mehrdad Rahbar / Vernacular Development Corp., 646 East 4th Street, RS-2) be considered and referred to a Public Hearing;

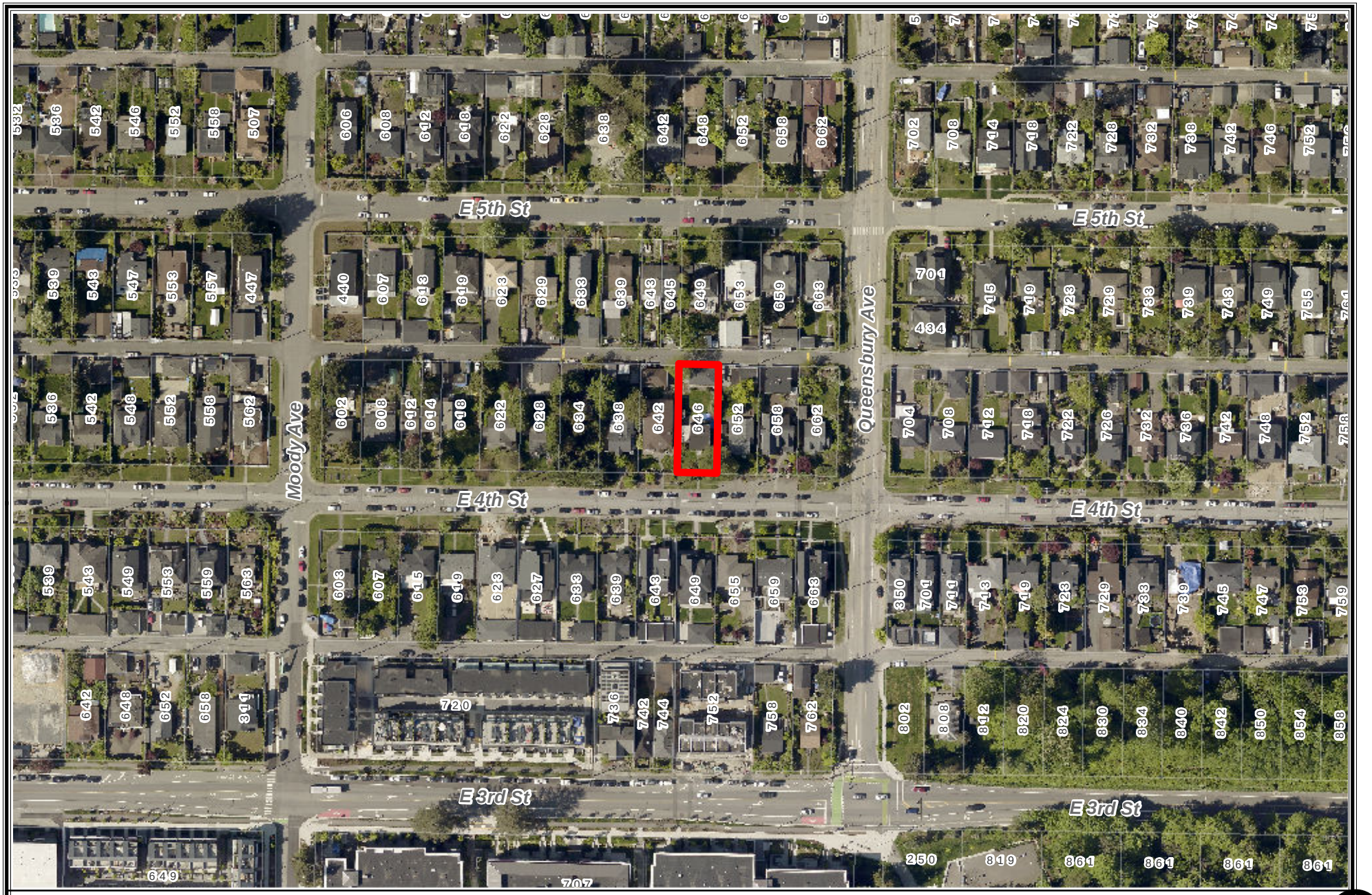
COMMUNITY BENEFITS

The standard servicing requirements would apply and a covenant would be registered to secure the retention of three mature trees on the site.

RESPECTFULLY SUBMITTED:

LMBlair

Linden Maultsaid-Blair
Planner 1



city of north vancouver

Context Map: 646 East 4th Street Context Map

Subject Site
Legal_Parcels

N

Vernacular Studio Inc.

SUMMARY REPORT OF VERTUAL DEVELOPMENT INFORMATION SESSION

April 26, 2022
Linden Maultsaid-Blair, Planner 1
City of North Vancouver
141 West 14th Street
North Vancouver, BC, V7M 1H9

Re: 646 East 4th Street, Subdivision and Rezoning

Location: Virtual Zoom Room
Host: vernacular group

Development Team:
Marie Del Borrello, Vernacular Studio
Mehrdad Rahbar, Vernacular Studio
Tony Rudner, Rudner Construction/Owner

CNV Representative
Linden Maultsaid-Blair, City of North Vancouver

Residents attended;
1- [redacted]
2- [redacted]
3- [redacted]

The meeting was held on the zoom platform hosted by the applicant, Vernacular Group on February24th, 2022 between 6:00 PM. and 8:00 PM.

During virtual meeting 3 residents attended on video and phone line. The undersigned hosted the meeting and Mehrdad Rahbar presented the proposal in detail then answered the residents' questions. In addition, Mr. Maultsaid-Blair of the City of North Vancouver answered to some of the residents' questions relating to City policies and zoning.

During the presentation we encountered one opposition from [redacted], regarding the RS 2 zoning. The two other residents were mainly concerned about the tree retention and the sustainability of the proposal. Since the meeting we had several e-mail and telephone communications with [redacted] and [redacted] re. tree retention and our sustainability strategies.

Regarding Three trees onsite, originally, we proposed to replace them due to their extensive roof zones. Tree #1 interferes with the stairs, Patio and SWM system, even though a deeper setback to be proposed. Tree #2, is assessed as "not suitable" by the Arborist in the report (see Table 1 on page 4 and photos on page 10 of the report). Tree #3 is noted suitable for retention but it interferes with the Car pad and garage in the West Lot. (Refer to Arborist Report and Plan)

Marie Del Borrello

VERNACULAR GROUP.

Vernacular Studio Inc.
120 Lonsdale Ave. I North Vancouver I BC I V7M 2E8
604-990 6662 I mrahbar@vernaculardev.com I vernaculardev.com

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8934

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. 8934" (Mehrdad Rahbar / Vernacular Design Corp., 646 East 4th Street, 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):

Lots	**Block**	**D.L.**	**Plan**	
17	18	273	1063	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

THIS PAGE INTENTIONALLY LEFT BLANK

Department Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Emma Chow, Planner 2

Subject: ZONING BYLAW AMENDMENT FOR 800 MARINE DRIVE (CASCADIA GREEN DEVELOPMENT)

Date: June 1, 2022 File No: 08-3400-20-0065/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated June 1, 2022, entitled "Zoning Bylaw Amendment for 800 Marine Drive (Cascadia Green Development)":

THAT the application submitted by Cascadia Green Development Company / WA Architects Ltd., to rezone the property at 800 Marine Drive from Special Commercial (CS-3) Zone to Comprehensive Development (CD-755) Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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

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

ATTACHMENTS

1. Context Map (CityDocs 2174624)
2. Architectural Plans, dated May 6, 2022 (CityDocs 2177236)
3. Landscape Plans, dated May 6, 2022 (CityDocs 2177234)
4. Public Consultation Summary (CityDocs 2170936)
5. Sustainability Checklist (CityDocs 2159521)
6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8905" (CityDocs 2174968

SUMMARY

This report presents for Council consideration a rezoning application for 800 Marine Drive to permit a four-storey mixed-use commercial and strata residential development.

BACKGROUND

Applicant:	Maryam Lotfi, Cascadia Green Development Company
Architect:	Barry Weih, WA Architects Ltd
Official Community Plan Designation:	Mixed Use Level 2 (MU2)
Existing Zoning:	CS-1 (Service Commercial)
Applicable Guidelines:	N/A

DISCUSSION

Site Context and Surrounding Use

The subject site is located in the Marine-Hamilton neighbourhood on the northwest corner of the Marine Drive & Fell Avenue intersection. The site is within easy access of nearly all essential destinations (i.e. employment, grocery stores, medical/pharmacy, banks, recreation trails and public transit, etc).

The site is approximately 33 metres (108 feet) wide by 40 metres (133 feet) deep and 1,440 square metres (15,500 square feet) in area. The site currently contains a 1-storey commercial building that accommodates a vehicle servicing and repair business.

The immediate surrounding area mainly contains one-storey commercial buildings and surface parking (Table 1). Beyond this block are some mixed-use buildings, Capilano Mall across Marine Drive to the west, and some residential strata and rental developments.

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	1451 Fell Avenue	1-storey commercial (Salvation Army)	Comprehensive Development (CD-110)
East	1420 Fell Avenue	1-storey commercial	Comprehensive Development (CD-164)
West	820-822 Marine Drive	1-storey commercial	Comprehensive Development (CD-725)
South	801 Marine Drive	1-storey commercial	Service Commercial (CS-1)

Policy Context

The Official Community Plan (OCP) designates the site and surrounding areas to the north and east as Mixed Use Level 2 (MU2), which supports mixed-use development such as mid-rise multi-family and commercial uses contributing to a pedestrian-scale village-feel. Lands to the south and west are designated Commercial.

The MU2 designation of the site allows for a density of up to 2.5 FSR (including 0.5 FSR bonus density) and a maximum height of 6-storeys.

The proposal is situated on the Marine Drive mixed-use commercial corridor, which is considered a key part of the City's economic engine and identified as a Frequent Transit Development Area (FTDA). Development priorities for this FTDA are to encourage a pedestrian-friendly and transit-supportive environment and to ensure sufficient right-of-way for future transit expansion along Marine Drive.

Project Description

The proposal is for a 4-storey mixed-use building with retail use at ground level, office use above and two upper levels of strata residential. Parking access is provided off the rear lane. The following table provides an overview of the proposed development:

Table 2: Development Proposal Overview

Element	Proposal
Density	2.5 FSR
Commercial Space	Total of 2,113 square metres (22,745 square feet) or 1.47 FSR
Unit Mix	19 residential strata units, including: • 6 studio units; • 11 two-bed units; and • 2 three-bed units (10.5%).
Adaptable Units	6 Level 2 adaptable units (32%)
Parking	Commercial – 27 vehicle spaces; 20 secure bicycle spaces Residential – 12 vehicle spaces; 32 secure bicycle spaces
Residential Amenity	Outdoor – 66.7 square metres (718.4 square feet)

The proposed residential amenity is an outdoor gathering space with planters and seating, adjacent to an exterior circulation passage.

To facilitate the proposal, the amendment bylaw would vary the CS-1 zone for increased density, building height, lot coverage and parking, as well as reduced setbacks.

Table 3. Summary of Proposed Zoning Changes

	BASE CS-1 ZONE	PROPOSED CD-755 ZONE
Permitted Principal Uses	Various Commercial Uses	• Retail-Service Group 1 Use • Accessory Apartment Use • Accessory Off-Street Parking Use • Accessory Off-Street Loading Use

	BASE CS-1 ZONE	PROPOSED CD-755 ZONE
Density Maximum	0.9 FSR	2.5 FSR
Lot Coverage Maximum	45 percent	91 percent
Height Maximum	10.7 m (35 ft)	17.7 m (58 ft)
Setbacks	6.1 metres (20 feet) from the Front, Rear and Exterior Side Lot Lines	0.11 m (0.35 ft) from Front Lot Line; 0.06 m (0.2 ft) from Rear Lot Line; 1.00 m (3.3 ft) from Exterior Side Lot Line
Parking, Access & Loading	Residential Use: 1.05 spaces/unit Commercial: 1 space/50 sqm GFA Small car spaces up to 35% of required spaces Driveway slope 12.5% maximum Loading spaces: 1 space/1,393.5 sqm	Residential Use: 0.63 spaces/unit Commercial: 1 space/78 sqm GFA Small car spaces up to 64% of required spaces Driveway slope 16% maximum Loading spaces: 1 space/2,105 sqm

PLANNING ANALYSIS

Policy Alignment
The proposal is consistent with the OCP land use designation and within OCP height and density limits for the site. This mixed-use proposal furthers a number of OCP goals and objectives for economic development, housing and the FTDA.

The proposed mix of unit types meets a key action of the *Housing Action Plan* to help support families by providing a minimum of 10% three-bedroom units. Also, 32% of proposed units meet Level 2 Adaptable Design, exceeding the *Zoning Bylaw* minimum requirement of 25%. The proposal addresses the Active Design Guidelines with thoughtful design of stairways and provision of outdoor circulation and-36 amenity space.

Lot Coverage and Building Setbacks
Compared to the base zone (CS-1), a significant increase in lot coverage is proposed, along with a corresponding reduction in setbacks. Given the commercial nature and existing built forms of the surrounding area, the proposed lot coverage and setbacks are expected to have minimal impacts to neighbours while enabling viable mixed-use redevelopment of the site.

Traffic and Parking
A mini transportation study for the proposal showed that estimated traffic generation is not expected to create any significant traffic impacts on the existing street network. However, the proposal includes parking reductions of about 40% and 36% for residential and commercial uses, respectively. The main reason limiting provision of required parking is relatively high groundwater levels, which significantly increases construction cost of underground levels. Study shows very limited on-street parking in

the proximate area, which will be further impacted by the proposed parking variances. To mitigate these potential impacts, the applicant is proposing a comprehensive Transportation Demand Management (TDM) package to encourage sustainable travel by residents, patrons, employees and visitors to and from site. The package includes:

- Additional and oversize bicycle parking
- Bicycle maintenance room
- 25% transit subsidy for residents for 3 year ($45,000)
- 25% transit subsidy for commercial employees for 10 years ($155,000)
- Distribution of a TDM information package for all new residents and employees
- Commercial pay parking on-site
- Unbundle parking costs

In addition, a 2-year post-occupancy study will be provided to the City at the applicant's cost. The study will provide valuable data on the travel behaviour of users of the proposed development.

The current site context is vehicle-oriented but, as an FTDA, future development is expected to transition to a pedestrian-friendly environment that fosters cycling and transit use. This transition is further supported by the Mobility Strategy that calls for updates to parking and curbside policies in the coming years. The proposed TDM package is expected to effectively encourage higher transit and active transportation use by residents and employees, helping to facilitate this transition.

The application includes a Loading Management Plan and letter from a waste control service provider that support safe, functional operation of the proposed loading space and garbage rooms.

Infrastructure and Servicing
The proposal will require new utility service connections, including a sewage main upgrade and replacement of adjacent traffic signal equipment. The adjacent laneway will need to be reconstructed to meet grade of parkade access. Streetscape improvements will also be required, including relocation and upgrade of existing bus stop, a statutory right-of-way along Fell Avenue and a dedication along Marine Drive to ensure sufficient space for sidewalk widening, street trees and street furniture, as well as potential future transit expansion.

The development will have to meet the City's stormwater management requirements at time of Building Permit application. The City's stormwater management requirements are intended to reduce development impact to the City's storm network and improve the health of the surrounding watershed, including replenishing the natural water table and slowing the release of storm drainage to receiving bodies. This will become more critical as the effects of climate change are expected to be experienced through increased severe rain events in the fall, winter, and spring and longer droughts in the summer. The preferred stormwater management for new development is on-site retention and infiltration with surplus directed to the City's system, attenuated to reduce peak load. If the Owner is unable to construct this on-site, stormwater management may be provided on public property or a fee may be paid where it will enhance the

amenity of the public space through a rain garden or by supporting tree growth. Finally, if the Owner is unable to meet the required stormwater capture, the Sewer and Drainage Utility bylaw allows a fee to be paid that can then be used to provide improvements elsewhere in the system. In this location, due to water table elevations and proximity to Mosquito Creek, payment may be viable option as it would allow us to improve the existing local point of discharge to the creek and also continue to enhance creek hydraulics and habitat. This would improve the natural asset which is a key part of the City's stormwater system.

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy,* in conjunction with the Official Community Plan, allows for density bonuses beyond 2.0 FSR in the Mixed Use Level 2 land use designation, up to a maximum of 2.5 FSR.

The proposed project would include community benefits valued at approximately $400K, as outlined in Table 4 below.

Table 4. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus to 2.0 FSR / OCP Density (@ $25 / sqft)	$399,610
Density Bonus to 2.5 FSR Max Bonus (@ $0 / sqft for Commercial)	$0
Total Value of Community Benefits	**$399,610**

The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The specific amenities and benefits included in the proposed project are described in Table 5 below and would be secured as conditions of receiving a density bonus should Council wish to proceed with the proposed project.

Table 5. Community Benefits Summary

Community Benefit	Value
A. Cash Contributions	
Contribution to Civic Amenity Reserve Fund (80%)	$319,688
Contribution to Affordable Housing Reserve Fund (20%)	$79,922

In addition to the items above, the following items will be secured as conditions of this development:

- public art incorporated into the project with a value of $100,000;
- security for transit subsidies;
- security for 2-year post-occupancy transportation study;
- requirement for on-site loading manager to implement Loading Management Plan
- Relocation and upgrade of bus stop
- a statutory right-of-way of 1.0 m along Fell Avenue; and
- dedication of 2.0 m along Marine Drive for public realm improvement.

Legal Agreements

Should Council support this rezoning, the following legal agreements should be prepared prior to final adoption:

- Development Covenant
- Servicing Agreement
- Pedestrian Statutory Right-of-Way
- Road Dedication
- Community Good Neighbour Agreement
- Shoring, Crane Swing, and Staging License Agreement
- Flooding Covenant
- Community Energy Agreement

ADVISORY BODY INPUT

Advisory Design Panel

The application was reviewed by the Advisory Design Panel on April 20, 2022. The Panel unanimously endorsed the following resolution:

> THAT the Advisory Design Panel has reviewed the Rezoning Application for 800 Marine Drive and recommends approval of the project subject to addressing the following issues to the satisfaction of the Development Planner:
>
> - incorporate passive solar control, especially on the southern exposure of building;
> - further design development to enhance relationship between the residential and office as it relates to landscape developments, both hard and soft;
> - further design development for office and residential development and access, as it relates to visibility, accessibility and CPTED concerns re: access;
> - further design development to address security and CPTED concerns within the laneway;
> - further design development / consideration for the roof enclosures;
>
> AND THAT the Panel wishes to thank the applicant for their presentation.
>
> Carried Unanimously

Integrated Transportation Committee

The application was reviewed by the Integrated Transportation Committee on May 25, 2022. The Panel endorsed the following draft resolution:

BE IT RESOLVED THAT the Integrated Transportation Committee, having reviewed the proposed development at 800 Marine Drive and although supportive of the concept, wants it noted that the following has not been adequately resolved:

- Improve the design of on-site bicycle storage for security and maneuverability; and
- Include a security gate between residential and commercial parking;

THAT the Committee commends the applicant for:

- Provision of lockable short term bicycle parking;
- Provision of dedicated cargo bike parking;
- Unbundled parking; and
- Office space on Marine Drive;

AND THAT staff be requested to consider the following:

- Improvements for cycling safety infrastructure in the immediate area, considering increase in demand for on-street parking;
- Improvements for pedestrian and cycling safety at the intersection of Fell Avenue and 16th Street/Larson Road; and
- Establishing one-way access at 15th Street, in consideration of other nearby developments in progress.

Carried, with two opposed

Subsequent design revisions have addressed the above noted concerns.

COMMUNITY CONSULTATION

A virtual Developer Information Session was held on April 13, 2022. One person registered, but none attended the session. No comment forms or other submissions were received. A summary of the public consultation, as prepared by the applicant, is available in Attachment #3.

ENVIRONMENTAL SUSTAINABILITY

The proposal addresses the OCP's Sustainable City Framework through natural systems, physical structure/infrastructure, local economy, human potential, social connections and cultural diversity.

The proposed landscaping will be primarily native species using a water efficient irrigation system. The arborist report found one tree on-site. The tree is in poor condition and identified for removal. The proposal will be providing six new street trees.

PROCESS WHEN NO PUBLIC HEARING HELD

Bill 26 - Municipal Affairs Statutes Amendment Act (No. 2), 2021, enacted in November 2021, included a change to the Local Government Act to provide that a local government is not required to hold a public hearing on a proposed zoning bylaw if the bylaw is consistent with the OCP. This replaced the former provision that allowed local governments to waive a public hearing. Local governments now have to make a positive decision to have a public hearing as opposed to deciding to waive a public hearing.

Given the proposal's consistency with the OCP, and minimal feedback from the public during the consultation period, staff recommend that no public hearing be held for this application.

Should Council wish to refer the application to Public Hearing, the first active clause in the resolution should be amended to read:

> THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8905" (Cascadia Green Development Company / WA Architects, 800 Marine Drive, CD-755) be considered and referred to a Public Hearing;

FINANCIAL IMPLICATIONS

As discussed under the Density Bonus and Community Benefits section, this application, if approved, would generate $399,610 in Community Amenity Contribution (CAC) cash contribution, which is in addition to City requirements such as Development Cost Charges, public art and road dedication.

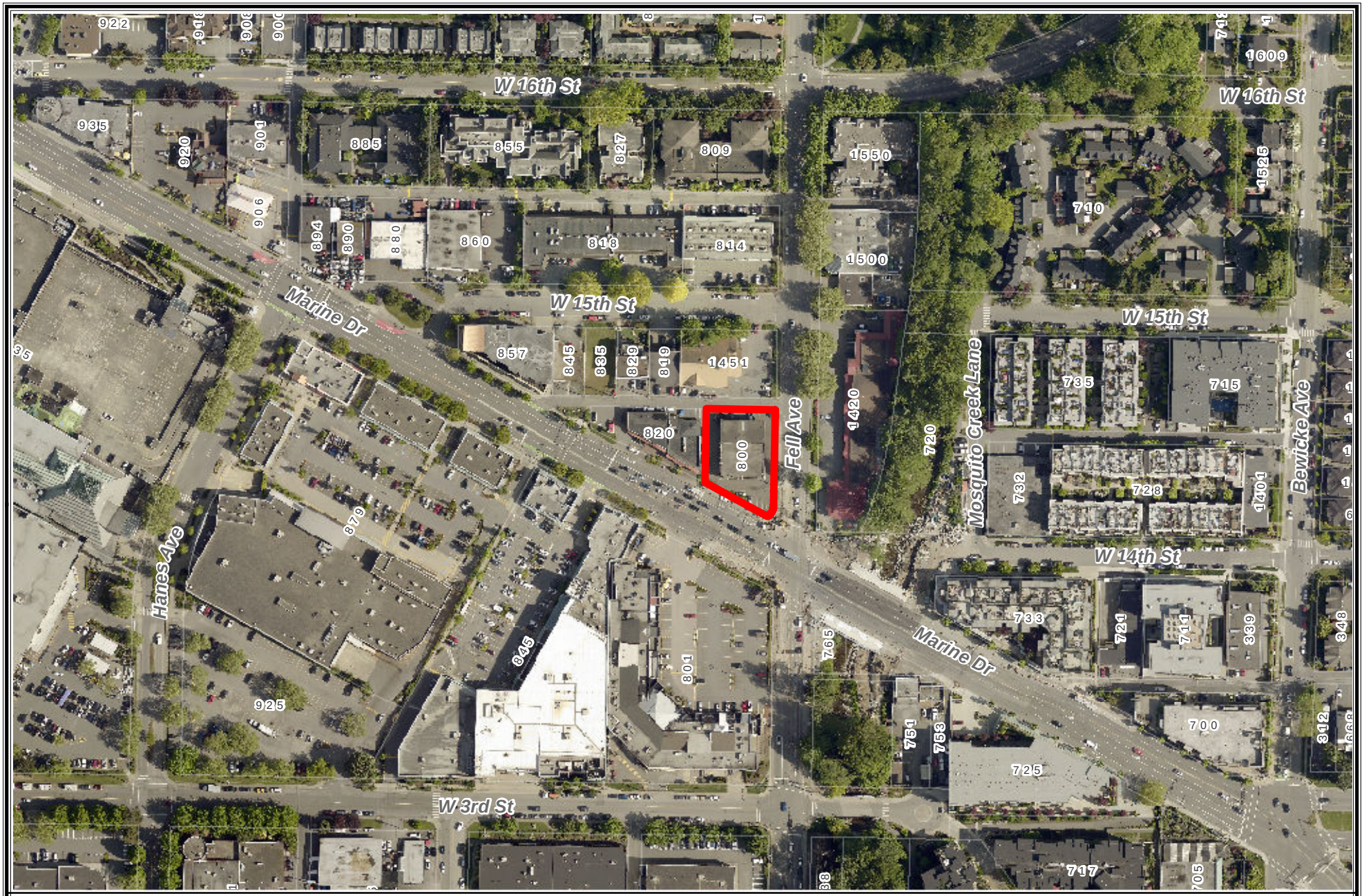
CONCLUSION

This proposal is in alignment with goals and objectives of the OCP and Council Strategic Plan to provide employment generating uses, increase and diversify the residential housing stock, and support frequent transit service along the Marine Drive commercial corridor. The proposal will enhance the public realm with public art and streetscape improvements, and contribute funds to further support community amenities.

RESPECTFULLY SUBMITTED:



Emma Chow
Planner 2



city of north vancouver

Context Map: 800 Marine Drive

Subject Site
Legal_Parcels

800 MARINE DRIVE - MIXED USE

REZONING & DEVELOPMENT PERMIT APPLICATION 05/05/2022

PROJECT NUMBER: 21045
CIVIC ADDRESS: 800 MARINE DRIVE, NORTH VANCOUVER, B.C.
LEGAL DESCRIPTION: LOT F BLOCK D DISTRICT LOT 265 GROUP 1 NWD PLAN 20986

CONSULTANT LIST:

CLIENT
CASCADIA GREEN DEVELOPMENT
106 - 252 ESPLANADE W.,
NORTH VANCOUVER, BC, V7M 0E9
TEL: 604-260-1056

ARCHITECT
WA ARCHITECTS LTD.
950 - 1500 W GEORGIA STREET,
VANCOUVER, BC, V6G 2Z6
TEL: 604-685-3529

LANDSCAPE
PERRY AND ASSOCIATES
112 EAST BROADWAY,
VANCOUVER, BC, V5T 1V9
TEL: 604-738-4118

CIVIL
3A HYDROTECH SOLUTIONS
TEL: 604-617-0697

TRANSPORTATION
WATT CONSULTING GROUP
550 - 888 DUNSMUIR ST
VANCOUVER, BC, V6C 3K4
TEL: 778-309-1253

CODE
MR CONSULTING
1281 20TH STREET
WEST VANCOUVER, BC, V7V 3Z4
TEL: 604-764-7709

ENERGY
MURI CONSULTING GROUP INC.
3807 - 1480 HOWE STREET,
VANCOUVER, BC, V6Z 0G5
TEL: 778-318-2932

PROJECT STATISTICS
800 MARINE DRIVE
Project No.: 21045

						DATE:	06-May-22
SITE INFORMATION							
LEGAL DESCRIPTION	LOT F BLOCK D DISTRICT LOT 265 GROUP 1 NWD PLAN 20986						
CIVIC ADDRESS	800 MARINE DRIVE, NORTH VANCOUVER, BC						
	EXISTING					PROPOSED	
ZONE	CS-1					CD	
SITE AREA	(PRE-DEDICATION)					15,486.0 SF	1,438.70m²
PROPOSED SITE AREA	(POST-DEDICATION)					14,733.5 SF	1,368.78m²
GROSS FLOOR AREA						38,713.9 SF	3,596.64m²
FLOOR AREA RATIO						2.50	
LOT COVERAGE (%)	HORIZONTAL BUILDING AREA (PRE DEDIC.) =			4,017.6 SF		91%	
AVERAGE GRADE	(HIGHEST 42.7' + LOWEST 38.0') ÷ 81.3' / 2 = 40.65'					40.65 FT	12.39m
BUILDING HEIGHT	4-STOREYS	TO TOP OF UPPER PARAPET				53.35 FT	16.26m
		TO TOP OF PENTHOUSE PARAPET				58.85 FT	17.94m
SETBACKS	FRONT (MARINE DRIVE)					0.35 FT	0.11m
	REAR (LANE)					0.20 FT	0.06m
	EXTERIOR SIDE (FELL AVENUE)					3.27 FT	1.00m
	INTERIOR SIDE (WEST)					0.50 FT	0.15m
BUILDING DATA							
MULTI FAMILY UNITS	**DESCRIPTION**	**AREA**		**# OF UNITS**		**TOTAL AREA**	
A1	STUDIO	421 SF	39.11m²	6	31.6%	2,526 SF	234.67m²
C6	2 BED	852 SF	79.15m²	1	5.3%	734 SF	68.19m²
C1	2 BED	860 SF	79.90m²	2	10.5%	1,720 SF	159.79m²
C2 (ADAPTABLE)	2 BED	967 SF	89.84m²	2	10.5%	1,934 SF	179.67m²
C3	2 BED	853 SF	79.43m²	2	10.5%	1,710 SF	158.86m²
C4	2 BED	1,064 SF	93.27m²	2	10.5%	2,008 SF	186.55m²
C5 (ADAPTABLE)	2 BED	956 SF	88.82m²	2	10.5%	1,912 SF	177.63m²
D1 (ADAPTABLE)	3 BED	1,255 SF	116.59m²	2	10.5%	2,510 SF	233.19m²
TOTAL RES				**19**		**15,054 SF**	**1,398.56m²**
COMMERCIAL							**AREA**
L1 - SOUTH RETAIL (LEASABLE)						5,868 SF	544.89m²
L1 - NORTH RETAIL (LEASABLE)						2,607 SF	242.22m²
L2 - OFFICE (LEASABLE)						12,275 SF	1,140.35m²
TOTAL COMMERCIAL (LEASABLE)						**20,747 SF**	**1,927.45m²**
UNIT MIX (TOTAL 19)							
UNIT TYPE				COUNT		PERCENTAGE	
STUDIO				6		32%	
1 BED				0		0%	
2 BED				11		58%	
3 BED				2		11%	
BUILDING AREA							
		GROSS BUILDABLE AREA				**GROSS FSR**	
L1 FLOOR AREA	RETAIL	10,351 SF	961.68m²			8,976 SF	834.16m²
L2 FLOOR AREA	OFFICE	13,845 SF	1,286.23m²			13,532 SF	1,257.15m²
L3 FLOOR AREA	10 UNITS	9,002 SF	836.34m²			8,638 SF	802.52m²
L4 FLOOR AREA	9 UNITS	8,818 SF	819.19m²			7,562 SF	702.80m²
TOTAL FLOOR AREA		**42,016 SF**	**1,903.43m²**			**38,714 SF**	**3,596.64m²**
PROPOSED AMENITY							
ADAPTABLE UNITS		MIN 25% OF UNITS =		5 UNITS		6 UNITS	31.6%
OUTDOOR AMENITY						718.4 SF	66.74m²
REQUIRED PARKING							
TYPE				RATE		REQUIRED STALLS	
RESIDENTIAL		19 UNITS		0.95 STALLS / UNIT		18 STALLS	
VISITOR		19 UNITS		0.1 STALLS / UNIT		2 STALLS	
COMMERCIAL		22,510.7 SF		1 STALL / 538.2 SF		42 STALLS	
TOTAL REQUIRED PARKING						**62 STALLS**	
RESIDENTIAL DISABILITY STALL (INCLUDED)		19 UNITS		0.036 STALLS / UNIT		1 STALLS	
COMMECIAL DISABILITY STALL (INCLUDED)		42 STALLS		1 STALL / 25 REQ'D STALLS		2 STALLS	
LOADING		22,510.7 SF		1 STALL / 11000 SF		**2 STALLS**	
PROPOSED PARKING							
SURFACE						4 STALLS	
PARKING LEVEL 1						37 STALLS	
TOTAL PROPOSED PARKING						**41 STALLS**	
PROPOSED RESIDENTIAL PARKING (INCLUDED)						12 STALLS	
PROPOSED VISITOR PARKING (INCLUDED)						2 STALLS	
PROPOSED COMMERCIAL VISITOR PARKING (INCLUDED)						27 STALLS	
SMALL CARS (INCLUDED)				MAX 35% =		71 STALLS	25 STALLS
DISABILITY STALL (INCLUDED)							2 STALLS
LOADING							**1 STALL**
REQUIRED BICYCLE PARKING							
SHORT-TERM							**13 SPACES**
RESIDENTIAL SHORT-TERM		19 UNITS		0-19 UNITS = NO SPACES REQ'D			0 SPACES
COMMERCIAL SHORT-TERM		2,091.31m²		6 SPACES / 1000m²			13 SPACES
LONG-TERM							**37 SPACES**
RESIDENTIAL LONG-TERM		19 UNITS		1.5 SPACES / UNIT			29 SPACES
COMMERCIAL LONG-TERM		2,091.31m²		1 SPACE / 250m²			8 SPACES
PROPOSED BICYCLE PARKING							
SHORT-TERM							**16 SPACES**
LONG-TERM							**52 SPACES**
RESIDENTIAL LONG-TERM							32 SPACES
COMMERCIAL LONG-TERM							20 SPACES

WA ARCHITECTS
Architecture, Made Personal.
VAN 301 – 1444 Alberni Street, Vancouver, BC V6G 2Z4 | T: 604.685.3529
VIC 104 – 3212 Jacklin Road, Victoria, BC V9B 0J5 | T: 250.391.4933



RENDERING



CONTEXT PLAN

DRAWING LIST:

ARCHITECTURAL

A000	COVER SHEET
A001	SURVEY
A100	SITE PLAN
A110	FIRE DEPARTMENT RESPONSE PLAN
A120	CONTEXT MAPS AND PHOTOS
A121	CONTEXT MAPS AND PHOTOS
A200	LEVEL P1 FLOOR PLAN
A201	LEVEL 1 FLOOR PLAN
A202	LEVEL 2 FLOOR PLAN
A203	LEVEL 3 FLOOR PLAN
A204	LEVEL 4 FLOOR PLAN
A205	ROOF PLAN
A220	RESIDENTIAL UNIT PLANS
A221	RESIDENTIAL UNIT PLANS
A301	BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS
A400	BUILDING SECTIONS
A401	BUILDING SECTIONS
A500	PERSPECTIVES
A501	PERSPECTIVES
A502	PERSPECTIVES
A600	AREA PLAN LEVEL 1 & 2
A601	AREA PLAN LEVEL 3 & 4
A610	SHADOW STUDIES

CIVIL

CVL-01	GRADING PLAN
CVL-02	SERVICING PLAN
CVL-03	ROAD WORKS - FELL AVE
CVL-04	SWMP

LANDSCAPE

L1.0	LANDSCAPE PLAN LEVEL 1
L1.1	LANDSCAPE PLAN LEVEL 3 & 4
L2.0	TREE MANAGEMENT PLAN
L3.0	PLANTING PLAN LEVEL 1
L3.1	PLANTING PLAN LEVEL 3 & 4
L4.0	LANDSCAPE DETAILS

ADAPTABLE UNIT EXCLUSION
1.86SQM (20SQFT) PER LEVEL 2 ADAPTABLE UNIT HAS BEEN EXCLUDED FROM THE GROSS FLOOR AREA TOTAL PER THE ADAPTABLE DESIGN GUIDELINES.

ADAPTABLE UNITS PROPOSED:

NAME	NUMBER	AREA EXCLUSION
UNIT A1	1 UNIT	20SQFT
UNIT C2	2 UNITS	40SQFT
UNIT C5	2 UNITS	40SQFT
UNIT D1	1 UNIT	20SQFT
TOTAL:	**6 UNITS**	**120SQFT**

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:
CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:
REGISTERED ARCHITECT BRITISH COLUMBIA

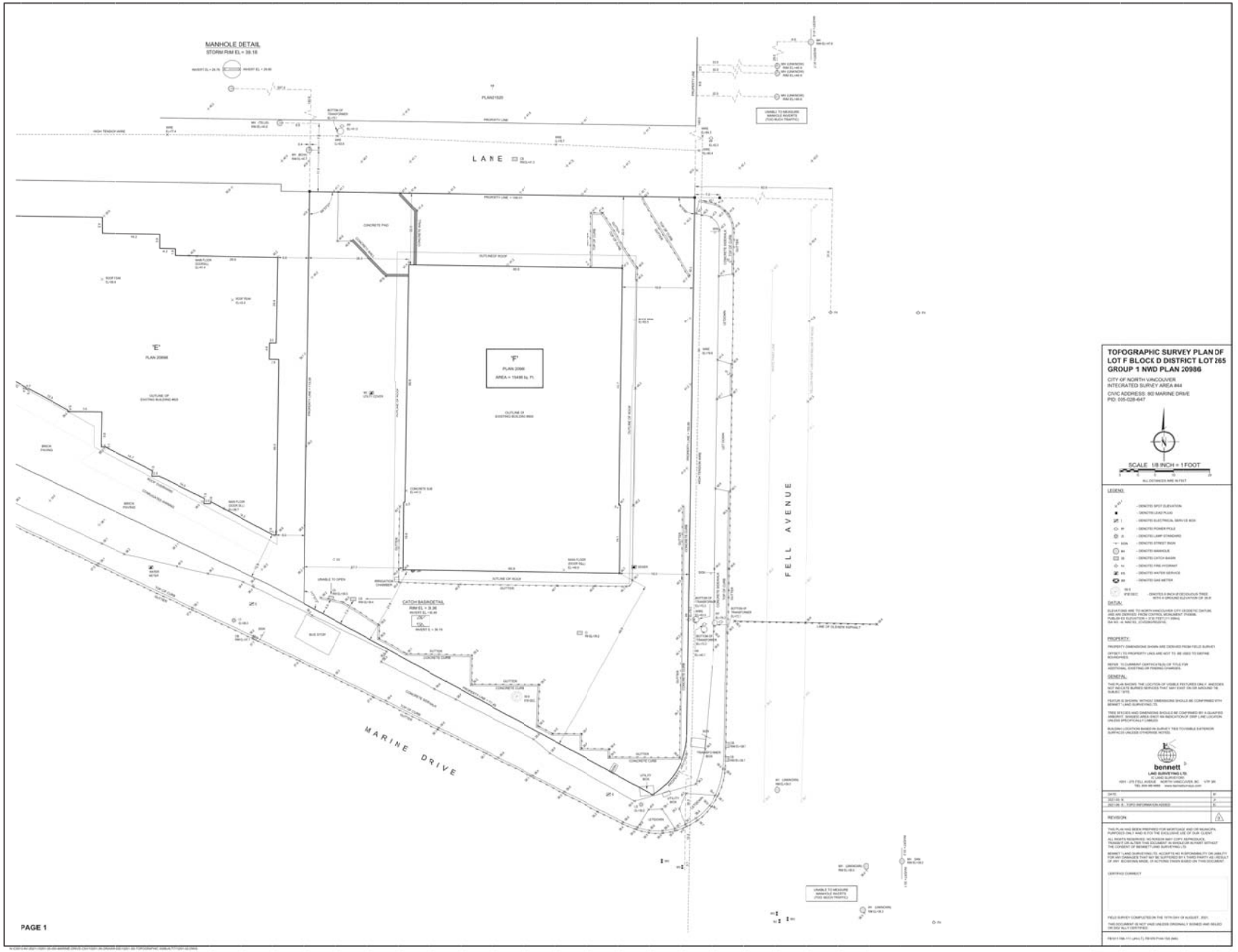
CONSULTANT:
WA ARCHITECTS
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
COVER SHEET

PROJECT NO: 21045 DRAWN BY: AW
SCALE: NTS REVIEW BY: BW
DWG NO: **A000**



PAGE 1

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

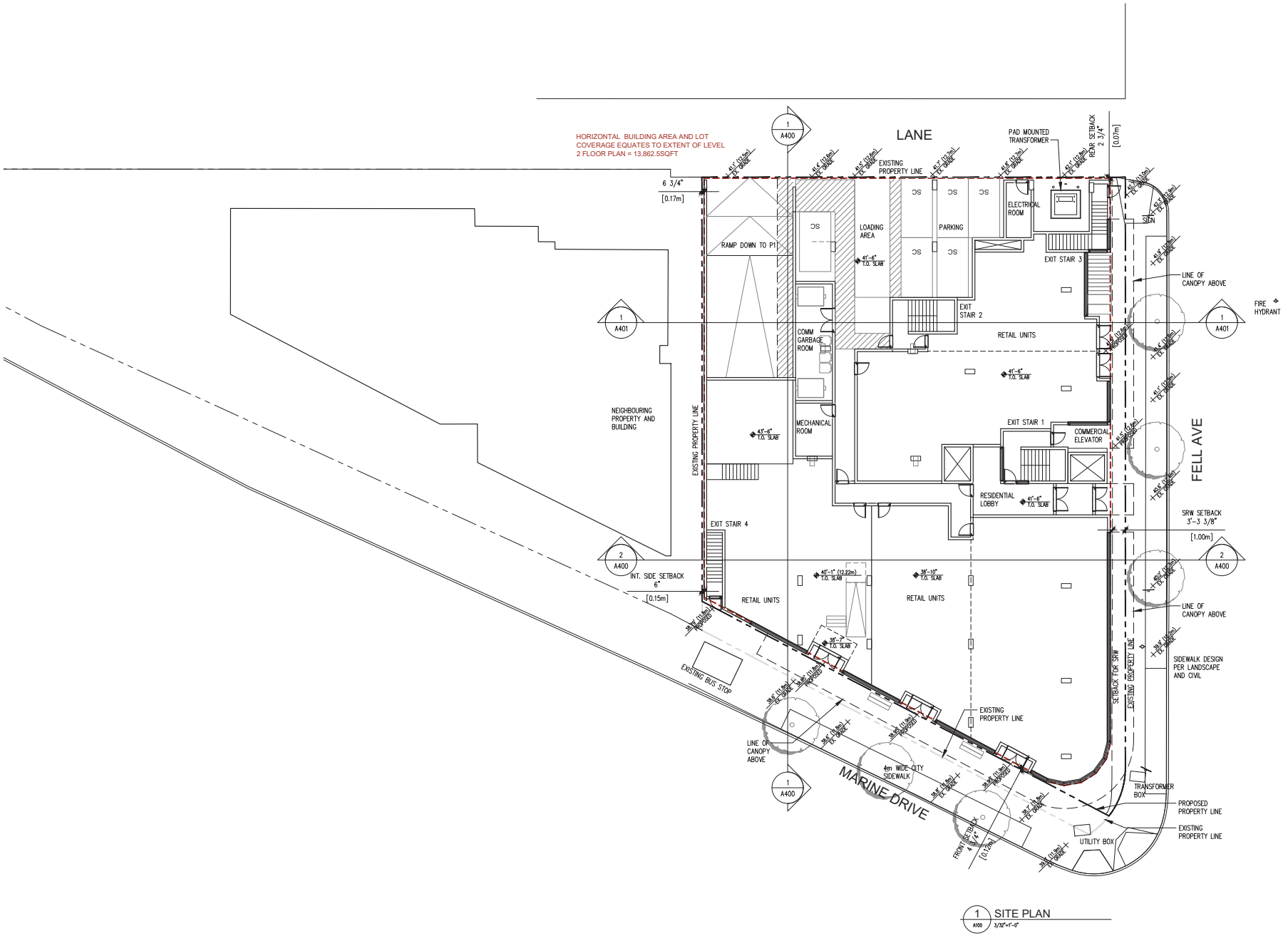
DRAWING TITLE:

SURVEY (NTS - FOR INFO ONLY)

PROJECT NO: 21045 DRAWN BY: AW

SCALE: NTS REVIEW BY: BW

DWG NO: **A001**



1 SITE PLAN
A100 3/32"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT ANDREW WICHAND BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

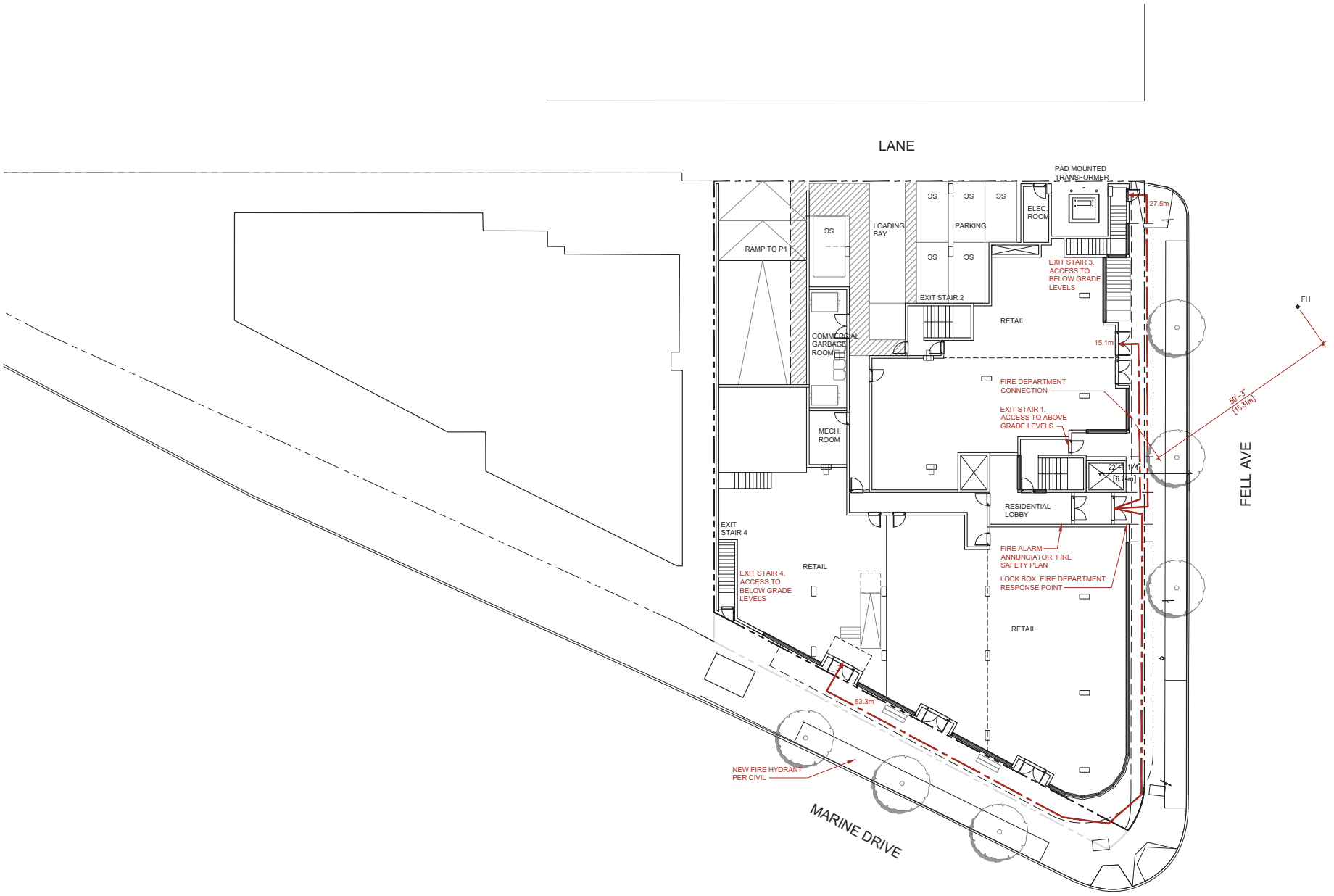
DRAWING TITLE:

