



**AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, NOVEMBER 21, 2022 AT 6:00 PM**

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

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

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, November 21, 2022

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, November 14, 2022

**PROCLAMATION**

International Day of Persons with Disabilities – December 3, 2022

**PUBLIC INPUT PERIOD**

**CONSENT AGENDA**

Item \*3 is listed in the Consent Agenda for consideration.

**REPORT**

- \*3. 2023 Schedule of Council Meetings

**PUBLIC HEARING – 144 West 21<sup>st</sup> Street**

**BYLAWS – THIRD READING**

4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939" (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758)
5. "Housing Agreement Bylaw, 2022, No. 8940" (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments)

## **PRESENTATION**

Fall 2022 Update on Cycling – Manager, Public Realm Infrastructure

*Information Report, November 16, 2022 – “Fall 2022 Update on Cycling”*

## **REPORTS**

6. 2022 Round Two Community Grant Recommendations
7. UBCM Community Emergency Preparedness Fund Grant Application  
– 2022 Disaster Risk Reduction – Climate Action

## **PUBLIC CLARIFICATION PERIOD**

## **COUNCIL INQUIRIES / REPORTS**

## **NEW ITEMS OF BUSINESS**

## **NOTICES OF MOTION**

## **RECESS TO CLOSED SESSION**

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

## **ADJOURN**



## **CALL TO ORDER**

## **APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, November 21, 2022

## **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, November 14, 2022

## **PROCLAMATION**

International Day of Persons with Disabilities – December 3, 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 participating electronically must pre-register by 12:00 noon on the day of the Council meeting by completing the online form at [cnv.org/PublicInputPeriod](http://cnv.org/PublicInputPeriod), or by phoning 604-990-4230 to provide contact information. Pre-registrants will receive instructions via email or phone on the afternoon of the Council meeting, including a request to connect to the meeting 15-30 minutes before the meeting start time.
- 2) Speakers participating 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. No late speakers will be added to the list.

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

The Public Input Period offers an opportunity to express comments only; Council is there to listen 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 from a concluded Public Hearing or Public Meeting. When a Public Hearing / Meeting is scheduled on the same evening’s agenda, speakers are asked to only provide input when that item comes forward for discussion on the agenda in order for the comments to be considered and form part of the official record.

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

## **CONSENT AGENDA**

Item \*3 is listed in the Consent Agenda for consideration.

### **RECOMMENDATION:**

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

## **START OF CONSENT AGENDA**

### **REPORT**

\*3. 2023 Schedule of Council Meetings – File: 01-0550-01-0001/2022

Report: Corporate Officer, November 16, 2022

### **RECOMMENDATION:**

PURSUANT to the report of the Corporate Officer, dated November 16, 2022, entitled “2023 Schedule of Council Meetings”:

THAT the 2023 Schedule of Council Meetings be endorsed.

## **END OF CONSENT AGENDA**

## **PUBLIC HEARING – 144 West 21<sup>st</sup> Street – 6:00 pm**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) and “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 758 (CD-758) Zone to permit a 5-storey rental apartment building with 73 units and underground parking.

*Bylaw Nos. 8939 and 8940 to be considered under Items 4 and 5.*

### **AGENDA**

Staff presentation

Applicant presentation

Representations from the public

Questions of Council

Motion to conclude the Public Hearing

### **BYLAWS – THIRD READING**

4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758)

#### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) be given third reading.

5. “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments)

#### **RECOMMENDATION:**

THAT “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) be given third reading.

### **PRESENTATION**

Fall 2022 Update on Cycling – Manager, Public Realm Infrastructure

*Information Report, November 16, 2022 – “Fall 2022 Update on Cycling”*

### **REPORTS**

6. 2022 Round Two Community Grant Recommendations – File: 05-1850-20-0005/2022

Report: Manager, Long Range and Community Planning, November 9, 2022

#### **RECOMMENDATION:**

PURSUANT to the report of the Manager, Long Range and Community Planning, dated November 9, 2022, entitled “2022 Round Two Community Grant Recommendations”:

THAT the 2022 Community Grants be awarded to the list of organizations as proposed in the report, in the total amount of \$18,563, with funds allocated from the 2022 Community Grants budget;

THAT the funded and non-funded grants be listed in the Minutes, in full;

AND THAT the members of the Social Planning Advisory Committee be thanked for their time and participation with the grant selection process.

**REPORTS – Continued**

7. UBCM Community Emergency Preparedness Fund Grant Application  
– 2022 Disaster Risk Reduction – Climate Action – File: 14-7130-01-0001/2022

Report: Director, North Shore Emergency Management, November 8, 2022

**RECOMMENDATION:**

PURSUANT to the report of the Director, North Shore Emergency Management, dated November 8, 2022, entitled “UBCM Community Emergency Preparedness Fund Grant Application – 2022 Disaster Risk Reduction – Climate Action”:

THAT the application submitted to the UBCM Community Emergency Preparedness Fund (CEPF) under the stream of 2022 Disaster Risk Reduction – Climate Action for the North Shore Resilience Framework and Roadmap to Implementation in the amount of \$369,066.00 be endorsed;

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

**PUBLIC CLARIFICATION PERIOD**

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

**COUNCIL INQUIRIES / REPORTS**

**NEW ITEMS OF BUSINESS**

**NOTICES OF MOTION**

**RECESS TO CLOSED SESSION**

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(e) [land matter].

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

**ADJOURN**



## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### PUBLIC HEARING / PUBLIC MEETING GUIDELINES

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

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

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

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

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

To speak at a Public Hearing or Public Meeting:

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 13<sup>th</sup> Street) after 5:30pm.

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

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

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## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

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

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

Speakers will be asked to confirm their name and address for the record and will be provided one 5-minute opportunity to present their comments. Everyone will be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known.

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

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

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



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

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back\*  
(joined at 6:20 pm)  
Councillor D. Bell  
Councillor A. Girard\*  
Councillor J. McIlroy  
Councillor S. Shahriari  
Councillor T. Valente

*\*participated electronically*

**STAFF MEMBERS**

L. McCarthy, CAO  
K. Graham, Corporate Officer  
C. Baird, Deputy Corporate Officer  
J. Peters, Assistant City Clerk  
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services  
L. Sawrenko, Chief Financial Officer  
J. Draper, Acting Director, Planning and Development  
M. Friesen, Manager, Environment and Sustainability  
J. Spitalo, Community Development Coordinator  
A. Garcha, Planning Assistant  
K. Magnusson, Director, Engineering, Parks and Environment  
L. Orr, Acting Director, Community and Partner Engagement

The meeting was called to order at 6:01 pm.

**APPROVAL OF AGENDA**

Moved by Councillor McIlroy, seconded by Councillor Valente

1. Regular Council Meeting Agenda, November 14, 2022

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Moved by Councillor Valente, seconded by Councillor Bell

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

**CARRIED UNANIMOUSLY**

Moved by Councillor Shahriari, seconded by Councillor McIlroy

3. Inaugural Council Meeting Minutes, November 7, 2022

**CARRIED UNANIMOUSLY**

**PUBLIC INPUT PERIOD**

- Dennis Hilton, 818 St. Andrews Avenue, North Vancouver, spoke regarding St. Andrews Avenue safety improvements.

## **CONSENT AGENDA**

Moved by Councillor McIlroy, seconded by Councillor Valente

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

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **CORRESPONDENCE**

- \*4. Board in Brief, Metro Vancouver Regional District, October 28, 2022  
– File: 01-0400-60-0006/2022

Re: Metro Vancouver – Board in Brief

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT the correspondence from Metro Vancouver, dated October 28, 2022, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

**(CARRIED UNANIMOUSLY)**

## **END OF CONSENT AGENDA**

### **CORRESPONDENCE**

5. Federation of Canadian Municipalities Sustainable Communities Conference, February 7 to 10, 2023 – File: 01-0390-01-0001/2023

Re: Federation of Canadian Municipalities Sustainable Communities Conference, February 7 to 10, 2023, Ottawa, Ontario

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the correspondence received November 2, 2022, from the Federation of Canadian Municipalities, regarding the “Sustainable Communities Conference”:

THAT Council members be authorized to attend the Sustainable Communities Conference, to be held February 7 to 10, 2023, in Ottawa, Ontario;

THAT expenses be paid in accordance with City policy;

AND THAT funds be provided from the Conference Education Travel Account.