SITE PLAN

PROJECT NO: 21045 DRAWN BY: AW

SCALE: 3/32"=1'-0" REVIEW BY: BW

DWG NO: **A100**



1 A110 FIRE DEPARTMENT RESPONSE PLAN
3/32"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
FIRE DEPARTMENT RESPONSE PLAN

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 3/32"=1'-0" REVIEW BY: BW
DWG NO: **A110**













4 STREETSCAPE ALONG MARINE DRIVE



1 AERIAL VIEW OF NEIGHBOURHOOD LANDMARKS



2 BIRD'S EYE AERIAL VIEW OF SITE

3 CONTEXT RADIUS MAP



COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

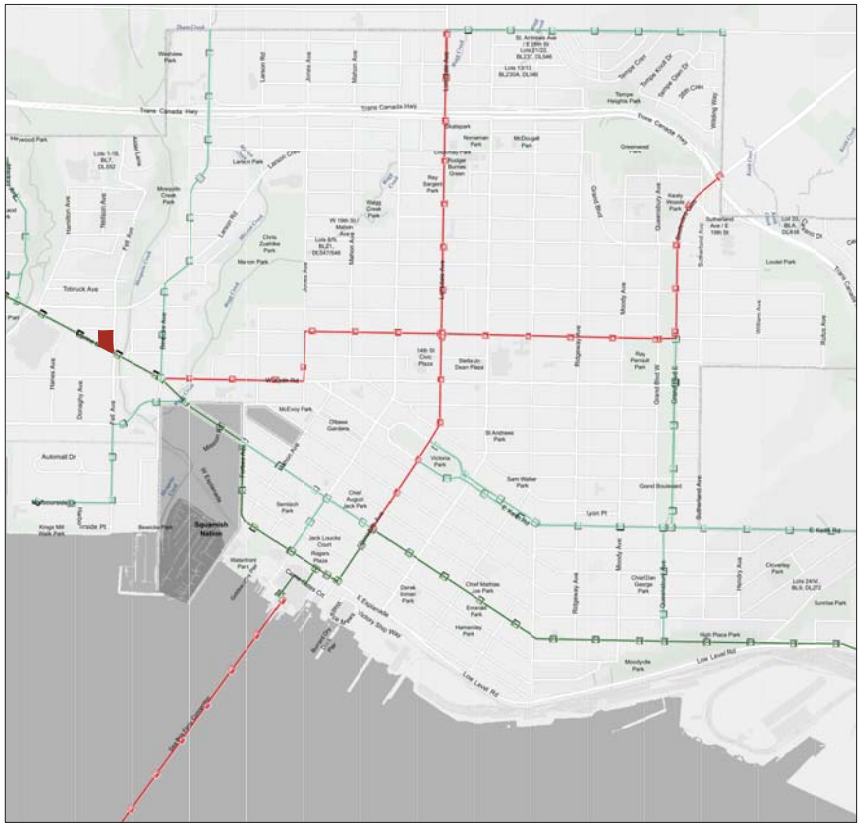
DRAWING TITLE:

CONTEXT MAPS AND PHOTOS

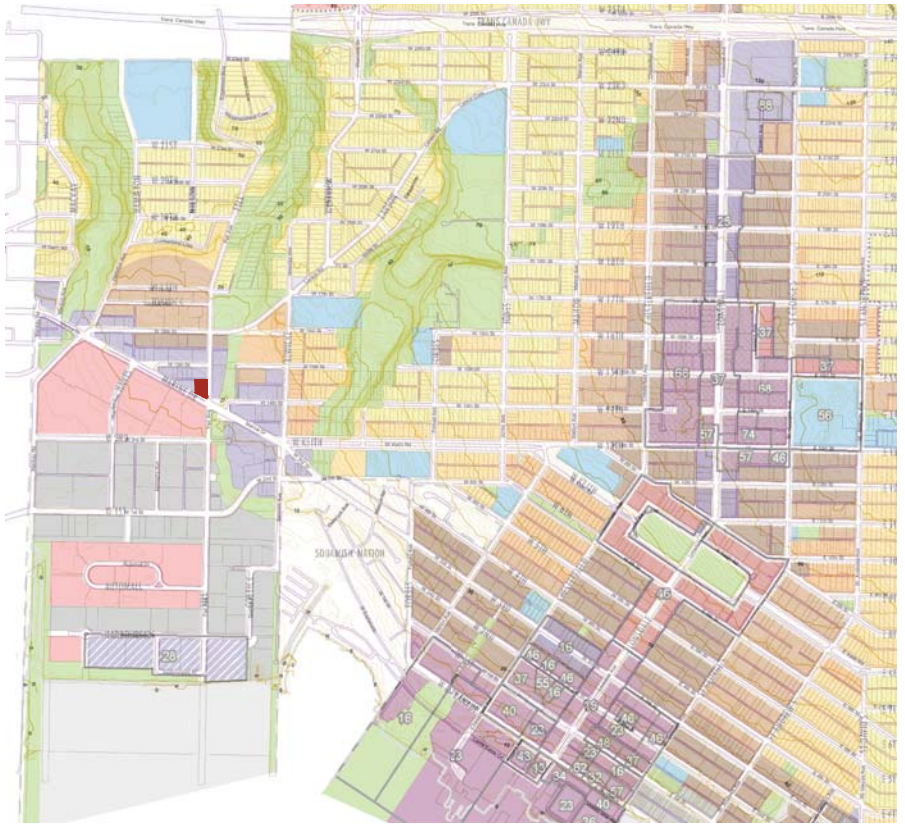
PROJECT NO: 21045 DRAWN BY: AW

SCALE: NTS REVIEW BY: BW

DWG NO: A120



2 TRANSPORTATION MAP
NTS



1 ZONING AND CONTOUR MAP
NTS



4 ZONING AND CONTOUR MAP
NTS











3 STREETSCAPE ALONG FELL AVE, MARINE DRIVE AND 15TH ST
NTS

LAND USE LEGEND:
- PARKS, RECREATION AND OPEN SPACE
- SCHOOL AND INSTITUTIONAL
- COMMERCIAL
- MIXED EMPLOYMENT
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- MIXED USE MEDIUM DENSITY
- MIXED USE HIGH DENSITY

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT JOHN RICHARD WA BRITISH COLUMBIA

CONSULTANT:

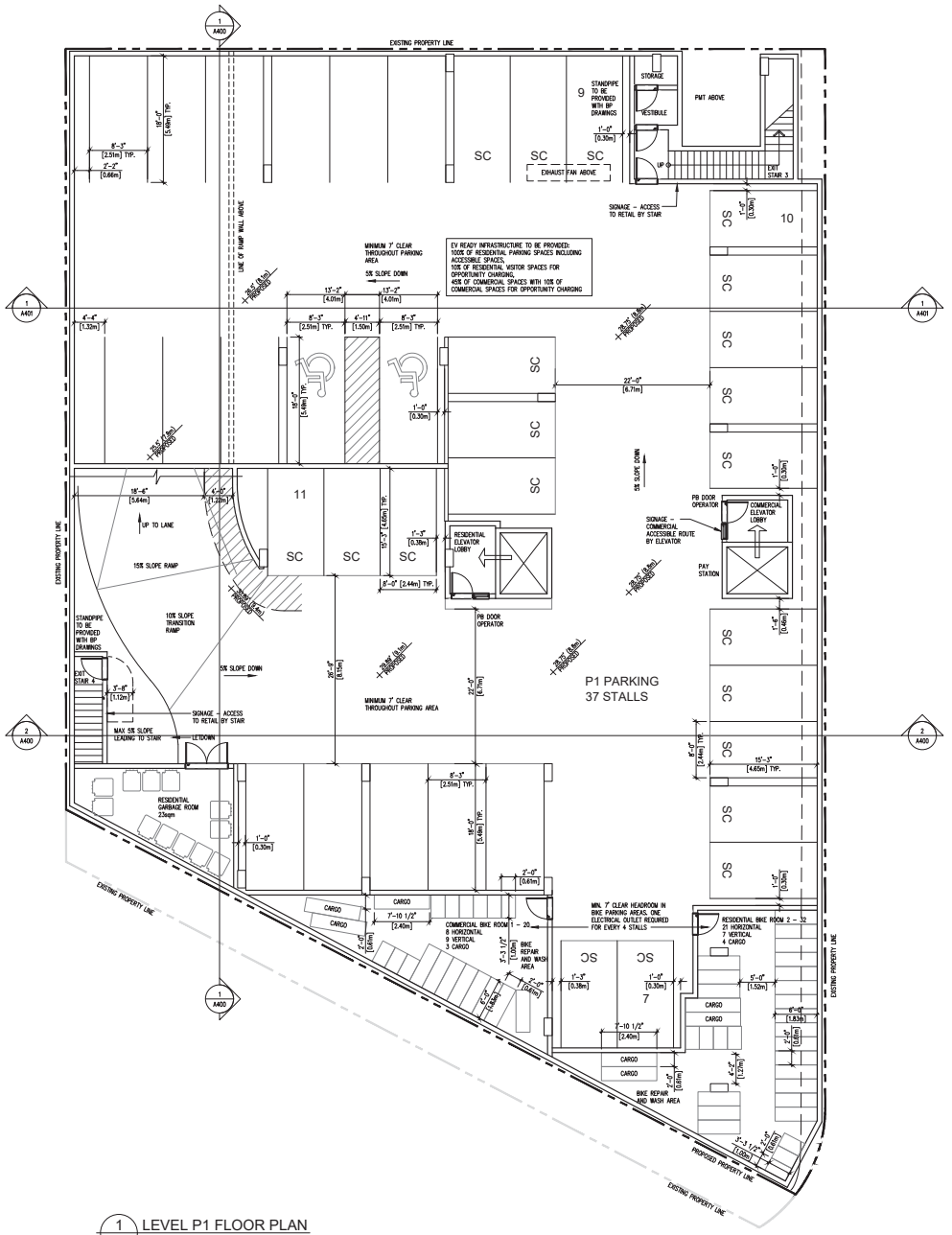
WA ARCHITECTS
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
CONTEXT MAPS AND PHOTOS

PROJECT NO: 21045 DRAWN BY: AW
SCALE: NTS REVIEW BY: BW
DWG NO: **A121**



1 A200 LEVEL P1 FLOOR PLAN
1/8"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT MIA RICHARD BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

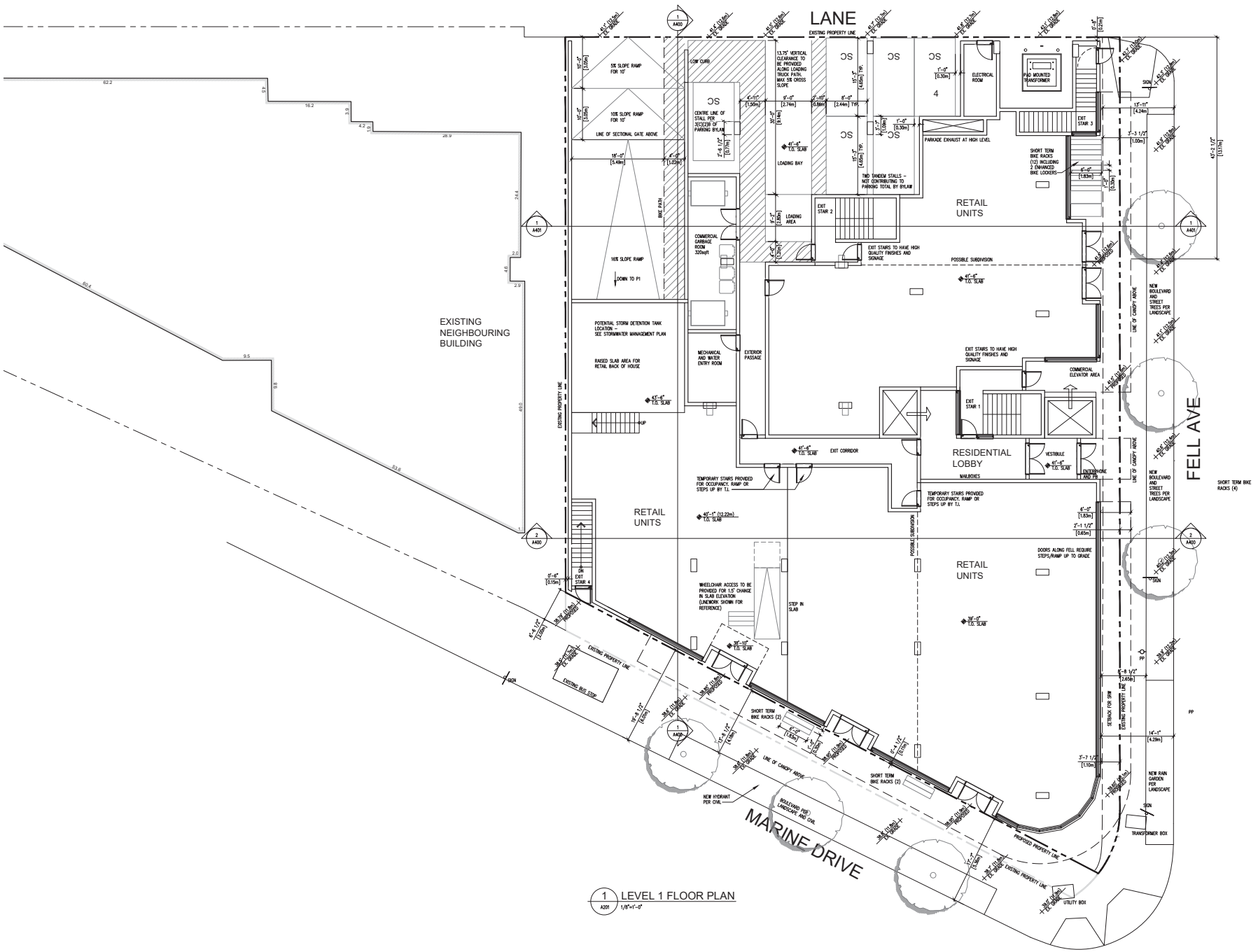
DRAWING TITLE:

LEVEL P1 FLOOR PLAN

PROJECT NO: 21045 DRAWN BY: AW

SCALE: 1/8"=1'-0" REVIEW BY: BW

DWG NO: **A200**



1 A201 LEVEL 1 FLOOR PLAN
1/8"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

CONSULTANT:

WA ARCHITECTS
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

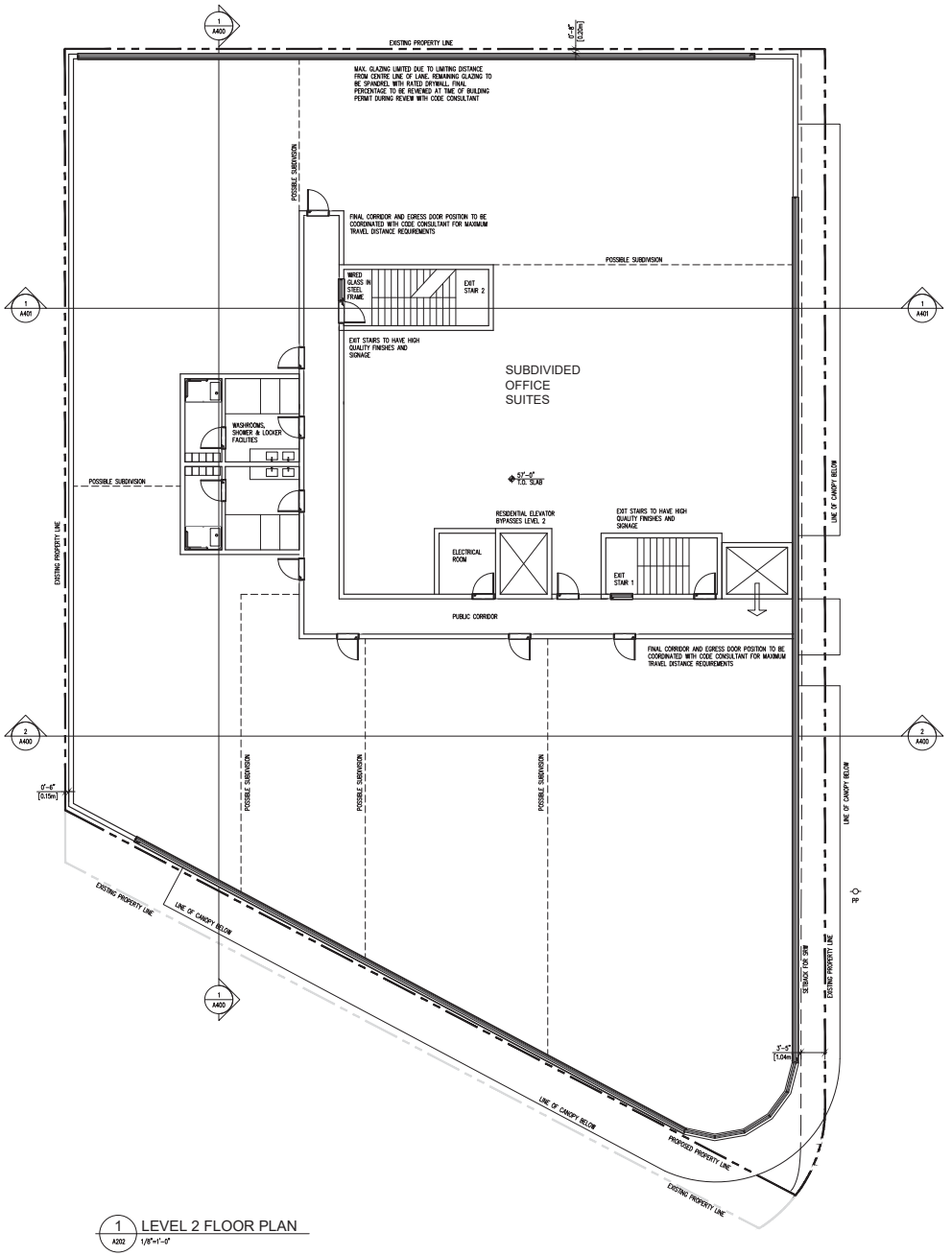
DRAWING TITLE:

LEVEL 1 FLOOR PLAN

PROJECT NO: 21045 DRAWN BY: AW

SCALE: 1/8"=1'-0" REVIEW BY: BW

DWG NO: **A201**



1 LEVEL 2 FLOOR PLAN
1/8"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT · BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

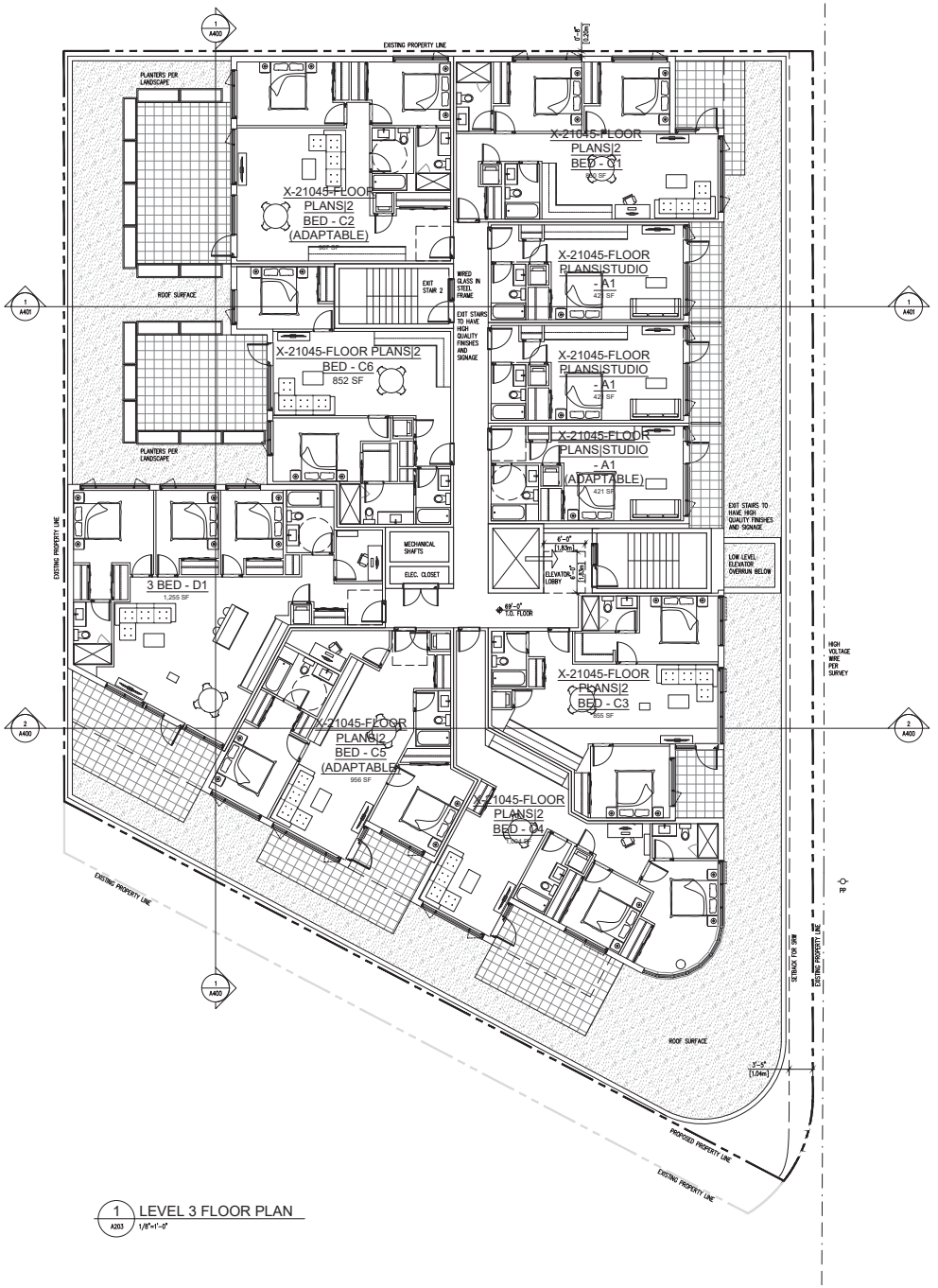
DRAWING TITLE:

LEVEL 2 FLOOR PLAN

PROJECT NO: 21045 DRAWN BY: AW

SCALE: 1/8"=1'-0" REVIEW BY: BW

DWG NO: **A202**



1 LEVEL 3 FLOOR PLAN
A203 1/8"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NOTE:
ADAPTABLE UNITS TO MEET LEVEL 2 REQUIREMENTS AT TIME OF BUILDING PERMIT SUBMISSION

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT ANN WEIRMAN BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

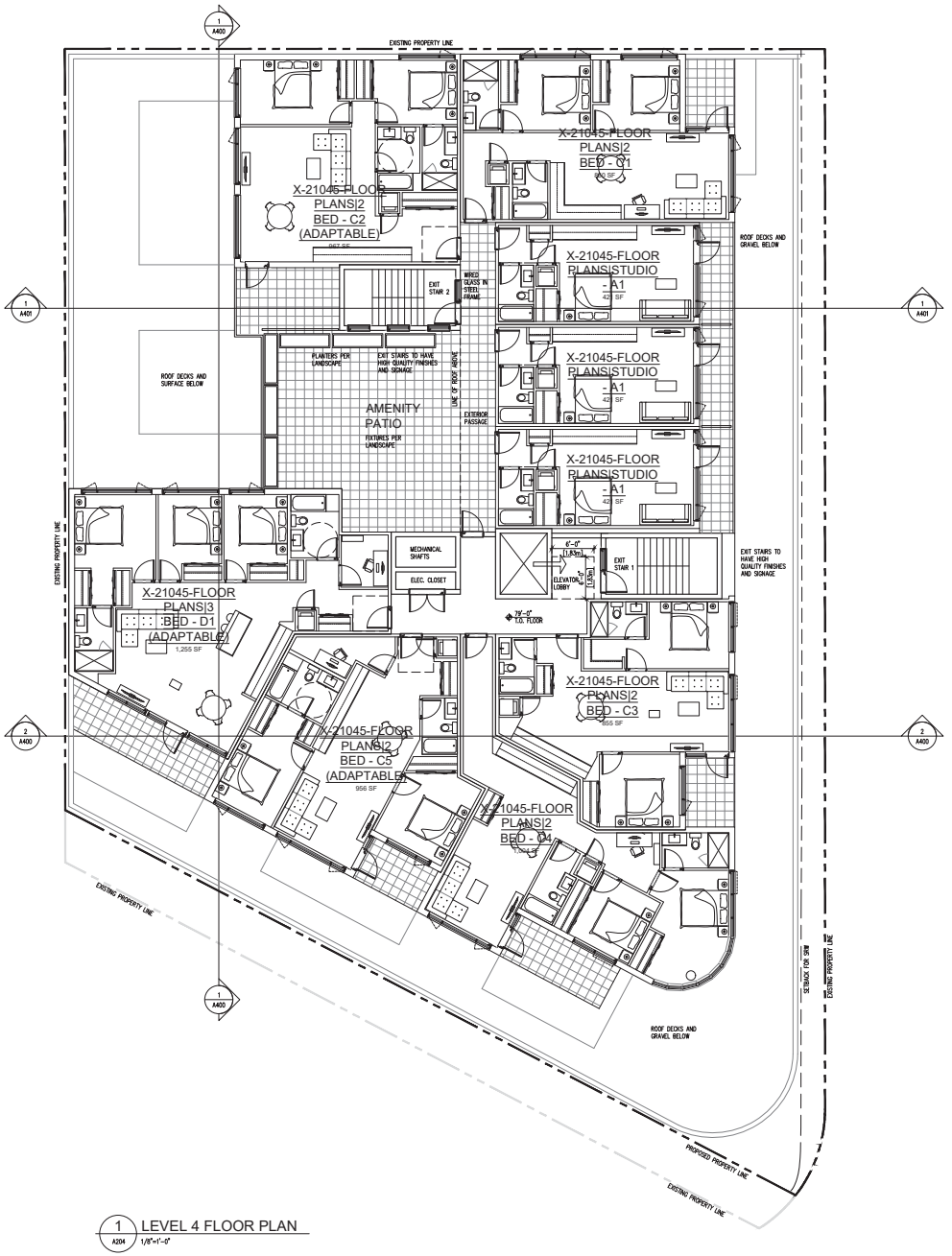
PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:

LEVEL 3 FLOOR PLAN

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: BW
DWG NO: **A203**



1 LEVEL 4 FLOOR PLAN
1/8"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NOTE:
ADAPTABLE UNITS TO MEET LEVEL 2 REQUIREMENTS AT TIME OF BUILDING PERMIT SUBMISSION

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT
ALAN RICHARD WAY
BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

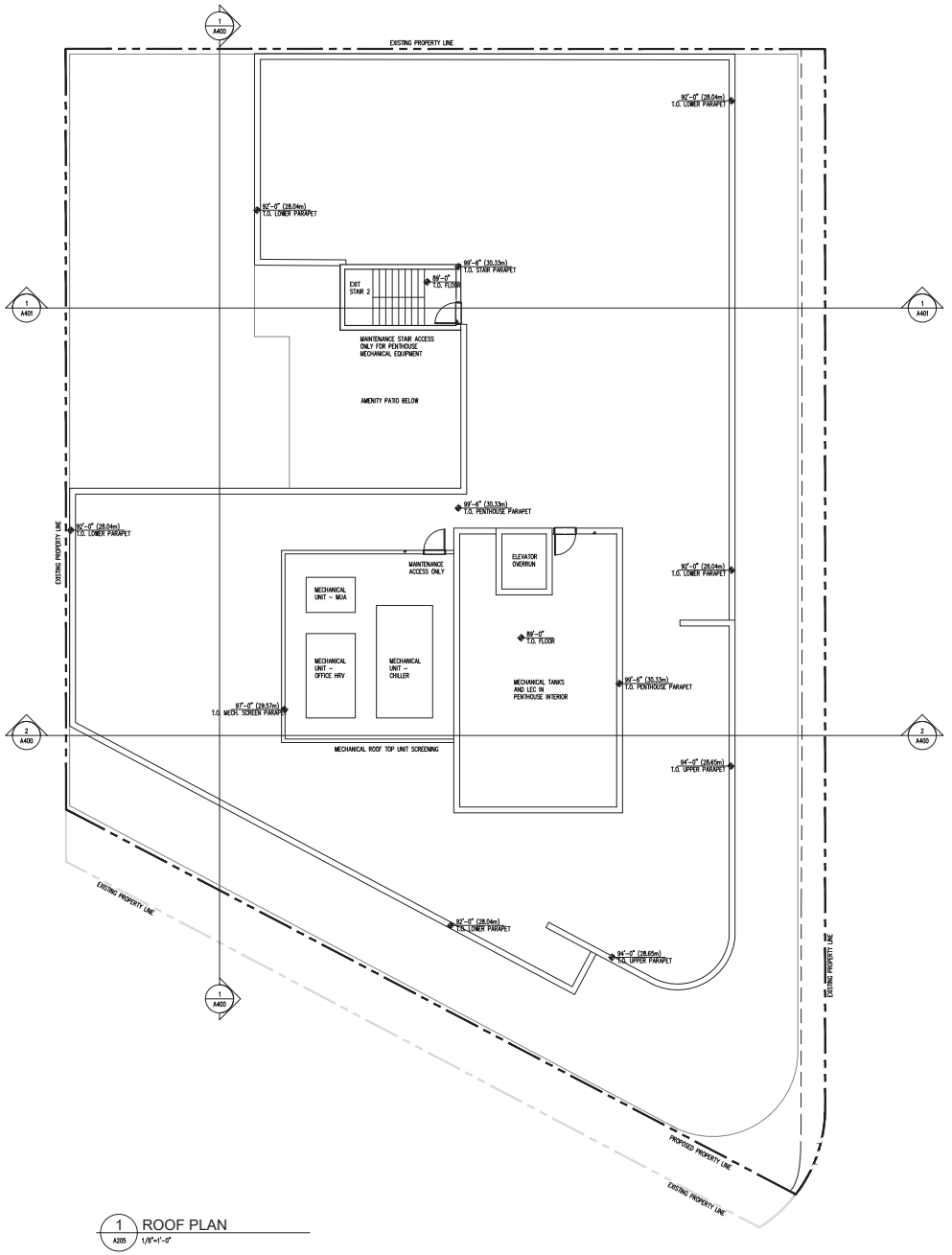
PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:

LEVEL 4 FLOOR PLAN

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: BW
DWG NO: **A204**



1 ROOF PLAN
A205 1/8"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

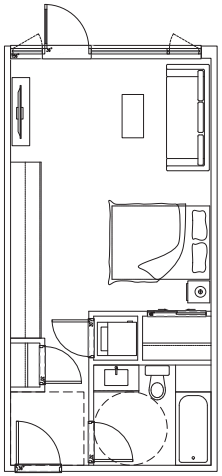
DRAWING TITLE:

ROOF PLAN

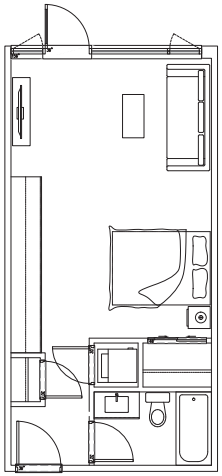
PROJECT NO: 21045 DRAWN BY: AW

SCALE: 1/8"=1'-0" REVIEW BY: BW

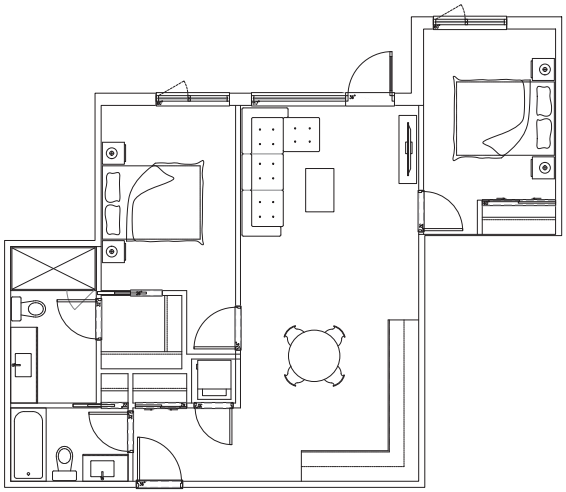
DWG NO: **A205**



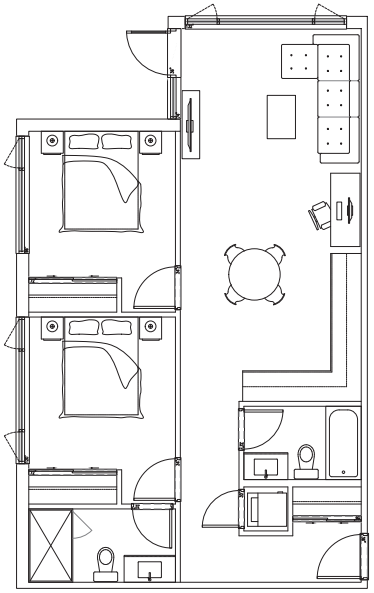
STUDIO - A1
(ADAPTABLE)
421 SF



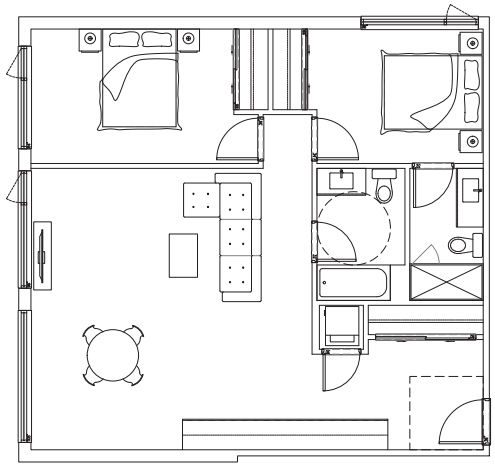
STUDIO - A1
421 SF



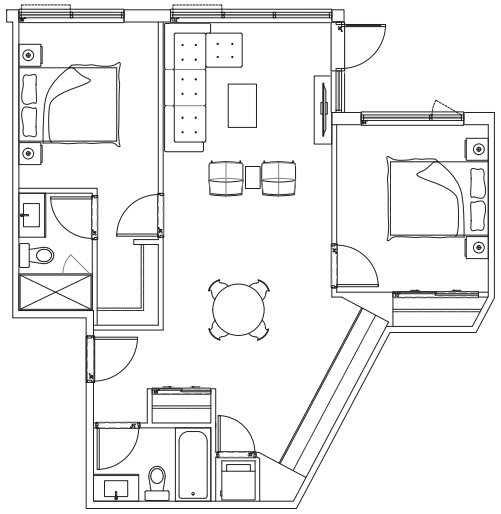
2 BED - C6
852 SF



2 BED - C1
860 SF



2 BED - C2 (ADAPTABLE)
967 SF



2 BED - C3
855 SF

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NOTE:
ADAPTABLE UNITS TO MEET LEVEL 2 REQUIREMENTS AT TIME OF BUILDING PERMIT SUBMISSION

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:



CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604 685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

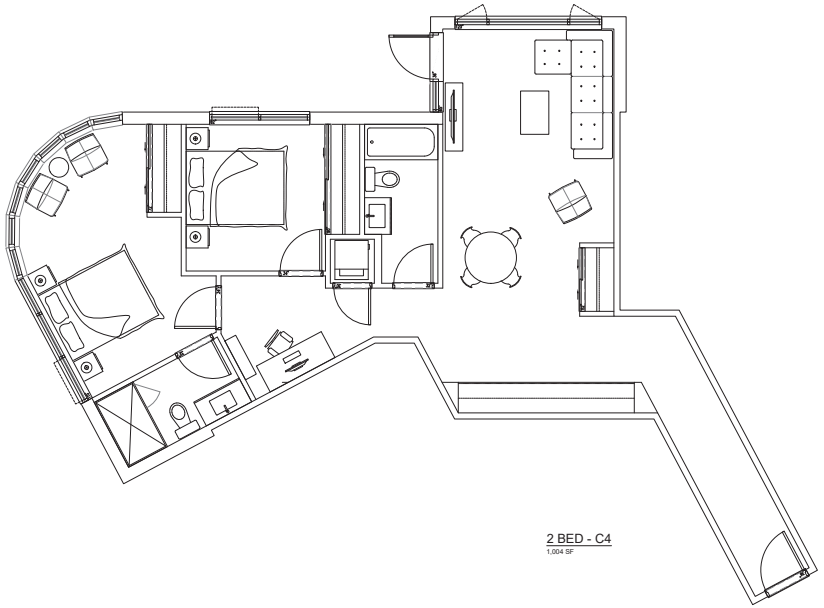
DRAWING TITLE:

RESIDENTIAL UNIT PLANS

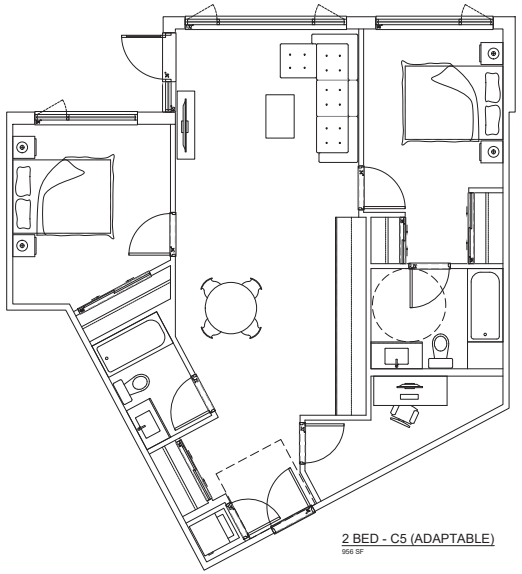
PROJECT NO: 21045 DRAWN BY: AW

SCALE: 1/4"=1'-0" REVIEW BY: BW

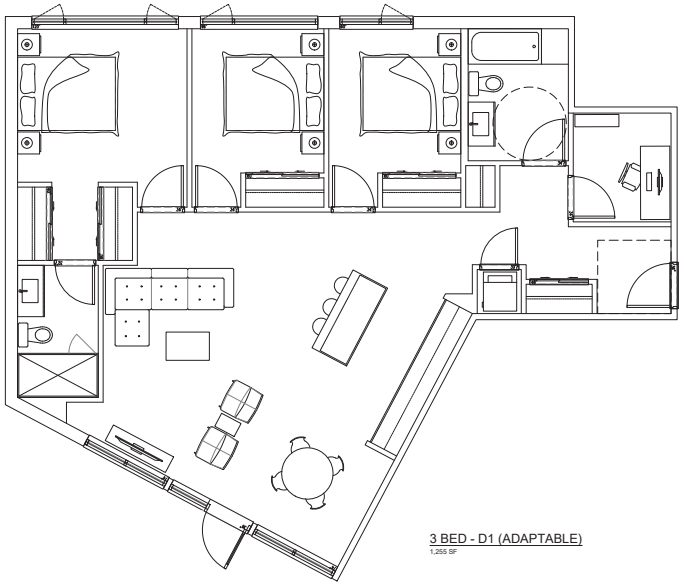
DWG NO: **A220**



2 BED - C4
1,004 SF



2 BED - C5 (ADAPTABLE)
956 SF



3 BED - D1 (ADAPTABLE)
1,255 SF

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NOTE:
ADAPTABLE UNITS TO MEET LEVEL 2 REQUIREMENTS AT TIME OF BUILDING PERMIT SUBMISSION

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604 685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
RESIDENTIAL UNIT PLANS

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/4"=1'-0" REVIEW BY: BW
DWG NO: **A221**



1 SOUTH ELEVATION (MARINE DRIVE)
1/8"=1'-0"



2 EAST ELEVATION (FELL AVE)
1/8"=1'-0"

1	BRICK PANEL	LIGHT GREY
2	FIBRE CEMENT PANEL	CHARCOAL
3	FIBRE CEMENT PANEL	WOODGRAIN
4	CONCRETE	LIGHT GREY
5a	CONCRETE MASONRY UNIT	CHARCOAL
5b	CONCRETE MASONRY UNIT	GREY
5c	CONCRETE MASONRY UNIT	LIGHT GREY
6	VINYL FRAMING	SILVER
7	SPANDREL GLASS	BLUES

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D

SEAL:

REGISTERED ARCHITECT ANNE BICKERTON BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

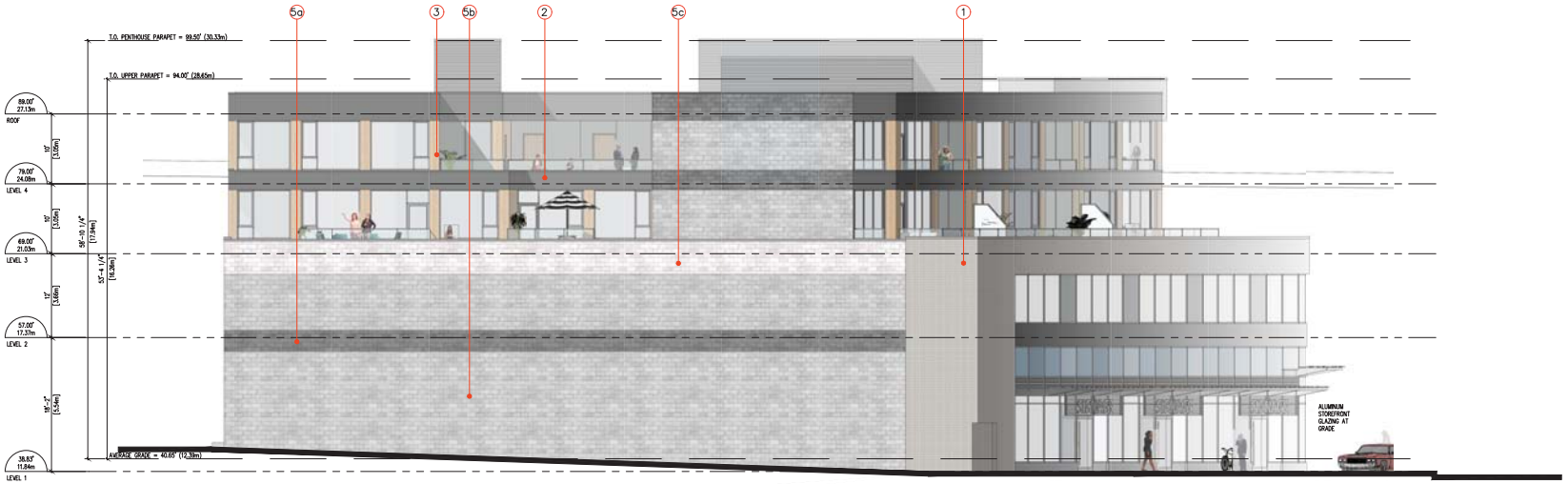
PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
SOUTH & EAST BUILDING ELEVATIONS

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: BW
DWG NO: **A300**



1 NORTH ELEVATION
1/8"=1'-0"



2 WEST ELEVATION
1/8"=1'-0"

1	BRICK PANEL	LIGHT GREY
2	FIBRE CEMENT PANEL	CHARCOAL
3	FIBRE CEMENT PANEL	WOODGRAIN
4	CONCRETE	LIGHT GREY
5a	CONCRETE MASONRY UNIT	CHARCOAL
5b	CONCRETE MASONRY UNIT	GREY
5c	CONCRETE MASONRY UNIT	LIGHT GREY
6	VINYL FRAMING	SILVER
7	SPANDREL GLASS	BLUES

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D

SEAL:

REGISTERED ARCHITECT RICHARD W. WITTSTEIN BRITISH COLUMBIA

CONSULTANT:

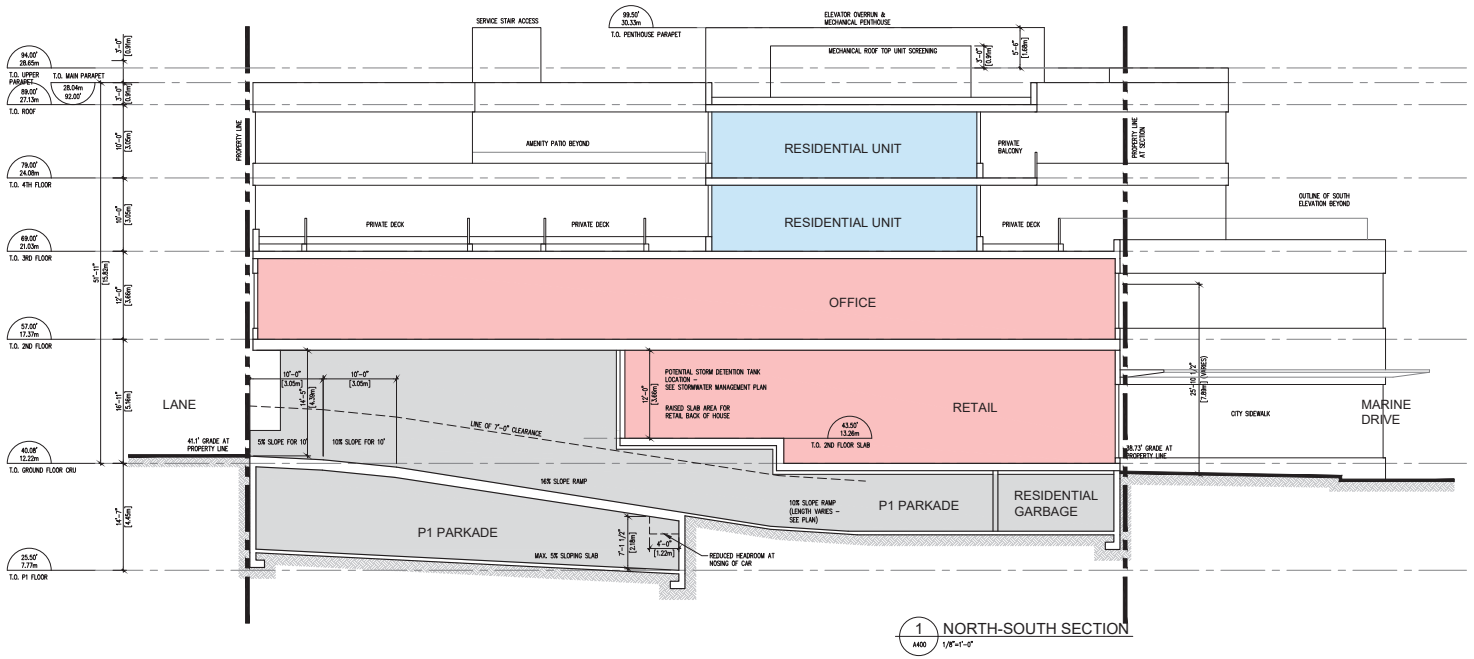
WA ARCHITECTS
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