**CARRIED UNANIMOUSLY**



## **REPORTS**

6. 2022 Children and Youth Initiatives Fund – File: 10-5120-01-0001/2022

Report: Community Development Coordinator, November 2, 2022

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Community Development Coordinator, dated November 2, 2022, entitled “2022 Children and Youth Initiatives Fund”:

THAT proposed Option 1 – Full Funding, as provided in the table below, be approved, and that all 2022 Children and Youth Initiative Fund Grant applications be fully funded, to the total amount of \$50,690.34, with \$20,500 allocated from the Children and Youth Initiatives Fund and \$30,190.34 allocated from the CNV4ME (Child, Youth and Family Friendly) budget;

<b>Grant Applications</b>	<b>Fully Fund (Option 1)</b>
Koala Koders, Programming Classes	\$470.34
Mountainside Secondary – Wellness Class	\$3,000
Attila Kovacs-Mendes – Magic Youth Club	\$500
Michael Lipnitskiy – Sustainable Lawn Gardens	\$500
North Shore Women’s Centre – Fearless: Girls Empowerment Camp	\$3,000
Kat Hansen – Crafternoon at Driftwood	\$3,000
Westcoast Boys Club Network – Mentorship Program	\$3,000
Junior Achievement BC – World of Choices	\$3,000
Mountainside Secondary – Butt Kickers	\$300
Washington Kids Foundation – Eslha7an Program	\$3,000
Mountainside Secondary – The Colour Club	\$500
Mountainside Secondary – Leadership Council	\$3,000
Soap for Hope - Program	\$3,000
Air Cadet League of Canada – Youth Training Program	\$3,000
Sutherland Secondary – Girls Give Back	\$2,000
Queen Mary Elementary – Saleema Noon Sexual Health Educators	\$1,000
Queen Mary Elementary – Social Diversity Club	\$2,000
The Craft Pod – Kids Teaching Kids	\$2,400
North Shore Families Meetup – 100 Hours Outside	\$1,500
Access2Innovate Foundation – Shipyards Robotics Fair	\$2,000
Urban Repurpose – Upcycled/Reused Youth Art Competition	\$2,520
Sutherland Secondary – How Does Our Garden Grow	\$3,000
North Shore Neighbourhood House – Environmental Art Camps	\$3,000
Saint Thomas Aquinas – Gardening Program	\$2,000
<b>Total</b>	<b>\$50,690.34</b>

THAT a copy of the Council resolution be sent to the District of North Vancouver and to the North Vancouver School Board (SD No. 44) for information;

AND THAT members of the Children and Youth Initiatives Grant Committee be thanked for their time and participation with the grant selection process.

**CARRIED UNANIMOUSLY**

## **REPORTS – Continued**

7. CleanBC Go Electric and Better Homes Municipal Rebate Contributions  
– File: 11-5280-14-0001/2022

Report: Planner 2, Environmental Sustainability, and Planning Assistant,  
Environmental Sustainability, November 2, 2022

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 2, Environmental Sustainability, and the Planning Assistant, Environmental Sustainability, dated November 2, 2022, entitled “CleanBC Go Electric and Better Homes Municipal Rebate Contributions”:

THAT the City enter into an agreement under the CleanBC Go Electric Rebate Program, to provide municipal top-up rebates for electric vehicle ready plans and infrastructure in multi-family buildings;

THAT additional funds, in the amount of \$80,000, be allocated from the Environment Strategy Implementation Project to continue to provide municipal top-up rebates for low carbon home energy retrofits through the CleanBC Better Homes Program;

AND THAT the Mayor and Corporate Officer be authorized to sign the Contribution Agreements with the Province of BC and BC Hydro, and any other necessary documentation to give effect to this motion.

**CARRIED UNANIMOUSLY**

8. Results of the General Local Election Held in the City of North Vancouver on October 15, 2022 – File: 09-4200-20-0065/1

Report: Chief Election Officer, October 20, 2022

Moved by Councillor Bell, seconded by Councillor Shahriari

PURSUANT to the report of the Chief Election Officer, dated October 20, 2022, entitled “Results of the General Local Election Held in the City of North Vancouver on October 15, 2022”:

THAT the Certificate of the Chief Election Officer, dated October 19, 2022, containing the results of the General Local Election (Mayor, Councillors and School Trustees), held in the City of North Vancouver on October 15, 2022, be received and recorded in the Minutes in full.

**CARRIED UNANIMOUSLY**

*Continued...*

## **REPORTS – Continued**

8. Results of the General Local Election Held in the City of North Vancouver on October 15, 2022 – File: 09-4200-20-0065/1 – Continued

### **CERTIFICATE OF THE CHIEF ELECTION OFFICER**

#### **RESULTS OF THE GENERAL LOCAL ELECTION HELD IN THE CITY OF NORTH VANCOUVER ON OCTOBER 15, 2022**

I, Nikolina Vracar, Chief Election Officer for The Corporation of the City of North Vancouver, in accordance with Section 158 of the *Local Government Act*, do hereby certify the results of the votes cast in the 2022 General Local Election in the City of North Vancouver, as follows:

#### **STATEMENT OF ELECTION BY VOTING**

##### **MAYOR**

BUCHANAN, Linda	5,275	ELECTED
HEYWOOD, Guy	3,923	

##### **COUNCILLOR**

VALENTE, Tony	5,272	ELECTED
BELL, Don	5,221	ELECTED
GIRARD, Angela	5,140	ELECTED
SHAHRIARI, Shervin	4,596	ELECTED
McILROY, Jessica	3,913	ELECTED
BACK, Holly	3,892	ELECTED
McGRENERA, Kathy	3,726	
CATO, Jeremy	3,434	
BOLTENKO, Anna	3,256	
LACESTE, Me-An	2,526	
POLLY, Ron	2,071	
LAI, Max	1,943	

##### **SCHOOL TRUSTEE**

ANDERSON, Daniel	5,593	ELECTED
TUMANENG, Lailani	4,531	ELECTED
WILSON, Antje	4,414	ELECTED
KOLSTEE, Jullian	3,803	

I declare:

Linda BUCHANAN

elected to the office of Mayor;

*Continued...*

## **REPORTS – Continued**

8. Results of the General Local Election Held in the City of North Vancouver on October 15, 2022 – File: 09-4200-20-0065/1 – Continued

And I declare:

Tony VALENTE  
Don BELL  
Angela GIRARD  
Shervin SHAHRIARI  
Jessica McILROY  
Holly BACK

elected to the office of Councillor;

And I declare:

Daniel ANDERSON  
Lailani TUMANENG  
Antje WILSON

elected to the office of School Trustee.

The following is a compilation of the information on the Ballot Accounts:

Total ballots supplied .....	40,000
Ballots cast by electors .....	9,351
Spoiled ballots .....	155
New elector registrations .....	1,000

The voter turnout for the 2022 General Local Election in the City of North Vancouver is estimated to be 23% of the registered voters.

## **PUBLIC CLARIFICATION PERIOD**

Nil.

## **COUNCIL INQUIRIES / REPORTS**

9. Noise from Motor Vehicles – File: 01-0220-01-0001/2022

Inquiry by Councillor Valente

Councillor Valente requested of Mayor Buchanan an update on the status of the Notice of Motion of September 2019 regarding vehicle noise. Mayor Buchanan advised that this matter has been forwarded to staff for a report back to Council.

Councillor Bell reported thanks to the Corporate Officer and staff for their work and professionalism regarding the 2022 election and with the Inaugural Council meeting.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **RECESS TO CLOSED SESSION**

Moved by Councillor Valente, seconded by Councillor Bell

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

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 6:45 pm and reconvened at 8:38 pm.

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

10. Proposed Service – File: 11-5500-06-0001/1

Report: Chief Administrative Officer, November 8, 2022

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Chief Administrative Officer, dated November 8, 2022, regarding a proposed service:

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

AND THAT the wording of the recommendation and the report of the Chief Administrative Officer, dated November 8, 2022, remain in the Closed session.

**CARRIED UNANIMOUSLY**

11. Land Matter – File: 11-5500-06-0001/1

Report: CEO, Lonsdale Energy Corp., November 2, 2022

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the CEO, Lonsdale Energy Corp., dated November 2, 2022, regarding a land matter:

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

AND THAT the wording of the recommendation and the report of the CEO, Lonsdale Energy Corp., dated November 2, 2022, remain in the Closed session.