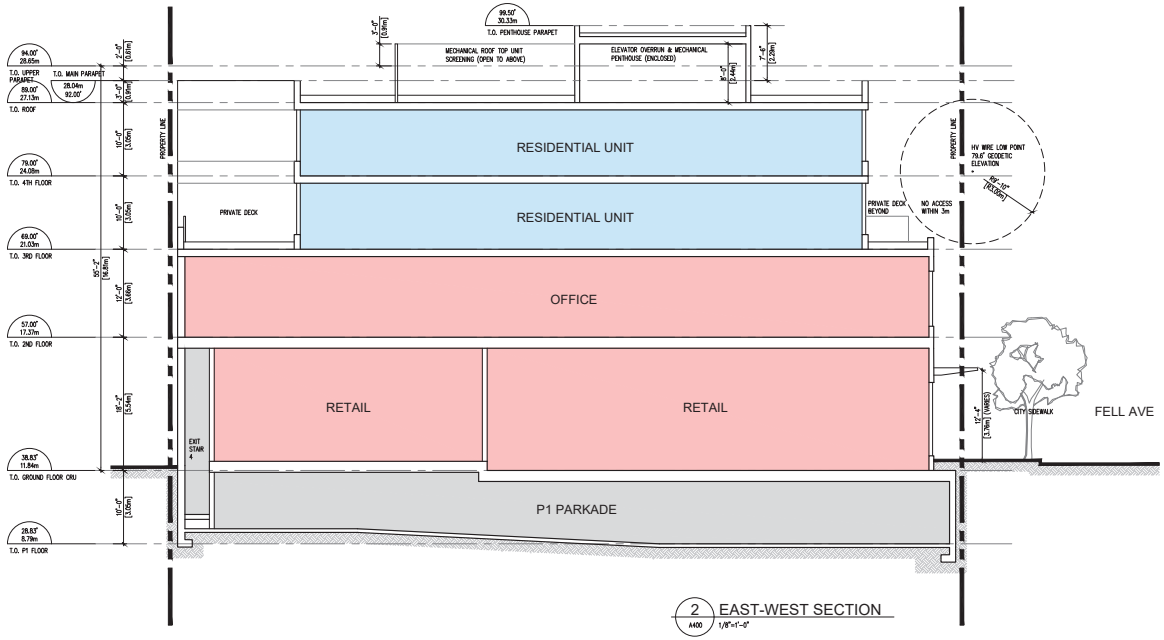
PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
NORTH & WEST BUILDING ELEVATIONS

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: BW
DWG NO: **A301**



1 NORTH-SOUTH SECTION
A400 1/8"=1'-0"



2 EAST-WEST SECTION
A400 1/8"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT ... BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

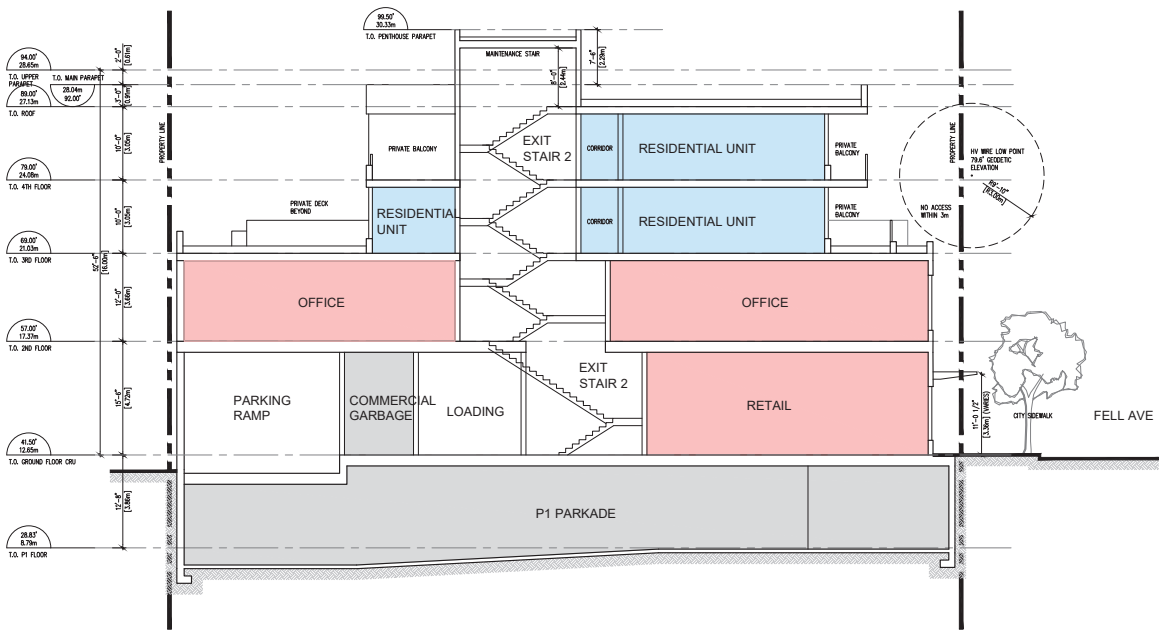
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
BUILDING SECTIONS

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: BW
DWG NO: **A400**



1 A401 EAST-WEST SECTION 1/8"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT
LAWN RICHARD WAY
BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:

BUILDING SECTIONS

PROJECT NO: 21045 DRAWN BY: AW

SCALE: 1/8"=1'-0" REVIEW BY: BW

DWG NO: **A401**



1 PERSPECTIVE 1
NTS



2 PERSPECTIVE 2
NTS



3 PERSPECTIVE 3
NTS

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT
BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:

PERSPECTIVES

PROJECT NO: 21045 DRAWN BY: AW

SCALE: NTS REVIEW BY: BW

DWG NO: **A500**



1 PERSPECTIVE 4
NTS



2 PERSPECTIVE 5
NTS



3 PERSPECTIVE 6
NTS



4 PERSPECTIVE 7
NTS



5 PERSPECTIVE 8
NTS

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT ANNE WILKINSON BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
PERSPECTIVES

PROJECT NO: 21045 DRAWN BY: AW
SCALE: NTS REVIEW BY: BW
DWG NO: **A501**



1 PERSPECTIVE 9
NTS



2 PERSPECTIVE 10
NTS

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT JAMES RICHARD WEST BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

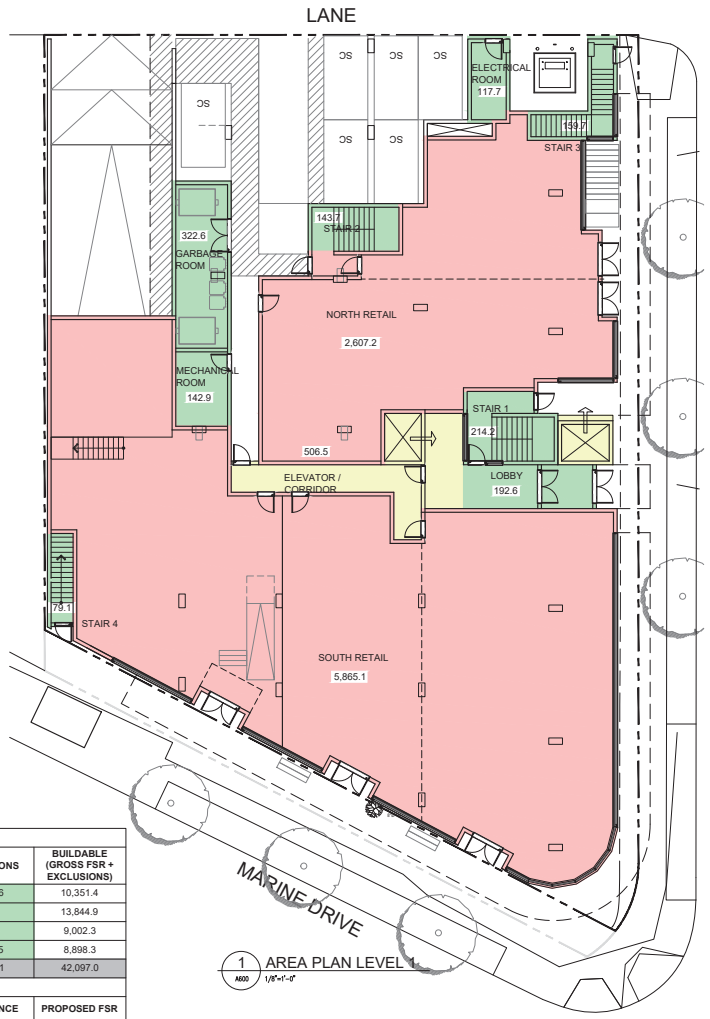
DRAWING TITLE:
PERSPECTIVES

PROJECT NO: 21045 DRAWN BY: AW
SCALE: NTS REVIEW BY: BW
DWG NO: **A502**

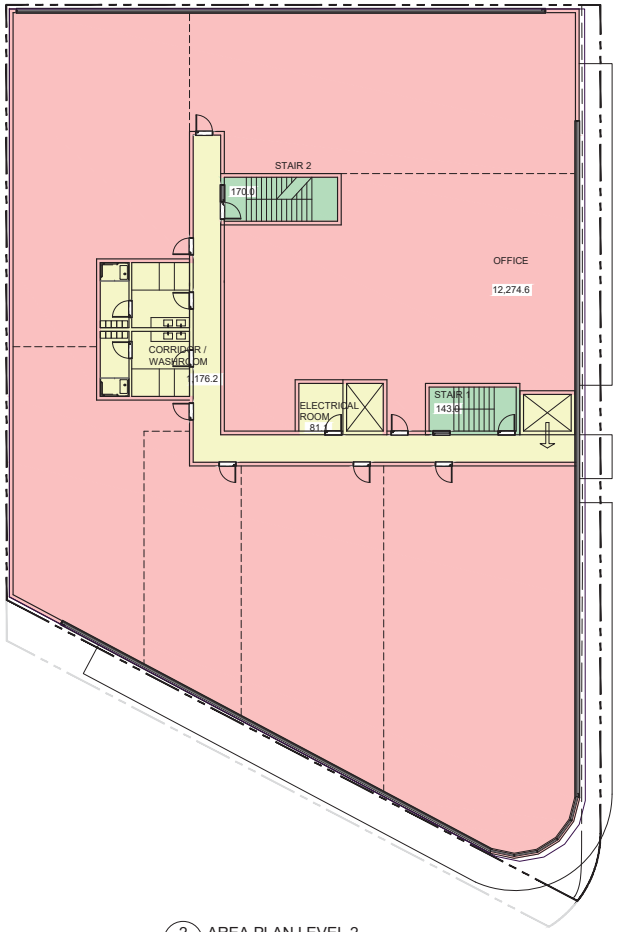
AREA BREAKDOWN TABLE (SQFT)		
LEVEL 1 USE	**GROSS FSR**	**EXCLUSIONS**
SOUTH RETAIL	5,865.1	
NORTH RETAIL	2,607.2	
ELEVATOR / CORRIDOR	506.5	
LOBBY		192.6
STAIR 1		214.2
STAIR 2		143.7
STAIR 3		159.7
STAIR 4		79.1
ELEC. ROOM		117.7
MECH. ROOM		142.9
GARBAGE ROOM		322.6
TOTAL	8,978.8	1,372.6
LEVEL 2 USE		
OFFICE	12,274.6	
CORRIDOR / WASHROOM	1,176.2	
STAIR 1		143.0
STAIR 2		170.0
ELEC. ROOM	81.1	
TOTAL	13,531.9	313.0
LEVEL 3 USE		
RESIDENTIAL	8,048.0	
CORRIDOR	563.4	
STAIR 1		177.4
STAIR 2		126.7
ELEC. ROOM / SHAFT	86.9	
ADAPTABLE UNIT EXCLUSION	-60.0	60.0
TOTAL	8,638.3	364.0
LEVEL 4 USE		
RESIDENTIAL	7,192.1	
CORRIDOR	341.1	
EXTERIOR PASSAGE		140.7
STAIR 1		177.3
STAIR 2		237.0
ELEC. ROOM / SHAFT	91.7	
ADAPTABLE UNIT EXCLUSION	-60.0	60.0
EXTERIOR AMENITY		718.4
TOTAL	7,564.9	1,333.5
BUILDING TOTAL	38,713.9	3,383.1

AREA SUMMARY TABLE (SQFT)				
	GROSS FSR	**NET**	**EXCLUSIONS**	**BUILDABLE (GROSS FSR + EXCLUSIONS)**
LEVEL 1	8,978.8	8,472.3	1,372.6	10,351.4
LEVEL 2	13,531.9	12,274.6	313.0	13,844.9
LEVEL 3	8,638.3	8,048.0	364.0	9,002.3
LEVEL 4	7,564.9	7,192.1	1,333.5	8,898.3
TOTAL	38,713.9	35,987.1	3,383.1	42,097.0

	MAX PER BYLAW	**PROPOSED**	**DIFFERENCE**	**PROPOSED FSR**
COMMERCIAL FSR (1.5)	23,229.0	22,510.7	-718.3	1.45
RESIDENTIAL FSR (1.0)	15,486.0	16,203.2	717.2	1.05
TOTAL FSR (2.5)	38,715.0	38,713.9	-1.1	2.50



1 AREA PLAN LEVEL 1
A600 1/8"=1'-0"



2 AREA PLAN LEVEL 2
A600 1/8"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

AREA USE LEGEND
COMMERCIAL
RESIDENTIAL
COMMON
EXCLUDED

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT RICHARD WILLIAM WITTY BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

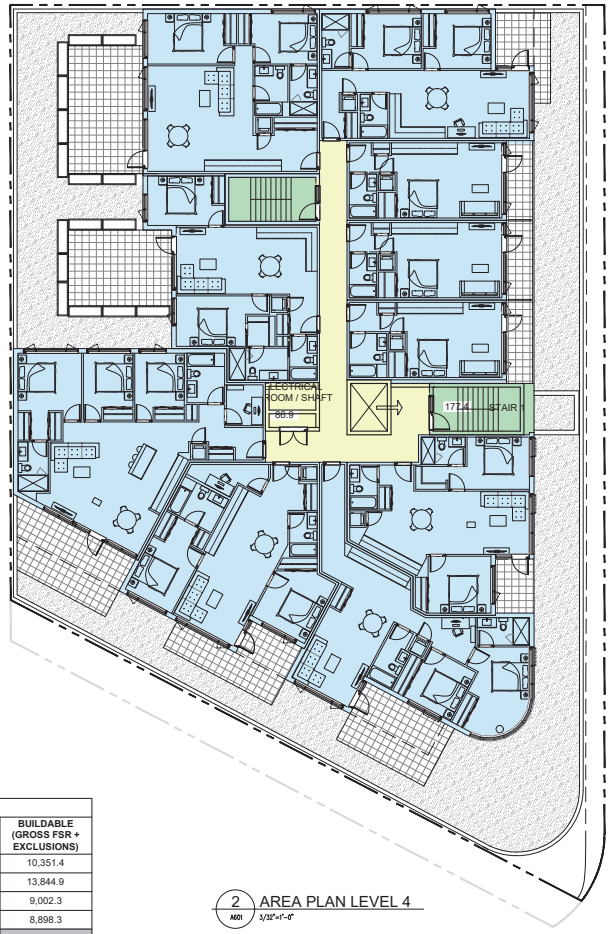
DRAWING TITLE:
AREA PLAN LEVEL 1 & 2

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: BW
DWG NO: **A600**

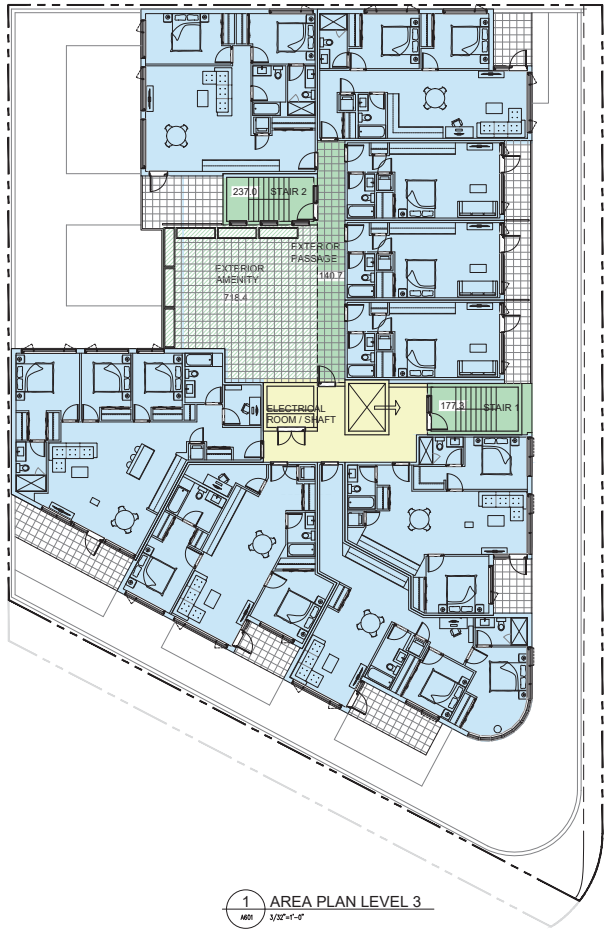
AREA BREAKDOWN TABLE (SQFT)		
LEVEL 1 USE	**GROSS FSR**	**EXCLUSIONS**
SOUTH RETAIL	5,865.1	
NORTH RETAIL	2,607.2	
ELEVATOR / CORRIDOR	506.5	
LOBBY		192.6
STAIR 1		214.2
STAIR 2		143.7
STAIR 3		159.7
STAIR 4		79.1
ELEC. ROOM		117.7
MECH. ROOM		142.9
GARBAGE ROOM		322.6
TOTAL	8,978.8	1,372.6
LEVEL 2 USE		
OFFICE	12,274.6	
CORRIDOR / WASHROOM	1,176.2	
STAIR 1		143.0
STAIR 2		170.0
ELEC. ROOM	81.1	
TOTAL	13,531.9	313.0
LEVEL 3 USE		
RESIDENTIAL	8,048.0	
CORRIDOR	563.4	
STAIR 1		177.4
STAIR 2		126.7
ELEC. ROOM / SHAFT	86.9	
ADAPTABLE UNIT EXCLUSION	-60.0	60.0
TOTAL	8,638.3	364.0
LEVEL 4 USE		
RESIDENTIAL	7,192.1	
CORRIDOR	341.1	
EXTERIOR PASSAGE		140.7
STAIR 1		177.3
STAIR 2		237.0
ELEC. ROOM / SHAFT	91.7	
ADAPTABLE UNIT EXCLUSION	-60.0	60.0
EXTERIOR AMENITY		718.4
TOTAL	7,564.9	1,333.5
BUILDING TOTAL	38,713.9	3,383.1

AREA SUMMARY TABLE (SQFT)				
	GROSS FSR	**NET**	**EXCLUSIONS**	**BUILDABLE (GROSS FSR + EXCLUSIONS)**
LEVEL 1	8,978.8	8,472.3	1,372.6	10,351.4
LEVEL 2	13,531.9	12,274.6	313.0	13,844.9
LEVEL 3	8,638.3	8,048.0	364.0	9,002.3
LEVEL 4	7,564.9	7,192.1	1,333.5	8,898.3
TOTAL	38,713.9	35,987.1	3,383.1	42,097.0

	MAX PER BYLAW	**PROPOSED**	**DIFFERENCE**	**PROPOSED FSR**
COMMERCIAL FSR (1.5)	23,229.0	22,510.7	-718.3	1.45
RESIDENTIAL FSR (1.0)	15,486.0	16,203.2	717.2	1.05
TOTAL FSR (2.5)	38,715.0	38,713.9	-1.1	2.50



2 AREA PLAN LEVEL 4
A601 3/32"=1'-0"



1 AREA PLAN LEVEL 3
A601 3/32"=1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

AREA USE LEGEND
- COMMERCIAL
- RESIDENTIAL
- COMMON
- EXCLUDED

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:



CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:

AREA PLAN LEVEL 3 & 4

PROJECT NO: 21045 DRAWN BY: AW

SCALE: 3/32"=1'-0" REVIEW BY: BW

DWG NO: **A601**



1 JUN 21ST - 10AM
NTS



2 JUN 21ST - 12PM
NTS



3 JUN 21ST - 2PM
NTS



4 SEP 21ST - 10AM
NTS



5 SEP 21ST - 12PM
NTS



6 SEP 21ST - 2PM
NTS



7 DEC 21ST - 10AM
NTS



8 DEC 21ST - 12PM
NTS



9 DEC 21ST - 2PM
NTS

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT RICHARD WILLIAM WEIN BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

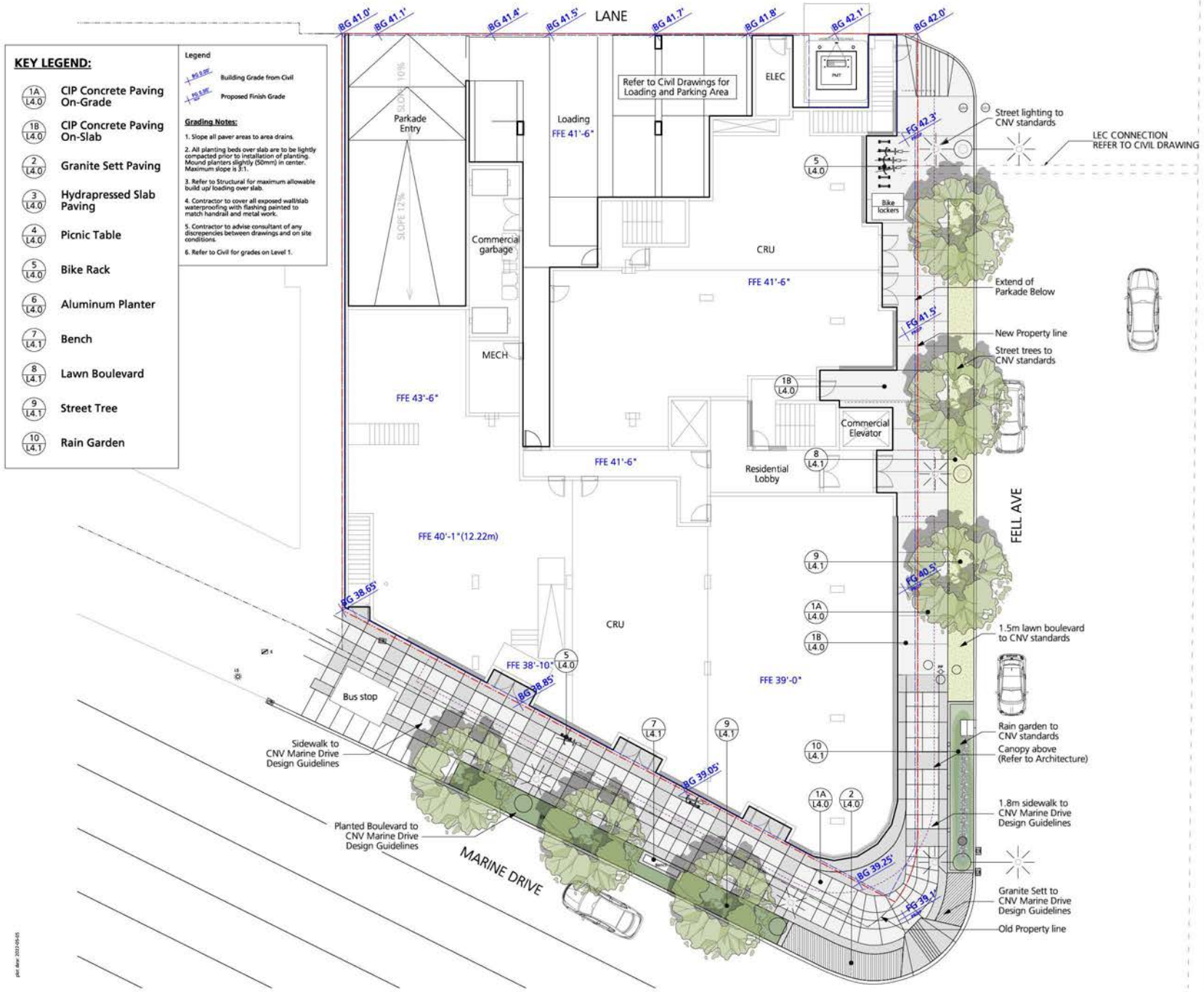
DRAWING TITLE:

SHADOW STUDIES

PROJECT NO: 21045 DRAWN BY: AW

SCALE: NTS REVIEW BY: BW

DWG NO: **A610**



P+A
Perry + Associates Landscape Architecture Site Planning
112 East Broadway Vancouver, BC V5T 1V9
T: 604.738.4118
perryandassociates.ca

Issues

No.	Description	Date
1	Issued for Development Permit	2021/09/03
2	Re-issued for Development Permit	2022/03/09
3	Re-issued for RZ / DP	2022/05/05

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:
CASCADIA Green Development

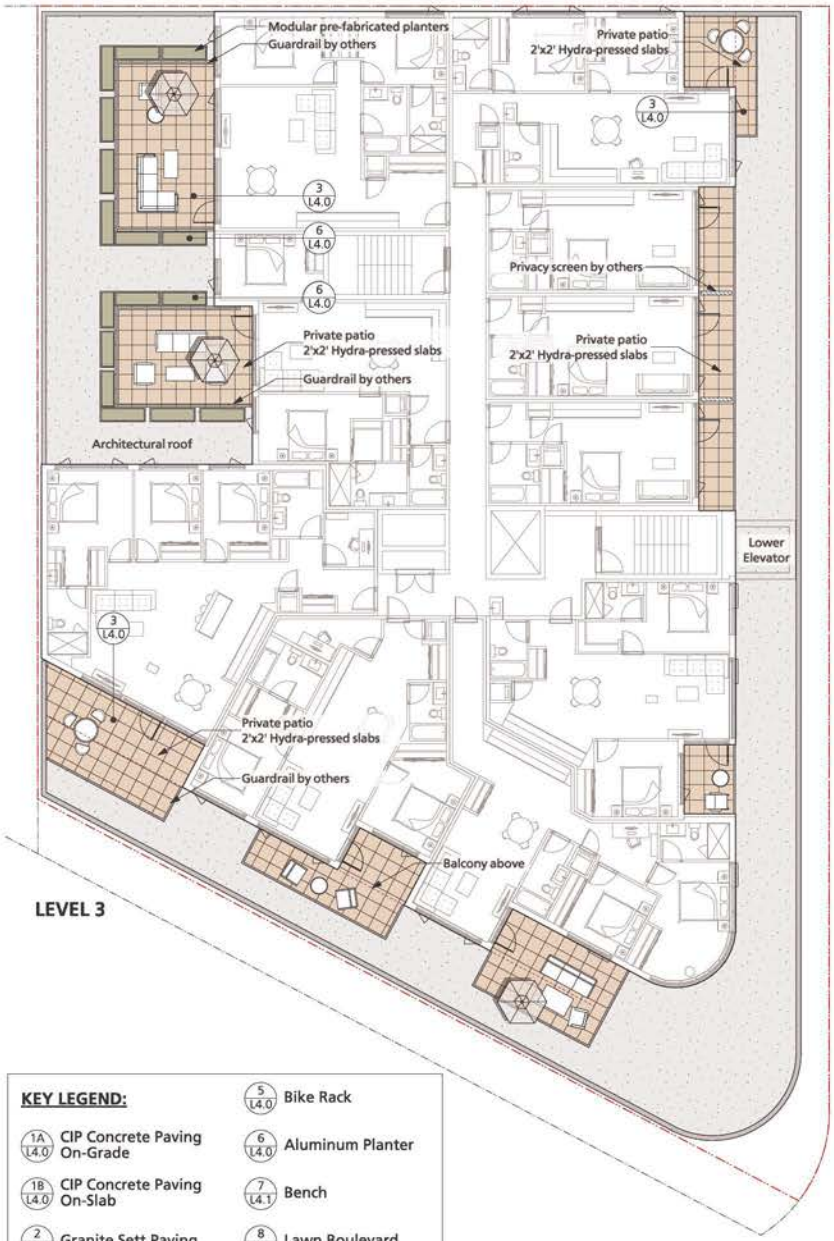
Project Title:
800 Marine Drive, North Vancouver, BC

Drawing Title:
Landscape Plan Level 1

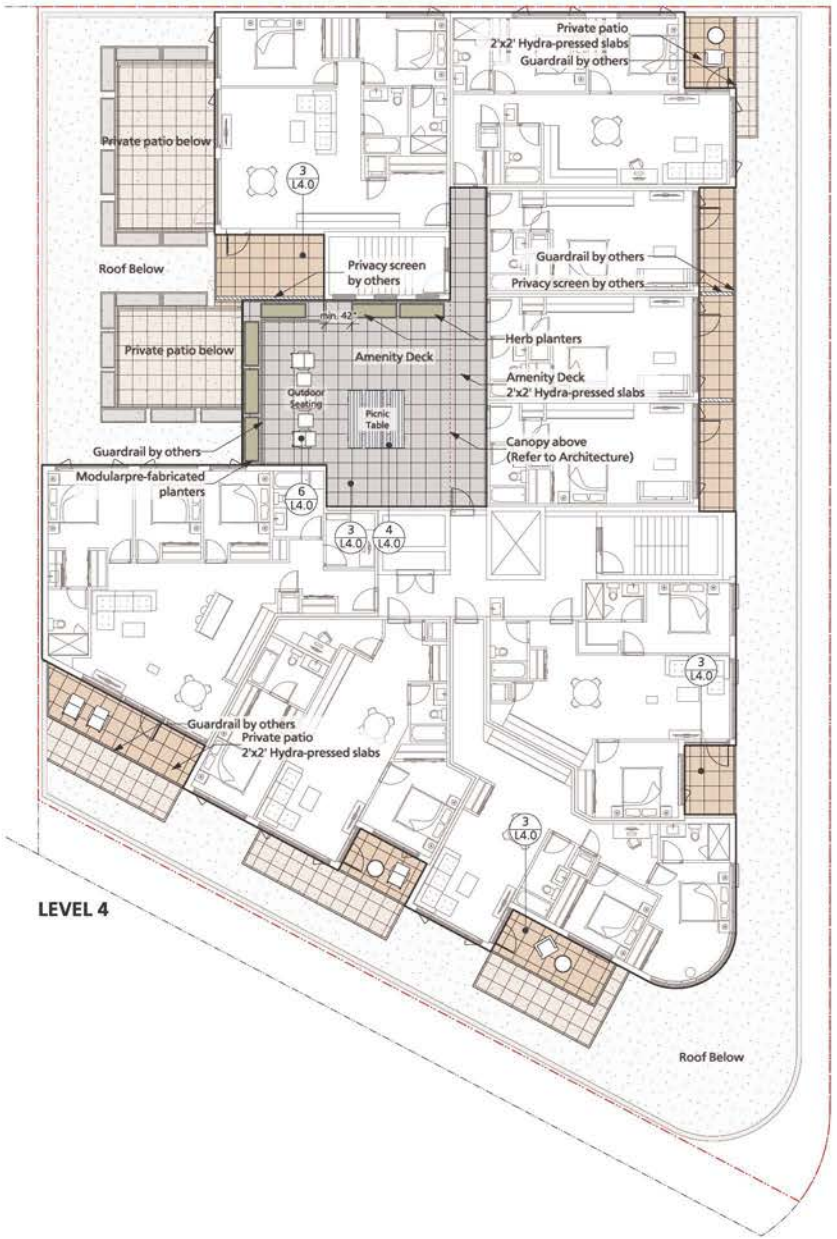
Project North:
Drawn By: MH
Checked By: JP
Scale: 1/8" = 1'0"
Job No.: 21-034
Sheet No.:

L1.0

plot date: 2022-05-05



LEVEL 3



LEVEL 4

KEY LEGEND:

1A L4.0 CIP Concrete Paving On-Grade	5 L4.0 Bike Rack
1B L4.0 CIP Concrete Paving On-Slab	6 L4.0 Aluminum Planter
2 L4.0 Granite Sett Paving	7 L4.1 Bench
3 L4.0 Hydrapressed Slab Paving	8 L4.1 Lawn Boulevard
4 L4.0 Picnic Table	9 L4.1 Street Tree
	10 L4.1 Rain Garden

plot date: 2022-05-05

P+A

Perry + Associates
Landscape Architecture
Site Planning

112 East Broadway
Vancouver, BC V5T 1V9

T: 604.738.4118
perryandassociates.ca

Issues

No.	Description	Date
1	Issued for Development Permit	2021/09/03
2	Re-issued for Development Permit	2022/03/09
3	Re-issued for RZ / DP	2022/05/05

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:

CASCADIA
Green Development

Project Title:

800 Marine Drive,
North Vancouver, BC

Drawing Title:

Landscape Plan
Level 3 & Level 4

Project North:

Drawn By: MH

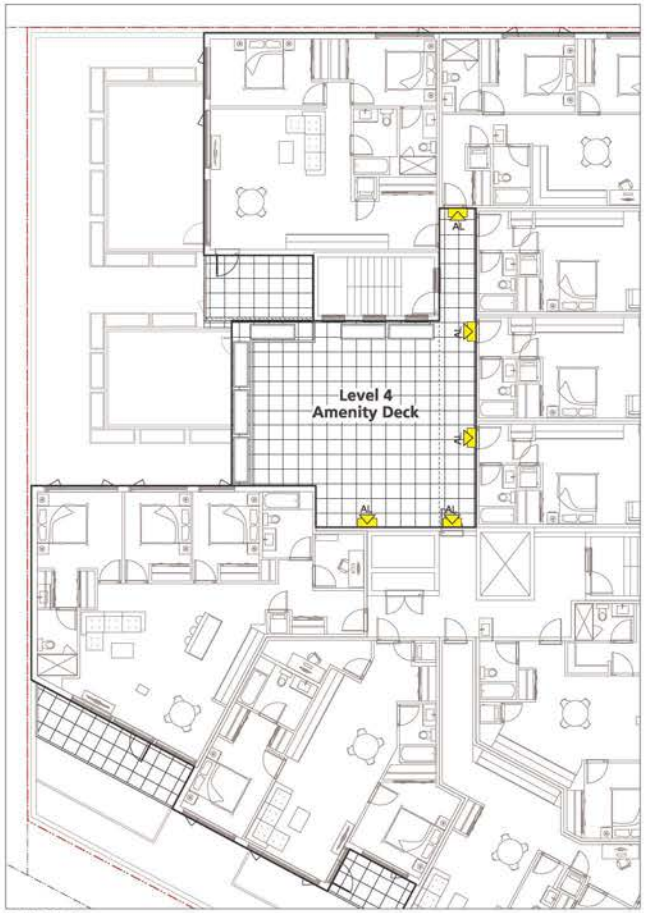
Checked By: JP

Scale: 1/8" = 1'0"

Job No.: 21-034

Sheet No.:

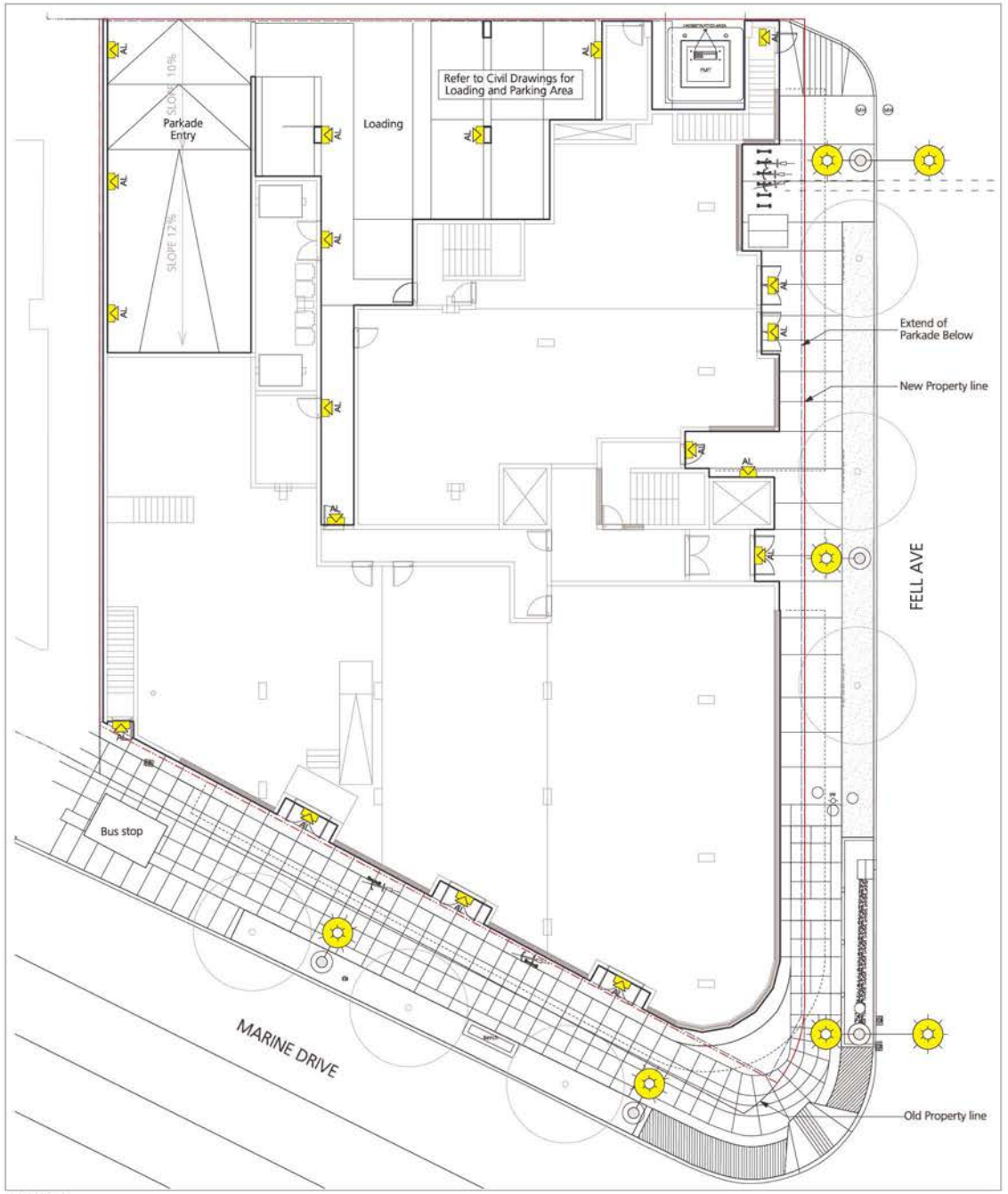
L1.1



LEVEL 4

Lighting Legend

- Proposed Decorative Davit Streetlight with Pedestrian Luminaire
- Proposed Decorative Pedestrian Luminaire
- AL — Proposed Architectural Luminaire mounted on Building



LEVEL 1

P+A

Perry + Associates
Landscape Architecture
Site Planning

112 East Broadway
Vancouver, BC V5T 1V9

T: 604.738.4118
perryandassociates.ca

Issues

No.	Description	Date
1	Issued for Development Permit	2021/09/03
2	Re-issued for Development Permit	2022/03/09
3	Re-issued for RZ / DP	2022/05/05

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:

CASCADIA
Green Development

Project Title:

800 Marine Drive,
North Vancouver, BC

Drawing Title:

Lighting Coordination
Plan - Level 1 & 4

Project North: PN

Drawn By: MH

Checked By: JP

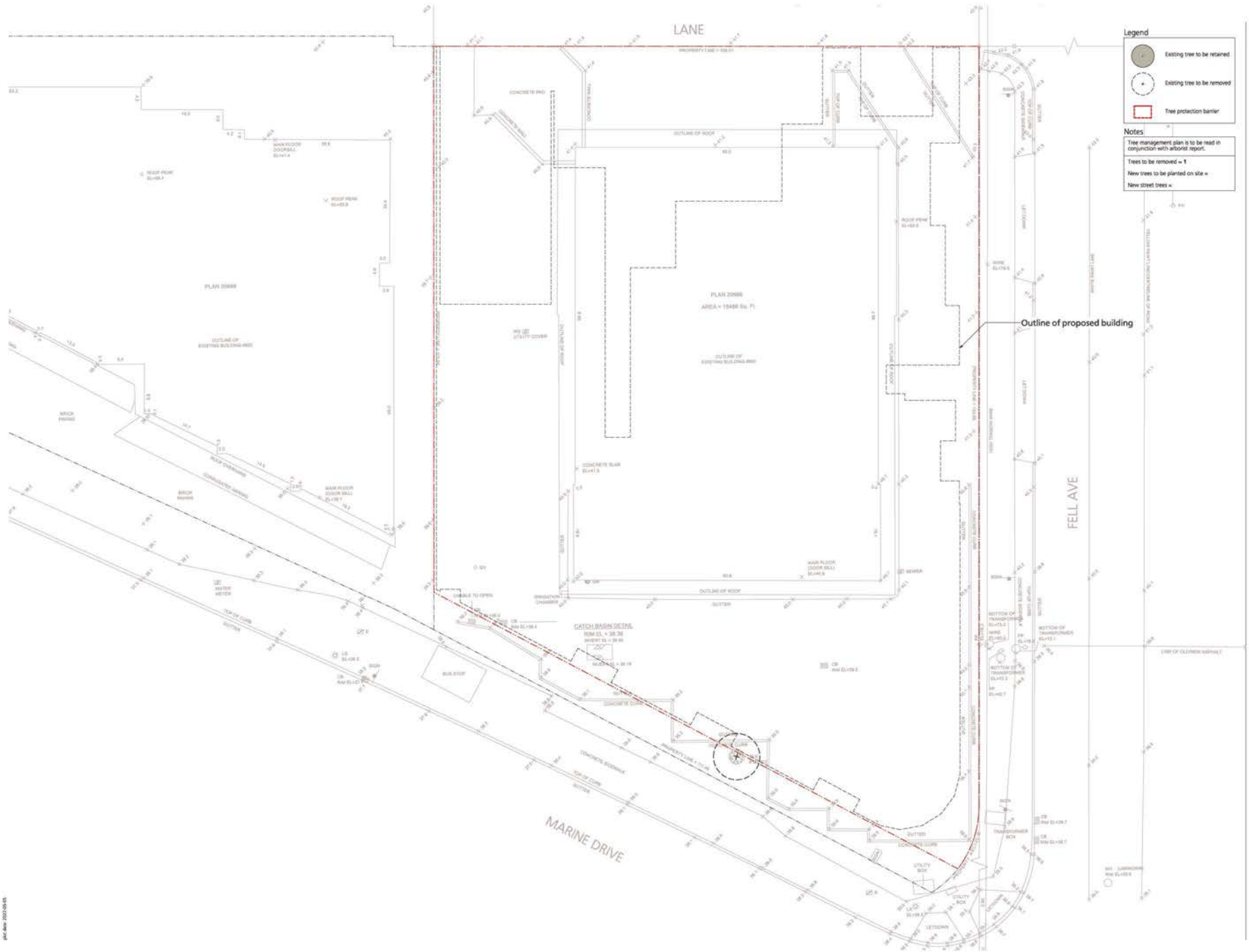
Scale: 1/8" = 1'0"

Job No.: 21-034

Sheet No.:

L1.2

plot date: 2022-05-05



P+A

Perry + Associates
Landscape Architecture
Site Planning

112 East Broadway
Vancouver, BC V5T 1V9

T: 604.738.4118
perryandassociates.ca

Issues

No.	Description	Date
1	Issued for Development Permit	2021/09/03
2	Re-issued for Development Permit	2022/03/09
3	Re-issued for RZ / DP	2022/05/05

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright thereto. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:

CASCADIA
Green Development

Project Title:

800 Marine Drive,
North Vancouver, BC

Drawing Title:

Tree Management Plan

Project North:

Drawn By: MH

Checked By: JP

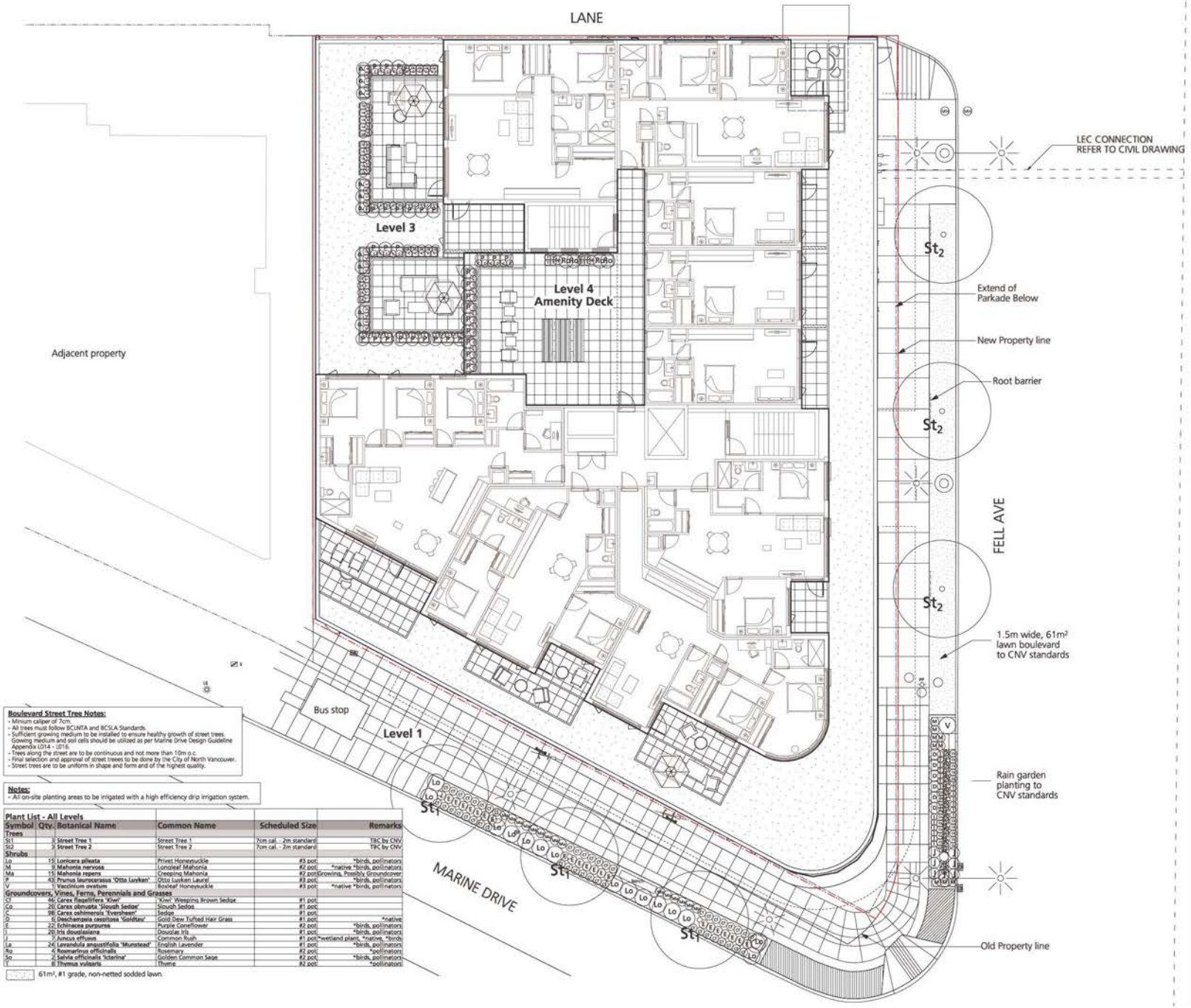
Scale: 1/8" = 1'0"

Job No.: 21-034

Sheet No.:

L2.0

plot date: 2022-05-05



Boulevard Street Tree Notes:
- Minium caliper of 7cm.
- All trees must follow BCLNTA and BCSLA Standards.
- Sufficient growing medium to be installed to ensure healthy growth of street trees. Growing medium and soil cells should be utilized as per Marine Drive Design Guideline Appendix L014 - L016.
- Trees along the street are to be continuous and not more than 10m o.c.
- Final selection and approval of street trees to be done by the City of North Vancouver.
- Street trees are to be uniform in shape and form and of the highest quality.

Notes:
- All on-site planting areas to be irrigated with a high efficiency drip irrigation system.

Plant List - All Levels

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
St1	3	**Street Tree 1**	Street Tree 1	7cm cal. - 2m standard	TBC by CNV
St2	3	**Street Tree 2**	Street Tree 2	7cm cal. - 2m standard	TBC by CNV
Shrubs					
Lo	15	**Lonicera pileata**	Privet Honeysuckle	#3 pot	*birds, pollinators
M	9	**Mahonia nervosa**	Longleaf Mahonia	#2 pot	*native *birds, pollinators
Ma	15	**Mahonia repens**	Creeping Mahonia	#2 pot	Growing, Possibly Groundcover
P	43	**Prunus laurocerasus 'Otto Luyken'**	Otto Luyken Laurel	#3 pot	*birds, pollinators
V	1	**Vaccinium ovatum**	Evergreen Huckleberry	#3 pot	*native *birds, pollinators
Groundcovers, Vines, Ferns, Perennials and Grasses					
Cf	46	**Carex flagellifera 'Kiwi'**	'Kiwi' Weeping Brown Sedge	#1 pot	
Co	20	**Carex obnupta 'Slough Sedge'**	Slough Sedge	#1 pot	
Ce	98	**Carex oshimensis 'Evergreen'**	Sedge	#1 pot	
D	6	**Deschampsia cespitosa 'Goldtau'**	Gold Dew Tufted Hair Grass	#1 pot	*native
E	22	**Echinacea purpurea**	Purple Coneflower	#2 pot	*birds, pollinators
I	20	**Iris douglasiana**	Douglas Iris	#1 pot	*birds, pollinators
J	7	**Juncus effusus**	Common Rush	#1 pot	*wetland plant, *native, *birds
La	24	**Lavandula angustifolia 'Munstead'**	English Lavender	#1 pot	*birds, pollinators
Ro	4	**Rosmarinus officinalis**	Rosemary	#2 pot	*pollinators
So	2	**Salvia officinalis 'Icterina'**	Golden Common Sage	#2 pot	*birds, pollinators
T	8	**Thymus vulgaris**	Thyme	#2 pot	*pollinators

61m², #1 grade, non-netted sodded lawn.

plot date: 2023-05-05

P+A

Perry + Associates
Landscape Architecture
Site Planning

112 East Broadway
Vancouver, BC V5T 1V9

T: 604.738.4118
perryandassociates.ca

Issues

No.	Description	Date
1	Issued for Development Permit	2021/09/03
2	Re-issued for Development Permit	2022/03/09
3	Re-issued for RZ / DP	2022/05/05

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:

CASCADIA
Green Development

Project Title:

800 Marine Drive,
North Vancouver, BC

Drawing Title:

Planting Plan
All Levels

Project North:

Drawn By: MH

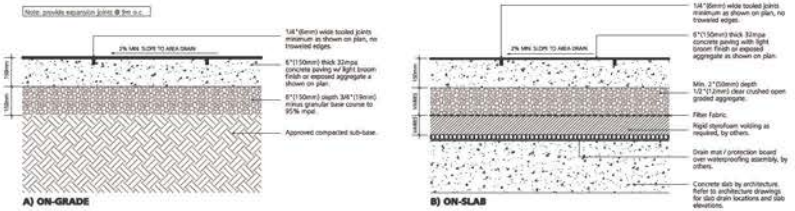
Checked By: JP

Scale: 1/8" = 1'0"

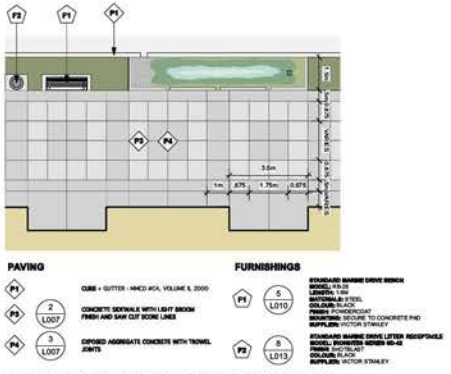
Job No.: 21-034

Sheet No.:

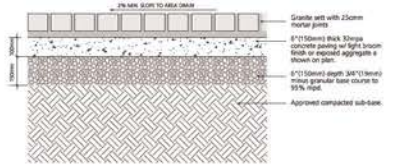
L3.0



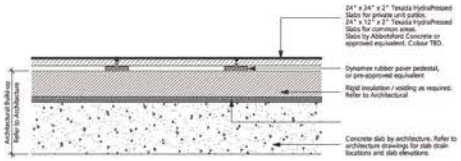
1 L4.0 CIP CONCRETE PAVING
1" = 1'0"



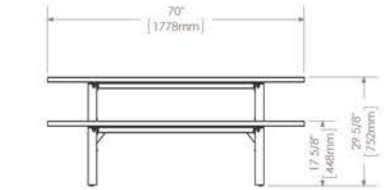
SIDEWALK PAVING PATTERN FROM MARINE DRIVE DESIGN GUIDELINES

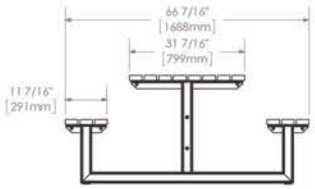


2 L4.0 GRANITE SETT PAVING
1" = 1'0"



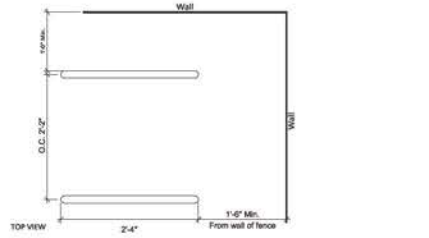
3 L4.0 HYDRAPRESSED SLAB PAVING
1" = 1'0"





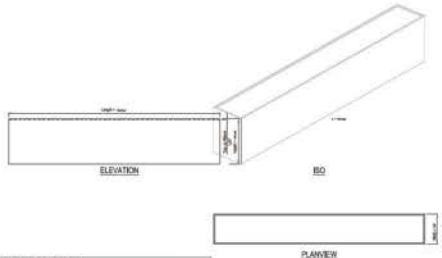
Model: MLPT210-5-W or Pre-approved Equivalent
Manufacturer: Maglin
Material: IPE Wood
Accessibility: wheelchair friendly
Contact: www.maglin.com
Installation: Install as per manufacturer's specifications

4 L4.0 PICNIC TABLE
NTS



Model: Bola Bike rack or Pre-approved Equivalent
Manufacturer: Landscape Forms
Colour: Stainless Steel
Contact: www.landscapeforms.com
Installation: Surface mount with tamper proof bolts as per manufacturer's specifications

5 L4.0 BIKE RACK
1" = 1'0"



Model: Modular Planters
Refer to plans for dimensions and quantity.
Materials: Aluminum / Composite / Concrete TBD
Colour: Charcoal or Pre-approved Equivalent
Installation: Install as per manufacturer's specifications

6 L4.0 PREFABRICATED PLANTER
NTS

plot date: 2022-05-05

P+A

Perry + Associates
Landscape Architecture
Site Planning

112 East Broadway
Vancouver, BC V5T 1V9

T: 604.738.4118
perryandassociates.ca

Issues

No.	Description	Date
1	Issued for Development Permit	2021/09/03
2	Re-issued for Development Permit	2022/03/09
3	Re-issued for RZ / DP	2022/05/05

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright thereto. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:

CASCADIA
Green Development

Project Title:

800 Marine Drive,
North Vancouver, BC

Drawing Title:

Landscape Details

Project North:

Drawn By: MH

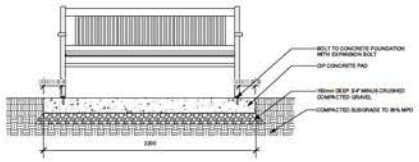
Checked By: JP

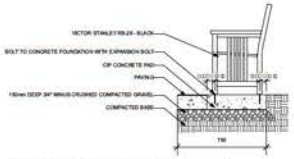
Scale: As Shown

Job No.: 21-034

Sheet No.:

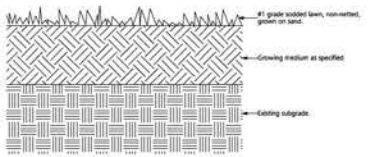
L4.0



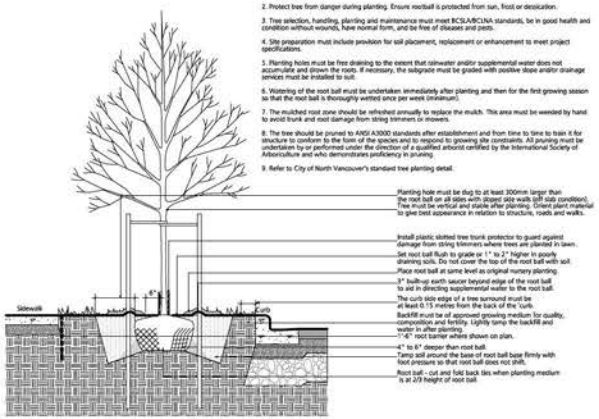


Model: RB-28-Surface Mount 6' Length with (1) Intermediate Armrest
Manufacturer: Victor Stanley
Colour: Powder Coated VS Black
Contact: www.victorstanley.com
Installation: Surface mount with tamper proof bolts as per manufacturer's specifications

7 / L4.1 BENCH as per CNV STANDARDS
NTS



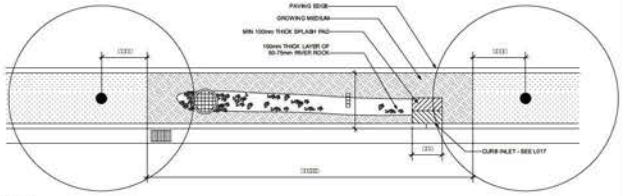
8 / L4.1 LAWN BOULEVARD
1" = 1'0"



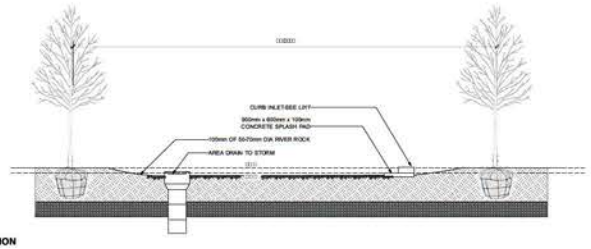
NOTES
1. Do not cut leader.
2. Protect tree from danger during planting. Ensure rootball is protected from sun, frost or desiccation.
3. Tree selection, handling, planting and maintenance must meet BCSLA/BCLNA standards, be in good health and condition without wounds, have normal form, and be free of diseases and pests.
4. Site preparation must include provision for soil placement, replacement or enhancement to meet project specifications.
5. Planting holes must be free draining to the extent that rainwater and/or supplemental water does not accumulate and drown the roots. If necessary, the subgrade must be graded with positive slope and/or drainage services must be installed to suit.
6. Watering of the root ball must be undertaken immediately after planting and then for the first growing season so that the root ball is thoroughly wetted once per week (minimum).
7. The mulched root zone should be refreshed annually to replace the mulch. This area must be weeded by hand to avoid trunk and root damage from string trimmers or mowers.
8. The tree should be pruned to ANSI A3000 standards after establishment and from time to time to train it for structure to conform to the form of the species and to respond to growing site constraints. All pruning must be undertaken by or performed under the direction of a qualified arborist certified by the International Society of Arboriculture and who demonstrates proficiency in pruning.
9. Refer to City of North Vancouver's standard tree planting detail.

Planting hole must be dug to at least 300mm larger than the root ball on all sides with sloped side walls (off slab condition). Tree must be vertical and stable after planting. Orient plant material to give best appearance in relation to structure, roads and walks.
Install plastic slotted tree trunk protector to guard against damage from string trimmers where trees are planted in lawn.
Set root ball flush to grade or 1" to 2" higher in poorly draining soils. Do not cover the top of the root ball with soil.
Place root ball at same level as original nursery planting.
3" built-up earth saucer beyond edge of the root ball to aid in directing supplemental water to the root ball.
The curb side edge of a tree surround must be at least 0.15 metres from the back of the curb.
Backfill must be of approved growing medium for quality, composition and fertility. Lightly tamp the backfill and water in after planting.
1'-6" root barrier where shown on plan.
4" to 6" deeper than root ball.
Tamp soil around the base of root ball base firmly with foot pressure so that root ball does not shift.
Root ball - cut and fold back ties when planting medium is at 2/3 height of root ball.

9 / L4.1 TREE PLANTING AT BOULEVARD
1/2" = 1'0"



PLAN



SECTION

10 / L4.1 RAIN GARDEN as per CNV STANDARDS
NTS


OUTDOOR SEATING


COMMUNAL HERB PLANTER


PAVING PATTERN


BIKE RACKS


PICNIC TABLE

11 / L4.1 PRECEDENT IMAGES
NTS

plot date: 2022-05-05

P+A

Perry + Associates
Landscape Architecture
Site Planning

112 East Broadway
Vancouver, BC V5T 1V9

T: 604.738.4118
perryandassociates.ca

Issues

No.	Description	Date
1	Issued for Development Permit	2021/09/03
2	Re-issued for Development Permit	2022/03/09
3	Re-issued for RZ / DP	2022/05/05

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:

CASCADIA
Green Development

Project Title:

800 Marine Drive,
North Vancouver, BC

Drawing Title:

Landscape Details
and Precedent Images

Project North:

Drawn By: MH

Checked By: JP

Scale: As Shown

Job No.: 21-034

Sheet No.:

L4.1

CASCADIA
Green Development

800 Marine Drive, North Vancouver, B.C.

Development Information Session Summary Report

Event Date: April 13, 2022
Time: 6:00pm – 8:00pm
Location: Virtual – Zoom Webinar
Attendance: No public member attended the meeting
Comments: No comment sheet was sent out

Meeting Purpose:
1) To present development proposal materials to neighbours
2) To provide an opportunity for the public to ask questions about the proposal
3) To provide an opportunity for neighbours to comment on the proposal

Notification:
In accordance with City of North Vancouver policies:

Invitation Brochures

The City requires invitations to be sent to all households and businesses within 40m of the site. Invitations were distributed among neighbouring properties fully/partially within 60 meters of the development site as well as the project site on Thursday March 31, 2022 and Friday April 01, 2022. Appendix A includes a copy of this invitation and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, March 30, 2022 and Wednesday, April 06, 2022. A copy of the ad is included in Appendix A.

Notification Signs

Two signs were installed on the property on March 30, 2022 providing two weeks' notice to neighbours of the meeting. One sign was installed on the Marine Drive frontage, and the other was installed on the Fell Avenue frontage close to the back lane. Photographs of the installed signs are provided in Appendix A.

Attendance:
As part of Rezoning process, a Developer Information Session was held on April 13, 2022. Because of the COVID-19 state of emergency this session was held virtually instead of an in-person session. A Zoom Webinar platform was used by Cascadia Green Development to host this session. A Zoom Webinar platform had the option to participate the session via computer and via phone with audio. The selected platform allowed the chat to be moderated.

1 public member requested to participate in this session in advance and a Zoom invitation was sent to him. However, he did not attend the session. Session had no public member attendees.

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

- Public Member Attendees: 0

City of North Vancouver:

- Emma Chow, City Planner

Project Team:

- Farzad Mazarei, CEO, Cascadia Green Development
- Shirazeh Dabiri, Executive Manager, Cascadia Green Development
- Maryam Lotfi, Development Planner, Cascadia Green Development
- David Youngson, Facilitator, Cascadia Green Development
- Barry Weih, Project Architect, WA Architects
- Adrain Wong, Project Architect, WA Architects
- Johannes Petzel, Landscape Architect, Perry & Associate
- Victor Ngo, Transportation Planner, WATT Consulting Group
- Ayda Sahaf, Energy Consultant, Muri Consulting Group
- Amir Alavi, Civil Consultant, 3A Hydrotech Solutions

Cascadia's team was prepared to present the development project to the public members however no public members attended the session. That shows us that there is less concern around the proposed development by the public.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET
NORTH VANCOUVER
BC / CANADA / V7M 1H9
T 604 990 4220
F 604 985 0576
DEVEL@CNV.ORG
CNV.ORG

SUSTAINABLE DEVELOPMENT GUIDELINES

FOR REZONING & DEVELOPMENT PERMIT APPLICATIONS

Staff Use
Case Number _____

CIVIC ADDRESS 800 Marine Drive - North Vancouver, BC, V7P1R8

APPLICANT NAME Maryam Lotfi

I. INTRODUCTION



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

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

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

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

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

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

II. PREPARING THE SUSTAINABLE DEVELOPMENT GUIDELINES

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

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

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

---

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



	Y	N	N/A	Please Provide Comments:
LANDSCAPE				
Private Trees Retained or Added in proposal (indicate number of each)	Y			New street trees are proposed along Marine Avenue and Fell Avenue.
Green Roof / Wall		N		
Majority Native Species Landscaping	■			A mix of native and adaptive plant species is proposed.
Habitat Restoration (butterfly, bird-friendly, naturalized areas)		N		
Community Gardens*		N		
50% or More Edible Landscaping for Common Space		N		
Water Efficient Irrigation System (drip hose, low-flow nozzles)	Y			A high-efficiency drip irrigation system is proposed for all on-site planting areas.
Rainwater Collection (rain barrel)		N		
Reuse of Wastewater		N		
HARDSCAPE				
Permeable Paving for Hardscape		N		
40%+ Open Site Space (see Zoning Bylaw definition)		N		
Other Sustainability Achievements:				

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

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



	Y	N	N/A	Please Provide Comments:
HIGH PERFORMANCE CONSTRUCTION				
Durable Building (modular / deconstructable)	☐	N	☐	
Building Reuse / Recycled Content / Use of Repurposed Materials	☐	N	☐	
Majority Use of Environmentally Friendly Materials (non-toxic, wood)	Y	☐	☐	Proposed building will be combination of concrete and wood frame structure.
Certified by a Third Party Green Building Rating System	☐	N	☐	
ENERGY EFFICIENCY AND HEALTHY BUILDINGS				
Energy Performance (per building type) Part 3 Commercial (Step 2 min.) Part 3 Residential (Step 3 min.) Part 9 Commercial (BCBC min.) Part 9 Residential (Step 3 min.) Part 9 Residential < 1,200 ft² (Step 1 min.)	Min. Y Y ☐ ☐ ☐	Exceeding ☐ ☐ ☐ ☐ ☐	(if so, specify Step) The building is mixed used. Level 1 includes commercial retail units complying with Step 2. Level 2-4 includes residential units meeting Step code 3.	
Superior Insulation (thick wall exclusion in Zoning Bylaw sought for insulation above BC Building Code)	☐	N	☐	
Airtightness (1.5+ blower door test and appropriate ventilation strategy)	Y	☐	☐	
High-performance Windows e.g. Energy-Star, Passive House Certified (whole project)	Y	☐	☐	
Heat Recovery Ventilator (75% or better recovery)	Y	☐	☐	Residential units ventilation is via heat recovery ventilators.
LED Lighting (whole building)	Y	☐	☐	
Energy-Star Appliances (whole building)	Y	☐	☐	
Renewable Energy Fixtures Installed	☐	N	☐	
Water Efficient Fixtures (whole building)	Y	☐	☐	Domestic hot water fixtures are premium efficiency proving DHW savings.
Greywater Reuse	☐	N	☐	

	Y	N	N/A	Please Provide Comments:
TRANSPORTATION				
End of Trip Bicycle Infrastructure (beyond Zoning Bylaw requirements)	☐	☒ N	☐	
Car-Share Program	☐	☒ N	☐	
Electric Vehicle Readiness: A minimum of **20%** of all commercial parking spaces include an energized outlet capable of providing Level 2 or higher charging level for an electric vehicle	☐	☒ N	☐	
Electric Vehicle Readiness: A minimum of **20%** of all residential visitor parking spaces include an energized outlet capable of providing Level 2 or higher charging level for an electric vehicle	■	☐	☐	
Other Sustainability Achievements:				

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



	Y	N	N/A	Please Provide Comments:
Net New Jobs Generated (long term, full time)	☒ Y	☐	☐	It can be estimated that the office area of 9,147.6 sqft and residential can potentially generate 99 new jobs.
Commercial floor space (net increase, indicate area)	☒ Y	☐	☐	21,388.2(Proposed commercial area) - 5,165.25 (Estimated existing commercial area) = 16,222.95
Neighbourhood-Scale Commercial (unit frontages ≤6m (20ft))	☒ Y	☐	☐	Proposed unit frontages are subject to change depending on neighbourhood's needs.
Non-Market / Lower-End of Market Commercial	☐	☒ N	☐	
Commercial Relocation Strategy	☐	☐	☐	
Other Sustainability Achievements:				

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



	Y	N	N/A	Please provide comments:
Market Rental Housing (net increase, indicate number of units)	☐	N	☐	
Non-Market / Lower-End of Market Rental Housing	☐	N	☐	
10%+ Three+ Bedroom Units (in multi-unit residential buildings)	Y	☐	☐	In total there are 21 residential units proposed in this application. 10% of the units (2) are three bedrooms units.
Micro-units ~37.16m^2 (~400 ft^2)	☐	N	☐	
Childcare Facilities	☐	N	☐	
Community Space for Food Preparation, Storage and Processing	☐	N	☐	
Green Building Educational / Interpretive Features	☐	N	☐	
Primary and Secondary Stair Design*	■	☐	☐	
Outdoor Circulation*	Y	☐	☐	
Storage space for residents in units and storage rooms (multi-unit residential buildings)	☐	N	☐	
Other Sustainability Achievements:				

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

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



	Y	N	N/A	Please provide comments:
Design Features for People with Disabilities (beyond Zoning Bylaw requirement)	☐	N	☐	
Communal Cooking Amenities	☐	N	☐	
Indoor Amenity*	☐	N	☐	
Outdoor Recreation*	Y	☐	☐	On the Fourth level there is an open amenity area.
Amenities for Senior Users	☐	N	☐	
Crime Prevention Through Environmental Design	Y	☐	☐	Has been considered in design strategies.
Other Sustainability Achievements				

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

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



	Y	N	N/A	Please provide comments:
Formal and Informal Gathering Spaces	■			On the Fourth level there is an open gathering area.
Retention of Heritage Building		N		
Public Art Reflecting Local Culture	Y			This application will be proposing a public art in the next stage.
Streetscape Improvements (benches, planters, lighting)	Y			Application is proposing planters on Third and Fourth levels. Also, adding trees to CNV standard along Fell Ave.
Other Sustainability Achievements:				

III. SUMMARY

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



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8905

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. 8905" (Cascadia Green Development Company / WA Architects, 800 Marine Drive, CD-755).**

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-755 (Comprehensive Development 755 Zone):

Lots	Block	D.L.	Plan	
F	D	265	20986	from CS-1

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

   A. Adding the following section to Section 1100, thereof, after the designation "CD-754 Comprehensive Development 754 Zone":

      "CD-755 Comprehensive Development 755 Zone"

   B. Adding the following to Section 1101, thereof, after the "CD-754 Comprehensive Development 754 Zone":

      "CD-755 Comprehensive Development 755 Zone"

      In the CD-755 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the CS-1 Zone, except that:

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

         (a) Retail-Service Group 1 Use;

         (b) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
            i. Accessory Home Occupation Use, subject to Section 507(6);
            ii. Accessory Home Office Use, subject to Section 507(6);

         (c) Accessory Off-Street Parking Use;

         (d) Accessory Off-Street Loading Use;

(2) Gross Floor Area:

(a) Combined and in total, shall not exceed 2.0 times the Lot Area;

(b) Maximum Gross Floor Area may be further increased to a maximum of 2.5 times the Lot Area, as follows:

BASE DENSITY			
OCP Schedule 'A'		2.0 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL (BONUS) DENSITY**	**POLICY REFERENCE**
Community Benefit Cash Contribution	Provision of an Amenity Share of $399,610 for total maximum residential density of 1,485 sq. m. (15,984 sq. ft.)	Maximum 719.4 sq. m (7,743 sq. ft.) / 0.5 FSR	OCP section 2.2
TOTAL DENSITY		**2.5 FSR**	

(3) Lot Coverage of Principal Building shall not exceed a maximum of 91 percent;

(4) Building Height shall not exceed 17.7 metres (58.0 feet) as measured from average Building Grade of north Lot Line;

(5) Siting:

(a) Principal Building shall be sited a minimum:
i. 0.11 metres (0.4 feet) from Front (south) Lot Line;
ii. 0.06 metres (0.2 feet) from Rear (north) Lot Line;
iii. 1.00 metres (3.3 feet) from Exterior Side (east) Lot Line;
iv. 0.15 metres (0.5 feet) from Interior Side (west) Lot Line;

(6) 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) Minimum number of accessory off-street Parking Spaces required for Residential Use is varied to 0.63 per unit;

(b) Minimum number of accessory off-street Parking Spaces required for CS-1 Zone Retail-Service Group 1 Use is varied to 1 space per 78 sq. m. (840 sq. ft.) of Gross Floor Area;

(c) Section 906(3)(a)(ii) is varied to permit a maximum of 64% small car spaces;

(d) Section 906(4)(i) is varied to permit a maximum driveway slope of 16% beyond the first 6.1 m (20 ft)

(e) Minimum number of Loading Spaces required for Commercial Use is 1 space per 2,105 sq. m. (22,658 sq. ft.); and

(f) Section 10A07(1) is varied to permit Accessory End Destination Facilities to be located on the second storey of a building.

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

Department Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 124 WEST 20TH STREET (124 20TH STREET HOLDINGS LTD. INC. NO. BC1081725 / RHA ARCHITECTS)

Date: June 1, 2022 File No: 08-3400-20-0048/1

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

RECOMMENDATION

PURSUANT to the report of the Development Planner, dated June 1, 2022, entitled "Rezoning Application: 124 West 20th Street (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898" (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746) and "Housing Agreement Bylaw, 2022, No. 8899" (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

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

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

ATTACHMENTS

1. Context Map (CityDocs 2114230)
2. Project Summary Sheet (CityDocs 2114246)
3. Architectural and Landscape Plans, dated February 4, 2022 (CityDocs 2185752)
4. Policy Objectives (CityDocs 2173434)
5. Public Consultation Summary (CityDocs #2179617)
6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898" (CityDocs 2114241)
7. "Housing Agreement Bylaw, 2022, No. 8899" (CityDocs 2185083)

SUMMARY

The purpose of this report is to present, for Council's consideration, a rezoning application for 124 West 20th Avenue to amend the Zoning Bylaw to permit a six-storey rental apartment building with 57 units, including six Mid-Market Rental (MMR) units, over one and one-half levels of underground parking.

The proposal would replace an existing 22-unit rental apartment building that was built in the late 1960s.

BACKGROUND

Table 1 – Project Information

Applicant:	RHA Architects – Mark Pickrell
Architect:	RHA Architects
Official Community Plan Designation:	Residential Level 5 (R5)
Existing Zoning:	Medium Density Residential 1 (RM-1)
Applicable Policies:	• 2014 Official Community Plan • 2018-2022 Council Strategic Plan • Zoning Bylaw, 1995, No. 6700 • Density Bonus and Community Benefits Policy • Residential Tenant and Displacement Policy • Housing Action Plan • Active Design Guidelines

Site Context and Surrounding Use

The subject property is located in the Central Lonsdale area, along the north side of West 20th Street, between Lonsdale Avenue to the east and Chesterfield Avenue to the west (Attachment #1). The neighbouring buildings consist mainly of three-storey residential apartment buildings. The subject site is within a transition area from the higher density buildings along the Lonsdale Avenue corridor to the lower density buildings toward the west.

The property directly to the east is a small one-storey veterinarian clinic on a narrow lot. The applicant has made attempts to acquire the lot to include it with their development plans, but the owner has stated they are not interested in selling the property. In orphan

lot situations such as this, Staff give consideration towards the conditions that could limit a viable form of development, such as setbacks, access, orientation and livability. In this particular assessment, a lane-fronting multi-family building is possible, yet highly constrained should the adjacent properties to the east redevelop in the future. Despite, opportunity exists to explore potential changes to the lane configuration as part of future applications and achieve improved setback conditions for the orphan lot. In light of this, Staff support the subject property configuration as presented.

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

Table 2. Surrounding Uses

Direction	Address	Description	Zoning
North (across the lane)	121 and 135 West 21st Street	Two separate 3 storey apartment buildings	RM-1
South (across West 20th Street)	121 and 131 West 20th Street	Two separate 3 storey apartment buildings	RM-1
East	116 West 20th Street	Single storey commercial building	C-2
West	134 West 20th Street	3 storey apartment building	RM-1

The subject site is less than a block away from Lonsdale Avenue, where amenities, services, employment opportunities and public transit routes are easily accessed.

PROJECT DESCRIPTION

The application proposes a 57-unit, six-storey rental apartment building, including common amenity space with shared workspace area, common gathering area with a small gym and a full bathroom on the ground floor (Attachment #3). An outdoor rooftop amenity provides additional common space for residents. Of the proposed 57 units, six are proposed as mid-market rental (MMR) units to be secured through a Housing Agreement in perpetuity (Attachment #7).

The proposed breakdown of units by type is shown in Table 3 below.

Table 3. Proposed Unit Breakdown

Unit Type	Number of Units	Number of Mid-Market Units	Size Range
Studio	5	1	39.6 sq. m (426 sq. ft.)
1-Bedroom	23	2	52.0-54.3 sq. m (560-585 sq. ft.)
2-Bedroom	22	2	69.5-81.8 sq. m (748-881 sq. ft.)
3-Bedroom	7	1	91.9-94.2 sq. m (989-1,014 sq. ft.)

The proposed main access to the building is on West 20th Street. Through the main doors and lobby is the common work space amenity room that features individual work offices as well as a small meeting room. A common lounge and gym is located nearby and extends out onto its own patio.

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

The proposed building sits on top of one and a half levels of underground parking that is accessed off of the rear lane and will provide 47 vehicles and 88 secured bicycle stalls, as well as rooms for mechanical, electrical and a dedicated room for LEC connection and distribution. Six visitor parking stalls are proposed directly off the rear lane with a pathway along the eastern edge of the site, providing a connection to and from the main entrance off of West 20th Street.

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

The building is contemporary and features a variety of façade materials and colours to help break up the massing. The use of brick at the lower levels helps create a heavy base with the middle floors presenting a lighter Hardie-panel material.

The proposed landscaping plan includes a variety of native and drought-resistant plantings in addition to evergreen and pollinator plants. The plan includes seven street trees to be planted off-site where none currently exist (Attachment #3).

PLANNING ANALYSIS

2014 Official Community Plan

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

The applicant is proposing a density of 2.59 FSR or 4,359.8 sq. m. (46,929 sq. ft.), which is within OCP maximum density, and meeting the height limit of six storeys.

No amendment to the OCP is required.

A full description of OCP compliance as well as a response to other applicable City objectives can be found in Attachment #4.

Zoning Bylaw 1995, No. 6700

The subject site is zoned "Medium Density Apartment Residential 1 (RM-1)" that would allow a three-storey building on the property at a maximum density of 1.60 FSR. An amendment to the Zoning Bylaw is required to permit the proposal and is reflected in Zoning Amendment Bylaw 8898 (Attachment #6).

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

- Increase the allowable density from 1.60 to 2.60 FSR by entering into a Housing Agreement with the City to secure rental housing in perpetuity as well as the provision of six MMR units, also in perpetuity;
- Allow a maximum Building Height of six storeys and 19.12 metres (62.7 feet) to the top of the main roof line;
- Vary the Building Width and Length of the building above the third storey;
- Permit vehicle parking directly accessing the rear lane; and
- Allow the proposed building setback from the property lines.

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

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

Density
The increase in density is permitted in the OCP as long as the rental proposal secures all the residential units as rental as well as supply at least six (10%) of the 57 units as MMR units in perpetuity. The applicant has agreed to this through the Housing Agreement (Attachment #7).

Height
A variance is required to the current Zone which limits the building Height to three storeys and 13 metres (42.7 feet). The proposed height of six storeys and 19.12 metres (62.7 feet) is to the top of the main roof line and is consistent with recent development approvals and permitted under the OCP. A further variance to permit an elevator lobby and stairways to the rooftop deck would extend the height to no more than 22.2 metres (72.7 feet). This additional height is located away from the building edge.

Building Width and Length
The Zoning Bylaw limits the width and length of buildings to 30.5 metres (100 feet) above the third floor to help mitigate the massing of the building on the upper levels. The proposed building exceeds the width by 1.5 metres (5 feet) and the variance is considered minor.

Parking Space Access Directly from the Rear Lane

The parking at the rear is limited to visitor parking and not intended for residents. An accessible pathway along the eastern edge of the property is proposed to allow visitors to access the main entrance along West 20th Street.

Building Setbacks
The proposed setbacks from the property lines are in keeping with setbacks from recent apartment form development approvals.

Residential Tenant Displacement Policy

The applicant has appointed a private company to manage the relocation of existing tenants. They have been in regular communication on the plans for redevelopment and to provide information on the relocation plan and assistance available to each tenant for those who wish for help in finding a new residence.

The applicant has offered all tenants financial assistance as well as relocation services in accordance with the requirements of the Policy. In terms of financial assistance, all tenants are being offered the following relocation expenses:

- $1,000 for one-bedroom; and
- $1,250 for two-bedroom.

The following compensation was also offered based on length of tenancy:

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

These provisions exceed the expectations of the original City's Residential Tenancy Displacement Policy as the application was received prior to the July 2021 update.

The applicant is aware of the revised policy, but had begun making arrangements with existing tenants under the original plan. To maintain consistency for all tenants, the submitted plan based on the original policy has been used.

As of the time of this report, the applicant informed staff that of the existing 22 units, nine of the tenants have been relocated. An update on the status of tenant relocation can be provided should Council refer this to a Public Hearing.

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

Tree Bylaw

There are currently no on-site trees that require removal with the proposal. The development would add 34 new trees on the property, in addition to the seven street trees as required for the off-site works.

Density Bonus and Community Benefits

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

The policy provides a number of community benefit options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The value could be in the form of a cash contribution or some form of amenity, such as an all-rental apartment building to be secured in perpetuity plus a form of housing affordability in accordance with the City's Housing Action Plan. In this case, to achieve the desired 1.0 FSR bonus density, the applicant has agreed to secure through the registration of a Housing Agreement, that all proposed 57 units will be secured as rental units in perpetuity, as well as to provide six of these as MMR units at rates below market levels in perpetuity.

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

For example, if the applicant was proposing these units for sale as a strata development project, the *Density Bonus and Community Benefits Policy* would value this density bonus at approximately $3.45 million dollars, as outlined in Table 4 below.

Table 4. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus to 1.60 FSR / OCP Density (@ $25 / sq. ft.)	N/A
Density Bonus of 1.0 FSR Max Bonus to 2.6 FSR (@ $190 / sq. ft.)	$3,449,260
Total Value of Community Benefits	**$3,449,260**

Instead of this amount and consistent with the *Density Bonusing and Community Benefits Policy*, the City's total rental housing stock would be receiving 57 rental apartment units, with six of these being MMR units. These will be secured in the Housing Agreement. This building will be privately owned and the tenant selection for the six mid-market units will be at the discretion of the building owner.

In addition to the items above, the following items will be secured as conditions of this development:

- Sanitary sewer line upgrade from Chesterfield to the property;
- 2.0 metre sidewalk with bumpouts at the laneway entrance;
- Pedestrian and street level lighting;
- 7 new trees with supportive soil cells and irrigation;
- Paving to centre line on West 20th and the entire width of the lane for the property frontage.

ADVISORY BODY INPUT

Advisory Design Panel

The application was received by the Advisory Design Panel on May 19, 2021, where the Panel reviewed and asked the application to return for a second review. A review was conducted at the May 18, 2022 meeting of the ADP, where the Panel unanimously supported the project with conditions relating to improved safety a sense of territoriality be provided for the eastern pathway connecting the street with the rear lane, improvements to mitigate solar heat along the south and west sides of the building, and changes to the rooftop deck to include urban agriculture and some cover for additional shading.

The applicant has responded to the conditions with a revised drawing to the satisfaction of staff that includes improvements to the east pathway, including a lighting plan, the roof deck has been expanded to provide greater flexibility in the programming of the space, including the provision of urban agriculture.

COMMUNITY CONSULTATION

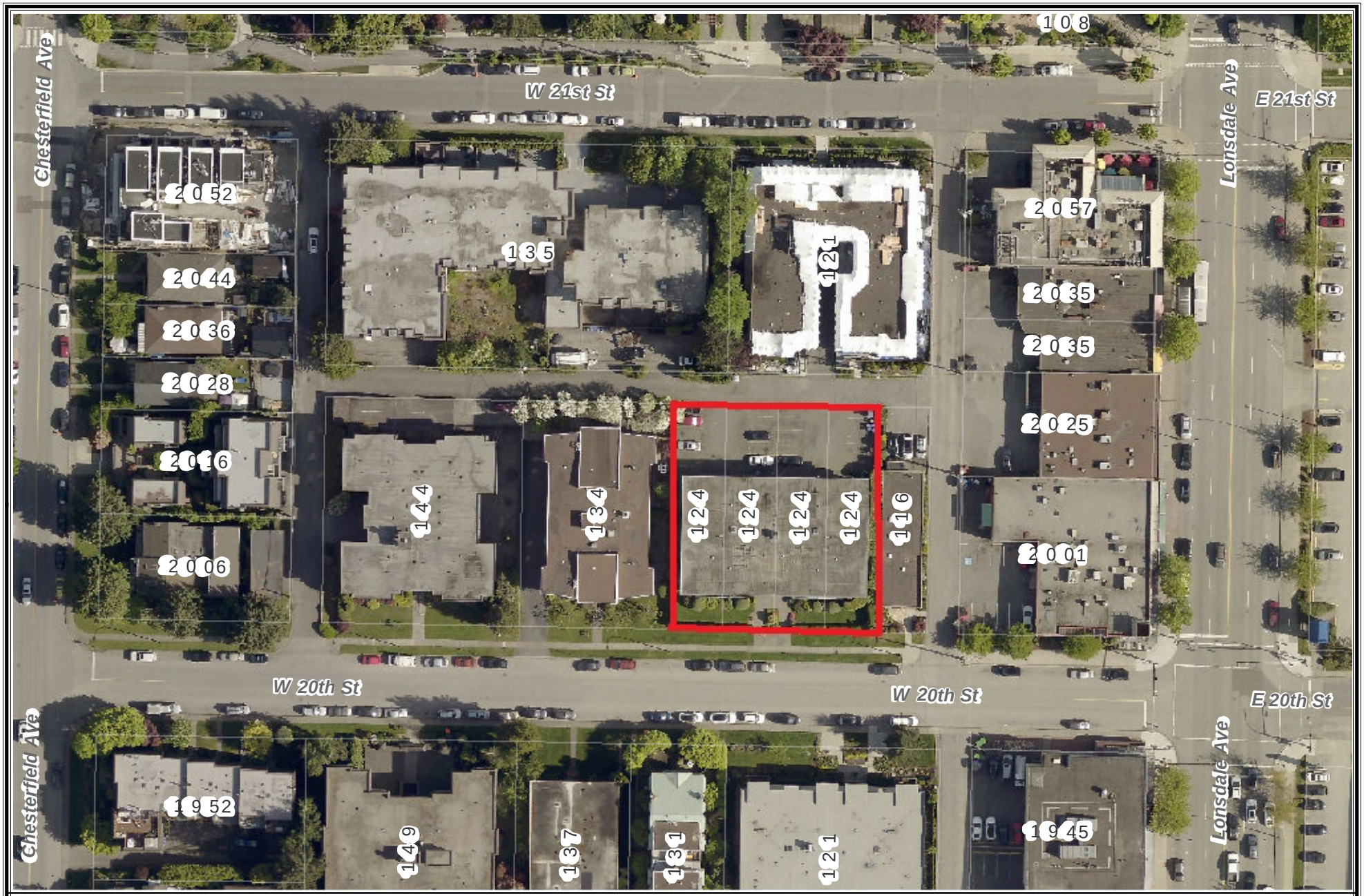
The applicant held their Developer Information Session on May 4, 2021 and was attended by 13 people (Attachment #5). Three comment forms were received with mixed responses regarding the proposal. Those who supported the proposal liked the design of the building, with others raising concerns with respect to building size, increased number of units, traffic and local parking pressures. Staff have been in touch with those who have expressed concerns stating the proposed building height and the density is in keeping with the OCP, as well as mentioning that the applicant is offering a welcome package to all new tenants that will include a list of transportation options in the area with the intention to help mitigate street parking for residents.

CONCLUSION

This proposal is consistent with the Official Community Plan. The subject site's proximity to existing amenities, commercial areas and public transit and active transportation facilities makes it an appropriate site for the proposed new 57-unit rental apartment building. The application meets the Strategic Plan as a City for People in using an existing site to increase the number of rental and mid-market units to the City.

RESPECTFULLY SUBMITTED:

David Johnson
Development Planner



city of north vancouver

Context Map:

Subject Site

N

PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION

124 West 20th Street



SITE CHARACTERISTICS	
OCP Designation	Residential Level 5 (R5)
Existing Zoning	Medium Density Apartment Residential 1 (RM-1)
Site Area	1,686.6 sq. m (18,154 sq. ft.)

FLOOR AREA AND HEIGHT	Existing Zoning (RM-1)	Offical Community Plan	Proposed (CD-746)
Floor Space Ratio	Maximum 1.60 FSR 2,989.8 sq. m (29,046 sq. ft.)	Maximum - 2.60 FSR 4,858.4 sq. m (47,200 sq. ft.)	2.59 FSR 4,365.9 sq. m (46,994 sq. ft.)
Total Lot Coverage	50%	N/A	45%
Principal Building Height (maximum)	Three Storeys and 13.0 m (42.7 ft.)	Six Storeys	Six Storeys and 19.12 m (62.7 ft.)

SETBACKS	Existing Zoning (RM-1)	Proposed
Front (West 20th Street)	6.10 m (20.0 ft.)	5.94 m (19.5 ft.)
Interior Side Yard (East)	4.57 m (15.0 ft.)	3.51 m (11.5 ft.)
Interior Side Yard (West)	4.57 m (15.0 ft.)	3.51 m (11.5 ft.)
Rear (North)	6.10 m (20.0 ft.)	6.10 m (20.0 ft.)

BICYCLE PARKING	Required	Proposed
Short Term	6	6
Secured	86	88
Total Bicycle Parking (stalls)	92	94

VEHICLE PARKING	Required	Proposed
Resident Parking	34	47
Visitor Parking	6	6
Total Vehicle Parking (stalls)	40	53

Numbers based on plans dated May 31, 2022 #2186961

durantekreuk

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022



Crystal Apartments Ltd. - Rental Housing

124 W 20th Street, North Vancouver, BC

Project

Crystal
Apartments Ltd.
124 W 20th Street
North Vancouver

February 04, 2022

Crystal Apartments Ltd. is applying to develop a 6 storey wood frame residential project with 57 rental units. This new purpose built rental housing project will replace an aging 22 unit building and will provide 35 additional rental units to the much needed rental housing stock in North Vancouver. With a mix of efficiently designed units, we are proposing : 5 Studio units at 426 sf, 23 one bedroom units ranging from 560sf to 585sf, 22 two bedroom units ranging from 748sf to 881sf and 7 three bedroom units ranging from 989sf to 1014sf. 17 of these units (30%) will be Level 2 Adaptable and 6 units (10%) will be below market housing. We are also proposing the addition of several amenity spaces for the residents that includes a roof top deck. This proposal provides a complete mix of housing opportunities for North Vancouver's diverse community.

Upon completion, 90% of these units will be rented at market rates and will provide an attractive and financially viable option for housing to those who are unable to bear the high cost of condominium ownership in todays real estate market. With the project located close to transit, services, employment opportunities, and civic amenities, the provision of 94 secured bicycle spaces and 6 short term spaces is intended to help reduce the reliance on the automobile for the residents of this building.
With the current shortage of supply of rental opportunities, and the increase in demand, it is important to the City's social and economic sustainability that new rental product is provided that will extend the life of the City's rental stock. This project will help ensure that rental opportunities will remain into the future for new residents instead of the unaffordable alternative of condominium ownership.

We look forward to working with The City of North Vancouver to bring this much needed rental housing to realisation.