**CARRIED UNANIMOUSLY**

## **ADJOURN**

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 8:39 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER



**Office of the Mayor**  
CITY OF NORTH VANCOUVER  
BRITISH COLUMBIA

## *Proclamation*

### **INTERNATIONAL DAY OF PERSONS WITH DISABILITIES**

*Whereas*

the International Day of Persons with Disabilities has been commemorated since 1992 to promote action and raise awareness relating to the inclusion of persons with disabilities;

*Whereas*

the theme for 2022, Not All Disabilities are Visible, will help to spread the understanding that some disabilities, like mental health disorders, chronic pain, and fatigue, are invisible – but that does not make them any less devastating to someone's quality of life; and

*Whereas*

the City of North Vancouver is committed to following best practices in ensuring our community is accessible, user-friendly and inclusive of all people's needs in order to empower and create opportunities for all people living with a disability to enjoy and fully participate in society;

*Now Therefore*

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **December 3, 2022** as **International Day of Persons with Disabilities** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, November 21, 2022

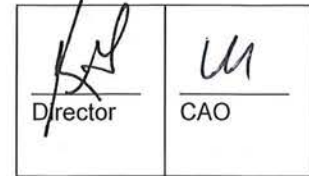
*Linda C. Buchanan*

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*Mayor Linda Buchanan*

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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**CITY CLERK'S DEPARTMENT**

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Karla Graham, Corporate Officer

Subject: 2023 SCHEDULE OF COUNCIL MEETINGS

Date: November 16, 2022 File No: 01-0550-01-0001/2022

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

**RECOMMENDATION**

PURSUANT to the report of the Corporate Officer, dated November 16, 2022, entitled "2023 Schedule of Council Meetings":

THAT the 2023 Schedule of Council Meetings be endorsed.

**ATTACHMENTS**

1. 2023 Schedule of Council Meetings (CityDocs [2235999](#))

**DISCUSSION**

The purpose of this report is to present Council with the Schedule of Council Meetings for the 2023 calendar year and request that the schedule be endorsed.

The Schedule of Council Meetings was prepared in accordance with "Council Procedure Bylaw, 2015, No. 8500".

**Summary of Council Meetings for 2022**

By the end of 2022, a total of 34 meetings will have taken place. This includes Regular Council Meetings, Public Hearings/Meetings, Special Council Meetings and the Inaugural Meeting.

## **Proposed 2023 Schedule of Council Meetings**

The proposed 2023 Schedule of Council Meetings includes 28 Regular Council meetings, except for spring break in March, the summer recess in August and the winter recess in December.

The schedule avoids conflicts with public holidays and the annual Federation of Canadian Municipalities (FCM) and Union of BC Municipalities (UBCM) conventions. In addition, Council workshops will be scheduled separately.

In accordance with the provisions of the *Community Charter*, notice of the Regular Council Meeting Schedule must be posted and advertised at least once a year, on or before January 1 in each year. Staff will publish public notice following Council endorsement of the schedule.

## **FINANCIAL IMPLICATIONS**

Financial considerations are limited to administrative costs for posting, circulating and advertising the schedule.

## **STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS**

Providing the schedule of Council meetings prior to the start of the calendar year supports Council's priorities in the Strategic Plan to engage with the community to encourage a vibrant city and a city for the well-being of all its residents.

RESPECTFULLY SUBMITTED:

  
\_\_\_\_\_  
Karla Graham, MMC  
Corporate Officer

## 2023 SCHEDULE OF COUNCIL MEETINGS **DRAFT**

Meetings commence at 6:00 pm in the Council Chamber at City Hall, 141 West 14<sup>th</sup> Street, North Vancouver, BC and electronically via Webex, unless otherwise indicated.

January	2	No Council Meeting	July	3	No Council Meeting – Canada Day (observed)
	9	No Council Meeting		10	Regular Council Meeting
	16	Regular Council Meeting		17	Regular Council Meeting and Public Hearing
	23	Regular Council Meeting		24	Regular Council Meeting
	30	No Council Meeting		31	No Council Meeting
February	6	Regular Council Meeting and Public Hearing	August		No Council Meetings – Summer Recess
	13	Regular Council Meeting			
	20	No Council Meeting – Family Day			
	27	Regular Council Meeting and Public Hearing			
March	6	Regular Council Meeting	September	4	No Council Meeting – Labour Day
	13	No Council Meeting – Spring Break		11	Regular Council Meeting
	20	No Council Meeting – Spring Break		18	No Council Meeting – UBCM
	27	Regular Council Meeting and Public Hearing		25	Regular Council Meeting and Public Hearing
April	3	Regular Council Meeting	October	2	Regular Council Meeting
	10	No Council Meeting – Easter Monday		9	No Council Meeting – Thanksgiving
	17	Regular Council Meeting		16	Regular Council Meeting
	24	Regular Council Meeting and Public Hearing		23	Regular Council Meeting and Public Hearing
				30	No Council Meeting
May	1	No Council Meeting	November	6	Regular Council Meeting
	8	Regular Council Meeting		13	No Council Meeting – Remembrance Day (observed)
	15	Regular Council Meeting and Public Hearing		20	Regular Council Meeting
	22	No Council Meeting – Victoria Day		27	Regular Council Meeting and Public Hearing
	29	No Council Meeting – FCM			
June	5	Regular Council Meeting	December	4	Regular Council Meeting
	12	Regular Council Meeting		11	Regular Council Meeting
	19	Regular Council Meeting and Public Hearing		18	No Council Meeting – Winter Recess
	26	No Council Meeting		25	No Council Meeting – Winter Recess

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**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, JUNE 20, 2022****

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**REPORT**

30. Zoning Bylaw Amendment for 144 West 21<sup>st</sup> Street (Confide Enterprises / Ankenman Marchand Architects) – File: 08-3400-20-0079/1

Report: Planner 2, June 8, 2022

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Planner 2, dated June 8, 2022, entitled “Zoning Bylaw Amendment for 144 West 21<sup>st</sup> Street (Confide Enterprises / Ankenman Marchand Architects)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) be considered and referred to a Public Hearing;

THAT “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) be considered and referred to the same Public Hearing;

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.

**CARRIED UNANIMOUSLY**

**BYLAWS – FIRST AND SECOND READINGS**

31. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) be given first and second readings.

**CARRIED UNANIMOUSLY**


32. “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) be given first and second readings.

**CARRIED UNANIMOUSLY**



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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Emma Chow, Planner 2

Subject: ZONING BYLAW AMENDMENT FOR 144 WEST 21<sup>ST</sup> STREET  
(CONFIDE ENTERPRISES / ANKENMAN MARCHAND ARCHITECTS)

Date: June 8, 2022 File No: 08-3400-20-0079/1

*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 8, 2022, entitled "Zoning Bylaw Amendment for 144 West 21<sup>st</sup> Street (Confide Enterprises / Ankenman Marchand Architects)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939" (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

THAT "Housing Agreement Bylaw, 2022, No. 8940" (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) be considered;

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 [2182683](#))
2. Architectural Plans, dated May 2022 (CityDocs [2186389](#))
3. Landscape Plans, dated May 2022 (CityDocs [2186390](#))
4. Public Consultation Summary (CityDocs [2188181](#))
5. Sustainability Checklist (CityDocs [2186392](#))
6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939" (CityDocs [2186866](#))
7. "Housing Agreement Bylaw, 2022, No. 8940" (CityDocs [2186871](#))

## PURPOSE

This report presents, for Council's consideration, details of a rezoning application for 144 West 21<sup>st</sup> Street to permit a 5-storey rental apartment building consisting of 73 units, seven of which are mid-market rental units.

## BACKGROUND

Applicant:	Daisen Gee Wing, Confide Enterprises Inc.
Architect:	Timothy Ankenman, Ankenman Marchand Architects
Official Community Plan Designation:	Residential Level 5
Existing Zoning:	RM-1 (Apartment Residential)
Applicable Guidelines:	N/A

A previous application for this property had been brought to Council earlier this year. At the February 7<sup>th</sup>, 2022 meeting, Council rejected the previous proposal based on discussion regarding height and siting as they related to impacts on neighbours. On February 28<sup>th</sup>, 2022, a new application was received by the City for a proposal similar to the previous one, but with a reduction of one storey and a shifting of building site by approximately 2.1 m (7 ft) to the south (away from rear neighbours) in response to comments received from Council. This new application is the subject of this report.