DRAWING LIST:

ARCHITECTURAL

A-0.41 Development Summary & Zoning Map
A-0.42 Context Plan
A-0.43 Context Site Plan
A-0.45 Renderings

A-1.01 Site Plan
A-1.02 Survey Plan
A-1.03 Site Section A
A-1.04 Site Section B
A-1.05 Site Section C

A-2.01 Parking Level 2
A-2.02 Parking Level 1
A-2.03 Main Floor Plan
A-2.04 Level 2 Plan
A-2.05 Level 3 Plan
A-2.06 Level 4 Plan
A-2.07 Level 5 Plan
A-2.08 Level 6 Plan
A-2.09 Roof Plan
A-2.10 Elevator and Stair Roof Plan

A-3.00 South Elevation
A-3.01 East Elevation
A-3.02 North Elevation
A-3.03 West Elevation
A-3.10 Color and Material Board
A-3.11 Shadow Analysis

A-5.00 Studio and 1 Bedroom Unit Plans
A-5.01 2 Bedroom Unit Plans
A-5.02 3 Bedroom Unit Plans

A-9.00 Area Overlay Level 1 & Level 2
A-9.01 Area Overlay Level 3 & Level 4
A-9.02 Area Overlay Level 5 & Level 6
A-9.03 Area Overlay Roof Level

A-10.01 Adjacent Lot Study Plan
A-10.02 Adjacent Lot Study Elevation
A-10.03 Adjacent Lot Study Elevation

LANDSCAPE

L-1.0 Cover Sheet
L-1.1 Ground Level: Material & Grading
L-1.2 Ground Level: Planting Plan
L-1.3 Roof Level: Landscape Plan
L-2.1 Landscape Sections
L-2.2 Landscape Details
L-2.3 Landscape Details

ARCHITECTS INCORPORATED

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Project Team:

OWNER
Crystal Apartments Ltd
102-2455 Dollarton Hwy
North Vancouver, BC V7M 0A2
604.787.3984
Contact: Andrew Statham

ARCHITECTURAL
RLA Architects
250 - 970 Homer Street
Vancouver, BC V6B 2W7
604.669.3339
Contact: Mark Pickrell

LANDSCAPE
Durante Kreuk Landscape Architecture
102 - 1637 West 5th Avenue
Vancouver, BC V6J 1N5
604.648.4611
Contact: Peter Kreuk

CIVIL
Creus Engineering Ltd.
610 - 221 Esplanade West
North Vancouver, BC V7M 3G7
604.987.9070
Contact: Fred Ciambrelli

Index

Scale: NTS
February 04, 2022

A-0.01

Crystal Apartments - Residential Rental Development

January 20, 2021
updated

124 W 20th Street, North Vancouver
Legal Address: Lots 21 to 24 Inclusive, All of Lots 2 and 3, Block 6, District Lot 548, Plan 1241

ZONING: RM1

SETBACKS:

Front Yard	South	5.94	meters
Rear Yard	North	6.10	meters
Side Yard	East	3.51	meters
Side Yard	West	3.51	meters

BUILDING HEIGHT: 23.19 meters

ENERGY PERFORMANCE: BCBC 2018 STEP CODE LEVEL 3

SITE AREAS

TOTAL AREA	0.4166 acres	1,686.5 sm	18,154 sf

SITE COVERAGE

AREA	18,154 sf	Permitted	50%	Proposed 44.9%

DEVELOPMENT SUMMARY

Room Type		Parking	Main	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	Roof	Total Units	Unit Area	Total Area	Unit Mix
A Studio		n/a	0	1	1	1	1	1	0	5	426 SF	2,130 SF	9%
B 1 Bedroom	Adaptable	n/a	1	2	2	2	2	2	0	11	576 SF	6,336 SF	19%
B1 1 Bedroom		n/a	1	1	1	1	1	1	0	6	585 SF	3,510 SF	11%
B2 1 Bedroom		n/a	1	1	1	1	1	1	0	6	560 SF	3,360 SF	11%
C 2 Bedroom		n/a	1	1	1	1	1	1	0	6	861 SF	5,286 SF	11%
C1 2 Bedroom	Adaptable	n/a	1	1	1	1	1	1	0	6	864 SF	5,184 SF	11%
C2 2 Bedroom		n/a	0	1	1	1	1	1	0	5	879 SF	4,395 SF	9%
C3 2 Bedroom		n/a	0	1	1	1	1	1	0	5	748 SF	3,740 SF	9%
D 3 Bedroom		n/a	1	1	1	1	1	1	0	6	1,064 SF	6,084 SF	11%
D1 3 Bedroom		n/a	1	0	0	0	0	0	0	1	969 SF	969 SF	2%
#UNIT / FLOOR			7	8	8	8	8	8	0	57	UNITS		
UNIT AREA/FLOOR			5,469 SF	7,109 SF	7,109 SF	7,109 SF	7,109 SF	7,109	0 SF			41,014 SF	100%
Common Area			1,250 SF	942 SF	942 SF	942 SF	942 SF	942 SF	360 SF			6,320 SF	
Lobby			283 SF	SF	SF	SF	SF	SF	134 SF			377 SF	
Amenity/ Admin Office			1,076 SF	SF	SF	SF	SF	SF	SF			1,076 SF	
Adaptable Units Excl. *			40 SF*	80 SF*	80 SF*	60 SF*	60 SF*	60 SF*	0 SF*			n/a SF	
Wall Thickness			110 SF	105 SF	91 SF	82 SF	82 SF	82 SF	23 SF			575 SF	
GROSS FLOOR AREA			8,148 SF	8,158 SF	8,142 SF	8,133 SF	8,133 SF	8,133 SF	517 SF			49,362 SF	Gross
* Not included in Gross Floor Area													
NET EFFICIENCY			67.1 %	87.2 %	87.3 %	87.4 %	87.4 %	87.4	0.0 %			83.1 %	
FAR CALCULATIONS	FSR & AREA - PROPOSED EXCLUSIONS												
	Lobby					377 SF							
	Amenity (5% max)					1,076 SF							
	Adaptable Units Excl.					340 SF							
	Wall Thickness					575 SF							
						2,368 SF	Total Excluded					2,368 SF	Exclusions
FAR - NET BUILDING AREA												40,994 SF	Net
FAR											Target FAR 2.60	2.59 FAR	

UNIT SUMMARY

UNIT MIX	Studio	5	9%
	1 Bedroom	23	40%
	2 Bedroom	22	39%
	3 Bedroom	7	12%
		57	100%
ADAPTABLE UNIT MIX	Studio	0	0%
	1 Bedroom	11	19%
	2 Bedroom	6	11%
	3 Bedroom	0	0%
		17	30%

REQUIRED PARKING

REQUIRED PARKING	Residential Parking	0.60 /Unit	34	stalls
	Visitor Parking	0.10 /Unit	6	stalls
	Disability Parking	0.038 /Unit	2	stalls

PROPOSED VEHICLE PARKING

	Regular	Small	Accessible	Passenger	Car Share	Totals		
Resident Spaces	41	4	2			47	resident spaces provided	34 req'd
Visitor Spaces	5		1			6	visitor/passenger spaces provided*	6 req'd
						9%	Small Cars (35% max)	

*EV Charging for 100% of Resident Spaces — Ratio: 0.82 spaces/unit (0.6 target) - Accessible counted as 1 stall, excluding visitors

REQUIRED BICYCLE STALLS:

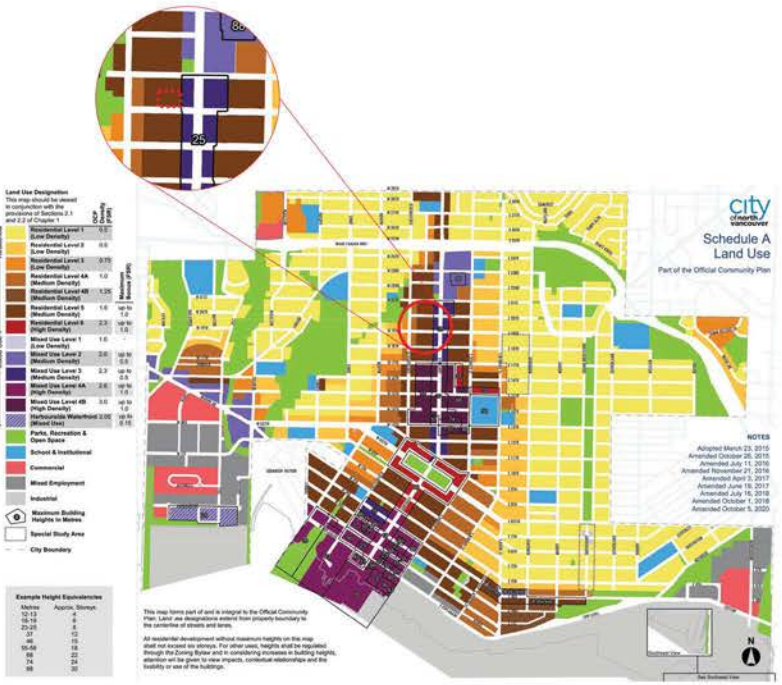
Secure	1.5 Space per unit	86	Spaces
Secure	Standard 0.6m x 1.8m	86	Secure Standard spaces
Secure	Vertical 0.6m x 1.0m	30	Secure Vertical spaces (35% max)
10402(2)(b): Max vertical stalls = 35%			
Short Term	0-19 units: no requirements	6	Spaces
	20-59 units: 6 spaces		
	60 or more units: 6 Spaces per every 60 units		

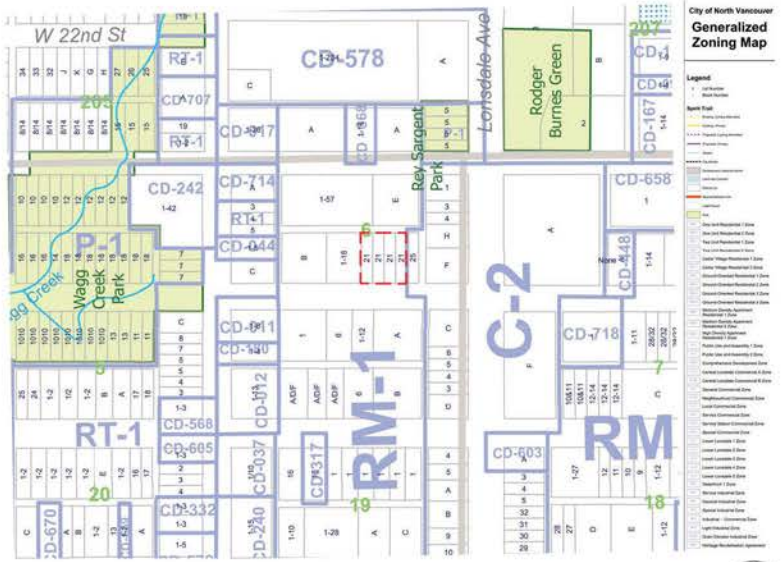
PROPOSED BICYCLE PARKING

	Standard	Vert.	Total Stalls	
Secure:	64	24	88	Secure
Short Term:	6	0	6	Short Term

GARBAGE/ RECYCLING

Required Garbage/ Recycling	## SF per unit	298.1	SF
Proposed Garbage/ Recycling	6.05 SF per unit	348.0	SF





City of North Vancouver
Generalized Zoning Map

Legend:

Spirit Trail

ARCHITECTS INCORPORATED

Copyright, #A rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal Apartments Ltd.

124 W 20th Street
North Vancouver

Zoning Map Plan

Scale: NTS
February 04, 2022

A-0.41























ARCHITECTS INCORPORATED
[illegible]

Copyright, All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Context Plan

Scale: NTS
February 04, 2022

A-0.42

Legend

Transit Corridor

1 Lonsdale Avenue

Parks and Amenities

2 Wagg Creek Park
3 Rey Sargent Park
4 Harry Jerome Community Centre
5 Centennial Theatre
6 Norseman Park
7 Memorial Community Recreation Centre

Businesses

8 Lonsdale Veterinary Hospital
9 Health & Beauty and Restaurants
10 LifeLabs Medical Laboratory Services
11 London Drugs
12 Grocery Markets / Restaurants / Sports Stores

Residential

13 121 21st Street West (3 Storeys)
14 135 21st Street West (3 Storeys)
15 134 20th Street West (4 Storeys)
16 144 20th Street West (3 Storeys)
17 121 20th Street West (3 Storeys)
18 131 20th Street West (3 Storeys)
19 137 20th Street West (3 Storeys)
20 149 20th Street West (3 Storeys)
21 Townhome Complex
22 2006 Chesterfield Avenue (2 Storeys)
23 1940 Chesterfield Avenue (Townhome Complex)
24 1953 Chesterfield Avenue (Single Family Homes)













ARCHITECTS INCORPORATED
[illegible]

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Context Plan

Scale: NTS
February 04, 2022

A-0.43









DESIGN RATIONALE

SITE

This proposed rental development is located on a 0.4 acre site in the Central Lonsdale neighborhood on West 21st Street between Chesterfield Avenue and Lonsdale Avenue.
An aging, 3-storey wood frame building comprised of 22 rental suites currently occupies the site. The site slopes consistently 3% down from east to west and has an increasing north to south down slope from approx. 1% to 2% as one travels westward.

The adjacent buildings to the North and West are townhouse/ apartment developments of 2 or 3-soreys in height. The neighboring eastern building is a 1 storey Veterinary Clinic. A lane running north off 21st Street bounds its east side and connects to the rear lane running along the northern boundary of the site. The eastern lane also serves the parking lot of the MacDonald's restaurant that fronts the urban centre running along the Lonsdale commercial corridor.

Attempts were made by the Owner to acquire the Veterinary site, however the existing Owners were reluctant to part with their property that had been in their family for approximately 30 years.

ZONING

The City of North Vancouver's 2014 Official Community Plan permits the densification of this site to Land Use Designation of Residential Level 5 (medium density) with an allowable density of 1.6 FSR. Further, the 2018 Bonus Density and Community Benefits Policy permits an additional 1.0 FSR within the framework of the OCP.

This residential project proposes the replacement of the 22 existing rental units plus development of an additional 35 rental units. This helps meet the much needed regional housing demand and as it is as recognized public benefit, the project is designed to the 2.6 allowable FSR with a Gross Floor Area of approximately 47,000 SF.

PROPOSED DEVELOPMENT

The intended project is for 57rental units in a six-storey wood frame building over 1 1/2 levels of underground concrete parking garage.

The compact square nature of the site imposed a challenge for the proposed 6 storey massing. Care was taken to comply as much as possible with the existing RM1 zoning setbacks. The building is situated within the existing 3 storey outline and its approximate 12 foot side yard setbacks are twice those of the existing 3 storey building providing ample room for the exit paths with a planted buffer to the patios running along 21st Street.

Noting the sloping nature of the site, the building's main floor elevation is set to meet the existing grade along 21st Street as close as possible. Access to the underground parking is located at the lowest portion of the rear lane at the NW corner of the site. The Building Entry is placed close to the SE corner on W21st Street.' Front yard' access is provided to the patios for ground floor units facing the new public realm off 21st framed within a double row of street trees. The public realm is connected visually, but physically separated from the ground floor units with a 5' wide boulevard and grade transition to the raised patios.

The 6-storey massing is articulated by several repetitive design elements to break down the overall scale and harmonize the building form. A simple palette of materials is intended to produce a clean, contemporary building appearance. White composite panels comprise the main building façade, accentuated by two contrasting colour variations strategically placed on the building composition. Dark brick is introduced at the ground level units as 2-storeyframing elements forming a rhythmic cadence along 21st street to provide scale and interest at the pedestrian level. This rhythm is accentuated by the uniform balcony and glazing system of the stacking units overhead. Composite lap siding panels in a natural wood tone are introduced between the brick frames to link the brick and add a continuous warm texture at this level. The ground level privacy fences are also comprised of this durable 'wood' panel to reinforce this warm, tactile feeling.

The repeating brick frames step up to a third level to emphasize the building entrance. A glazed, metal canopy extends out at the 1st-storey and over the entry path for further emphasis and to provide critical rain cover.

The 3-storey brick frame is designed to wrap the southeast corner of the building as a feature element and welcoming gesture from the nearby urban commercial street. The upper floors at this corner change to a contrasting, but complimentary colour and the natural 'wood' panels are reintroduced to further accentuate this corner building feature. Wood posts and beams of the same natural colour highlight the corner balconies. These are repeated at all corner balconies o' the building.

The brick continues along the east elevation to match the scale of the adjacent Veterinary building and is intended to accentuate the eastern indoor amenity space. This elevation is carefully treated with a second colour variation at the northeast corner and reintroduction off wood panels in anticipation of long term visibility to adjacent streets.

The building is capped with a flat roof to minimize the overall height of the building. Generous 4 foot overhangs serve as weather protection and along with their black fascia to contrast with the clean white paneling below and further stop the eye from wandering further upward. The exception occurs at the feature corner, where, following the profile of the 3 storey brick frame below, the roof pops up, breaking the overall plane to add variety and further interest.

The existing rental building has only 1 and 2-bedroom typical suites, while the proposed building has a mix of unit types including Studios, 1, 2 and 3-bedroom units, with much consideration given to the comfort and efficiency of each of the plan layouts. Six (10.5%) of the 57 units are designated as below market units and are provided in a mix of 1, 2 and 3 bedroom types at the ground floor level. Seventeen (30%) units are designed to meet the Adaptable Design Level 2 Guidelines.

1 1/2 levels of underground parking is provided to house all the residential parking, some visitor parking and bicycle secure storage, as well as storage locker rooms for all the suites. Six Visitor spaces are located on-surface at the rear lane. These spaces are well shielded from the rear facing ground units by privacy fencing and a grade change to the lowered patios.

ACTIVE DESIGN FEATURES

The primary staircase (Stair #2) has been located at a prominent location adjacent the elevator core and across from the entry lobby to encourage its use. This stair also has direct access to one of the two provided indoor amenity spaces. The secondary stair at the west side of the building exits to pathway that links directly to the public realm along W21st Street. Both stairwells will include large signage and fully glazed fire-rated doors for clear visibility and safety. Both stairs exit directly at ground level and connect with the parking garage /garbage & recycling facilities and unit storage/bicycle lockers.

Two indoor amenity rooms are included at the ground level of the building for the common use of all tenants. Both spaces are located adjacent the elevator core and primary stair. Each space is intended as a place for meetings and social gatherings or for use by people who work form home. They also provide the option for having multiple activities to occur at one time should one space already be reserved. Each amenity room is provided with accessible washroom facilities and a small kitchenette.

Due to the compactness of the site and limited outdoor space, a third outdoor amenity is proposed as an outdoor terrace at the roof level. The central elevator shaft and primary stair will extend to the roof level. This outdoor terrace will provide opportunity for fresh air and great views, especially to the north shore mountains. The terrace will be partially covered with a wood trellis to provide rain protection or shade cover on hot sunny days.









ARCHITECTS INCORPORATED
[redacted]

Copyright, All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Design Rationale

Scale: NTS
February 04, 2022

A-0.44



View from South East



View from South West



South West - Bird's eye



View of Residential Entrance

ARCHITECTS INCORPORATED
[illegible]

Copyright, All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

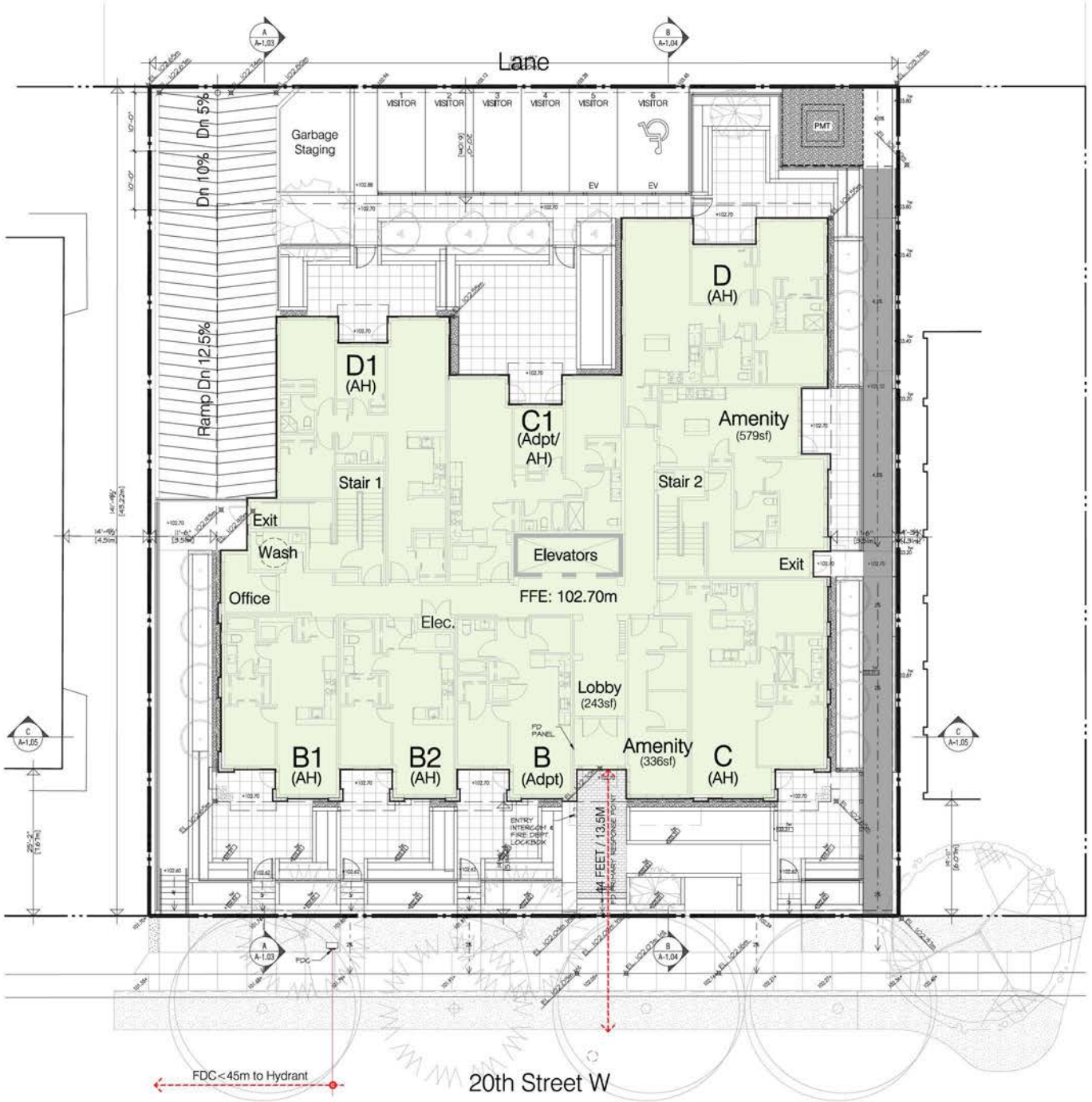
Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Renderings

Scale: NTS
February 04, 2022

A-0.45



ARCHITECTS INCORPORATED

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

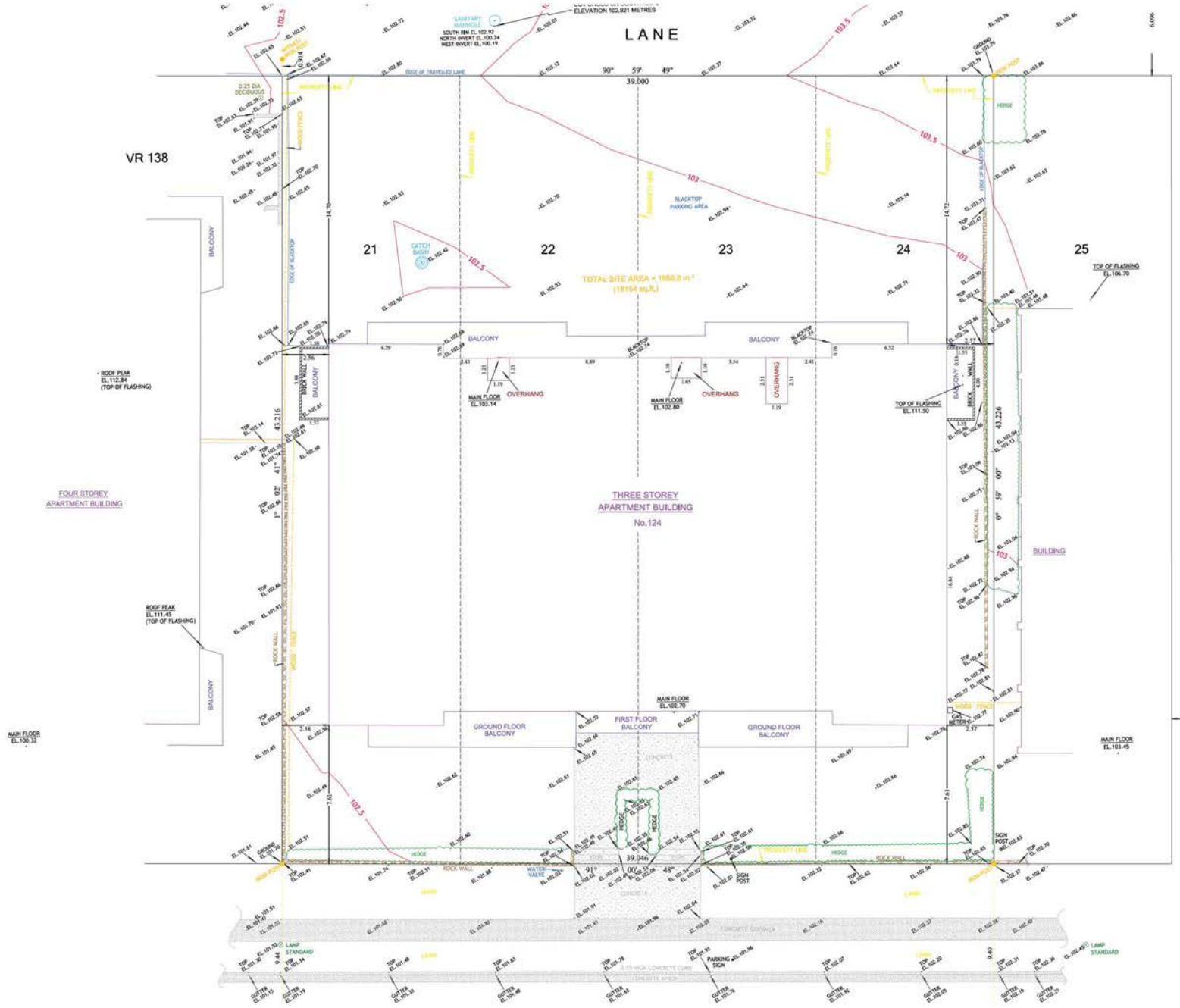
Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Site Plan

Scale: 1/8"=1'-0"
February 04, 2022

A-1.01



ARCHITECTS INCORPORATED

Copyright, All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

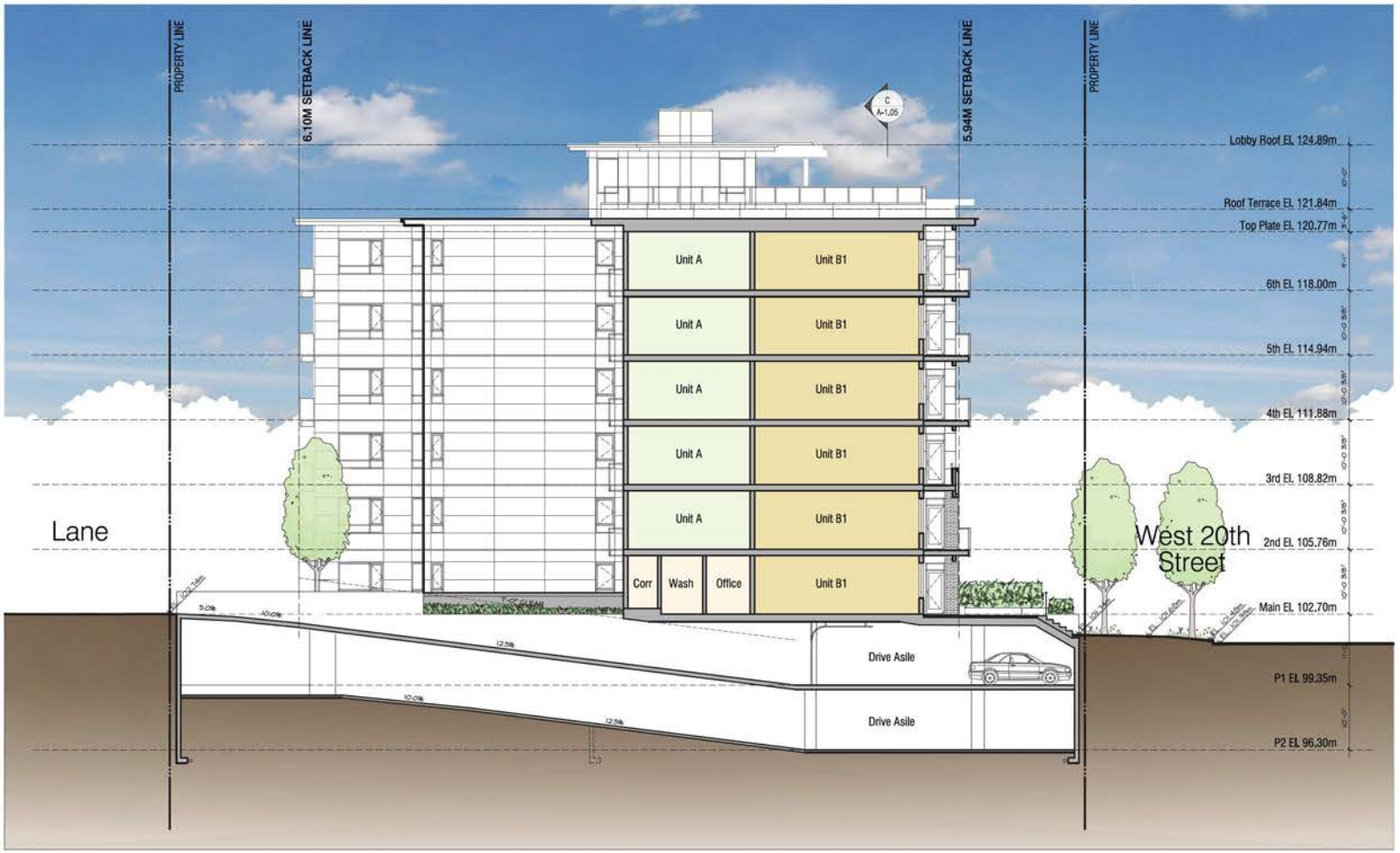
Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Survey Plan

Scale: 1/8"=1'-0"
February 04, 2022

A-1.02



SECTION A

ARCHITECTS INCORPORATED
208 - 970 Thurlow Street Vancouver BC V6E1W7

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

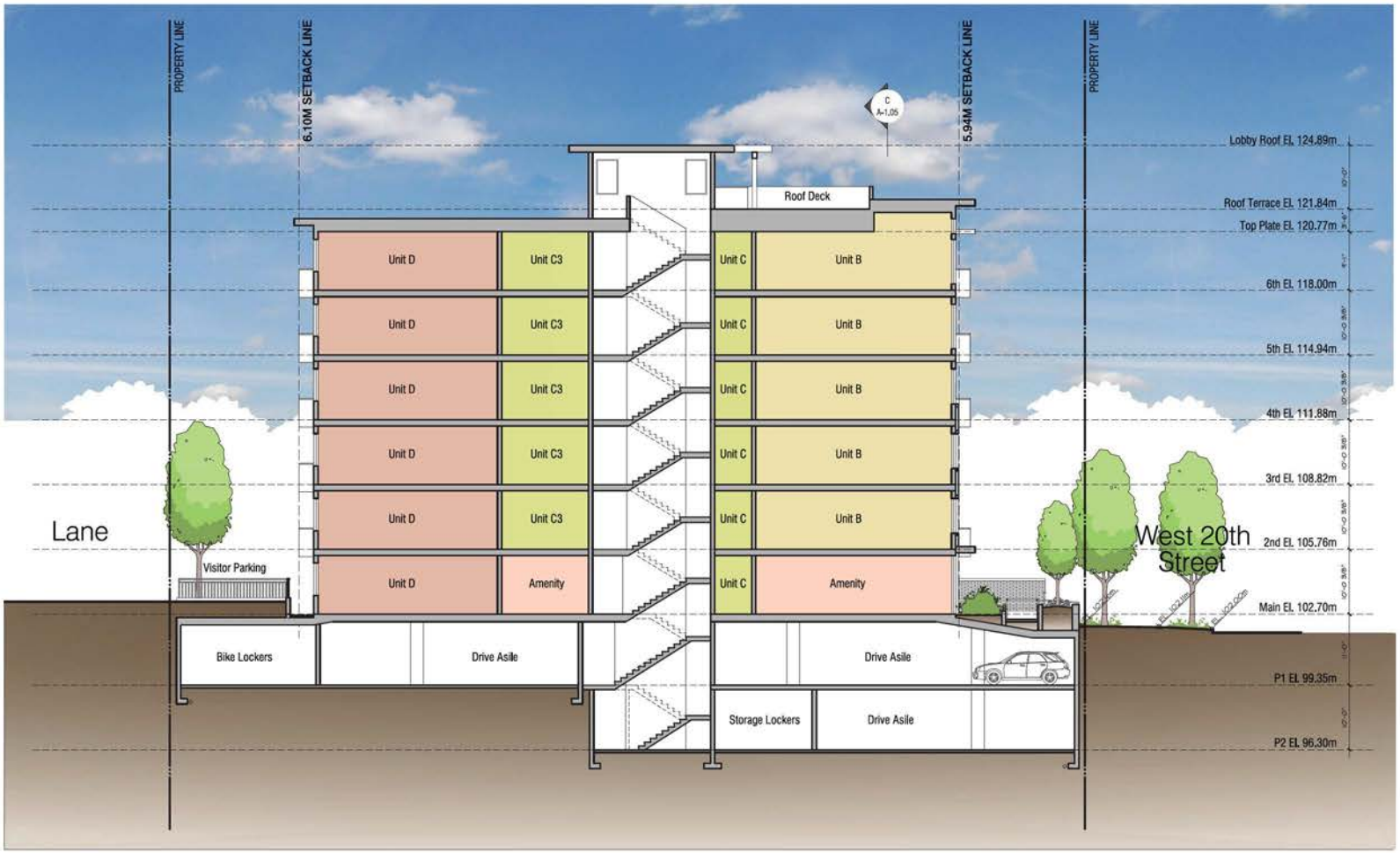
Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Site Section A

Scale: 1/8"=1'-0"
February 04, 2022

A-1.03



SECTION B

ARCHITECTS INCORPORATED
[illegible]

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

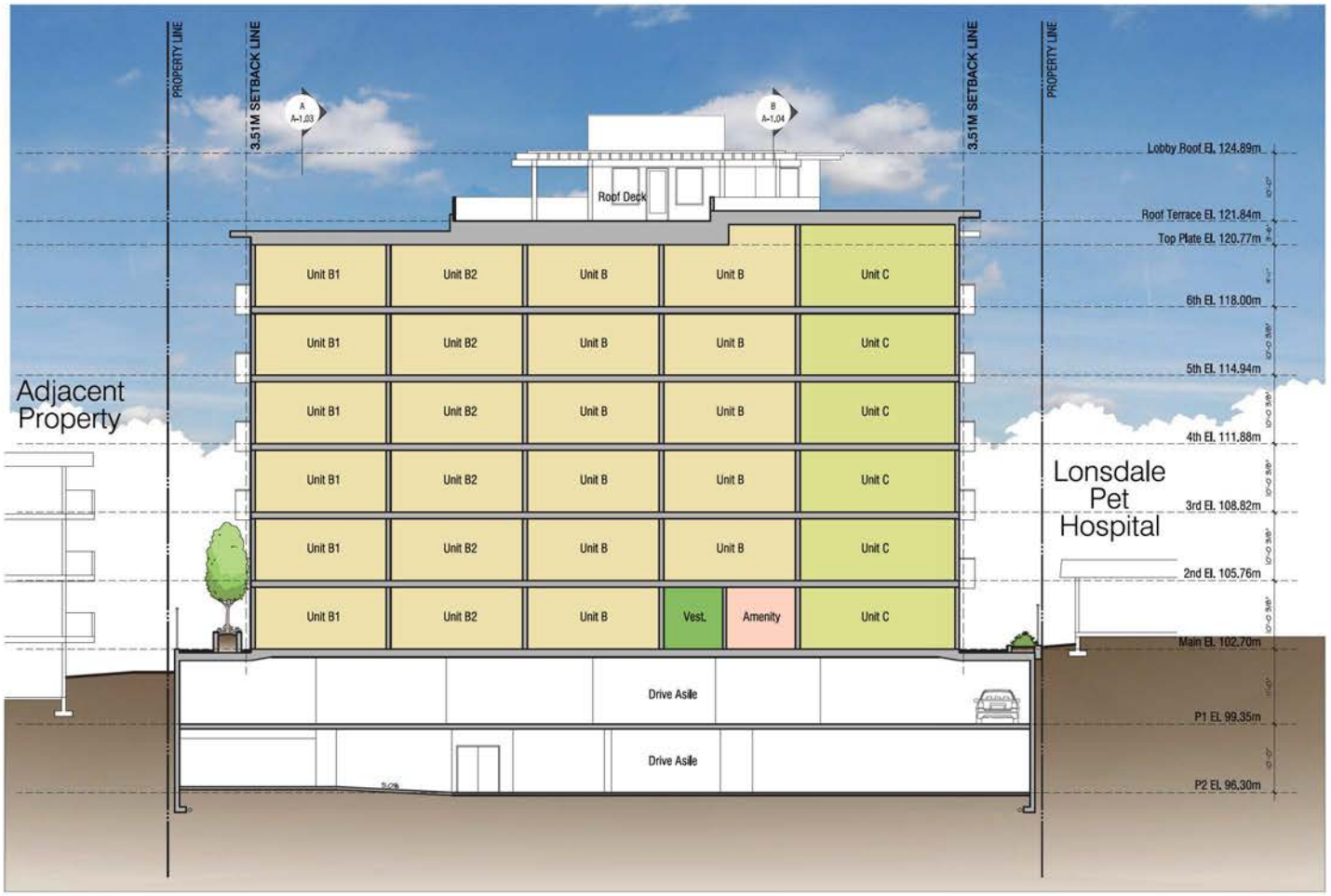
Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Site Section B

Scale: 1/8"=1'-0"
February 04, 2022

A-1.04



SECTION C

ARCHITECTS INCORPORATED
208 - 970 Thurlow Street Vancouver BC V6E1W7

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

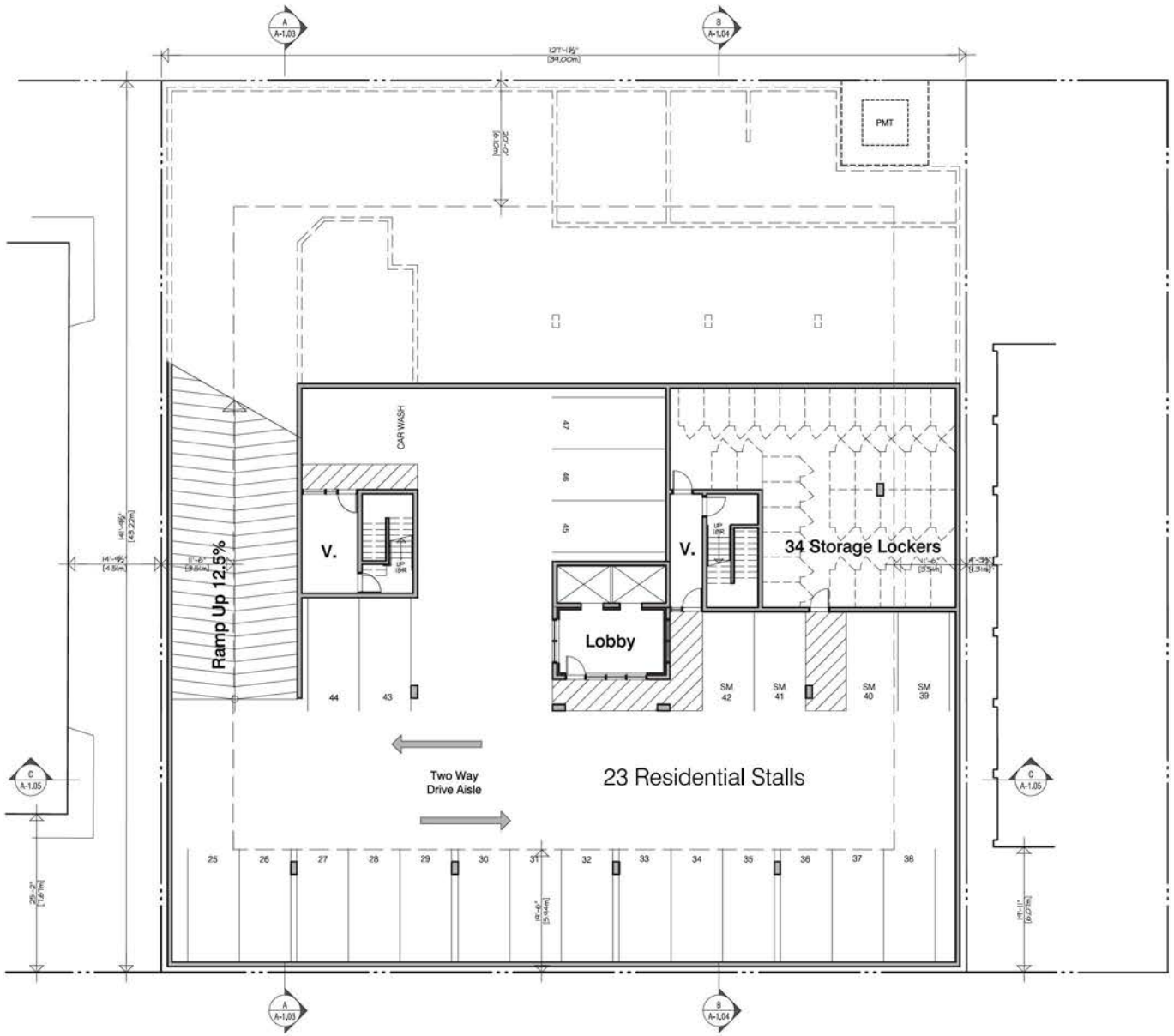
Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Site Section C

Scale: 1/8"=1'-0"
February 04, 2022

A-1.05



ARCHITECTS INCORPORATED

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions:

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

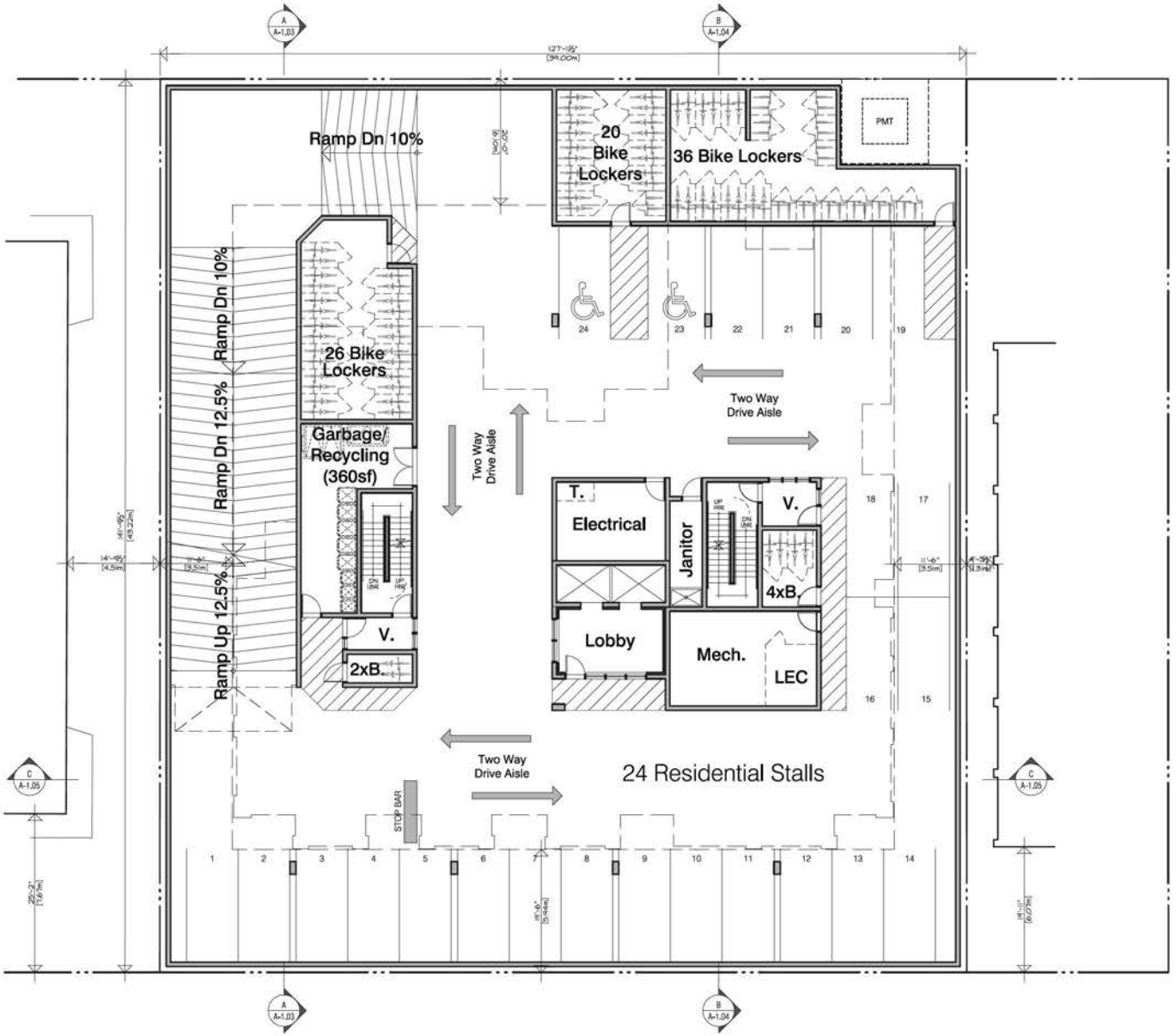
Crystal Apartments Ltd.

124 W 20th Street
North Vancouver

Parking
Level 2

Scale: 1/8" = 1'-0"
February 04, 2022

A-2.01



ARCHITECTS INCORPORATED

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Parking
Level 1

Scale: 1/8"= 1'-0"
February 04, 2022

A-2.02



ARCHITECTS INCORPORATED

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal Apartments Ltd.

124 W 20th Street
North Vancouver

Main Floor

Scale: 1/8"=1'-0"
February 04, 2022

A-2.03



ARCHITECTS INCORPORATED

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of the office/written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Level 2 Plan

Scale: 1/8"=1'-0"
February 04, 2022

A-2.04



ARCHITECTS INCORPORATED

Copyright, All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Level 3 Plan

Scale: 1/8"=1'-0"
February 04, 2022

A-2.05



ARCHITECTS INCORPORATED
[illegible]

Copyright, All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Level 4 Plan

Scale: 1/8"=1'-0"
February 04, 2022

A-2.06



ARCHITECTS INCORPORATED
[illegible]

Copyright, All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Level 5 Plan

Scale: 1/8"=1'-0"
February 04, 2022

A-2.07



ARCHITECTS INCORPORATED
[illegible]

Copyright, All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

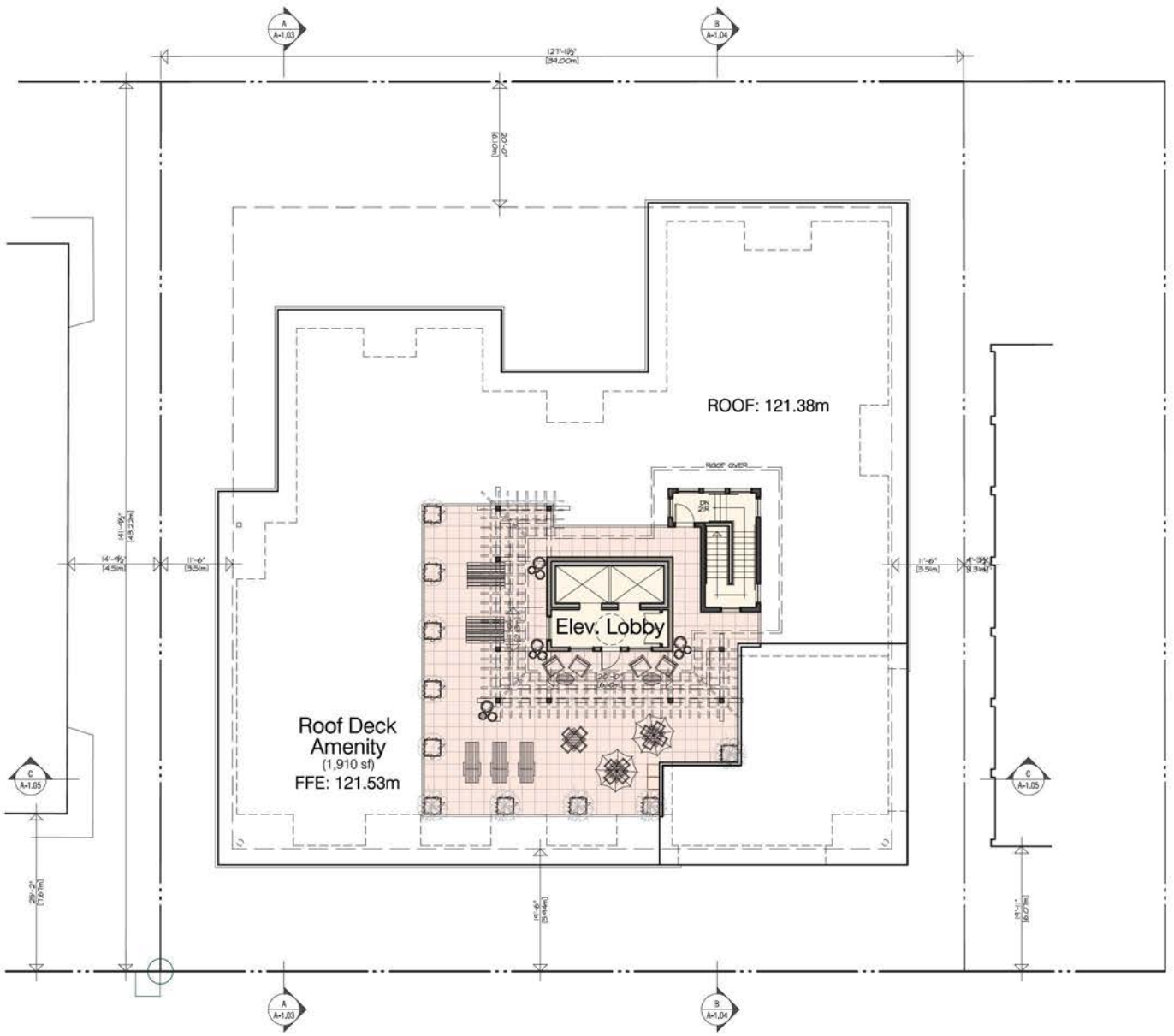
Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Level 6 Plan

Scale: 1/8"=1'-0"
February 04, 2022

A-2.08



ARCHITECTS INCORPORATED
[illegible]

Copyright, All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

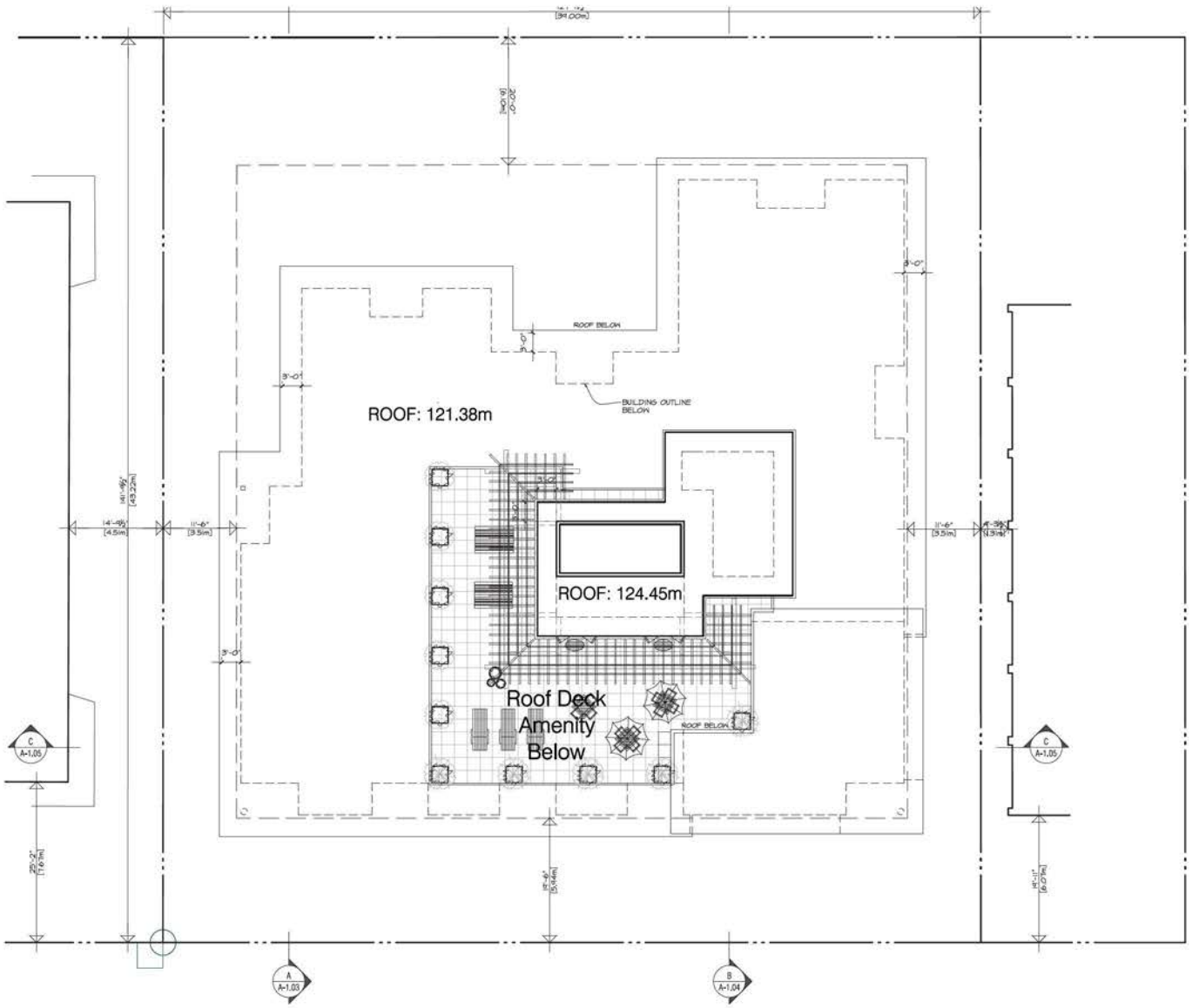
Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Roof Plan

Scale: 1/8"=1'-0"
February 04, 2022

A-2.09



ARCHITECTS INCORPORATED

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancy or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal Apartments Ltd.

124 W 20th Street
North Vancouver

Elevator and Stair Roof Plan

Scale: 1/8"=1'-0"
February 04, 2022

A-2.10



SOUTH ELEVATION (W 20TH STREET)

Exterior Finish Legend

1	Roof	2-ply SBS Membrane, Light Grey
2	Soffit	Hardie Panel Benjamin Moore AF-680 Wish
3	Roof Fascia	Fiber Cement Trim Board Benjamin Moore 2132-10 Black
4a	Wall Panel	Hardie Reveal Panel System, Smooth Benjamin Moore OC-57 White Heron
4b	Wall Panel	Hardie Reveal Panel System, Smooth Benjamin Moore HC-104 Copley Gray
4c	Wall Panel	Hardie Reveal Panel System, Smooth Benjamin Moore HC-87 Ashley Gray
5	Wood Cladding	HardiePlank Lap Siding, 6" Exposure, Colour:
6	Brick Venner	Yankee Hill Brick, Smooth Standard Running Bond, Dark Iron Spot
7	Concrete Copings	Caps, Headers, Lintels and Sills Colour to match brick
8a	Vinyl Window	Vinyl Frame Black
8b	Vinyl Window	Vinyl Frame White
9	Guardrails	Aluminum Frames, Powder Coated, Makin Metals, Iron Ore
10	Guardrail Glazing	Tempered Glass Panels, Vitruim Glass, Colour: Pewter
11	Curtain Wall	Smooth, Matt Finish, Black
12	Curtain Wall Spandrel	Vitrum Glass, Opaci-coat #3-0586 Medium Gray
13	Metal Canopy	Powder Coated Steel, Benjamin Moore 2132-10 Black
14	Balcony Fascia	Fibre Cement Trim Board, Benjamin Moore 2132-10 Black
15	Columns	Wood, Colour: Broda Stain, Natural 111
16	Beams	Fibre Cement Trim Board, Benjamin Moore 2132-10 Black
17	Trellis	Wood, Colour: Broda Stain, Natural 111
18	Feature Soffit	Longboard Soffit, V-groove, 6" Exposure, Colour: Light Cherry
19	Window Flashing	Prefinished Aluminum Colour: See Supplementary Colour Board
20	Fascia Flashing	Prefinished Aluminum Colour: See Supplementary Colour Board
21	Gutter & RWL	Prefinished Aluminum, Colour: See Supplementary Colour Board

Spatial Calculations

Actual															
Fire Compartment	Limiting Distance			Total Façade Area		Area Unprotect Opening		% Unprotected Opening							
	ft	in	m	ft²	m²	ft²	m²								
North Façade	> 9m			n/a		n/a									
East Façade	11.00	7.0	3.53	6,358	590.7	1,854	153.7	26.0%							
South Façade	> 9m			n/a		n/a									
West Façade	11.00	9.0	3.58	6,255	581.1	1,084	100.7	17.3%							

BCBC 2018 - Table 3.2.3.1.a						
Limiting Distance (m)	Exposing Building Face Max Area Category	% Unprotected Opening	Min. Req. F.R.R.	Construction (non-combustible or combustible)	Cladding (non-combustible or combustible)
m	m²	%	min.	n/c or c	n/c or c
		100%*		c	c
3.53	>150	26%		c	c
		100%*		c	c
3	>150	22%		c	c

*Per 3.2.3.10 (2) Unlimited unprotected openings allowed

Notes:
1. Results based on table 3.2.3.1.a and 3.2.3.7 for Group C buildings. Where the Limiting Distance and Max Area category do not fall on a table value, the results have been interpolated through lineal interpolation.
2. All limiting distances are measured to property lines (PL) or to the centre line of a street
3. Per 3.2.3.14(3), unprotected openings do not apply to fire compartments within the same building that are sprinklered

ARCHITECTS INCORPORATED
300 - 970 Hamilton Street Vancouver BC V6B2W7

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of the office. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

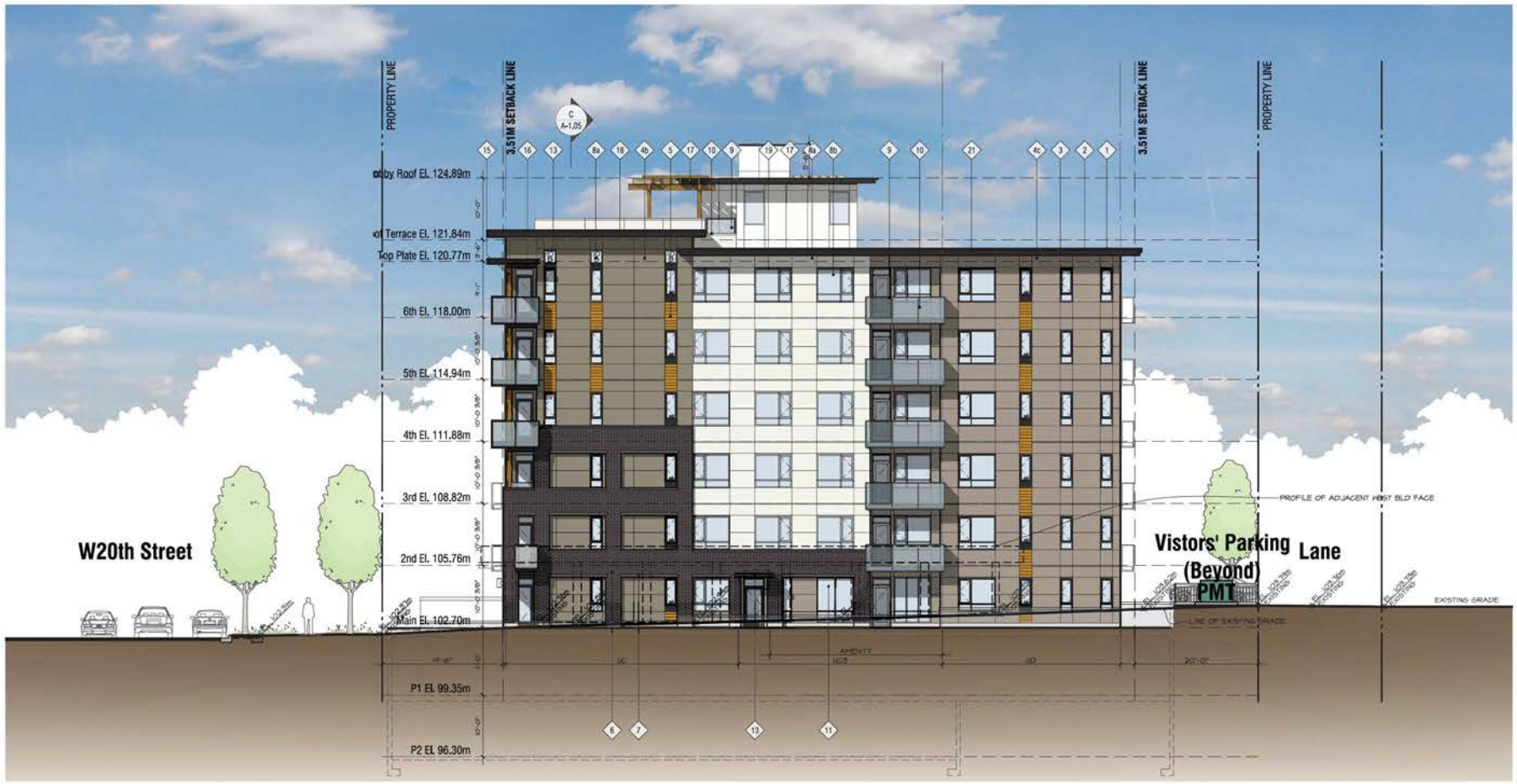
Project

Crystal Apartments Ltd.
124 W 20th Street
North Vancouver

South Elevation
(W 20th Street)

Scale: 1/8"=1'-0"
February 04, 2022

A-3.00



EAST ELEVATION

Exterior Finish Legend

1 Roof	2-ply SBS Membrane, Light Grey	7 Concrete Copings	Caps, Headers, Lintels and Sills Colour to match brick	14 Balcony Fascia	Fibre Cement Trim Board, Benjamin Moore 2132-10 Black
2 Soffit	Hardie Panel Benjamin Moore AF-680 Wish	8a Vinyl Window	Vinyl Frame Black	15 Columns	Wood, Colour: Broda Stain, Natural 111
3 Roof Fascia	Fiber Cement Trim Board Benjamin Moore 2132-10 Black	8b Vinyl Window	Vinyl Frame White	16 Beams	Fibre Cement Trim Board, Benjamin Moore 2132-10 Black
4a Wall Panel	Hardie Reveal Panel System, Smooth Benjamin Moore OC-57 White Heron	9 Guardrails	Aluminum Frames, Powder Coated, Makin Metals, Iron Ore	17 Trellis	Wood, Colour: Broda Stain, Natural 111
4b Wall Panel	Hardie Reveal Panel System, Smooth Benjamin Moore HC-104 Copley Gray	10 Guardrail Glazing	Tempered Glass Panels, Vitruim Glass, Colour: Pewter	18 Feature Soffit	Longboard Soffit, V-groove, 6" Exposure, Colour: Light Cherry
4c Wall Panel	Hardie Reveal Panel System, Smooth Benjamin Moore HC-87 Ashley Gray	11 Curtain Wall	Smooth, Matt Finish, Black	19 Window Flashing	Prefinished Aluminum Colour: See Supplementary Colour Board
5 Wood Cladding	HardiePlank Lap Siding, 6" Exposure, Colour:	12 Curtain Wall Spandrel	Vitrum Glass, Opaci-coat #3-0586 Medium Gray	20 Fascia Flashing	Prefinished Aluminum Colour: See Supplementary Colour Board
6 Brick Venner	Yankee Hill Brick, Smooth Standard Running Bond, Dark Iron Spot	13 Metal Canopy	Powder Coated Steel, Benjamin Moore 2132-10 Black	21 Gutter & RWL	Prefinished Aluminum, Colour: See Supplementary Colour Board

Spatial Calculations

Actual															
Fire Compartment	Limiting Distance			Total Façade Area		Area Unprotect Opening		% Unprotected Opening	BCBC 2018 - Table 3.2.3.1.e						
	ft	in	m	ft²	m²	ft²	m²		Limiting Distance (m)	Exposing Building Face Max Area Category	% Unprotected Opening	Min. Req. F.R.R.	Construction (non-combustible or combustible)	Cladding (non-combustible or combustible)
									m	m²	%	min.	n/c or c	n/c or c
North Façade	> 9m			n/a		n/a					100%*		c	c
East Façade	11.00	7.0	3.53	6,358	590.7	1,854	153.7	26.0%	3.53	>150	26%		c	c
South Façade	> 9m			n/a		n/a					100%*		c	c
West Façade	11.00	9.0	3.53	6,255	581.1	1,084	100.7	17.3%	3	>150	22%		c	c

*Per 3.2.3.10 (2) Unlimited unprotected openings allowed

Notes:
1. Results based on table 3.2.3.1.e and 3.2.3.7 for Group C buildings. Where the Limiting Distance and Max Area category do not fall on a table value, the results have been interpolated through lineal interpolation.
2. All limiting distances are measured to property lines (PL) or to the centre line of a street
3. Per 3.2.3.14(3), unprotected openings do not apply to fire compartments within the same building that are sprinklered

ARCHITECTS INCORPORATED
388 - 970 Homer Street Vancouver BC V6B2W7

Copyright, All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of the office. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal Apartments Ltd.
124 W 20th Street
North Vancouver

East Elevation

Scale: 1/8"=1'-0"
February 04, 2022

A-3.01



NORTH ELEVATION (LANE)

Exterior Finish Legend

1 Roof	2-ply SBS Membrane, Light Grey	7 Concrete Copings	Caps, Headers, Lintels and Sills Colour to match brick	14 Balcony Fascia	Fibre Cement Trim Board, Benjamin Moore 2132-10 Black
2 Soffit	Hardie Panel Benjamin Moore AF-680 Wish	8a Vinyl Window	Vinyl Frame Black	15 Columns	Wood, Colour: Broda Stain, Natural 111
3 Roof Fascia	Fiber Cement Trim Board Benjamin Moore 2132-10 Black	8b Vinyl Window	Vinyl Frame White	16 Beams	Fibre Cement Trim Board, Benjamin Moore 2132-10 Black
4a Wall Panel	Hardie Reveal Panel System, Smooth Benjamin Moore OC-57 White Heron	9 Guardrails	Aluminum Frames, Powder Coated, Makin Metals, Iron Ore	17 Trellis	Wood, Colour: Broda Stain, Natural 111
4b Wall Panel	Hardie Reveal Panel System, Smooth Benjamin Moore HC-104 Copley Gray	10 Guardrail Glazing	Tempered Glass Panels, Vitruim Glass, Colour: Pewter	18 Feature Soffit	Longboard Soffit, V-groove, 6" Exposure, Colour: Light Cherry
4c Wall Panel	Hardie Reveal Panel System, Smooth Benjamin Moore HC-87 Ashley Gray	11 Curtain Wall	Smooth, Matt Finish, Black	19 Window Flashing	Prefinished Aluminum Colour: See Supplementary Colour Board
5 Wood Cladding	HardiePlank Lap Siding, 6" Exposure, Colour:	12 Curtain Wall Spandrel	Vitrum Glass, Opaci-coat #3-0586 Medium Gray	20 Fascia Flashing	Prefinished Aluminum Colour: See Supplementary Colour Board
6 Brick Venner	Yankee Hill Brick, Smooth Standard Running Bond, Dark Iron Spot	13 Metal Canopy	Powder Coated Steel, Benjamin Moore 2132-10 Black	21 Gutter & RWL	Prefinished Aluminum, Colour: See Supplementary Colour Board

Spatial Calculations

Actual														
Fire Compartment	Limiting Distance			Total Façade Area		Area Unprotect Opening		% Unprotected Opening	Limiting Distance (m)	Exposing Building Face Max Area Category	% Unprotected Opening	Min. Req. F.R.R.	Construction (non-combustible or combustible)	Cladding (non-combustible or combustible)
	ft	in	m	ft²	m²	ft²	m²		m	m²	%	min.	n/c or c	n/c or c
North Façade	> 9m			n/a		n/a					100%*		c	c
East Façade	11.00	7.0	3.53	6,358	590.7	1,854	153.7	26.0%	3.53	> 150	26%		c	c
South Façade	> 9m			n/a		n/a					100%*		c	c
West Façade	11.00	9.0	3.53	6,255	581.1	1,084	100.7	17.3%	3	> 150	22%		c	c

*Per 3.2.3.10 (2) Unlimited unprotected openings allowed

Notes:
1. Results based on table 3.2.3.1.a and 3.2.3.7 for Group C buildings. Where the Limiting Distance and Max Area category do not fall on a table value, the results have been interpolated through lineal interpolation.
2. All limiting distances are measured to property lines (PL) or to the centre line of a street
3. Per 3.2.3.14(3), unprotected openings do not apply to fire compartments within the same building that are sprinklered

ARCHITECTS INCORPORATED

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of the office/written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal Apartments Ltd.
124 W 20th Street
North Vancouver

North Elevation (Lane)

Scale: 1/8"= 1'-0"
February 04, 2022

A-3.02



WEST ELEVATION

Exterior Finish Legend

1	Roof	2-ply SBS Membrane, Light Grey
2	Soffit	Hardie Panel Benjamin Moore AF-680 Wish
3	Roof Fascia	Fiber Cement Trim Board Benjamin Moore 2132-10 Black
4a	Wall Panel	Hardie Reveal Panel System, Smooth Benjamin Moore OC-57 White Heron
4b	Wall Panel	Hardie Reveal Panel System, Smooth Benjamin Moore HC-104 Copley Gray
4c	Wall Panel	Hardie Reveal Panel System, Smooth Benjamin Moore HC-87 Ashley Gray
5	Wood Cladding	HardiePlank Lap Siding, 6" Exposure, Colour:
6	Brick Venner	Yankee Hill Brick, Smooth Standard Running Bond, Dark Iron Spot
7	Concrete Copings	Caps, Headers, Lintels and Sills Colour to match brick
8a	Vinyl Window	Vinyl Frame Black
8b	Vinyl Window	Vinyl Frame White
9	Guardrails	Aluminum Frames, Powder Coated, Makin Metals, Iron Ore
10	Guardrail Glazing	Tempered Glass Panels, Vitruim Glass, Colour: Pewter
11	Curtain Wall	Smooth, Matt Finish, Black
12	Curtain Wall Spandrel	Vitrum Glass, Opaci-coat #3-0586 Medium Gray
13	Metal Canopy	Powder Coated Steel, Benjamin Moore 2132-10 Black
14	Balcony Fascia	Fibre Cement Trim Board, Benjamin Moore 2132-10 Black
15	Columns	Wood, Colour: Broda Stain, Natural 111
16	Beams	Fibre Cement Trim Board, Benjamin Moore 2132-10 Black
17	Trellis	Wood, Colour: Broda Stain, Natural 111
18	Feature Soffit	Longboard Soffit, V-groove, 6" Exposure, Colour: Light Cherry
19	Window Flashing	Prefinished Aluminum Colour: See Supplementary Colour Board
20	Fascia Flashing	Prefinished Aluminum Colour: See Supplementary Colour Board
21	Gutter & RWL	Prefinished Aluminum, Colour: See Supplementary Colour Board

Spatial Calculations

Actual									BCBC 2018 - Table 3.2.3.1.a					
Fire Compartment	Limiting Distance			Total Façade Area		Area Unprotect Opening		% Unprotected Opening	Limiting Distance (m)	Exposing Building Face Max Area Category	% Unprotected Opening	Min. Req. F.R.R.	Construction (non-combustible or combustible)	Cladding (non-combustible or combustible)
	ft	in	m	ft²	m²	ft²	m²		m	m²	%	min.	n/c or c	n/c or c
North Façade	> 9m			n/a		n/a					100%*		c	c
East Façade	11.00	7.0	3.53	6,358	590.7	1,854	153.7	26.0%	3.53	> 150	26%		c	c
South Façade	> 9m			n/a		n/a					100%*		c	c
West Façade	11.00	9.0	3.58	6,255	581.1	1,084	100.7	17.3%	3	> 150	22%		c	c

*Per 3.2.3.10 (2) Unlimited unprotected openings allowed

Notes:
1. Results based on table 3.2.3.1.a and 3.2.3.7 for Group C buildings. Where the Limiting Distance and Max Area category do not fall on a table value, the results have been interpolated through lineal interpolation.
2. All limiting distances are measured to property lines (PL) or to the centre line of a street
3. Per 3.2.3.14(3), unprotected openings do not apply to fire compartments within the same building that are sprinklered

ARCHITECTS INCORPORATED

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of the office. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal Apartments Ltd.

124 W 20th Street
North Vancouver

West Elevation

Scale: 1/8"=1'-0"
February 04, 2022

A-3.03



1 Typical Roofing
IKO Cambridge Dual Grey

3 Fascias
Fibre Cement Trim Board
Colour: BM 2132-10 Black

2 Soffits
Hardie Panel System
Colour: BM AF-680 Wish
Colour-Matched, Embedded Screws

13 Metal Canopy
Powder Coated Steel,
Colour: BM 2132-10 Black
18 Feature Soffit
Soffit: Longboard V-groove,
Colour: Light Cherry

4b Exterior Wall Panel
Hardie Reveal Panel System
Colour: BM HC-104
Copley Gray
Colour-Matched, Embedded Screws

4c Exterior Wall Panel
Hardie Reveal Panel System
Colour: BM HC-87 Ashley Gray
Colour-Matched, Embedded Screws

4a Exterior Wall Panel
Hardie Reveal Panel System
Colour: BM OC-57
White Heron
Colour-Matched, Embedded Screws

5 Feature Siding
Longboard V-groove,
Colour: Light Cherry

9 Railings
Colour: Makin Metals - Iron Ore

10 Balcony Glazing
Vitrum Glass Group
Colour: Pewter

11 Curtain Wall Frames
Colour: Black

12 Curtain Wall Spandrel
Vitrum Glass Group
Colour: Opaci-coat #3-0586 Medium Gray

6 Brick Veneer
Yankie Hill
Colour: Dark Iron Spot Smooth
Running Bond

8a Vinyl Windows
8b Feature: Black
Standard: White

2 Soffit - Typical
Hardie Panel
Colour: Benjamin Moore AF-680 Wish

17 Trellis
Wood, Colour: Broda Stain, Natural 111

1 Roofing
2-Ply SBS Membrane,
Cap Sheet, Min 2% Slope, Light Grey

3 Roof Fascia
Fiber Cement Trim Board
Colour: Benjamin Moore 2132-10 Black

18 Soffit - Feature
Longboard Soffit, V-groove, 6" Exposure
Colour: Light Cherry

16 Feature Drop Beam
Fiber Cement Trim Board
Colour: Benjamin Moore 2132-10 Black

8a Feature Vinyl Windows
Colour: Black

Glazed Guardrail
Aluminum Frames Powder Coated
Colour: Iron Ore
Tempered Glass Panels Vitruim Glass
Colour: Pewter

Feature Balcony Fascia
Fiber Cement Trim Board
Colour: Benjamin Moore 2132-10 Black

15 Wood Columns
Colour: Broda Stain, Natural 111

8b Vinyl Windows
Colour: White

4b Wall Panel - Feature
Fiber Cement Panels: HardiePanel Smooth
Hardie Reveal Panel System
Colour: Benjamin Moore HC-104 Copley

5 Feature Wood Cladding
Aluminum Horizontal Siding, 6" Exposure
Longboard Siding, Wood Colour

4a Wall Panel - Light
Fiber Cement Panels: HardiePanel Smooth
Hardie Reveal Panel System
Colour: Benjamin Moore OC-57 White Heron

1 Concrete Copings
Caps, Headers, Lintels & Sills
Colour to Match Brick

13 Metal Canopy
Powder Coated Steel
Colour: Benjamin Moore 2132-10 Black
Soffit: Longboard, V-groove, 6" Exposure,
Colour: Light Cherry

Soffit - Feature
Longboard Soffit, V-groove, 6" Exposure
Colour: Light Cherry

11 Curtain Wall
Colour: Black
Anodized, Vitrum Glass

12 Curtain Wall - Spandrel
Vitrum Glass
Colour: Opaci-coat #3-0586 Medium Gray

6 Brick Veneer
Yankee Hill Brick
Standard Modular, Running Bond
Colour: Dark Iron Spot, Smooth

22 Feature Guardrailing
Perforated Metal Panel
Colour: Makin Metals, PVDF Weathered Zinc

19 Window Flashing
Prefinished Aluminum
Colour: Colour-Matched to Window

20 Fascia Flashing
Prefinished Aluminum
Colour: -

21 Gutter & RWL
Dark Colour

ARCHITECTS INCORPORATED
[redacted]

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Material Board

Scale: 1/4"= 1'-0"
February 04, 2022

A-3.10



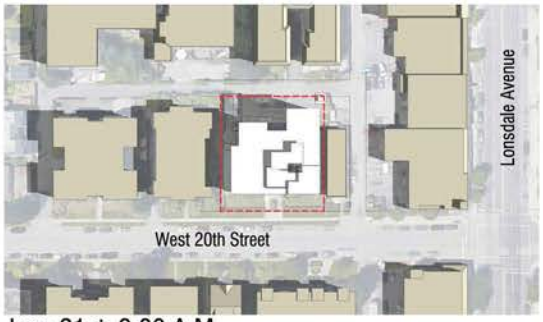
March 21st, 9:00 A.M.



March 21st, 12:00 P.M.



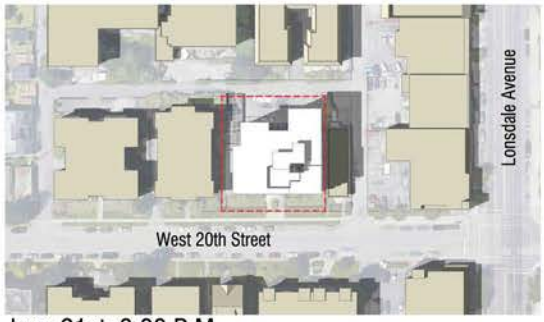
March 21st, 3:00 P.M.



June 21st, 9:00 A.M.



June 21st, 12:00 P.M.



June 21st, 3:00 P.M.



December 21st, 9:00 A.M.



December 21st, 12:00 P.M.



December 21st, 3:00 P.M.

ARCHITECTS INCORPORATED
[illegible]

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancy or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

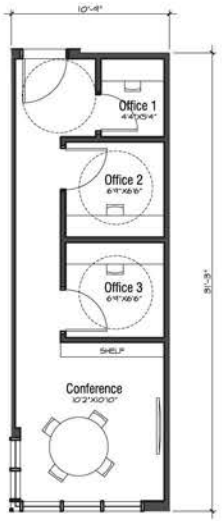
Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Shadow Analysis

Scale: NTS
February 04, 2022

A-3.11



Amenity Space 1
Area: 336sf



Amenity Space 2
Area: 579sf

ARCHITECTS INCORPORATED
[illegible]

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

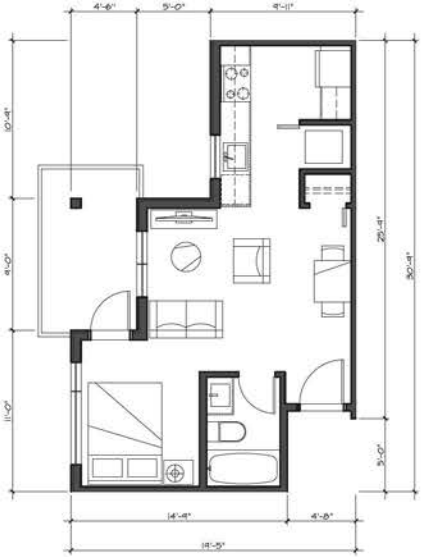
Project

Crystal
Apartments Ltd.
124 W 20th Street
North Vancouver

Amenity Plans

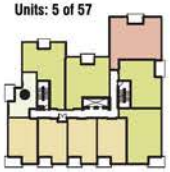
Scale: 1/4"= 1'-0"
February 04, 2022

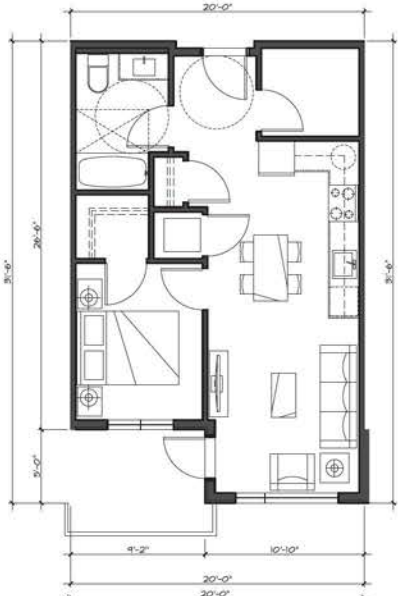
A-4.00



Unit A: Studio

Area: 426 sf
Units: 5 of 57





ADAPTABILITY REQUIREMENTS FOR LEVEL 2 UNITS

A. SUMMARY OF LEVEL 2 DESIGN ELEMENTS

1. 34" SUITE ENTRY DOOR MINIMUM.
2. ROUGH IN WIRING FOR AUTO OPENER OF SUITE ENTRY DOOR.
3. FLUSH THRESHOLDS 1/2" MAX INCLUDING BALCONY DOOR.
4. 5'-0" TURNING RADIUS INSIDE & OUTSIDE SUITE ENTRY DOOR.
5. 2'-0" CLEAR WALL ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER.
6. 34" DOORS FOR ONE BEDROOM, ONE BATHROOM & PATIO DOOR
7. 5'-0" TURNING RADIUS ON BALCONY
8. WINDOW OPENING MECHANISM 48" AFF MAXIMUM
9. 5'-0" WINDOW (MINIMUM) IN LIVING/DINING & 2'-6" SILLS (MAXIMUM) IN ONE BEDROOM
10. CONTINUOUS COUNTER BETWEEN SINK & STOVE
11. TOILET LOCATED ADJACENT TO 3'-0" LONG WALL FOR GRABBAR.
12. 3'-0" CLEARANCE ALONG THE FULL LENGTH OF BATHTUB.

B. FIXTURES & FINISHES

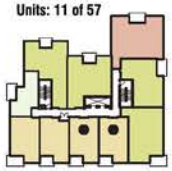
1. LEVER HANDLES ON ALL DOORS
2. ADJUSTABLE DOOR CLOSERS ON SUITE ENTRY DOORS (22N MAX. FORCE)
3. SUITE ENTRY DOOR HANDLES TO BE 40" AFF & DB DIRECTLY ABOVE.
4. NON-SLIP FLOORING IN KITCHENS & MIN. ONE BATHROOM.
5. HIGH DENSITY, LOW LEVEL LOOP CARPET & UNDERLAY.
6. OUTDOOR LIGHT & RECEPTACLE ON BALCONIES REQUIRED.
7. FURTHER ELECTRICAL REQUIREMENTS ON ELEC. DWGS.
8. LEVER HANDLE KITCHEN FAUCETS & KITCHEN CABINET HANDLES.
9. ADJUSTABLE KITCHEN CABINET SHELVES.
10. KITCHEN PULL-OUT WORK SHELF AT 2'-6" AFF
11. SOLID BLOCKING IN BATHROOM WALLS OF TUB/SHOWER & TOILET AREAS & BEHIND TOWEL BARS.
12. PRESSURE BALANCED TUB/SHOWER VALVES.
13. FURTHER MECHANICAL REQUIREMENTS ON MECH. DWGS

ALL UNITS NOT DEFINED AS ADAPTABLE LEVEL 2 ARE REQUIRED TO BE ADAPTABLE LEVEL 1

SOLID BLOCKING IN BATHROOM WALLS OF TUB/SHOWER & TOILET AREAS & BEHIND TOWEL BARS.

Unit B: 1 Bed Level 2-Adaptable

Area: 576 sf
Units: 11 of 57



ARCHITECTS INCORPORATED
300 - 970 Thurlow Street Vancouver BC V6E1W7

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of this architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

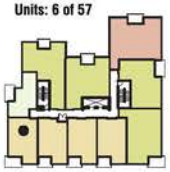
Re-Issued For Rezoning, Development Permit
September 02, 2021

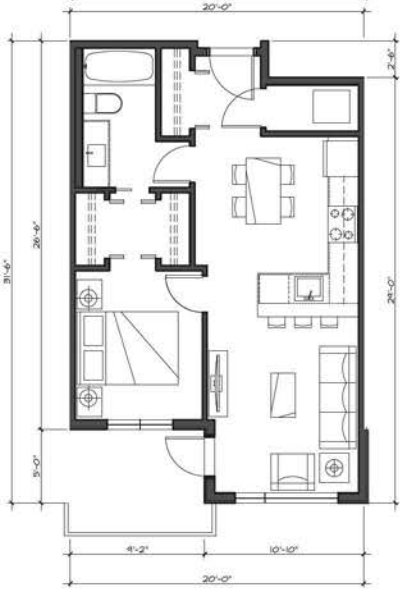
Re-Issued For Rezoning, Development Permit
February 04, 2022



Unit B1: 1 Bed

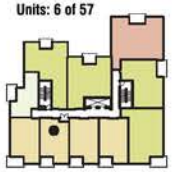
Area: 585 sf
Units: 6 of 57





Unit B2: 1 Bed

Area: 560 sf
Units: 6 of 57



Project

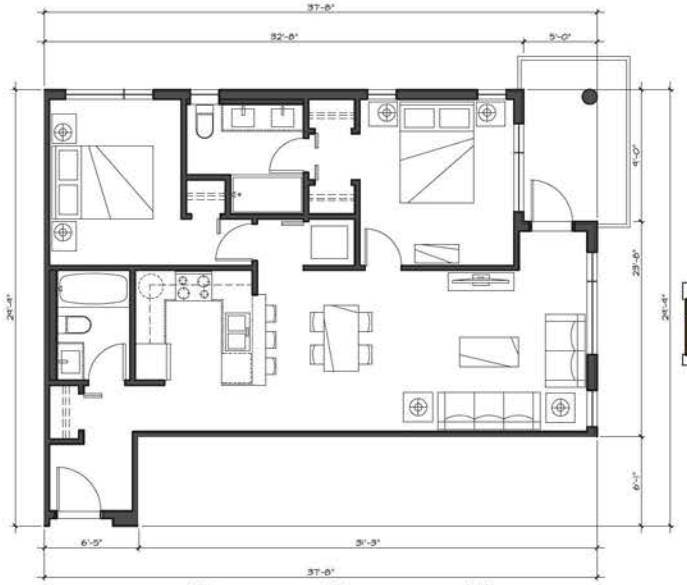
Crystal Apartments Ltd.

124 W 20th Street
North Vancouver

Unit Plans
Studio & 1 Bedroom

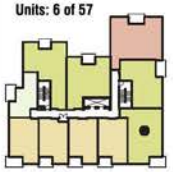
Scale: 1/4"= 1'-0"
February 04, 2022

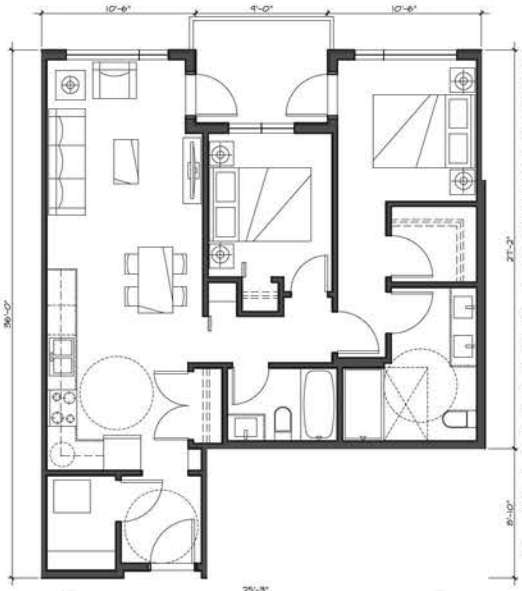
A-5.00



Unit C: 2 Bed

Area: 881 sf
Units: 6 of 57





ADAPTABILITY REQUIREMENTS FOR LEVEL 2 UNITS

A, SUMMARY OF LEVEL 2 DESIGN ELEMENTS

1. 34" SUITE ENTRY DOOR MINIMUM,
2. ROUGH-IN WIRING FOR AUTO OPENER OF SUITE ENTRY DOOR,
3. FLUSH THRESHOLDS 1/2" MAX INCLUDING BALCONY DOOR,
4. 5'-0" TURNING RADIUS INSIDE & OUTSIDE SUITE ENTRY DOOR,
5. 2'-0" CLEAR WALL ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER,
6. 34" DOORS FOR ONE BEDROOM, ONE BATHROOM & PATIO DOOR
7. 5'-0" TURNING RADIUS ON BALCONY
8. WINDOW OPENING MECHANISM 48" AFF MAXIMUM
9. 5'-0" WINDOW (MINIMUM) IN LIVING/DINING & 2'-6" SILLS (MAXIMUM) IN ONE BEDROOM
10. CONTINUOUS COUNTER BETWEEN SINK & STOVE
11. TOILET LOCATED ADJACENT TO 2'-0" LONG WALL FOR GRABBAR,
12. 2'-0" CLEARANCE ALONG THE FULL LENGTH OF BATHTUB,

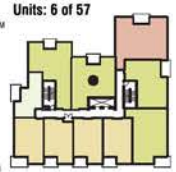
B, FIXTURES & FINISHES

1. LEVER HANDLES ON ALL DOORS
2. ADJUSTABLE DOOR CLOSERS ON SUITE ENTRY DOORS (32N MAX. FORCE)
3. SUITE ENTRY DOOR HANDLES TO BE 40" AFF & DB DIRECTLY ABOVE.
4. NON SLIP FLOORING IN KITCHENS & MIN. ONE BATHROOM,
5. HIGH DENSITY, LOW LEVEL LOOP CARPET & UNDERLAY,
6. OUTDOOR LIGHT & RECEPTACLE ON BALCONIES REQUIRED,
7. FURTHER ELECTRICAL REQUIREMENTS ON ELEC. DWGS,
8. LEVER HANDLE KITCHEN FAUCETS & KITCHEN CABINET HANDLES,
9. ADJUSTABLE KITCHEN CABINET SHELVES:
10. KITCHEN PULL-OUT WORK SHELF AT 2'-6" AFF
11. SOLID BLOCKING IN BATHROOM WALLS OF TUB/SHOWER & TOILET AREAS & BEHIND TOWEL BARS,
12. PRESSURE BALANCED TUB/SHOWER VALVES,
13. FURTHER MECHANICAL REQUIREMENTS ON MECH. DWGS

ALL UNITS NOT DEFINED AS ADAPTABLE LEVEL 2 ARE REQUIRED TO BE ADAPTABLE LEVEL 1
SOLID BLOCKING IN BATHROOM WALLS OF TUB/SHOWER & TOILET AREAS & BEHIND TOWEL BARS.