## DISCUSSION

### Site Context and Surrounding Use

The subject site is located in the Central Lonsdale neighbourhood, on the north side of West 21<sup>st</sup> St between Chesterfield and Lonsdale avenues. The site fronts on the designated Green Necklace urban greenway route and is within close proximity of the shops, services and public transit of the Lonsdale corridor.

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

**Table 1. Surrounding Uses**

Direction	Address	Description	Zoning
North	119-159 W 22 <sup>nd</sup> St	5-storey apartment residential	CD-578
West	156 W 21 <sup>st</sup> St	3-storey apartment residential	CD-017
South	135 W 21 <sup>st</sup> St	3-storey apartment residential	RM-1
East	128 W 21 <sup>st</sup> St	4-storey apartment residential	CD-368

## Policy Context

The site and surrounding area have Official Community Plan (OCP) land use designation of Residential Level 5 (R5) for mid-rise apartment development. The intent of this designation is to provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets. The R5 designation allows for a maximum density of 2.6 FSR (including 1.0 FSR bonus density) and a maximum height of 6 storeys.

## Project Description

The site currently contains a 3-storey rental apartment building with 35 units. Built in 1978, the building is in need of significant maintenance. The site is approximately 53.4 m (188.27 ft) wide and 36.6 m (120.03 ft) deep, and slopes down significantly from northeast to southwest by approximately 5 m (17 ft). The site is located mid-block and not serviced by a lane. The rear of the site faces a public non-vehicular greenway.

The proposal replaces the existing building with a 5-storey rental apartment containing 73 units. The proposed mix of unit types is as follows:

**Table 2. Proposed Unit Breakdown**

Unit Type	Number of Units	Size
One-bedroom	54	543 - 602 sqft
Two-bedroom	11	738 - 961 sqft
Three-bedroom	8	859 - 870 sqft

Seven of the units (10%) are proposed as mid-market units that would be secured through a Housing Agreement for the life of the building. Fifty of the units (68%) are proposed to meet Level 2 of the Adaptable Design guidelines.

The proposal includes generous front and rear setbacks, as well as thoughtful landscape design to integrate the development with adjacent greenways. A public walkway along the east lot line is proposed to serve as a mid-block pedestrian connection between West 21<sup>st</sup> Street and the rear greenway.



The top floor is further setback (approximately 2.6 m (8.5 ft) from front and 3.3 m (11 ft) from rear) to help reduce massing and mitigate impacts on views and shading. About 100 sqm (1,090 sqft) of indoor amenity space is provided on Level 1, as well as a children play area and outdoor gardening plots in the front yard.

Proposed vehicle access and main residential entry are both off West 21<sup>st</sup> Street. The proposed parking is provided within a level that is mostly below grade, with access located at the southwest of the site allowing it to be at-grade due to the natural slope of the site.

To facilitate the proposal, the proposed bylaw would vary the RM-1 zone FSR, lot coverage, height, side setback and building length requirements.

**Table 3. Summary of Proposed Zoning Changes**

	BASE RM-1 ZONE	PROPOSED CD-745 ZONE
<b>Permitted Principal Uses</b>	Various Residential Uses	Rental Apartment Residential Use
<b>Density Maximum</b>	1.6 FSR	2.3 FSR
<b>Lot Coverage Maximum</b>	50 percent	94 percent
<b>Height Maximum</b>	13 m	15 m
<b>Setbacks</b>	Front/Rear/Exterior Side: 6.096 m (20 ft) Interior Side: 4.57 m (15 ft)	Front/Rear: 6.31 m (20.7 ft) Side (east): 4.58 m (15.0 ft) Side (west): 4.00 m (13.1 ft)
<b>Building Width &amp; Length</b>	Maximum 30.48 m (100 ft) above third storey	(waived)

## PLANNING ANALYSIS

### *Policy Alignment*

The proposal is consistent with the OCP land use designation and below OCP height and density limits for the site. Located within a block of the Lonsdale commercial corridor, the proposal is in alignment with a number of OCP goals and objectives to have higher density rental housing that is within the Lonsdale Regional City Centre and close to shops, services, public transit and employment opportunities.

The proposed mix of unit types meets key actions of the *Housing Action Plan* for mid-market rental units and a minimum of 10% three-bedroom units to support families. Also, the proposed 100% secured rental housing of 85 units meets a priority of the Council Strategic Plan to protect and expand rental housing stock.

The proposal exceeds the *Zoning Bylaw* minimum requirement for 25% of units to meet Level 2 Adaptable Design. The proposal addresses some Active Design Guidelines through provision of indoor and outdoor amenity spaces.

### *Building Setbacks*

Setbacks in the proposal are generally more than required except from the west side lot line, where it is slightly reduced from 4.57 m (15 ft) to 4.00 m (13.1 ft). The setback along the frontage provides ample space for outdoor amenity, including garden plots and children play area, as well as landscaping integration with the adjacent Green Necklace greenway.

### *Lot Coverage*

Lot coverage is significantly increased in the proposal due to the natural slope of the site, which results in a large portion of the underground parking level to protrude more than 0.9 m (3 ft) above grade and be considered part of lot coverage. The proposed amount of lot coverage is acceptable due to the ample proposed landscaping and adequate building setbacks.

### *Parking*

Vehicle and bicycle parking exceed the minimum provision required under the *Zoning Bylaw* by approximately 16% and 2%, respectively. Given the high demand of on-street parking in the area, staff support the proposed amount of off-street parking.

### *Infrastructure and Servicing*

The proposed pedestrian walkway will require a statutory right-of-way placed on title. Currently, the site contains a covenant and right-of-way for stormwater management of previous development, which are no longer needed. Staff recommend that both covenant and right-of-way be discharged from title.

The proposal will require new utility and communications service connections, stormwater management features, upgrading of the northern greenway, as well as improvements along frontage that meet City standards for road works, streetscaping and the Green Necklace. These requirements will be secured through a Servicing Agreement with the City.

## **Density Bonus and Community Benefits**

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

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. However, sites with existing rental housing, such as the subject site, may only seek density bonus through provision of secured rental housing. The community benefit offered by this proposal is an increase of the City's rental housing stock by 38 units (73 units total), seven of which will be mid-market rental units, secured for the life of the building through a Housing Agreement with the City.



The value of the density bonus (0.7 FSR = 15,820 sqft) may be estimated at \$3,005,644 based on the standard rate for the Lonsdale City Centre (\$190/sqft).

In addition to secured market and mid-market rental units, staff is seeking Council direction to secure the following items as conditions of this rezoning:

- Statutory right-of-way for mid-block pedestrian connection between West 21st Street and the greenway to the north of site;
- Upgrades to greenway north of site;
- Streetscape and public realm improvements for Green Necklace along frontage;
- Sanitary and water line upgrades from Chesterfield Avenue to site.

### **Legal Agreements**

Should Council support this rezoning, the following legal agreements should be prepared prior to final adoption:

- Development Covenant
- Housing Agreement
- Servicing Agreement
- Pedestrian Statutory Right-of-Way
- Community Good Neighbour Agreement
- Shoring, Crane Swing, and Staging License Agreement
- Flooding Covenant
- Community Energy Agreement

### **RESIDENTIAL TENANT RELOCATION**

The applicant has prepared a Tenant Relocation Plan that meets the requirements of the current *Residential Tenant Displacement Policy*, including financial compensation and relocation assistance.

A Tenant Relocation Coordinator has been communicating with tenants and providing information on available units in the general rental market, as well as resources for government housing programs.

At time of writing this report, 19 of the 35 existing units were occupied.

### **ADVISORY BODY INPUT**

The application was reviewed by the Advisory Design Panel (ADP) on May 18, 2022. The Panel unanimously endorsed the proposal with no concerns to be addressed.

## **COMMUNITY CONSULTATION**

A Developer Information Session was held on June 7, 2022 via the Zoom online platform. One person attended and one comment form was submitted.

The one attendee had concerns around impacts of the proposal to on-street parking, views and crime prevention. The one comment form received expressed support for the project, citing the need for renewal of the site and also wanted to see some residential strata options included.

## **SUSTAINABILITY COMMENTS**

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 rainwater collection and water efficient irrigation system. Building construction will meet Energy Step Code 3 and provide indirect economic benefits. The following are included in the proposal to promote social interaction, inclusion and community building:

- Amenity spaces for shared office use, gardening, children play area, informal and formal gatherings
- Significant portion of units are proposed to meet Level 2 Adaptable Design
- Fully landscaped frontage to contribute to public realm and user experience

## **PROCESS WHEN NO PUBLIC HEARING HELD**

The Local Government Act assumes no Public Hearing is held for proposed zoning bylaw amendments if the bylaw is consistent with the OCP. A local government must pass a resolution if it wishes to hold 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 a Public Hearing, the first two active clauses in the resolution should be amended to read:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939" (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2022, No. 8940" (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) be considered and referred to the same Public Hearing;

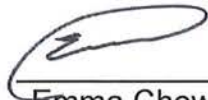
## FINANCIAL IMPLICATIONS

There are no financial cost implications for the City relating to the development project. The development would provide secured rental housing, at least 10% of which would be mid-market rental units. The approximate value of this Community Benefit Contribution is \$3.0 million.

## CONCLUSION

This proposal is in alignment with goals and objectives of the OCP and Council Strategic Plan to intensify residential development within the Lonsdale Regional City Centre and increase rental and mid-market units in the City while contributing to important active transportation infrastructure, such as the Green Necklace.

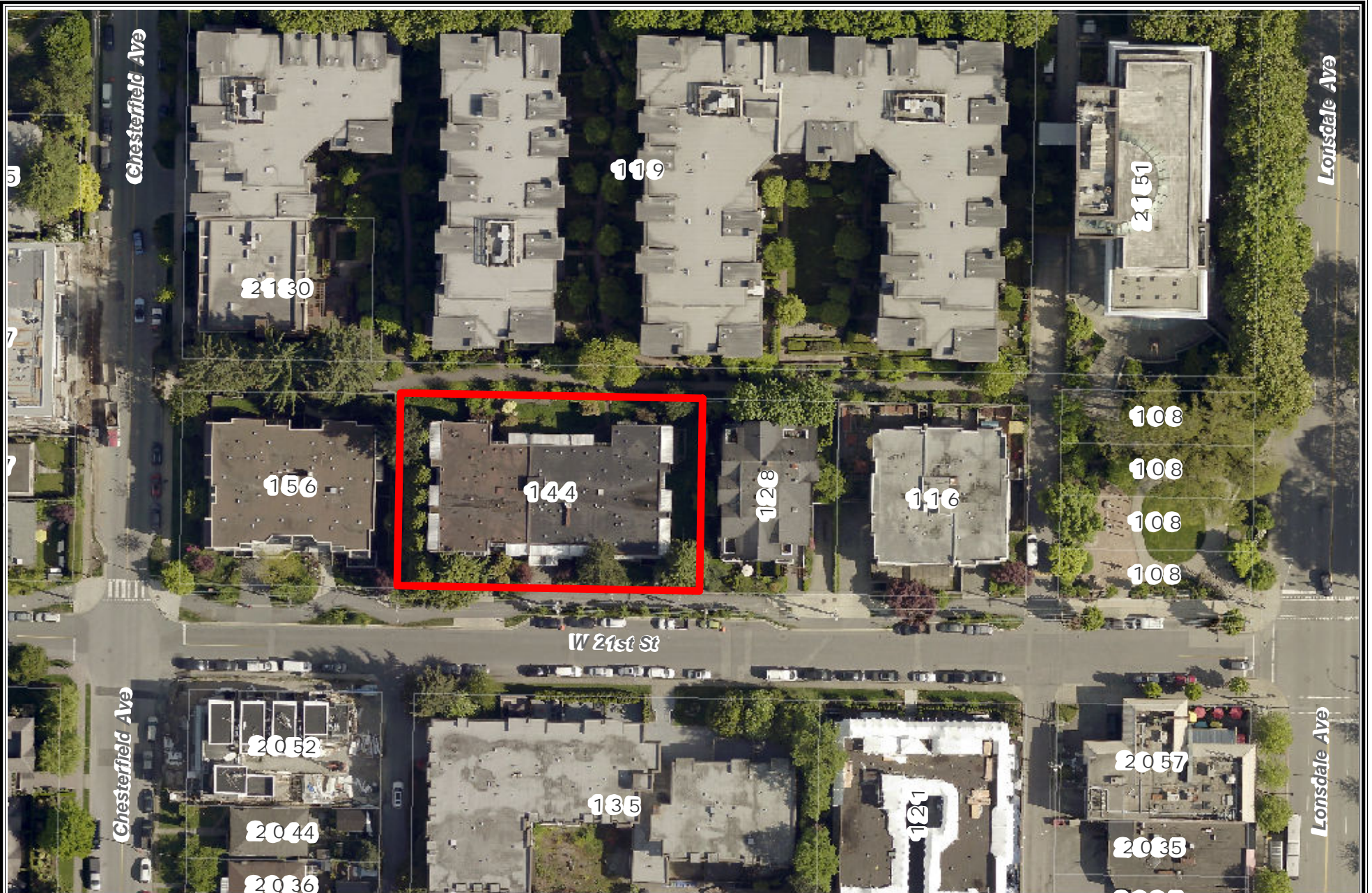
RESPECTFULLY SUBMITTED:



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Emma Chow  
Planner 2







# 144 WEST 21ST STREET

RENTAL HOUSING DEVELOPMENT

Issued for Rezoning - April , 2019

Response to PTC - October 25, 2021

Reissued for Rezoning - February 28, 2022

Response to PTC - May 31, 2022

## Client

Corfield Enterprises Ltd. c/o  
BOK Development Corporation  
8100- 150 Pacific Boulevard  
Vancouver, BC V6B 5E7  
Contact: Dorian Goss-Hing  
Email: dgg@corfieldenterprises.com  
Tel: 604.682.0777

## Architect

Ankenman Marchand Architects  
1645 West 5th Avenue  
Vancouver, BC V6J 1N6  
Contact: Timothy Ankenman  
Email: tim@amarchitects.com  
Tel: 604.872.2595 x28 Fax: 604.872.2505

## Surveyor

Bennett Land Surveying Ltd.  
201-275 Fall Avenue  
North Vancouver, B.C. V1P 3R5  
Contact: Tyson Colnam  
Email: tyson@bennettlandsurvey.com  
Tel: 604.980.4888 x209 Fax: 604.980.5896

## Landscape

Van Der Zant & Associates  
102-355 Kingsway  
Vancouver, BC V5T 3J7  
Contact: Dave Jerke  
Email: david@vdc.ca  
Tel: 604.882.0024 Cell: 604.546.0921

Forma Design Inc.  
209-628 Westboursade Drive  
North Vancouver, B.C. V1P 3B9  
Contact: Bill Harrison  
Email: bill@formadesign.ca  
Tel: 604.986.9193 Fax: 604.986.7320

## Civil

R.F. Birnie & Associates Ltd.  
300-4940 Canada Way  
Burnaby, B.C. V5G 4M5  
Contact: Russell Warren  
Email: russell@birnie.com  
Tel: 604.420.1721 x6049 Fax: 604.420.4743



SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A003	STATISTICS
A004	STATISTICS
A007	DESIGN DATA
A008	DESIGN DATA
A032	SITE CONTEXT AERIAL VIEW
A033	SITE CONTEXT PHOTOS
A035	STREET SCAPES
A040	SHADOW STUDIES
A100	SURVEY
A101	SITE PLAN
A105	PARKING LEVEL FLOOR PLAN
A110	LEVEL 1 FLOOR PLAN
A120	LEVEL 2 FLOOR PLAN
A130	LEVEL 3 FLOOR PLAN
A140	LEVEL 4 FLOOR PLAN
A150	LEVEL 5 FLOOR PLAN

SHEET NUMBER	SHEET NAME
A160	ROOF FLOOR PLAN
A200	ELEVATION - SOUTH
A210	ELEVATION - EAST & WEST
A220	ELEVATIONS - NORTH
A300	SECTIONS
A310	SECTIONS
A600	3D REPRESENTATIONS
A610	3D REPRESENTATIONS
A810	AREA OVERLAY - LEVEL 1
A820	AREA OVERLAY - LEVEL 2
A830	AREA OVERLAY - LEVEL 3
A840	AREA OVERLAY - LEVEL 4
A850	AREA OVERLAY - LEVEL 5
A870	TYPICAL ADAPTABLE UNIT FLOOR PLANS
A880	BALCONIES WALLS, OPENING AREA
A890	BALCONIES WALLS, OPENING AREA
A895	BALCONIES WALLS, OPENING AREA

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N6

Tel: (604) 872-2595 ext. (604) 872-2505  
Email: office@amarchitects.com

## Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
**COVER PAGE & DRAWING LIST**