Unit C1: 2 Bed Level 2-Adaptable

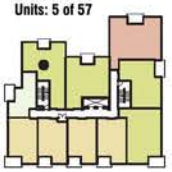
Area: 864 sf
Units: 6 of 57

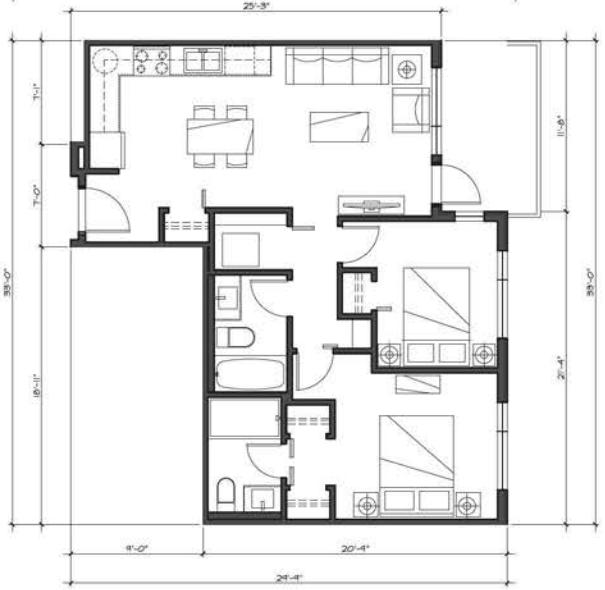




Unit C2: 2 Bed

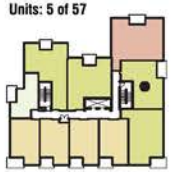
Area: 879 sf
Units: 5 of 57





Unit C3: 2 Bed

Area: 748 sf
Units: 5 of 57



ARCHITECTS INCORPORATED
300 - 970 Thurlow Street Vancouver BC V6E0V7

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Unit Plans
2 Bedroom

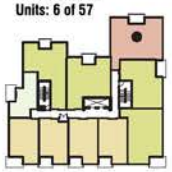
Scale: 1/4"= 1'-0"
February 04, 2022

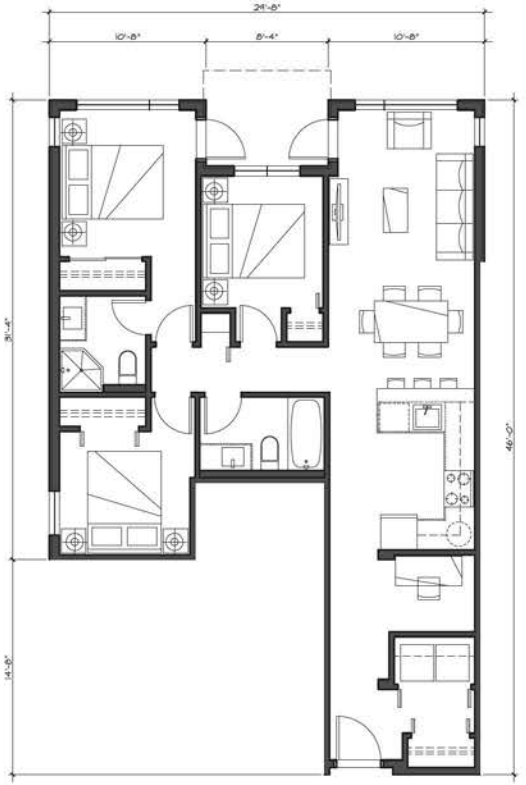
A-5.01



Unit D: 3 Bed

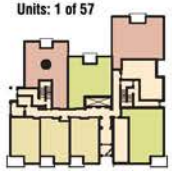
Area: 1,014 sf
Units: 6 of 57





Unit D1: 3 Bed

Area: 989 sf
Units: 1 of 57



ARCHITECTS INCORPORATED
300 – 970 Thurlow Street Vancouver BC V6E1W7

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of this architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Unit Plans
3 Bedroom

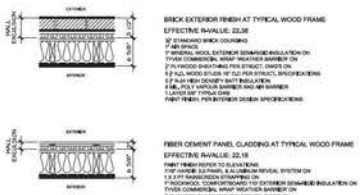
Scale: 1/4"= 1'-0"
February 04, 2022

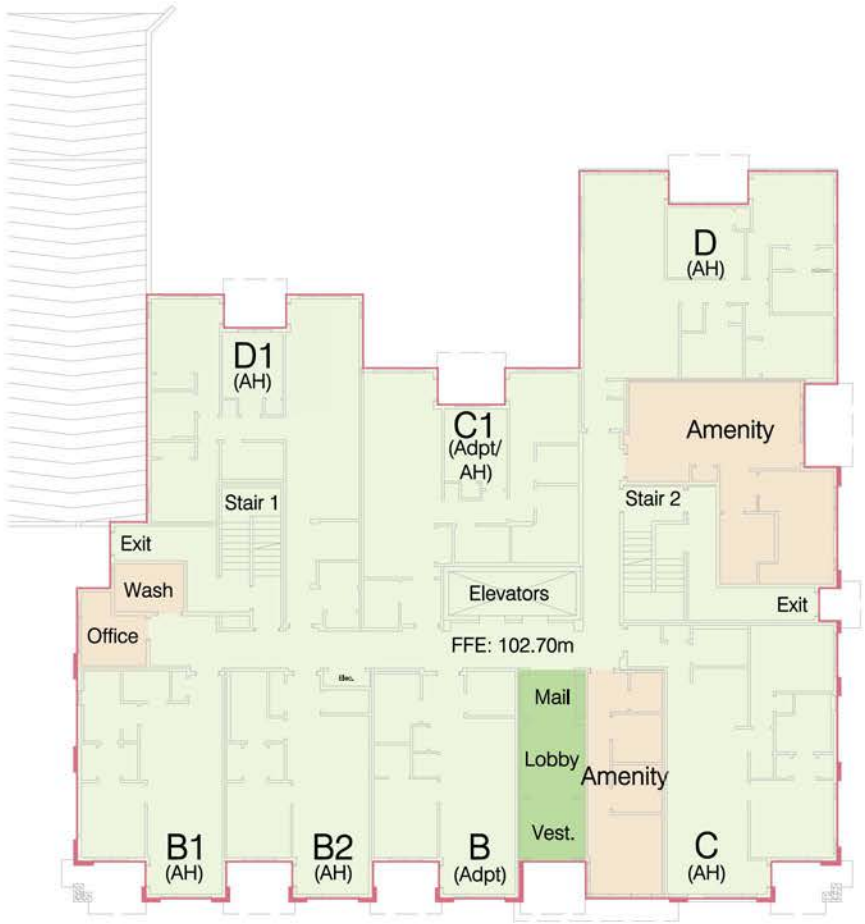
A-5.02

Main Floor	
Gross Bldg Area	8,148 SF
Residential Area	7,072 SF
Amenity Exclusions	
Amenity Rooms & Rental Office	1,076 SF
Lobby Exclusion	243 SF
Wall Exclusion	110 SF
Adaptable Unit Exclusion (20sf/unit)	40 SF
FSR Area	6,679 SF

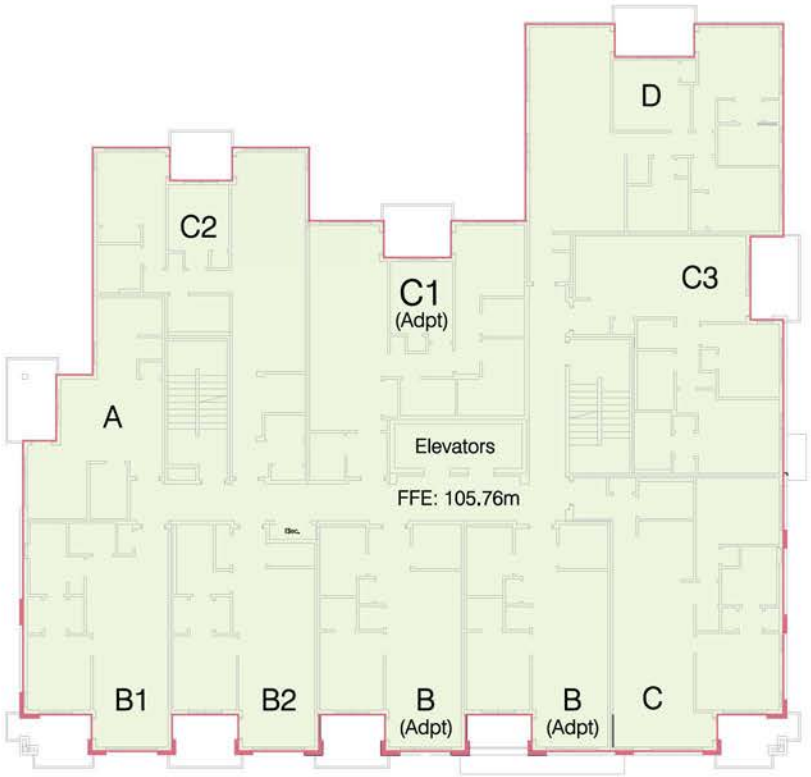
Level 2	
Gross Bldg Area	8,156 SF
Residential Area	8,156 SF
Amenity Exclusions	
n/a	- SF
Lobby Exclusion	- SF
Wall Exclusion	105 SF
Adaptable Unit Exclusion (20sf/unit)	60 SF
FSR Area	7,991 SF

Project Area Summary	
Gross Bldg Area	49,362 SF
Residential Units/Corridor	48,286 SF
Amenity Exclusion	1,076 SF
Lobby Exclusion	377 SF
Wall Exclusion	575 SF
Adaptable Unit Exclusion (20sf/unit)	340 SF
FSR Area	**46,994 SF**





Main Floor Area Overlay
SCALE: 1/8" = 1'-0"



Level 2 Area Overlay
SCALE: 1/8" = 1'-0"

ARCHITECTS INCORPORATED

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project
Crystal
Apartments Ltd.
124 W 20th Street
North Vancouver

Main & Level 2
Area Overlay

Scale: 1/8"=1'-0"
February 04, 2022

A-9.00

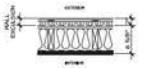
Level 3		
Gross Bldg Area	8,142	SF
Residential Area	8,142	SF
Amenity Exclusions		
n/a	-	SF
Lobby Exclusion	-	SF
Wall Exclusion	91	SF
Adaptable Unit Exclusion (20sf/unit)	60	SF
FSR Area	7,991	SF

Level 4		
Gross Bldg Area	8,133	SF
Residential Area	8,133	SF
Amenity Exclusions		
n/a	-	SF
Lobby Exclusion	-	SF
Wall Exclusion	82	SF
Adaptable Unit Exclusion (20sf/unit)	60	SF
FSR Area	7,991	SF

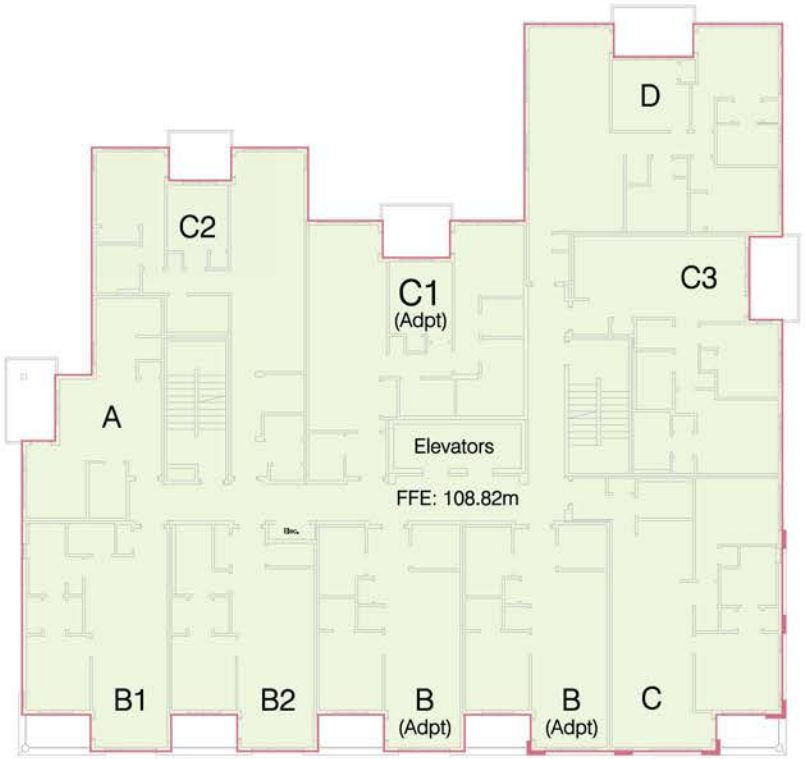
Project Area Summary		
Gross Bldg Area	49,362	SF
Residential Units/Corridor	48,286	SF
Amenity Exclusion	1,076	SF
Lobby Exclusion	377	SF
Wall Exclusion	575	SF
Adaptable Unit Exclusion (20sf/unit)	340	SF
FSR Area	**46,994**	**SF**



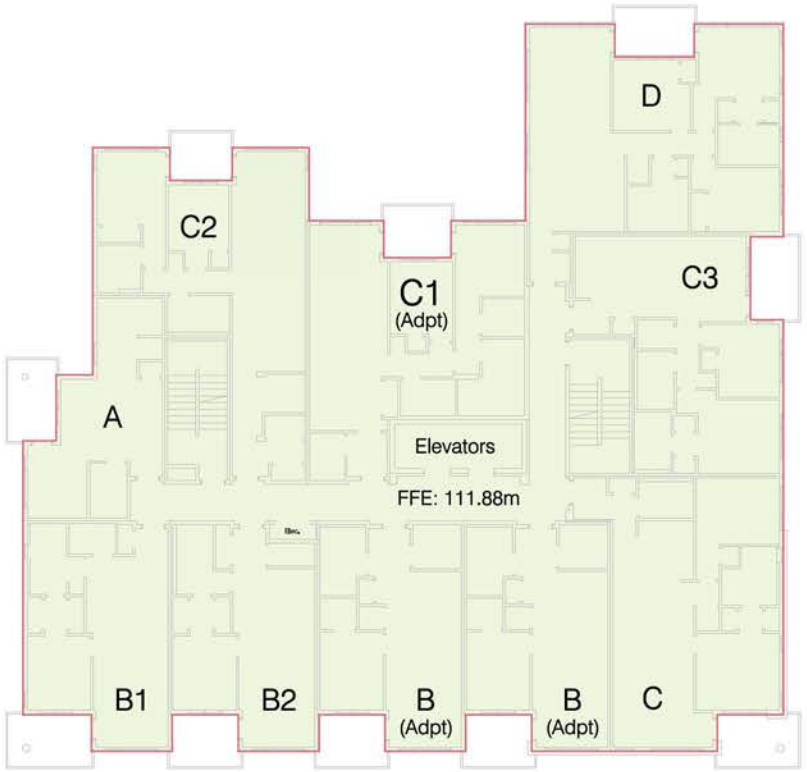
BRICK EXTERIOR FINISH AT TYPICAL WOOD FRAME
EFFECTIVE RAVALUE: 22.36
- 90 STANDARD BRICK COURSING
- 1" AIR SPACE
- 3" MINERAL WOOL EXTERIOR SEMI-RIGID INSULATION ON TYVEK COMMERCIAL WRAP WEATHER BARRIER ON
- 7" PLYWOOD SHEATHING PER STRUCT. DWGS ON
- 5.5" N.G. WOOD STUDS 16" O.C. PER STRUCT. SPECIFICATIONS
- 5.5" R24 HIGH DENSITY BATT INSULATION
- 6 MIL. POLY VAPOUR BARRIER AND AIR BARRIER
- 1 LAYER 5/8" TYPE-X GWB
- PAINT FINISH, PER INTERIOR DESIGN SPECIFICATIONS



FIBER CEMENT PANEL CLADDING AT TYPICAL WOOD FRAME
EFFECTIVE RAVALUE: 22.16
- PAINT FINISH REFER TO ELEVATIONS
- 7/16" HARDIE 2.0 PANEL & ALUMINUM REVEAL SYSTEM ON
- 1 & 3 PT RAINSCREEN STRAPPING ON
- 7" ROXWOOL COMFORTBOARD 110 EXTERIOR SEMI-RIGID INSULATION ON
- TYVEK COMMERCIAL WRAP WEATHER BARRIER ON
- 7" PLYWOOD SHEATHING PER STRUCT. DWGS ON
- 5.5" N.G. WOOD STUDS PER STRUCT. SPECIFICATIONS
- 5.5" R24 ROXWOOL COMFORTBATT INSULATION
- 6 MIL. POLY VAPOUR BARRIER AND AIR BARRIER
- 1 LAYER 5/8" TYPE-X GWB, OR
- PAINT FINISH, PER INTERIOR DESIGN SPECIFICATIONS



Level 3 Area Overlay
SCALE: 1/8" = 1'-0"



Level 4 Area Overlay
SCALE: 1/8" = 1'-0"

ARCHITECTS INCORPORATED

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Level 3 & 4
Area Overlay

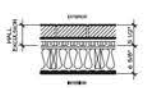
Scale: 1/8"=1'-0"
February 04, 2022

A-9.01

Level 5		
Gross Bldg Area	8,133	SF
Residential Area	8,133	SF
Amenity Exclusions		
n/a	-	SF
Lobby Exclusion	-	SF
Wall Exclusion	82	SF
Adaptable Unit Exclusion (20sf/unit)	60	SF
FSR Area	7,991	SF

Level 6		
Gross Bldg Area	8,133	SF
Residential Area	8,133	SF
Amenity Exclusions		
n/a	-	SF
Lobby Exclusion	-	SF
Wall Exclusion	82	SF
Adaptable Unit Exclusion (20sf/unit)	60	SF
FSR Area	7,991	SF

Project Area Summary		
Gross Bldg Area	49,362	SF
Residential Units/Corridor	48,286	SF
Amenity Exclusion	1,076	SF
Lobby Exclusion	377	SF
Wall Exclusion	575	SF
Adaptable Unit Exclusion (20sf/unit)	340	SF
FSR Area	**46,994**	**SF**



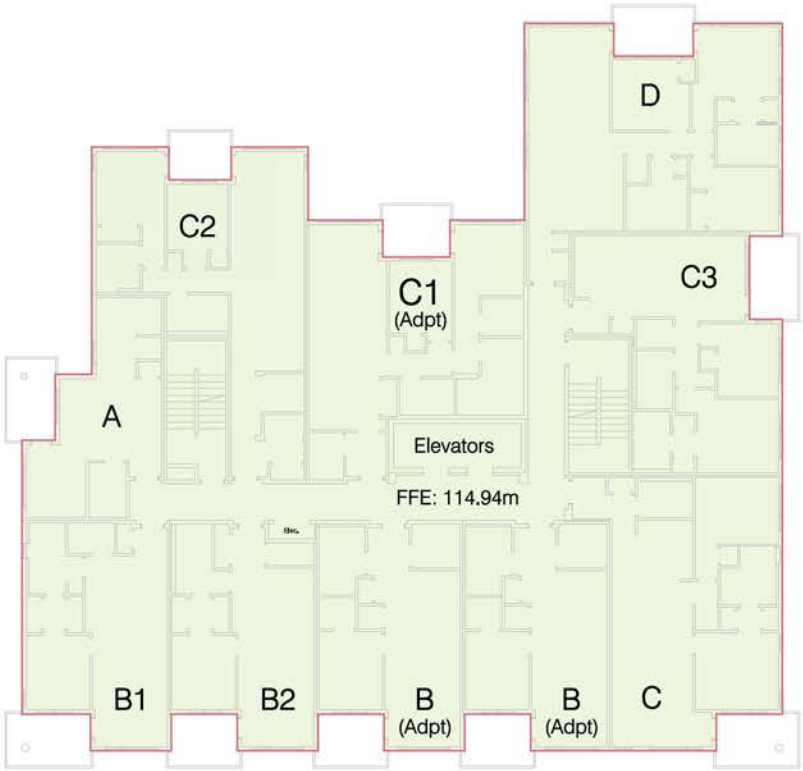
BRICK EXTERIOR FINISH AT TYPICAL WOOD FRAME

EFFECTIVE RAVALUE: 22.39



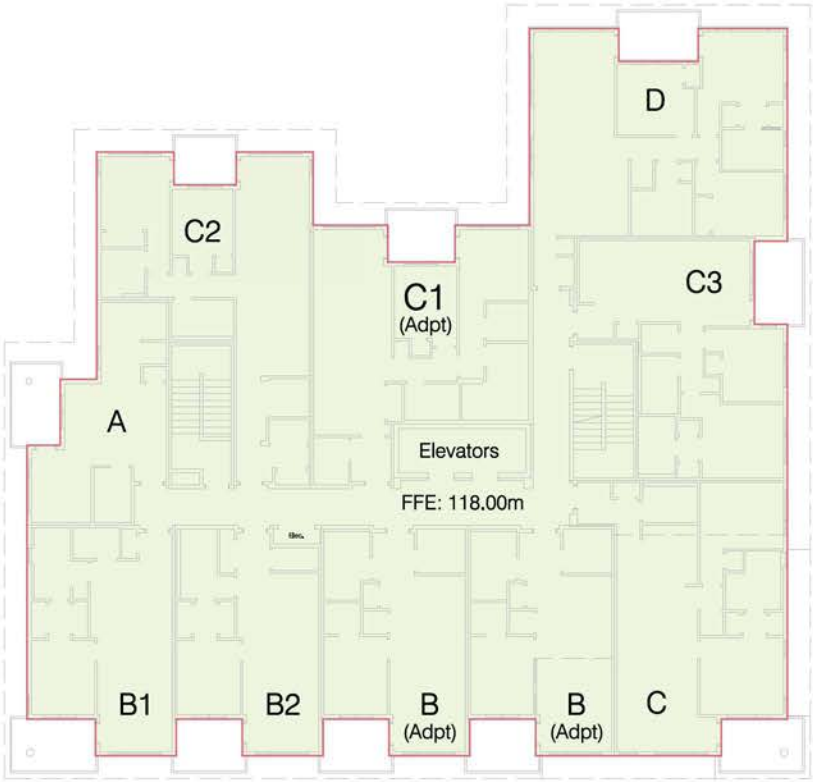
FIBER CEMENT PANEL CLADDING AT TYPICAL WOOD FRAME

EFFECTIVE RAVALUE: 22.18



Level 5 Area Overlay

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



Level 6 Area Overlay

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

ARCHITECTS INCORPORATED

Copyright, All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022

Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

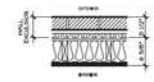
Level 5 & 6
Area Overlay

Scale: 1/8"=1'-0"
February 04, 2022

A-9.02

Roof		
Gross Bldg Area	517	SF
Residential Area	517	SF
Amenity Exclusions		
n/a	-	SF
Lobby Exclusion	134	SF
Wall Exclusion	23	SF
Adaptable Unit Exclusion (10sf/unit)	-	SF
FSR Area	360	SF

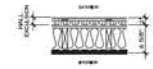
Project Area Summary		
Gross Bldg Area	49,362	SF
Residential Units/Corridor	48,286	SF
Amenity Exclusion	1,076	SF
Lobby Exclusion	377	SF
Wall Exclusion	375	SF
Adaptable Unit Exclusion (20sf/unit)	340	SF
FSR Area	**46,994**	**SF**



BRICK EXTERIOR FINISH AT TYPICAL WOOD FRAME

EFFECTIVE R-VALUE: 22.36

3/8" STANDARD BRICK COURSING
1" AIR SPACE
1" MINERAL WOOL EXTERIOR SEMI-RIGID INSULATION ON
TYVEK COMMERCIAL WRAP WEATHER BARRIER ON
2" PLYWOOD SHEATHING PER STRUCT. DWGS ON
5/2" N.D. WOOD STUDS 16" O.C. PER STRUCT. SPECIFICATIONS
5/2" R-24 HIGH DENSITY BATT INSULATION
6 MIL. POLY VAPOUR BARRIER AND AIR BARRIER
1 LAYER 5/8" TYPE-X GWB
PAINT FINISH: PER INTERIOR DESIGN SPECIFICATIONS



FIBER CEMENT PANEL CLADDING AT TYPICAL WOOD FRAME

EFFECTIVE R-VALUE: 22.18

PAINT FINISH: REFER TO ELEVATIONS
7/16" HARDIE 3.0 PANEL & ALUMINUM REVEAL SYSTEM ON
1 X 3 FT RAINSCREEN STRAPPING ON
1" ROCKWOOL COMFORTBOARD 1-1/2" EXTERIOR SEMI-RIGID INSULATION ON
TYVEK COMMERCIAL WRAP WEATHER BARRIER ON
2" PLYWOOD SHEATHING PER STRUCT. DWGS ON
5/2" N.D. WOOD STUDS PER STRUCT. SPECIFICATIONS
5/2" R-24 ROCKWOOL COMFORTBATT INSULATION
6 MIL. POLY VAPOUR BARRIER AND AIR BARRIER
1 LAYER 5/8" TYPE-X GWB
PAINT FINISH: PER INTERIOR DESIGN SPECIFICATIONS

ARCHITECTS INCORPORATED

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of the office/written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

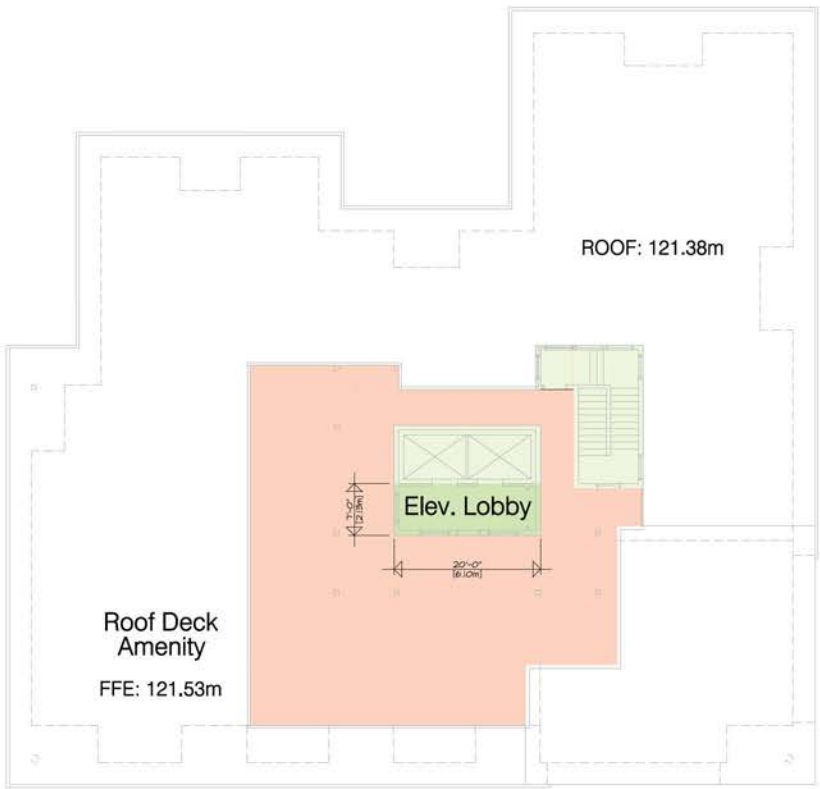
Revisions

Issued For Rezoning, Development Permit
January 28, 2021

Issued For Advisory Design Panel
May 12, 2021

Re-Issued For Rezoning, Development Permit
September 02, 2021

Re-Issued For Rezoning, Development Permit
February 04, 2022



Project

Crystal
Apartments Ltd.

124 W 20th Street
North Vancouver

Roof
Area Overlay

Scale: 1/8" = 1'-0"
February 04, 2022

Roof Area Overlay
SCALE: 1/8" = 1'-0"

A-9.03

MATERIALS KEY

KEY	MATERIAL	KEY	MATERIAL
SURFACING			
	SODDED LAWN		**PERMEABLE VEHICULAR PAVERS** AQUAPAVE OR APPROVED EQUAL, REFER TO CIVIL FOR BUILD UP DETAILS
	CONCRETE PAVERS HYDRAPRESSED NATURAL GREY, 24"x24"		**RIVER ROCK** DRAINAGE STRIP
	CIP CONCRETE BROOM FINISHED, 100mm THICK, SAWCUT AS PER PLAN - REFER TO CIVIL FOR OFFSITE INFO		**CONCRETE PAVERS** HYDRAPRESSED NATURAL GREY, 24"x24"
	CONCRETE ENTRY PAVERS 4"x8" STANDARD CONCRETE PAVERS, CHARCOAL GREY, RUNNING BOND PATTERN		**ARTIFICIAL TURF** •"PAW PRO" SUPPLIED BY PRECISION GREENS, AT DOG-RUN AREA
HARDSCAPE		**FURNISHING**	
	CIP CONCRETE WALLS/CURBS •REFER TO PLAN FOR TW •REFER TO ARCH FOR DETAILS		**ADVANTAGE HI-LO BIKE RACK** • 6 STALLS, POWDER COAT BLACK
	CIP CONCRETE STEPS •REFER TO PLAN FOR TOP & BOTTOM OF STEP GRADES		**POWDER COATED METAL PLANTER** •55" x15" x24" - GROUND LEVEL •30"x30" x42" - ROOF LEVEL •TAPERED, VARIED HEIGHT/SIZE
	BRICK/STONE FACE ARCHITECTURAL WALL •REFER TO PLAN FOR TW •REFER TO ARCH FOR DETAILS •TO MATCH ARCH MATERIAL PALETTE		**SUN LOUNGERS**
	METAL FENCING & GATE •BLACK ALUMINUM PICKET		**PICNIC TABLE** •VICTOR STANLEY, PT-2, UMBRELLA OPTION - OR APPROVED EQUAL
	METAL FENCE - SOLID •HEIGHT VARIES - REFER TO PLAN NOTES, SOLID PANELS FOR PRIVACY		**TABLE & CHAIRS** •DUO CAFE LINE, BROUGHAM INTERIORS - OR APPROVED EQUAL
LIGHTING			
	BOLLARD LIGHTING		**LOUNGE FURNISHING** •KNOT LOUNGE CHAIR, BROUGHAM INTERIORS - OR APPROVED EQUAL
	RECESSED STEP LIGHTING		

PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	1	**Acer palmatum 'Bihou'**	**Bihou Japanese Maple**	**5cm cal. Min 15G pot**
	4	**Acer palmatum 'Scolopendrifolium'**	**Fingerleaf Japanese Maple**	**5cm cal. Min 15G pot**
	11	**Fagus sylvatica 'Dawyck Gold'**	**Dawyck Gold Beech**	**6cm cal. B&B**
	5	**Magonlia grandifloa 'Little Gem'** (Container - Roof)	**Dwarf Evergreen Magnolia**	**10-15G Pot**
	5	**Pinus thuenbergii 'Thunderhead'** (Container - Roof)	**Thunderhead Japanese Black Pine**	**10-15G Pot**
	1	**Prunus sargentii 'Kwanzan'**	**Kwanzan Flowering Cherry**	**6cm cal. B&B**
		Street Trees		
	3	**Acer x freemanii "Jeffersred"**	**Jeffersred Freeman Maple**	**7cm cal B&B, 2m ht. Std**
	1	**Pinus nigra**	Austrian Pine	**3m Ht**
	1	**Quercus bicolor 'American Dream'**	American Dream Oak	**7cm cal B&B, 2m ht. Std**
	2	**Taxodium ascendans 'Caroline Malone'**	Green Feather Pond Cypress	**2.5m ht std**
FERNS & SHRUBS				
AN	8	Athyrium niponicum	Japanese Painted Fern	#2 pot, 18" o.c.
az	31	Azalea 'Hino White'	Hino White Azalea	#3 pot, 18" o.c.
AZ	18	Azalea 'Hino Pink'	Hino Pink Azalea	#3 pot, 18" o.c.
Bx	67	Buxus micro. Green Beauty	Green Beauty Boxwood	#2 pot, 18" o.c.
Ct	15	Choisya ternata	Mexican Mock Orange	#3 pot, 24" o.c.
Pm	50	Polystichum munitum	Western Sword Fern	#2 pot, 24" o.c.
PAN	5	Picea abies nidiformis	Nest Spruce	#5 pot, 36" o.c.
RN	22	Rosa nutkana	Nootka Rose	#5 pot, 36" o.c.
Sh	62	Sarcococca hookeriana humilis	Dwarf Sweet Box	#2 pot, 18" o.c.
Sj	14	Skimmia japonica 'rubella'	Japanese Skimmia	#3 pot, 18" o.c.
SP	15	Spiraea japonica 'Gold Flame'	Goldflame Spiraea	#3 pot, 24" o.c.
Vd	23	Viburnum davidii	David's Viburnum	#2 pot, 18" o.c.
⊕	171	Thuga occidentalis 'smaragd'	Cedar Hedge	4.5' ht, 18" o.c.
PERENNIALS & GRASSES				
a	108	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot, 15" o.c.
cv	103	Calluna vulgaris 'Gold Haze'	Gold Haze Erica	#1 pot, 12" o.c.
cm	18	Carex morrowii 'Variegata'	Japanese Sedge	#1 pot, 12" o.c.
f	24	Festuca glauca 'Elijah Blue'	Blue Fescue	#1 pot, 12" o.c.
ha	25	Heuchera 'Amberwaves'	Amberwaves Coral Bells	#1 pot, 12" o.c.
hg	38	Heuchera 'Green Spice'	Green Spice Coral Bells	#1 pot, 12" o.c.
li	67	Liriope muscari 'Big Blue'	Lily Turf	#2 pot, 12" o.c.
Ms	15	Miscanthus sinensis 'Gracillimus'	Japanese Silvergrass	#3 pot, 20" o.c.
pt	184	Pachysandra terminalis	Japanese spurge	#1 pot, 12" o.c.

North

GRADING KEY

FG	FINISHED GRADE
tw	TOP OF WALL
bw	BOTTOM OF WALL
EG	EXISTING GRADE
+26.00	SPOT ELEVATION
4r dwn	STAIR RUN
	SLOPE (DOWN) DIRECTION

CNV IRRIGATION NOTES

IRRIGATION STANDARDS FOR OFFSITE DEVELOPMENTS REQUIREMENTS

All development applicants are to provide an automatic irrigation system to establish and maintain all off-site vegetation on the City boulevard. Maintenance of this irrigation system and all vegetation will be the responsibility of the Strata – except for maintenance of street trees (pruning, mulching, fertilizing, pest management, etc.). The Strata must maintain a supply of water to all vegetation in the boulevard to ensure that it remains healthy and that the permanent wilting point is never reached. This means that during times of drought or intense heat, the system may need to be adjusted by the Strata to compensate. All work must be performed by a Certified Irrigation Technician.

The automatic irrigation system is to be designed by a Certified Irrigation Designer. A full set of irrigation plans and details are to be provided as part of a Building Permit submission.

SCOPE OF WORK

Provide the following components:

1. Water Connection to the Strata's on-site irrigation system - Strata must maintain constant volume and pressure
2. solation & Blow out Point for winterization - to be installed within a meter box
3. Control System
   - If less than 6 zones are required, use of a battery-operated control box is acceptable
   - If more than 6 zones are required, the Control box must be hard-wired and located in a stand-alone kiosk
4. Provide separate zones for each vegetation type:
5. - Lawn, trees, planting beds, rain gardens
6. Irrigation type to match vegetation type:
   - Pop-up Heads for Lawn and Rain Gardens
   - Drip for Planting Beds
   - Root Watering System for Street Trees (2 per tree)
7. Placement of all Control & Valve Boxes &/or Kiosks
   - set boxes within lawn areas for easy access
   - Confirm proposed location of any kiosk
8. Irrigation Enclosure Box
   Please note that CNV requires DFW Heavy Duty Polymer Rectangular Meter Box or approved equal (Product number shown in table on page 2) instead of the valve box specified in IIABC. All valve boxes shall be in new condition.
9. Refer to IIABC (Irrigation Industry Associated of BC) irrigation standards for installation specifications.

Item	Brand/Make/Model	Comments/Alternates
Valves	Rainbird PEB or PGA	PGA to be used when there is a need to supply the valve from the bottom of the valve
Rain Gauge / Sensor	Rainbird	
Controllers	Rainbird T-Box (battery operated)	Sentinel by Toro is to be used when Hard-wired. Aquatrac is to be used for DC latching solenoids
Back Flow Preventer	Watts	
Pressure Reducing Valve	Zurn	
Flow Sensor	TFS 200/150 Toro	
Quick Couplers	Toro SLSC 100/75	
Drip Line	Rainbird	For Planting Beds
Valve Boxes	DFW - DFWMBWBC4-12-AF4M METER BOX with LID	
Rotor Heads	Toro 640	For Sports Fields
Rotor Heads	Rainbird Falcon series 6505, 6504, and 5004	For Lawn Areas in Parks
Spray Heads	Rainbird 1800 series	For Planting Beds & Rain Gardens Ensure MPR (Matched Precipitation Rate)
Root Watering System	Rainbird RWS-1402 (two per tree – each at opposite corners of root ball)	For Street Trees
Wire (Conventional)	14 gauge white wire	Multi Strand
Wire (Two wire system)	14 gauge wire	All systems with potential to expand must use the Two-Wire system
PVC Pipe	Class 200 NON CSA	
Glue Primer	IPEX or Oatey	Two-part system is best

GENERAL NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, bothplant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
3. All trees to be staked in accordance with CNLA Standards.
4. ALL STREET TREES install 8' x 12" Deep Root Barrier centred on each tree between tree pit and sidewalk (ON BOTH SIDES: CURB AND SIDEWALK AND CONNECTION PATHS).
5. For all existing on site services and survey symbols refer to survey drawings.
6. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.
7. All 'Soft Landscape Areas' are to be irrigated to IIABC Standards with a high-efficiency irrigation system
8. All Patios shall be equipped with hose bibs.
9. All irrigation valve boxes equipped with quick-couplers.

DRAWING LIST

L0.0 COVERSHEET

L1.1 GROUND: HARDSCAPE
L1.2 GROUND: PLANTING
L1.3 ROOF: LANDSCAPE PLAN

L2.1 LANDSCAPE SECTIONS
L2.2 LANDSCAPE SECTIONS
L2.3 LANDSCAPE DETAILS
L2.4 LANDSCAPE DETAILS

T1.0 TREE MANAGEMENT PLAN

no.:	date:	item:
4	FEB 4-20	RE-ISSUED FOR RESPONSE TO RZ
3	AUG 26-21	ISSUED FOR RESPONSE TO RZ
2	MAY 12-21	ISSUED FOR ADP
1	JAN 26-21	ISSUED FOR RZ/DP

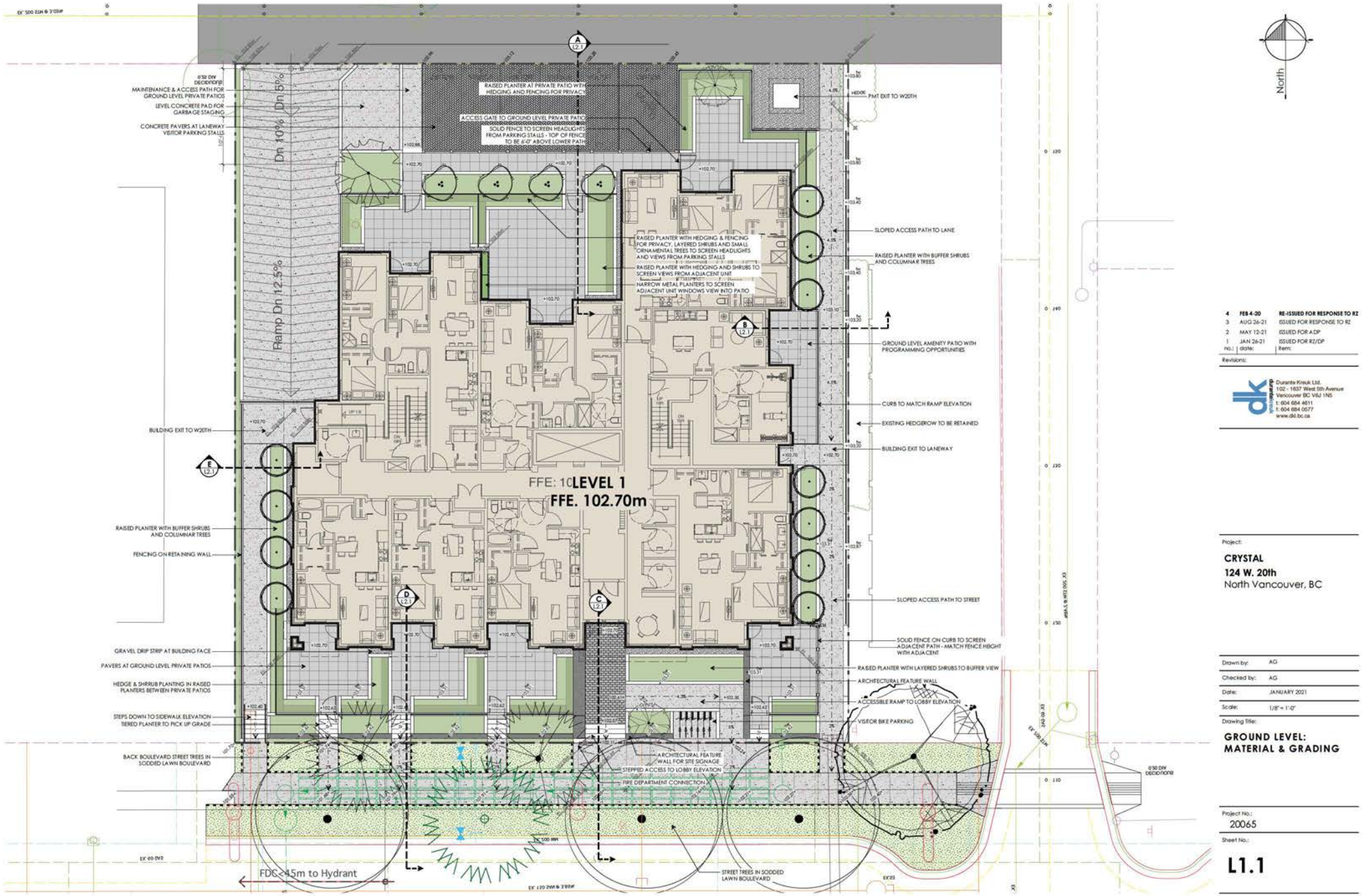
Revisions:

durantekreuk
Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:
CRYSTAL
124 W. 20th
North Vancouver, BC

Drawn by: AG
Checked by: AG
Date: JANUARY 2021
Scale: 1/8" = 1'-0"
Drawing Title:
COVERSHEET

Project No.: 20065
Sheet No.:
L0.0



no.:	date:	Item:
4	FEB 4-20	RE-ISSUED FOR RESPONSE TO RZ
3	AUG 26-21	ISSUED FOR RESPONSE TO RZ
2	MAY 12-21	ISSUED FOR ADP
1	JAN 26-21	ISSUED FOR RZ/DP

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

CRYSTAL
124 W. 20th
North Vancouver, BC

Drawn by:	AG
Checked by:	AG
Date:	JANUARY 2021
Scale:	1/8" = 1'-0"

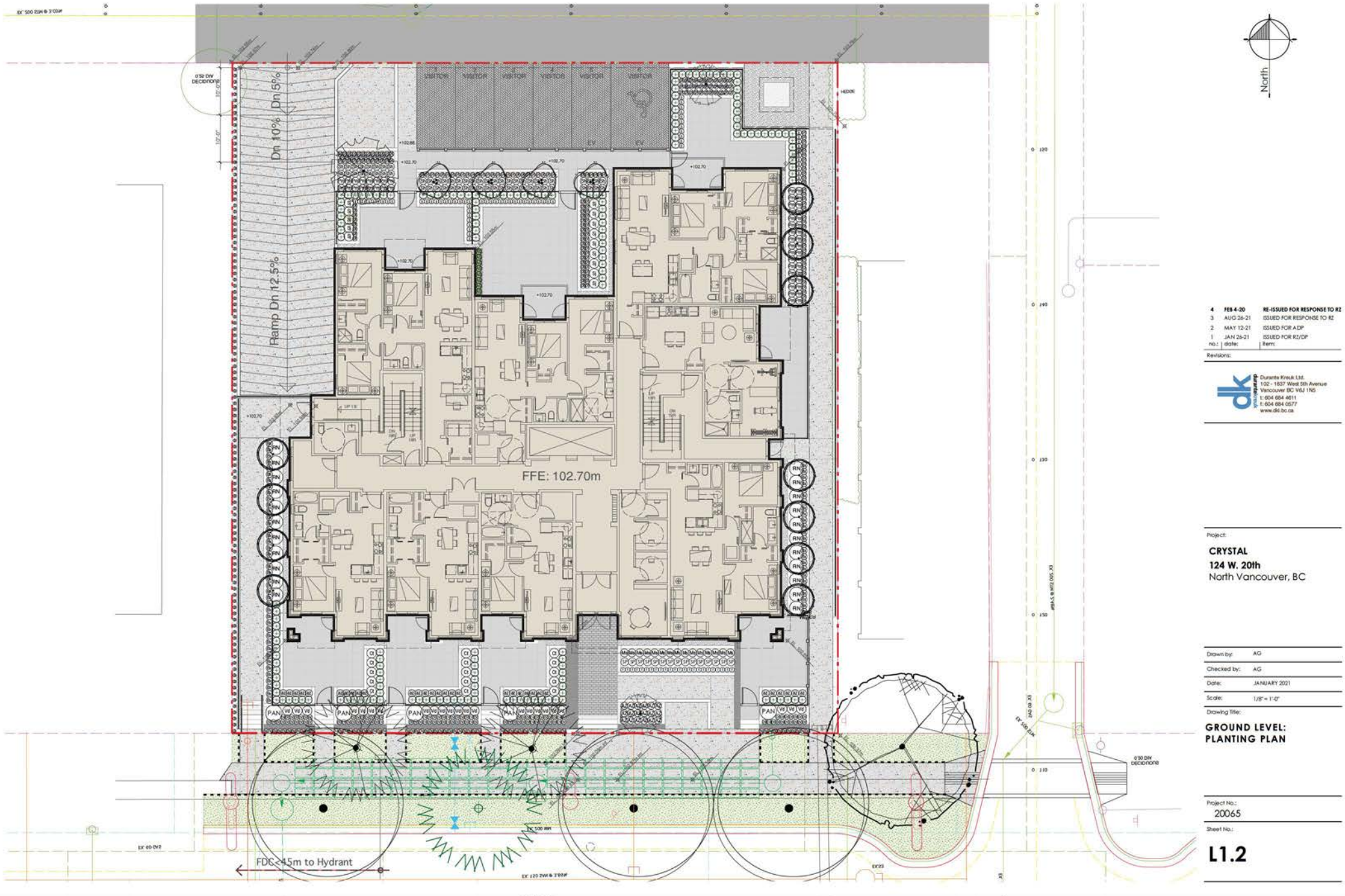
Drawing Title:

GROUND LEVEL: MATERIAL & GRADING

Project No.:
20065

Sheet No.:

L1.1



no.:	date:	Item:
4	FEB 4-20	**RE-ISSUED FOR RESPONSE TO RZ**
3	AUG 26-21	ISSUED FOR RESPONSE TO RZ
2	MAY 12-21	ISSUED FOR ADP
1	JAN 26-21	ISSUED FOR RZ/DP

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

CRYSTAL
124 W. 20th
North Vancouver, BC

Drawn by:	AG
Checked by:	AG
Date:	JANUARY 2021
Scale:	1/8" = 1'-0"

Drawing Title:

GROUND LEVEL: PLANTING PLAN

Project No.:
20065

Sheet No.:

L1.2



North

no.:	date:	Item:
4	FEB 4-20	RE-ISSUED FOR RESPONSE TO RZ
3	AUG 26-21	ISSUED FOR RESPONSE TO RZ
2	MAY 12-21	ISSUED FOR ADP
1	JAN 26-21	ISSUED FOR RZ/DP

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

CRYSTAL
124 W. 20th
North Vancouver, BC

Drawn by:	AG
Checked by:	AG
Date:	JANUARY 2021
Scale:	1/8" = 1'-0"

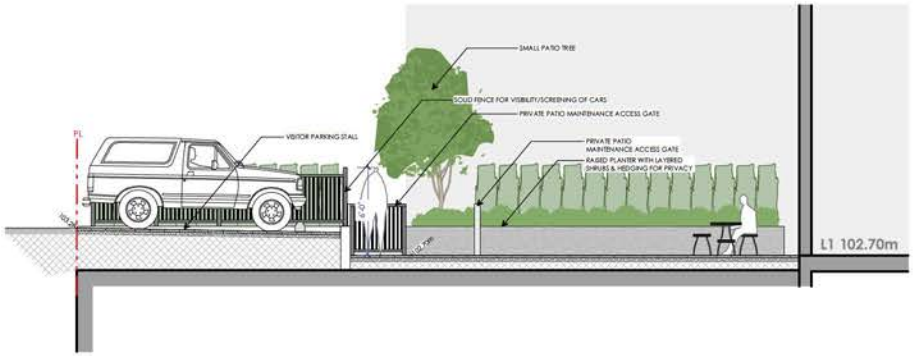
Drawing Title:

ROOF LEVEL: LANDSCAPE PLAN

Project No.:
20065

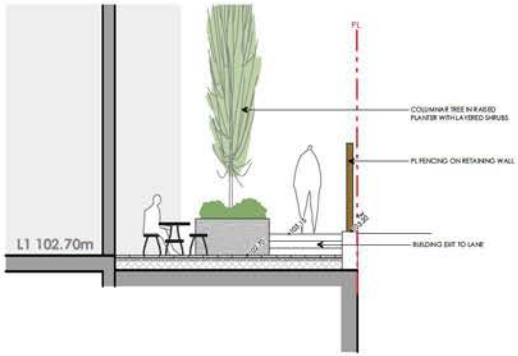
Sheet No.:

L1.3



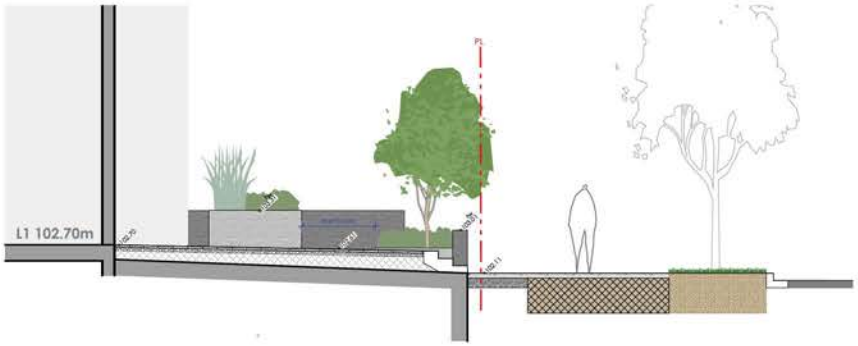
SECTION A: PRIVATE PATIO @ NORTH PL

SCALE 1/4" = 1'-0"



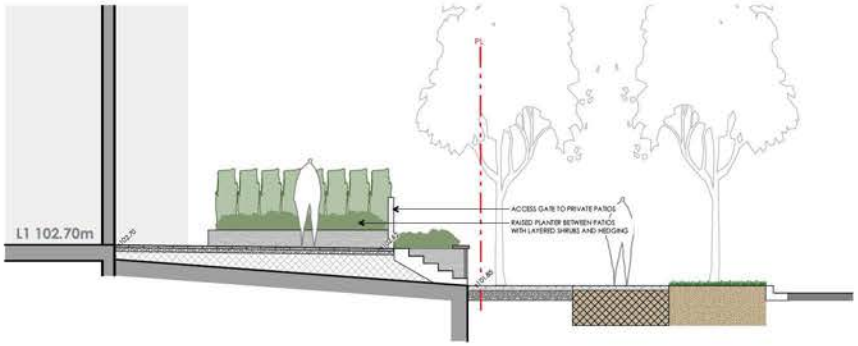
SECTION B: AMENITY PATIO & BLDG EXIT AT EAST PL

SCALE 1/4" = 1'-0"



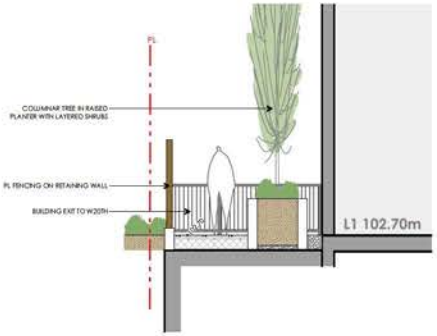
SECTION C: LOBBY ENTRY ON W20TH

SCALE 1/4" = 1'-0"



SECTION D: PRIVATE GROUND LEVEL PATIO AT W20TH

SCALE 1/4" = 1'-0"



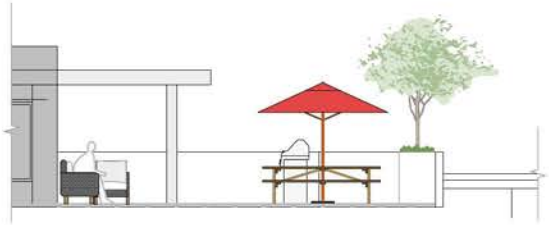
SECTION E: AMENITY PATIO & BLDG EXIT AT EAST PL

SCALE 1/4" = 1'-0"



SECTION F: ROOF TOP AMENITY PATIO - WEST

SCALE 1/4" = 1'-0"



SECTION G: ROOF TOP AMENITY PATIO - SOUTH

SCALE 1/4" = 1'-0"

no.:	date:	Item:
4	FEB 4-22	RE-ISSUED FOR RESPONSE TO RZ
3	AUG 26-21	ISSUED FOR RESPONSE TO RZ
2	MAY 12-21	ISSUED FOR ADP
1	JAN 26-21	ISSUED FOR RZ/DP

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

CRYSTAL
124 W. 20th
North Vancouver, BC

Drawn by:	AG
Checked by:	PK
Date:	JANUARY 2021
Scale:	AS SHOWN

Drawing Title:

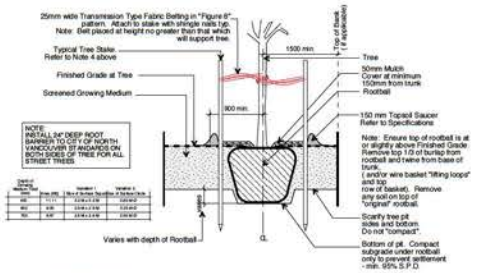
LANDSCAPE SECTIONS

Project No.:
20065

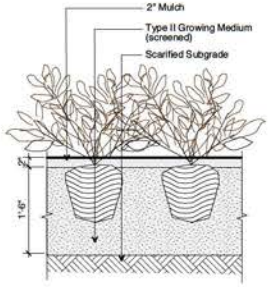
Sheet No.:

L2.1

General Notes:
1. Do not cut Tree Leader.
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".
4. All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
5. Provide min. 5 cubic metres of growing medium per tree.
6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

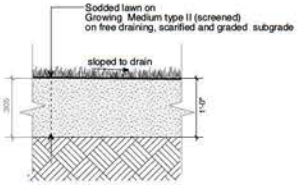


Ld-01 / L1.2 Typical Deciduous Tree Planting
Scale: NTS

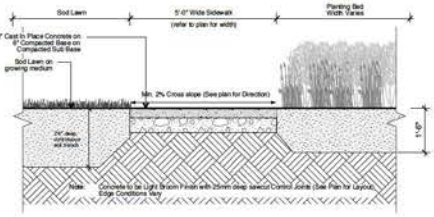


Ld-02 / L1.2 Typical Shrub Planting
Scale: 1"=1'

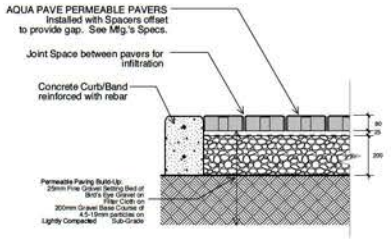
Note:
1) See specifications for all sodded lawn equirements.
2) Refer to landscape plan for lawn area grading and elevation information.
3) Ensure entire lawn area is free of existing debris such as organic material (stumps/roots/weeds) and rocks etc. Ensure level and consistent scarified sub-grade throughout entire lawn area.



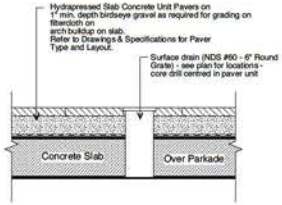
Ld-03 / L1.1 Sodded Lawn
Scale: 1"=1'



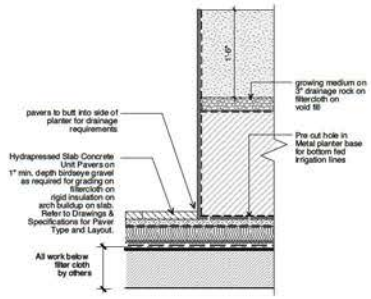
Ld-04 / L1.1 C/P Concrete Sidewalk (Pedestrian Only)
Scale: 1/2"=1'



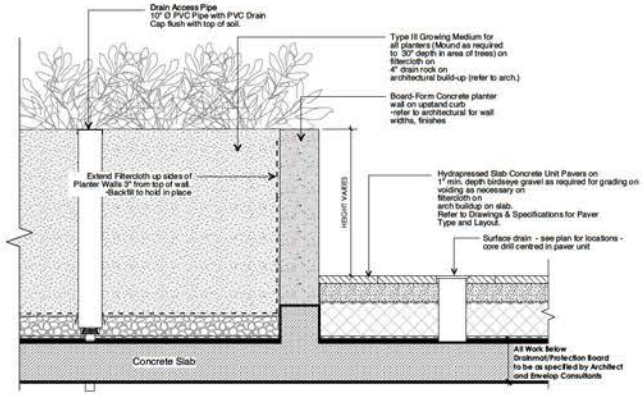
Ld-05 / L1.1 SF Rima Permeable Paving
Scale: 1"=1'



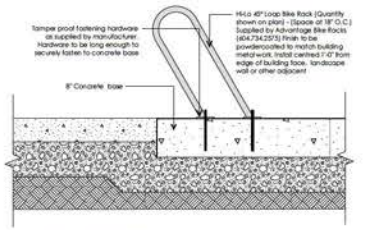
Ld-06 / L1.1 Unit Concrete Pavers over Parkade (Slab)
Scale: 1"=1'-0"



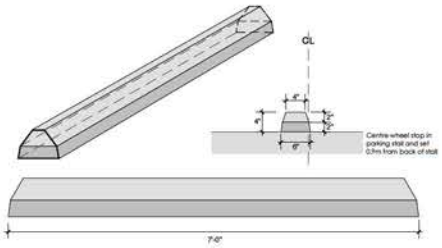
Ld-07 / L1.3 Metal Planter with Irrigation
Scale: 1"= 1'-0"



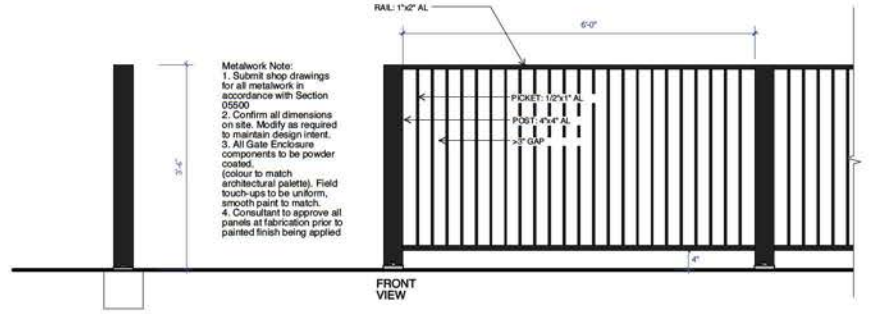
LD-08 / L1.1 CONCRETE PLANTER WALL & GROWING MEDIUM OVER SLAB
SCALE 1"=1'



LD-09 / L1.1 BIKE RACK INSTALLATION ON GRADE
SCALE 1"=1'-0"



LD-10 / L1.1 Parking Stall- Wheel Stop
Scale: 1" = 1'-0"



Metalwork Note:
1. Submit shop drawings for all metalwork in accordance with Section 05500
2. Confirm all dimensions on site. Modify as required to maintain design intent.
3. All Gate Enclosure components to be powder coated. (colour to match architectural palette). Field touch-ups to be uniform, smooth paint to match.
4. Consultant to approve all panels at fabrication prior to painted finish being applied

LD-11 / L1.1 Typical Metal Picket Pool Fence & Gate
1"=1'-0"

no.:	date:	Item:
4	FEB 4-22	RE-ISSUED FOR RESPONSE TO RZ
3	AUG 26-21	ISSUED FOR RESPONSE TO RZ
2	MAY 12-21	ISSUED FOR ADP
1	JAN 26-21	ISSUED FOR RZ/DP

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

CRYSTAL
124 W. 20th
North Vancouver, BC

Drawn by:	AG
Checked by:	PK
Date:	JANUARY 2021
Scale:	1/8" = 1'-0"

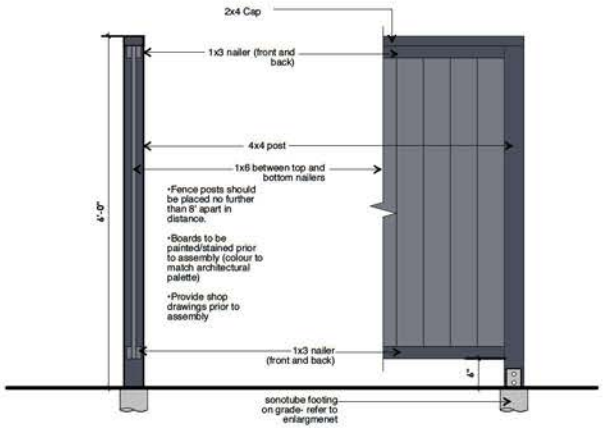
Drawing Title:

LANDSCAPE DETAILS

Project No.:
20065

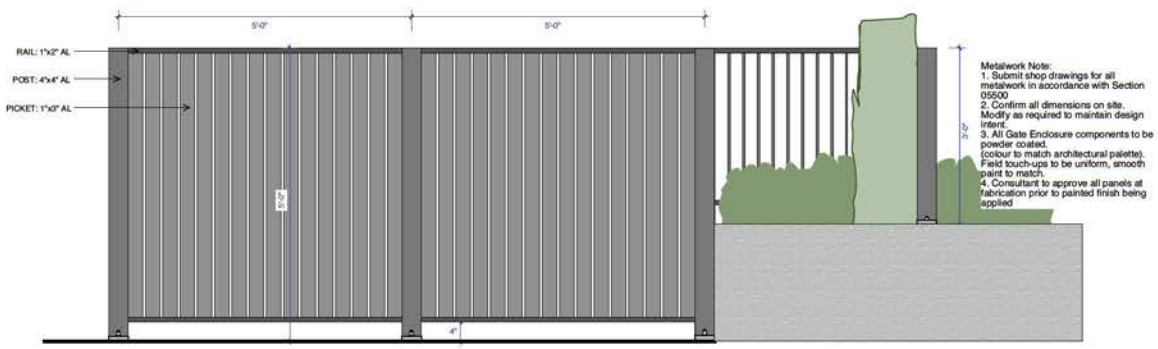
Sheet No.:

L2.2



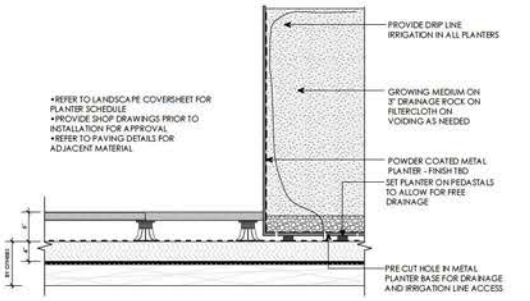
LD-12 / L1.1 GROUND LEVEL PROPERTY LINE - PRIVACY FENCE

Scale: 1"= 1'-0"



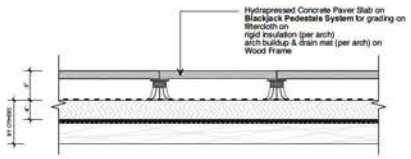
LD-13 / L1.1 METAL PRIVACY SCREEN

1"=1'-0"



LD-16 / L1.3 UNIT CONCRETE PAVERS ON WOOD FRAME TRANSITION TO METAL PLANTER

SCALE 1"=1'-0"



LD-15 / L1.3 UNIT CONCRETE PAVERS ON WOOD FRAME

SCALE 1"=1'-0"

no.:	date:	Item:
4	FEB 4-22	RE-ISSUED FOR RESPONSE TO RZ
3	AUG 26-21	ISSUED FOR RESPONSE TO RZ
2	MAY 12-21	ISSUED FOR ADP
1	JAN 26-21	ISSUED FOR RZ/DP

Revisions:

dk landscape architecture
Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

CRYSTAL
124 W. 20th
North Vancouver, BC

Drawn by:	AG
Checked by:	PK
Date:	JANUARY 2021
Scale:	1/8" = 1'-0"

Drawing Title:

LANDSCAPE DETAILS

Project No.:
20065

Sheet No.:

L2.3

124 West 20th Street proposal

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

Official Community Plan	
Policy 1.1.1 *Plan for growth in the City's population, dwelling units and employment in keeping with the projections in Metro Vancouver's Regional Growth Strategy*.	Intensification of the site supports the use of existing amenities, including transit and services along Lonsdale.
Policy 1.1.7 *Allow for accessory uses, such as home-based businesses and childcare, in residential areas.*	The proposal would be zoned to allow desk and computer style home-based businesses in this residential area.
Policy 1.2.1 *Ensure the location, density, design and durability of developments and their infrastructure are informed by the best available science on climate impacts.*	The proposed development is utilizing an existing site and infrastructure to densify while proposing to achieve an energy level of Step 3 in the BC Building Code.
Policy 1.3.1 *Ensure that new development is compatible with the established urban form of the City, reflecting primacy of the Lonsdale Regional City Centre and the transition through mid and low-rise buildings to lower-density residential neighbourhoods.*	The proposal includes high-quality materials and design in a location that is less than one block west of Lonsdale Avenue. The scale of the proposed building provides a good transition from the higher density buildings found along the Lonsdale corridor towards lower density neighbourhoods further west.
Policy 1.3.6 *Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.*	Design and materials are consistent with those found in the local context. Landscaping utilizes native plant species.
Policy 1.3.10 *Encourage active, healthy lifestyles and the opportunity for more social connections through planning and active design principles that encourage physical activity and contribute to enhanced walkability and active streets, sidewalks and public spaces.*	The proposal includes indoor amenity rooms and an outdoor rooftop amenity space for residents to encourage social interaction. The subject site has easy access to local bike routes in the Central Lonsdale area that will help make cycling a more appealing mode of transportation for residents. The location is close to many local amenities and services along Lonsdale Avenue to encourage active movement through walking and cycling.
Policy 1.4.1 *Consider the needs of households with children in the design of multi-family developments.*	The proposal would provide seven 3-bedroom units and a rooftop outdoor amenity space on the roof allowing for multiple uses and activities, including a children's play area.

Policy 1.4.3 *Consider recreational, cultural and other community spaces as aspects of informal community living rooms, and essential 'social infrastructure', particularly in high-density neighbourhoods like Central/Lower Lonsdale.*	The proposed indoor amenity space as well as an outdoor rooftop amenity space provides opportunities for social interaction.
Policy 1.5.1 *Provide opportunities for a range of housing densities, diversified in type, size and location.*	The project will provide 57 new rental units with a range of unit types and average sizes, from 426 to 1,014 sq. ft. Seven of these units will be 3-bedroom.
Policy 1.5.4 *Prioritize the development and revitalization of affordable rental housing and use density bonusing and density transfers to incentivize the retention, renewal and/or replacement of rental units as a public benefit.*	The proposed 57 rental units, including six mid-market units, will be secured by a Housing Agreement for the life of the building which provides a public benefit.
Policy 1.5.6 *Ensure a sufficient number of new apartment buildings provide accessible units and that these accessible units are represented across various unit sizes.*	The proposal exceeds the required number of Adaptable Level 2 units, in accordance with the Zoning Bylaw, and the distribution of which will reflect the overall unit mix and the remaining units will be Adaptable Level 1.
Policy 2.1.1 *Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with and aim to increase these ways of travelling over single-occupant vehicle use.*	The proposal includes secured bike parking and the subject site is close to many of the local bike networks such as the Green Necklace located one block north and existing bike routes along Chesterfield Avenue and 23rd Street.
Policy 2.2.2 *Strategically manage off-street transportation facilities to prioritize more sustainable forms of transportation through a variety of measures (e.g. providing bicycle end-of-trip facilities and pedestrian-level lighting, reducing parking requirements in developments in close proximity to transit, on-street pay parking, electric vehicle charging stations, and parking spaces for car-share, carpool and low-emission vehicles.*	The subject site is located close to many of the City's main public transit routes along Lonsdale Avenue. The proposal includes all resident parking to provide for electric car plug-ins.
Policy 2.2.3 *Encourage higher and medium density residential area uses near jobs and services.*	The subject site is located close to Lonsdale Avenue, near many services and employment opportunities.
Strategic Plan	
City for People	The proposal supports the Strategic Plan vision and priority to be a City for People by using an existing site to increase the number of rental units in the Central Lonsdale area, providing employment opportunities and services within close walking distance.

Housing Action Plan	
Action #3: *Mid-Market Rental Units*	The project will provide six mid-market units, to be secured by a Housing Agreement for the life of the building.
Action #4: *Family-Friendly Housing*	The project includes seven three-bedroom units to support families to be secured through a Development Covenant.
Sustainable Development Guidelines	
Natural Systems *The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.*	The proposal includes green space not only on the street front, but also along the rear lane and as part of the rooftop landscaping. The planting plan includes a number of native species.
Physical Structures/Infrastructure *The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conversion including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.*	The project will use high-performance and environmentally friendly building materials and will achieve Step 3 of the Step Code. Energy Star and water-efficient appliances will be installed in the dwelling units The proposal will be connecting to the LEC network. An on-site stormwater management system will be provided.
Local Economy *The ability to maintain and grow a healthy local economy. A strong economy brings employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members and greater opportunities for personal fulfillment and overall quality of life.*	The proposal will provide a variety of jobs during the construction period and is close to employment opportunities along Lonsdale Avenue.
Human Potential *The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.*	The development provides Market Rental and Mid-Market Rental housing at a range of unit types and sizes. The subject site is close to several public transit routes and the services along Lonsdale Avenue.

Social Connections *The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.*	The project includes indoor amenity space and an outdoor rooftop amenity area that are well-programed with multiple opportunities for activities.
Cultural Diversity *The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.*	The proposed design includes various informal gathering spaces for residents both within the building and in the public realm.
Active Design Guidelines	
Indoor Amenity	The proposed indoor amenity room is located on the main floor, adjacent to the main lobby, and provides programming options to encourage social interaction for residents.
Outdoor Recreation and Gardens	The outdoor rooftop amenity area is designed to allow various activities, with outdoor seating and landscaping.

ARCHITECTS incorporated

250-970 Homer St
Vancouver BC
Canada V6B2W7

604 669 3339
www.rlai.com

James Bussey
architect aibc

Greg Voûte
architect aibc

Mark Pickrell
architect aibc

May 20, 2021

City of North Vancouver
Planning and Development Department
141 West 14th Street
North Vancouver, BC V7M 1H9

Attention: David Johnson, Development Planner

RE: Virtual Developer Information Session - 124 West 20th Street, 2036716 - PLN2021-00004

Applicants' contact information:

RLA Architects Inc.
250 – 970 Homer Street
Vancouver, BC V6B 2W7
T: 604.669.3339

and

Crystal Apartments Ltd.
102-2455 Dollarton Hwy.
North Vancouver, BC V7H 0A2
T: 604.980.0067

Date and time: May 4, 2021 6 pm – 8 pm

Format: Virtual DIS via Microsoft Teams

Number of attendees: 13

Issues discussed and how the issues are proposed to be resolved – please refer to the following table of comments:

Comments	**Response From**	**Response**
Are you aware of embodied carbon during construction and possibility of low carbon concrete?	RLA	We are aware and will be reviewing it when the project gets to the building permit application stage.
During construction are there options on where the workers are going to park? W 20th is already overrun with people parking for stores on Lonsdale.	RLA CNV	General contractor to have an action plan approved by the City which will help to address any parking concerns. At the BP stage each applicant submits traffic and construction management plans for the City's review to minimize an impact on on-street parking.
Please comment on EV charging on site	RLA	It is proposed for the resident parking at 100%
Why 6 storeys when all the neighbouring buildings are 4-	RLA	OCP – this site is located in a zone designated as Residential Level 5 for

ARCHITECTS incorporated
250-970 Homer St
Vancouver BC
Canada V6B2W7
604 669 3339
www.rlai.com

storeys only		increased density, and 6 levels are permitted.
Are you going to use low carbon insulation?	RLA	Insulation will be reviewed per Step 3 BC Energy Code requirements.
Will the building have a Life Cycle Analysis for products used to build it?	RLA	Likely it will be part of Step 3 BCBC requirements.
The building will be twice as high as the building I live in. Have you considered reducing the height?	RLA	Our design intention is to reduce the overall scale using the form and character of the building.
What is OCP?	RLA	Official Community Plan 2014 the City of North Vancouver.
What is the next step after DIS – Public Hearing? What is the possible timeline?	CNV	Currently this application is in the review stage. Anticipated to be before Council – fall 2021
Step Code 3 has to do with energy efficiency, but nothing with the amount of carbon pollution from production of insulation. So I ask again, will you use insulation whose production resulted in less carbon pollution than the norm?	RLA	This will be reviewed during the building permit application stage.
Privacy of the roof tops – what steps are in place to ensure that people are not infringing on each other's privacy, throwing garbage etc.?	DKL Landscape RLA	Roof top amenity located more towards 20th Ave. Central location addresses privacy concerns of the adjacent buildings. Only potential oversight is towards 20th Street which is still quite set back from the exterior face of the building. There will be a guardrail running entire edge of deck. The roof deck is pulled back from the edge of the roof by 9 feet
Step Code 3 makes no statement about lowered carbon emissions – for that we need to consider both embodied and operational carbon – sound like this is for discussions later in your project – when? Possible decision on this prior to Before Council in the Fall timeframe?	RLA	Will be discussed with our Consultant team and selection of materials will be reviewed during the Building Permit Stage.
94 secure bike stalls for 57 units does not sound enough. It is not 2 per unit. Might more secure bike lockers be considered? Is there a bike work room? That is common in new buildings	RLA	We are providing 8 more bike stalls than the zoning requirement. Bike work room or area will be considered. In addition, there are 6 visitor bike parking spaces located on surface by the project entry.
Is parking going to be gated? Security is an ongoing issue with other buildings in the area	RLA	Entire underground parking is for residents and will be gated.

ARCHITECTS
incorporated
250-970 Homer St
Vancouver BC
Canada V6B2W7
604 669 3339
www.rlai.com

How can I communicate with you when you are getting further into design etc.?	CNV	People can contact CNV anytime regarding this project
Given that your nice roof amenity does not cover much of the roof, will the rest of roof be green?	RLA	Not considered due to complications with wood-frame construction such as structural requirements and building envelope (water ingress).
What extra structure do green roofs require?	RLA DKL Landscape	Support for the soil requires increased structural requirements for additional load on the roof. For design aesthetic, we also want to maintain a thin roof edge profile. Adding green roof will visually impact that by nature of increased structural requirements. Significant weight consideration, increased load when wet. In addition, there are serious concerns about waterproofing. Those factors are significant for wood-frame buildings.
Can we get a copy of this presentation?	CNV	Up to the applicant to share the presentation.
I can see green roofs are heavy, etc. Can David tell us what CNV's green roofs rules are for multifamily dwellings?	CNV	The City has no requirements for the green roofs, but it does encourage them.
Lives in the building across. How much glass will be up in the front? Concerned about glare and heat coming into her apartment	RLA	The windows will be non-reflective, low emission glazing units. There is also a fair distance between the buildings.
6-storeys height will take up her entire view	RLA	Suggest noting your concerns in the forwarded comment sheet.
This building will be around for the long time. In future, solar panels (that work very well here) may be wanted on the roof. Will you install conduits for future solar panel wiring? Retrofitting would be very expensive.	RLA	Will be considered and reviewed during the building permit application stage.
The entrance to the underground parking is currently proposed on the west side of the building. Can the entrance be moved to the other side of the building, closer to the vet office and commercial building? There are noise concerns from garage door.	RLA	Design reasons: 1. Challenge with the existing slopes of the site. Our intention is to keep the building as low as possible to existing street grades. 2. The gate is located at the bottom of the ramp which will help mitigate sound concerns.
Timelines of actual below ground and above ground construction.	RLA	Will depend on construction team. Approx. 5-6 months for the underground 8-10 months for the above ground Estimate total 1.5 to 2 years

ARCHITECTS
incorporated
250-970 Homer St
Vancouver BC
Canada V6B2W7
604 669 3339
www.rlai.com

Dust/ dirt concerns for balconies facing the construction street. What might be the solutions?	RLA	This will be part of the construction management plan, to be approved by the City. Spraying down the construction area and site hoarding.
Quality of life concerns during construction time	RLA	There are significant Bylaws in place to address these types of concerns.

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8898

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. 8898" (124 20th Street Holdings Ltd. Inc. No. 1081725 / RHA Architects, 124 West 20th Street, CD-746).**

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-746 (Comprehensive Development 746 Zone):

Lots	Block	D.L.	Plan	
24 of Lots 2 and 3	6	5448	1241	from RM-1

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

   A. Adding the following section to Section 1100, thereof, after the designation "CD-745 Comprehensive Development 745 Zone":

      "CD-746 Comprehensive Development 746 Zone"

   B. Adding the following to Section 1101, thereof, after the "CD-745 Comprehensive Development 745 Zone":

      "CD-746 Comprehensive Development 746 Zone"

      In the CD-746 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

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

         (a) Rental Apartment Residential Use;

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

      (2) Gross Floor Area;

         (a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.60 times the Lot Area through the provision of Adaptable Design subject to Section 423;

(b) Notwithstanding 2(a), the maximum Gross Floor Area may be further increased upon entering into a Housing Agreement with the City, from the "Base Density" to the "Total Density" as follows:

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

(3) Height:

(a) The Principal Building shall not exceed a Height of six storeys to the top of the main roof line and no more than 19.12 meters (62.7 feet) as measured from the average building grade along the North property line;

(b) Notwithstanding 3(a), the maximum building height may be further increased to permit a rooftop elevator lobby and stairways up to a maximum of 22.2 meters (72.7 feet) from the average building grade along the North property line;

(4) The minimum required Principal Building setback, measured to each building face, shall be limited to:

(a) 5.94 meters (19.5 feet) from the Front Property Line (West 20th Street);
(b) 3.51 meters (11.5 feet) from the Interior Side Lot Lines;

(5) Section 906(4)(d) Parking Space access directly from Lane shall not apply;

(6) Section 510(3) Building Width and Length shall not apply.

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

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

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

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

MAYOR

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8899

A Bylaw to enter into a Housing Agreement (124 West 20th Street)

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

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

1. This Bylaw shall be known and cited for all purposes as **"Housing Agreement Bylaw, 2022, No. 8899" (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746, Rental Housing Commitments).**

2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and 124 20th Street Holdings Ltd. Inc. No. BC1081725 with respect to the lands referenced as 124 West 20th Street, "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898" (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746).

3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

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

PART 2 – TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

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

BETWEEN:

124 20TH STREET HOLDINGS LTD. INC.NO. BC1081725
#102 2455 Dollarton Highway
North Vancouver, British Columbia,
V7H 0A2

(the "Owner")

AND:

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

(the "City")

WHEREAS:

A. The Owner is the registered owner of the Lands.

B. The City is a municipal corporation incorporated pursuant to the *Community Charter*, SBC 2003, c. 26.

C. Section 219 of the *Land Title Act,* RSBC 1996, c. 250 permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant;.

D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.

E. The City has enacted a bylaw authorizing this Agreement.

F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

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

1. DEFINITIONS

(a) "**Act**" means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;

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

(c) "**Agreement**" means this agreement as amended from time to time;

(d) "**Commencement Date**" has the meaning set out in section 2.1 herein;

(e) "**Council**" means the municipal council for the City of North Vancouver;

(f) "**CMHC**" means Canada Mortgage and Housing Corporation;

(g) "**Director of Planning**" means the chief administrator of the Department of Planning of the City and his or her successors in function and their respective nominees;

(h) "**Dwelling Unit**" means a dwelling unit as defined in the City of North Vancouver's "Zoning Bylaw 1995, No. 6700" as amended from time to time;

(i) "**Lands**" means those lands and premises legally described as:

Parcel Identifier: 014-912-261
Lot 24 of Lots 2 and 3
Block 6
District Lot 548
Plan 1241;

(j) "**Mid-Market Rental Units**" means the 6 Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;

(k) "**Market Rental Units**" means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;

(l) "**Rental Purposes**" means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act,* SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;

(m) "**Rental Units**" means the Market Rental Units and the Mid-Market Rental Units;

(n) "**Residential Building**" means the six storey building to be constructed on the Lands to be used for Rental Purposes with 57 Dwelling Units, of which 51 Dwelling Units will be Market Rental Units and 6 Dwelling Units will be Mid-Market Rental Units;

(o) "**RT Act"** means the *Residential Tenancy Act*, SBC 2002 c. 78;

(p) "**Rezoning Bylaw**" means the rezoning bylaw applicable to the Lands described as "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8898"; and

(q) "**Term**" has the meaning set out in section 2.1 herein.

2. TERM

2.1 This Agreement will commence upon adoption by Council of "Housing Agreement Bylaw, 2022, No. 8899" (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746, Rental Housing Commitments), (the "**Commencement Date**") and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the "**Term**").

2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.

2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act,* RSBC 1996, c. 250 that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning Bylaw, the Lands shall be used and built on only in strict compliance with the terms and conditions of this Agreement and that:

(a) the Lands shall not be subdivided or stratified;

(b) the Rental Units in the Residential Building shall be used for Rental Purposes only; and

(c) no Rental Unit in the Residential Building shall be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.

3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building shall be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.

3.3 Pursuant to section 219(6) of the *Land Title Act*, RSBC 1996, c. 250 except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

(a) any act or omission, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;

(b) the Owner's default under this Agreement; and

(c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.

4. TENANCY RESTRICTIONS

4.1 The unit mix for Rental Units in the Residential Building shall be no fewer than 7 three-bedroom units, 22 two-bedroom units, 23 one-bedroom units and 5 studio units or as otherwise approved in writing by the Director of Planning in his or her discretion.

4.2 The six Mid-Market Rental Units shall be provided in the following unit mix: 1 studio unit, 2 one-bedroom units, 2 two-bedroom units, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director of Planning with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the six Mid-Market Rental Units within the Residential Building.

4.3 The Owner shall enter into a minimum 1 year tenancy agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

5.1 Without limiting section 3.1 of this Agreement:

(a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing;

(b) Advertisement: the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units;

(c) Tenant Selection: the Owner will determine the selection of the tenants of the Mid-Market Rental Units, applying the suggested income qualification of a maximum household income determined by multiplying the low-end of market rents by 12 to yield the households' annual housing costs, and divided by 30% to meet the standard definition of affordability. Tenants from the existing rental building on the Lands should be provided first right of refusal in the Mid-Market Rental Units, regardless of income. In determining financial eligibility, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.

(d) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased by the permitted annual rent increase then set under the RT Act.

(e) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;

(f) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith; and

(g) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, at Business License renewal or upon request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

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

6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.

6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.

6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other

right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

7.1 Except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

(a) any act or omission by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible; and

(b) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.

7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.

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

8. GENERAL PROVISIONS

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

8.2 Nothing in this Agreement:

(a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;

(b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or

(c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

8.3 The Owner and the City agree that:

(a) this Agreement is entered into only for the benefit of the City;

(b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and

(c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.

8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.

8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 905 of the Act and as such will be binding on the Owner.

8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.

8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

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

The Owner: 124 20th Street Holdings Ltd.
#102 2455 Dollarton Highway
North Vancouver, British Columbia,
V7H 0A2

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

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

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

9. INTERPRETATION

9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

9.4 The words "must" and "will" are to be construed as imperative.

9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2022, No. 8899".

9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

9.8 This Agreement can be signed in counterpart.

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

Department Manager	Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
POLICE SUPPORT SERVICES

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Kathryn Hennigar, Manager, Police Support Services, RCMP

Subject: SECURITY ALARM SYSTEMS BYLAW

Date: June 1, 2022 File No: 14-7400-01-0001/2022

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

RECOMMENDATION

PURSUANT to the report of the Manager, Police Support Services, RCMP, dated June 1, 2022, entitled "Security Alarm Systems Bylaw":

THAT the following bylaws be considered:

- "Security Alarm Systems Bylaw, 2022, No. 8931";
- "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933".

ATTACHMENTS

1. "Security Alarm Systems Bylaw, 2022, No. 8931" (CityDocs 2179634)
2. "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No.8933" (CityDocs 2182008)

SUMMARY

The purpose of this report is to present a new Security Alarm Systems Bylaw to repeal and replace "Security Alarm Systems Bylaw, 2005, No. 7639", which has been prepared collaboratively between the City of North Vancouver (the "City") and the District of North Vancouver (the "District"). This report provides information and recommendations to replace the current bylaw in response to the North Vancouver RCMP Detachment's request to have the City and District update their respective Security Alarm Systems Bylaws and associated fees for operational improvements and efficiencies, as well as to assist with reducing the number of false alarm calls.

BACKGROUND

The existing City and District Security Alarm Systems Bylaws are inconsistent in their governance and fee structure, making it operationally challenging for the RCMP who attend security alarm call-outs in both municipalities. Staff recommend enacting a new Security Alarm Systems Bylaw, effective as of July 1, 2022, which includes the repeal of the existing bylaw. The proposed bylaw is aligned with the District and will help provide a consistent level of service across our invisible boundaries.

On average, the RCMP attend 1,300 false alarm call-outs per year across both the District and the City. Each call-out typically requires two constables and takes an average of one hour per call-out. False alarms are often triggered by faulty alarm systems. Of particular concern to the RCMP are properties where they are called-out for multiple false alarms. Under the current bylaw, there is no fee for the first false alarm in a 12-month period; however, subsequent false alarms are charged at varying escalating rates depending on the property type and nature of the alarm activation.

In response to the RCMP's request, both the City and the District, in collaboration with the North Vancouver RCMP, considered the applicable provisions of the *Community Charter* for false alarms and have conducted a peer review of several other municipal security alarm system bylaws[1]. Staff recommend the improvements to the Security Alarm Systems Bylaw outlined in the Discussion section of this report to help achieve operational efficiency.

DISCUSSION

Graduated Fee Structure

The proposed graduated fee structure is more reflective of the actual cost involved with attending alarm call-outs. It is structured to continue to allow no fee for the first false alarm with escalating fees for each subsequent call. A graduated fee is permitted under section 194 of the *Community Charter* and appears to be the best practice amongst the peers reviewed.

[1] Other Municipal bylaws reviewed: District of West Vancouver, City of Vancouver, City of Maple Ridge, City of Coquitlam, Port of Coquitlam, City of Chilliwack, City of Nanaimo

The proposed rates are also consistent with the Fire Services False Alarms and Nuisance Alarm fees included "Fees and Charges Bylaw, 1993, No. 6383".

District and City Bylaw Alignment

The proposed Security Alarm Systems Bylaw was developed in conjunction with the District, and both municipalities are coordinating introducing these amendments to their respective Councils, to bring their Security Alarm Systems Bylaws into alignment.

Given that the false alarms incidents in the City and the District are attended to by the same intergraded RCMP detachment, it is reasonable that both municipalities provide the same governance structure for dealing with false alarms for ease of administration, training and to ensure a consistent level of service.

Verification

The proposed Security Alarm Systems Bylaw stipulates that the Alarm Monitoring Service shall first attempt to verify that the alarm incident is not a false alarm. This is intended to help reduce the number of false alarm call-outs and appears to be the best practice across the Lower Mainland.

The proposed bylaw outlines the responsibilities of the owners/occupiers, including the responsibility to provide the Alarm Monitoring Service with an updated written list of contact persons who can be contacted in the event of an alarm. This is necessary to ensure prior verification (see above) can be carried out effectively.

Calendar 12 months

The proposed bylaw will update the billing cycle from "12 months from the first occurrence" to a calendar year 12 months. This is approach will help achieve administrative efficiencies.

FINANCIAL IMPLICATIONS

The proposed bylaw stipulates that invoices for false alarm fees will be billed to the owner or occupier of the property at which the false alarm occurred. This allows for ease of administration and for the recovery of unpaid fees through the annual property tax collection process. This is consistent with all of the peer municipalities reviewed.

The proposed graduated fee structure is more reflective of the actual cost involved with attending alarm call-outs, with a targeted cost recovery of approximately 50%.

INTER-DEPARTMENTAL IMPLICATIONS

Communications staff for the City, the District and the RCMP will collaborate on a communications strategy for the new bylaws.

Various departments at the District, the City and the RCMP have worked collaboratively during the drafting and review of the new Security Alarm Systems Bylaw.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The proposed Security Alarm Systems Bylaw is aligned with the District and will help provide a consistent level of service to the community for both municipalities.

CONCLUSION

The proposed Security Alarm Systems Bylaw will bring the City and District's security alarm bylaws into alignment and allow the North Vancouver RCMP to provide a more efficient and consistent level of service across both municipalities, while providing clear guidance to property owners who utilize security alarms.

RESPECTFULLY SUBMITTED:

Kathryn Hennigar
Manager, Police Support Services, RCMP

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8931

A Bylaw to regulate the use of security alarm systems

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 **"Security Alarm Systems Bylaw, 2022, No. 8931".**

DEFINITIONS

2. In this Bylaw:

"**Alarm Coordinator**" means the person appointed by the RCMP to administer the provisions of this bylaw;

"**Alarm Incident**" means the activation of an Alarm System;

"**Alarm Monitoring Service**" means a person, partnership, company or other legal entity engaged in the business of monitoring the Alarm System installed at a Property and reporting Alarm Incidents to the RCMP;

"**Alarm System**" means any assembly of mechanical, electrical or electronic devices, including but not limited to, systems interconnected with a radio frequency method such as cellular or private radio signals, which emit or transmit a remote or local audible, visual or electronic signal, including a Hold Up Alarm, indicating an alarm condition and intended to summon a response from the Alarm Monitoring Service, but does not include:

(a) an alarm that is installed in a "motor vehicle" or "motor home" as those terms are defined in the *Motor Vehicle Act*, R.S.B.C 1996, c. 318;
(b) an alarm provided by the RCMP to a domestic violence victim for personal use; and
(c) a fire alarm as the term defined in the "Fire Bylaw, 2021, No. 8852";

"**City**" means The Corporation of the City of North Vancouver;

"**Contact Person**" means a person designated by the Owner or Occupier of a Property at which an Alarm System has been installed who is available to attend the Property when an Alarm Incident occurs;

"**False Alarm**" means an Alarm Incident resulting in the attendance of the RCMP at the Property where there is no apparent or actual evidence that an unauthorized entry or unlawful act has been attempted or made into, on or respecting the Property. False Alarms include but are not limited to Alarm Incidents arising from:

(a) installation, maintenance, testing or removal of an Alarm System;
(b) user error, atmospheric conditions, excessive vibrations or power failure;
(c) mechanical or electrical failure of an Alarm System; or
(d) misuse or improper operation of an Alarm System;

"**False Alarm Fee**" means the fee payable pursuant to section 12 of this Bylaw, as set out in the "Fees and Charges Bylaw, 1993, No. 6383", as amended;

"**Hold Up Alarm**" means a silent alarm signal received from the Alarm System that is manually activated from the Property that signals a robbery is in progress;

"**Occupier**" means any person who has the right of access to, and responsibility for, a Property, including, without limitation, an Owner, tenant, or licensee of such Property;

"**Owner**" has the meaning defined in the *Community Charter*, SBC 2003, c. 26;

"**Property**" means any real property as defined in the *Community Charter*, SBC 2003, c. 26, including, without limitation, residential, commercial, agricultural and industrial property; and

"**RCMP**" means the North Vancouver detachment of the Royal Canadian Mounted Police.

RESPONSIBILITIES OF OWNERS AND OCCUPIERS

3. The Owner and all other Occupiers of a Property shall each be responsible for the proper use, installation, maintenance and operation of an Alarm System installed on or in the Property in order to prevent a False Alarm, and each shall be responsible for any False Alarm.

4. The Owner or Occupier of the Property at which an Alarm System is installed shall notify the Alarm Monitoring Service at least 30 minutes before testing or repairing the Alarm System.

5. The Owner or Occupier of a Property at which an Alarm System is installed shall provide to the Alarm Monitoring Service, in writing, the names, addresses and telephone numbers of at least three Contact Persons.

6. The Contact Persons whose names are provided pursuant to Section 5 of this Bylaw, must be persons who are:

   (a) available to receive telephone calls from the Alarm Monitoring Service or the RCMP in the event of an Alarm Incident;

   (b) able to attend the Property at which the Alarm Incident occurred within 30 minutes upon the request of the Alarm Monitoring Service;

   (c) capable of providing the RCMP with access to the Property where the Alarm Incident occurred;

   (d) capable of operating the Alarm System; and

   (e) able to safeguard the Property.

7. The Owner or Occupier of the Property or a Contact Person shall attend the Property within 30 minutes upon the request of the Alarm Monitoring Service or the RCMP.

8. No person shall operate or use an Alarm System that, when activated, generates an audible continuous or intermittent sound for a period greater than five minutes after activation.

9. No person shall continue to operate or use an Alarm System that activates three or more False Alarms unless the Alarm System is repaired, altered or replaced and the RCMP is satisfied that the Alarm System is repaired and is in good working order.

ALARM MONITORING SERVICES

10. Prior to reporting an Alarm Incident received from an Alarm System monitored by the Alarm Monitoring Service to the RCMP, the Alarm Monitoring Service shall first attempt to verify that the Alarm Incident is not a False Alarm by attempting to contact the Owner or Occupier of the Property by telephone or other electronic means. If verification cannot be made with the Owner or Occupier, the Alarm Monitoring Service shall attempt to contact two additional Contact Persons. The Alarm Monitoring Service shall advise the RCMP of the person they have made contact with, or that they were not successful in reaching the Owner, Occupier or Contact Person.

11. Section 10 of this Bylaw does not apply to a Hold Up Alarm signal of an Alarm System.

FALSE ALARMS FEES

12. If the RCMP responds to a False Alarm, the Owner or Occupier of the Property on which the False Alarm occurred shall pay to the City the applicable fee prescribed in the "Fees and Charges Bylaw, 1993, No. 6383":

INVOICING

13. If a False Alarm Fee is payable by the Owner or Occupier of the Property, the City shall deliver an invoice to the Owner or Occupier of the Property within 60 days following the False Alarm. The Owner or Occupier of the Property shall pay the False Alarm Fee within 30 days of the date of the invoice.

14. The City may deliver an invoice personally, by registered mail, or by regular mail to a person's home address or, in the case of the Owner, to the Owner's address as recorded on the City's property assessment roll.

COST RECOVERY

15. Fees may be collected as property taxes as per section 258(1) of the *Community Charter*. If the Owner does not pay the False Alarm Fee on or before December 31st in the year in which the False Alarm Fee was incurred, the cost shall be added to, and form part of, the taxes payable on the parcel as taxes in arrears.

SEVERABILITY

16. If any section, subsection, or phrase of this Bylaw is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Bylaw as a whole or any part thereof other than the section, subsection, or phrase so declared to be invalid and it is hereby declared to be the intention of the Council of the Corporation of the City of North Vancouver that all remaining sections, subsection, or phrase of this Bylaw shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof may have been declared invalid.

REPEAL

17. "Security Alarm Systems Bylaw, 2005, No. 7639" and all amendments shall be repealed, effective as of the 1st day of July, 2022.

EFFECTIVE DATE

18. This bylaw shall be effective as of the 1st day of July, 2022.

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

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8933

A Bylaw to amend "Fees and Charges Bylaw, 1993, No. 6383"

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

1. This Bylaw shall be known and cited for all purposes as **"Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933" (Security Alarm Systems).**

2. "Fees and Charges Bylaw, 1993, No. 6383" is amended as follows:

   A. By deleting the following on page 2:

   "A Bylaw to impose fees for providing information pursuant to sections 71, 235, 244, 433, 447, 689 of the *Municipal Act* (RSBC 1979, C290)

   WHEREAS Council may, pursuant to Sections 71, 235, 244, 433, 447, and 689 of the *Municipal Act* (R.S.BC 1979, c-290) provide for the establishment of fees to be collected for the provision of copies of list of electors, minutes, bylaws, tax demand notices, certificate of tax status and for the fee per seat at an exhibition to raise money for an athletic commission;"

   and replacing it with the following:

   "A bylaw to impose fees for providing information pursuant to Section 194 of the *Community Charter* [SBC 2003] Chapter 26

   WHEREAS section 194 of the *Community Charter* authorizes municipalities, by bylaw, to impose fees in respect of services or for the provision of information;

   AND WHEREAS Council deems it necessary and desirable to exercise the authority provided by the *Community Charter* to cover costs of providing services and information where appropriate;"

   B. By adding the following fees at the end of "Schedule B – Schedule of Fees for Police Services":

SECURITY SYSTEMS FALSE ALARMS	**FEE BASED ON CALENDAR YEAR**
First False Alarm	$0.00
Second False Alarm	$150.00
Third False Alarm	$250.00
Fourth False Alarm	$400.00
Fifth False Alarm	$600.00
Subsequent to Fifth False Alarms	$900.00

3. This bylaw shall be effective as of the 1st day of July, 2022.

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

Department Manager	Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
FIRE AND PUBLIC SAFETY DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Greg Schalk, Fire Chief and Public Safety Director
Subject: NORTH VANCOUVER RCMP SECURITY SYSTEM ALARM REVIEW

Date: May 31, 2022 File No: 14-7005-01-0001/2022

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

PURPOSE

This report is to provide Council with an update of the review process associated with the RCMP's security-related false alarm protocols regarding the City of North Vancouver's "Security Alarm Systems Bylaw, 2005, No. 7639."

BACKGROUND

Security-related false alarms continue to represent one of the highest number of calls for service for the North Vancouver RCMP. The North Vancouver RCMP has a detailed Standard Operating Procedure in response to all forms of security alarms including, but not limited to, residential and commercial activations.

The history of the City of North Vancouver's Security Alarm System Bylaw is as follows:

- In 1993, both the City of North Vancouver and the District of North Vancouver adopted similar Fire Alarm System and Security Alarm Bylaws;
- In 2005, both the City of North Vancouver and District of North Vancouver, in collaboration with the RCMP, proposed a new updated Security Alarm Systems Bylaw and permitting program. The proposed bylaw received first three readings in the City; however, the District rejected the proposed bylaw;
- Approval of the City's new bylaw was delayed until January 2008, when it was adopted.

While the City adopted the current CNV Bylaw and permitting program in January 2008, the bylaw was never implemented by the RCMP. Instead, the process and fee structure associated with the original CNV Bylaw and the District of North Vancouver Bylaw

continued to be applied to properties in the City until the practice was suspended in January 2020.

DISCUSSION

A full review of the current CNV Security Alarm System Bylaw was conducted by both the City of North Vancouver and the RCMP.

Every documented security false alarm in the City between 2008 and 2020 was reviewed to establish a list of properties and instances where a false alarm occurred, as well as determining the financial discrepancy where the incorrect bylaw fee was administered.

The City has determined that in every instance where the false alarm was in contravention of the bylaw, the application of the incorrect fee structure will result in the reimbursement of fees to the affected properties.

As a result of the review, the City is also making a number of coordinated system improvements, including quarterly variance reporting and a new dedicated budget analyst to improve financial oversight and support to all areas related to public safety. In addition, the RCMP has re-established the Alarm Coordinator position, to ensure all aspects of the new Security Alarm Bylaw are administered appropriately.

FINANCIAL IMPLICATIONS

Based on the audit conducted by the Finance Department, a total of 513 properties have been identified to receive refunds, totaling $98,666, plus accrued interest in the amount of $8,217. The most common refunded amount for the 513 properties is $130. All refunds will be funded from the current RCMP Operating budget with no further requests for funding anticipated.

INTER-DEPARTMENTAL IMPLICATIONS

Public Safety representatives from Police Support Services continue to work with the Finance Department, City Solicitor and Communications on a reimbursement plan for those properties incorrectly invoiced for a security-related false alarm between January 14, 2008 and January 13, 2020.

North Vancouver RCMP and the City of North Vancouver are committed to taking all reasonable steps to rectify the situation. Refunds, along with a letter, will be issued to all affected properties once the new bylaw is in effect on July 1, 2022.

RESPECTFULLY SUBMITTED:



Greg Schalk
Fire Chief and Public Safety Director