Project Status:  
**REZONING**

## SUBMISSION

Date	Description
2019-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Reissued for Rezoning
2022-05-31	Response to PTC

## REVISION

No.	Date	Description

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

## DWG. NO:

**A001**

# 144 WEST 21ST STREET

RENTAL HOUSING DEVELOPMENT

Issued for Rezoning - April , 2019

Response to PTC - October 25, 2021

Reissued for Rezoning - February 28, 2022

Response to PTC - May 31, 2022

FSR CALCULATION												
# OF UNITS	UNITS FLOOR AREA	CIRCULATION & SHAFT FLOOR AREA		GROSS FLOOR AREA	AMENITY/SERVICE Area, Measuring Mech. Etc. at or below grade	STAIR & LOBBY AREA Active design (Excluded)		ADAPTABLE FLOOR AREA (Excluded)		WALL AREA (Excluded)	HRY (Excluded)	NET FLOOR AREA for total FSR calc.
		SG.FT	SG.FT			SG.FT	SG.FT	SG.FT	SG.FT			
A	B	C	D	E	F	G	H	I	J	K	L	M
LEVEL 1	RESIDENTIAL	13	8,333.48	1,682.48	11,296.74	1,067.92	881.60	240.00	212.86	8,894.36	0.39	
LEVEL 2	RESIDENTIAL	16	10,029.42	1,150.22	11,425.98		188.60	240.00	246.25	10,773.14	0.48	
LEVEL 3	RESIDENTIAL	16	10,029.48	1,150.22	11,425.97		188.60	240.00	246.27	10,773.10	0.48	
LEVEL 4	RESIDENTIAL	16	10,031.43	1,147.47	11,426.05		183.78	240.00	247.16	10,775.14	0.48	
LEVEL 5	RESIDENTIAL	12	7,879.17	1,086.94	8,850.56		162.16	40.00	184.45	8,463.95	0.37	
TOTAL RESIDENTIAL		73	46,952.98	6,217.42	54,425.31	1,067.92	1,340.72	1,000.00	1,136.99	48,879.88	2.20	
TOTAL		73	46,952.98	6,217.42	54,425.31	1,067.92	1,340.72	1,000.00	1,136.99	48,879.88	2.20	

## STATISTICS:

### Legal Description:

Lot A of Lot 10, Block 206, District Lot 545, G1, NWD, Plan 17051

### Civic Address:

144 West 21st Street, North Vancouver, BC V7M 1H1

### Zoning:

Current: RM-1

### Proposed Use:

Proposed: CD

### Survey Information:

Based on survey information by Bennett Land Surveying Ltd.  
Dated: April 10th, 2018

## UNIT COUNTS:

### Unit Breakdown:

Type:	Percent:	Number:
1 Bedroom	74%	54
2 Bedroom	14%	10
2 Bedroom + Den	1%	1
3 Bedroom	11%	8

Total Residential Units 73

### MMR Unit Breakdown:

Type:	Number:
1 Bedroom	5
2 Bedroom	1
3 Bedroom	2

Total MMR Units 7

UNIT COUNTS		
Level	UNIT TYPE	UNIT COUNT
LEVEL 1	1BDR	10
LEVEL 1	2BDR + DEN	1
LEVEL 1	3BDR	2
LEVEL 1: 13		
LEVEL 2	1BDR	12
LEVEL 2	2BDR	2
LEVEL 2	3BDR	2
LEVEL 2: 16		
LEVEL 3	1BDR	12
LEVEL 3	2BDR	2
LEVEL 3	3BDR	2
LEVEL 3: 16		
LEVEL 4	1BDR	12
LEVEL 4	2BDR	2
LEVEL 4	3BDR	2
LEVEL 4: 16		
LEVEL 5	1BDR	8
LEVEL 5	2BDR	2
LEVEL 5: 12		

TOTAL NUMBER OF UNITS: 73

## DEVELOPMENT DATA SUMMARY:

### Site Area:

2,099.52 m2 (22,599 SF)

### Permitted FSR:

Per RM-1 allowable FSR 1.6 = 36,158.4 SF  
Per OCP: R5 bonus FSR 1.0 = 22,599.0 SF  
Allowable total FSR 2.6 = 58,757.4 SF

### Proposed FSR:

Per OCP = 2.20 = 49,679.68 SF

### Permitted Site Coverage:

Per RM-1 50% = 11,300 SF

Proposed Site Coverage: 94% = 21,243.1 SF

### HEIGHT:

Per RM-1 3 Storeys or 42.65 ft (13 m)

### Proposed Height:

Per OCP 5 Storeys, 47 ft (14.33m)

### SETBACKS:

#### Required:

Original Zoning as per RM-1 512.  
(4)(a) - shall be sited not less than 6.096 metres (20 feet) from a Lot line Exterior Side Lot Line.  
(4)(a) - shall be sited not less than 4.57 metres (15 feet) from a Lot line Interior Side Lot Line.

#### Proposed:

Exterior Front, South: 6.32 m (20.75') - No relaxation  
Interior, North: 6.31 m (20.70') - No relaxation  
Interior, East: 4.58 m (15.03') - No relaxation  
Interior, West: 3.99 m (13.08') - 0.58 m relaxation from RM-1 512 (4)(a)

### ADAPTABLE UNITS BRAKDOWN:

#### DESIGN LEVEL TWO:

1 BDR UNITS: 41  
2 BDR UNITS: 1  
3 BDR UNITS: 8

TOTAL UNITS: 50

EXLC. AREA 20SF - ADAPTABLE DESIGN LEVEL 2

#### UNITS:

112

EXLC. AREA 20SF - ADAPTABLE DESIGN LEVEL 2

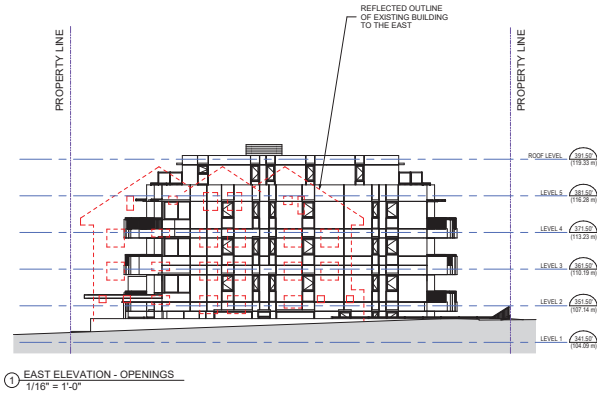
#### UNITS:

106, 107  
206, 207  
306, 307  
406, 407

Level #	Unit #	Unit Type	Unit Floor Area (Sq. Ft.)	Total Unit Floor Area (Sq. Ft.)	Wall Area (Sq. Ft.)	Stair & Lobby Area (Sq. Ft.)	HRY Area (Sq. Ft.)	Adaptable Area (Sq. Ft.)	Net Floor Area (Sq. Ft.)	Operability Area (Sq. Ft.)
LEVEL 1	101	1 BDR	564.27	564.27	10.81	20.00			544.27	48.13
LEVEL 1	102	1 BDR	567.04	567.04	10.81	20.00			537.04	48.13
LEVEL 1	103	1 BDR	567.04	567.04	10.81	20.00			537.04	48.13
LEVEL 1	104	1 BDR	565.00	565.00	10.77	20.00			545.00	48.13
LEVEL 1	105	1 BDR	565.00	565.00	10.77	20.00			545.00	48.13
LEVEL 1	106	1 BDR	568.81	568.81	10.81	20.00			538.81	48.13
LEVEL 1	107	1 BDR	565.06	565.06	10.75	20.00			545.06	48.13
LEVEL 1	108	1 BDR	565.06	565.06	10.75	20.00			545.06	48.13
LEVEL 1	109	1 BDR	567.04	567.04	10.81	20.00			537.04	48.13
LEVEL 1	110	1 BDR	567.04	567.04	10.81	20.00			537.04	48.13
LEVEL 1	111	1 BDR	567.04	567.04	10.81	20.00			537.04	48.13
LEVEL 1	112	2 BDR + DEN	961.40	961.40	21.46	20.00			940.40	80.00
LEVEL 1	113	3 BDR	101.78	101.78	12.40	20.00			89.38	75.00
LEVEL 1	114	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	115	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	116	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	117	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	118	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	119	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	120	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	121	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	122	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	123	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	124	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	125	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	126	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	127	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	128	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	129	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	130	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	131	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	132	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	133	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	134	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	135	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	136	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	137	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	138	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	139	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	140	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	141	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	142	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	143	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	144	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	145	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	146	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	147	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	148	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	149	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	150	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	151	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	152	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	153	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	154	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	155	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	156	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	157	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	158	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	159	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	160	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	161	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	162	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	163	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	164	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	165	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	166	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	167	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	168	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	169	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	170	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	171	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	172	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	173	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	174	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	175	3 BDR	30.56	30.56	3.56	20.00			10.00	8.50
LEVEL 1	176	3 BDR	30.56	30.56	3.56	20.00			1	







CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:  
CBC 2018 TABLE 3.2.3.1.D - EAST ELEVATION

LIMITING DIST.: 4.5m  
WALL AREA: 3,477.25 sf (323 m<sup>2</sup> > 150m<sup>2</sup>)  
OPENING AREA: 806.37 sf (74.9 m<sup>2</sup>)  
ALLOWED %: 35%  
PROPOSED %: 23%

BASED ON CBC 2018 Table 3.2.3.7  
ALLOWED CONSTR+CLADDING:  
45 min Combust. or Noncombust. Constr. + Noncombust. Clad  
PROPOSED CONSTR+CLADDING:  
45min Combust. Constr. + Noncombust. Clad

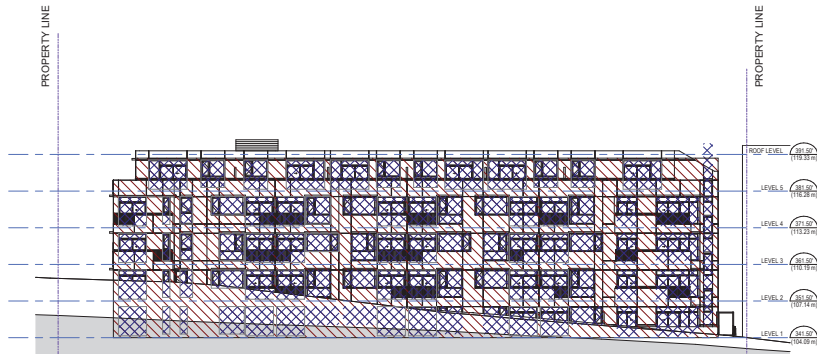
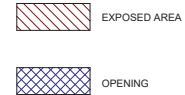


1 EAST ELEVATION - EXPOSED BUILDING FACE  
1/16" = 1'-0"

CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:  
CBC 2018 TABLE 3.2.3.1.D - NORTH ELEVATION

LIMITING DIST.: 9.3m  
WALL AREA: 8,049.5 sf (747.8 m<sup>2</sup> > 150 m<sup>2</sup>)  
OPENING AREA: 4,488.5 sf (417 m<sup>2</sup>)  
ALLOWED %: 100%  
PROPOSED %: 55.7%

BASED ON CBC 2018 Table 3.2.3.7  
ALLOWED CONSTR+CLADDING:  
45min. Combust. or Noncombust. Constr. + Combust. or Noncombust. Clad  
PROPOSED CONSTR+CLADDING:  
45min. Combust. Constr. + Noncombust. Clad

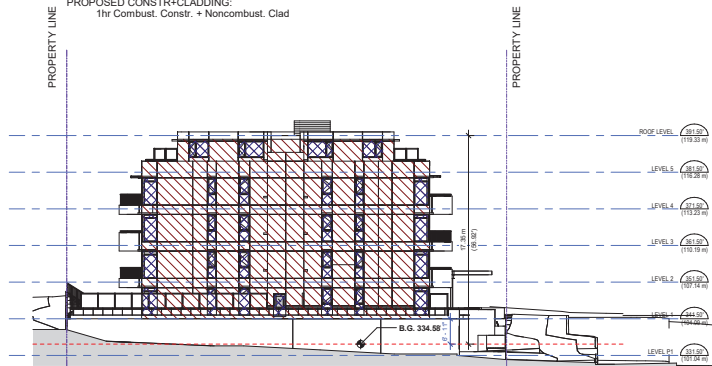
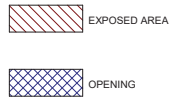


2 NORTH ELEVATION - EXPOSED BUILDING FACE  
1/16" = 1'-0"

CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:  
CBC 2018 TABLE 3.2.3.1.D - WEST ELEVATION

LIMITING DIST.: 2.5m  
WALL AREA: 3,733.5 sf (346.8 m<sup>2</sup> > 150m<sup>2</sup>)  
OPENING AREA: 700.9 sf (65.11 m<sup>2</sup>)  
ALLOWED %: 20%  
PROPOSED %: 18.8%

BASED ON CBC 2018 Table 3.2.3.7  
ALLOWED CONSTR+CLADDING:  
1hr Combust. or Noncombust. Constr. + Noncombust. Clad  
PROPOSED CONSTR+CLADDING:  
1hr Combust. Constr. + Noncombust. Clad

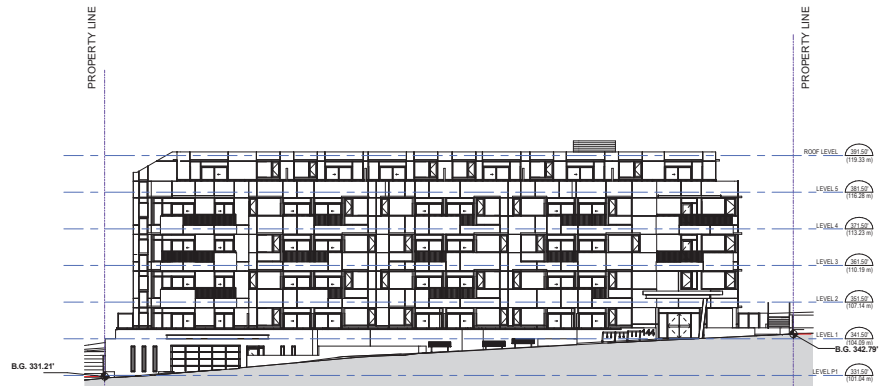


3 WEST ELEVATION - EXPOSED BUILDING FACE  
1/16" = 1'-0"

CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:  
CBC 2018 TABLE 3.2.3.1.D

SOUTH ELEVATION FACES STREET:

LIMITING DIST.: >9m  
WALL AREA: >150m<sup>2</sup>  
ALLOWED %: 100%  
PROPOSED %: <100%  
BASED ON CBC 2018 Table 3.2.3.7  
ALLOWED CONSTR+CLADDING:  
Combust. or Noncombust. constr. + Combust. or Noncombust. Clad  
PROPOSED CONSTR+CLADDING:  
Combust. Constr. + Noncombust. Clad



ARCHITECTS

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Vancouver, BC V6J 1N6

Tel: (604) 872-2555 ext. 604 872-2505  
Email: office@AMMArchitects.com

ANKENMAN MARCHAND

Project:

# 1756

144 - West 21st

Address:

144 - w21st Street, North Vancouver

Drawing:

DESIGN DATA

Project Status:

REZONING

SUBMISSION

Date	Description
2018-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezoning
2022-05-31	Response to PTC

REVISION

No.	Date	Description

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Scale:

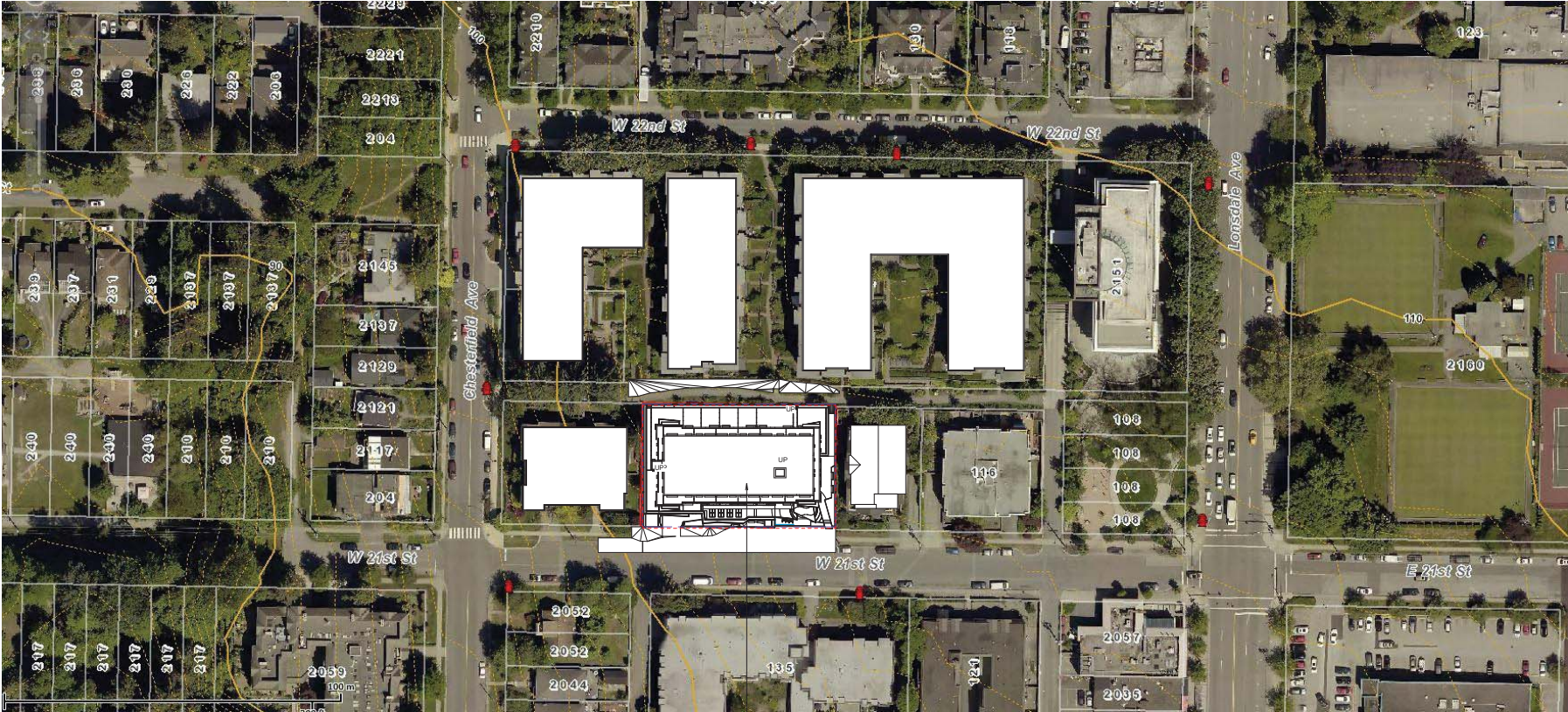
1/16" = 1'-0"

DWG. NO:

A008



SITE CONTEXT - AERIAL VIEW:



SUBJECT SITE - 144 WEST 21ST STREET

ARCHITECTS

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Email: office@AMArchitects.com



Project:

# 1756

144 - West 21st

Address:  
144 - W21st Street, North Vancouver

Drawing:

SITE CONTEXT AERIAL VIEW

Project Status:  
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Request for Rezonning
2022-05-31	Response to PTC

REVISION

No.	Date	Description

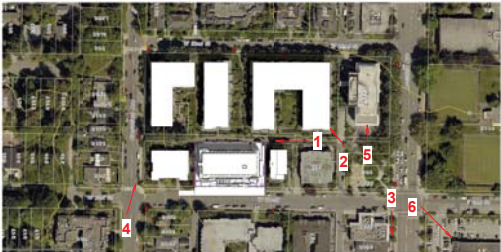
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Scale:  
1" = 50'-0"

DWG. NO:  
A032



SITE CONTEXT - PHOTOS:



CONTEXT PLAN



1



2



3



4



5



6

ARCHITECTS

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Tel: (604) 872-2595  
Email: office@AMM Architects.com

Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:

SITE CONTEXT PHOTOS

Project Status:

REZONING

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-25	Response for Rezonning
2022-05-31	Response to PTC

REVISION		
No.	Date	Description

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Scale:  
1" = 160'-0"

DWG. NO:  
**A033**

ANKENMAN MARCHAND

STREETSCAPES:



EXISTING SOUTH STREETSCAPE



PROPOSED SOUTH STREETSCAPE

ARCHITECTS

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Vancouver, BC V6J 1N6  
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Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:

STREETSCAPE

Project Status:

REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezonning
2022-05-31	Response to PTC

REVISION

No.	Date	Description

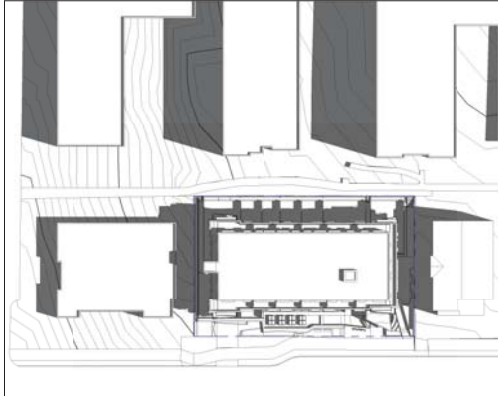
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Scale:  
1" = 10'-0"

DWG. NO:  
A035

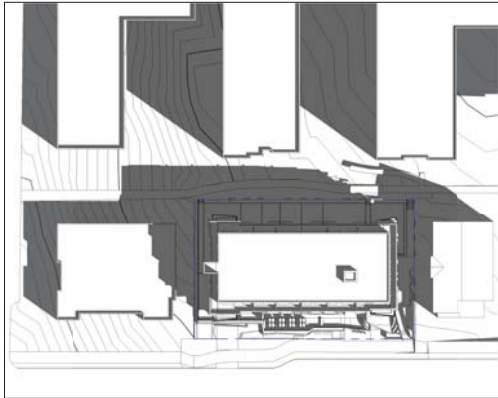


JUNE



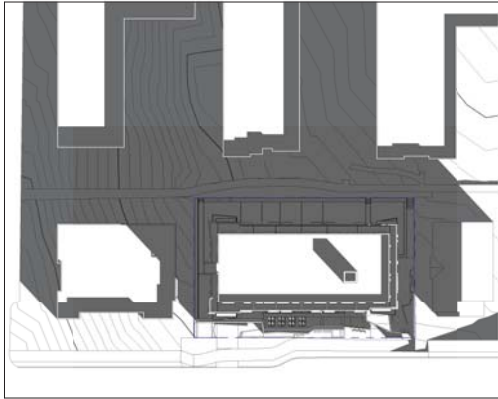
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MARCH / SEPTEMBER



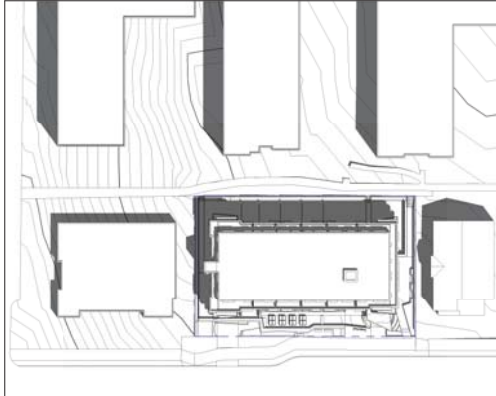
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DECEMBER



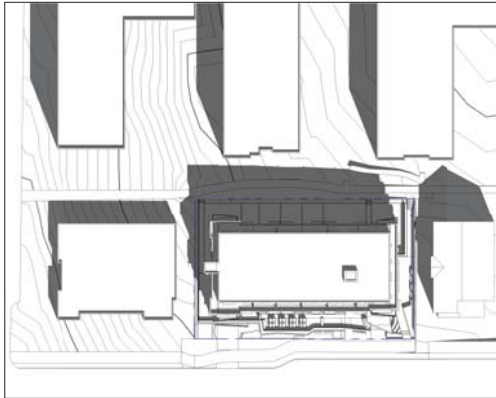
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JUNE



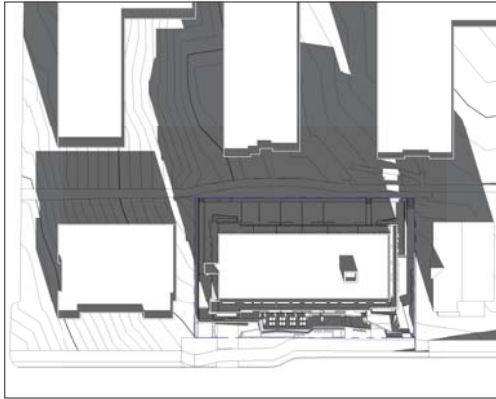
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MARCH / SEPTEMBER



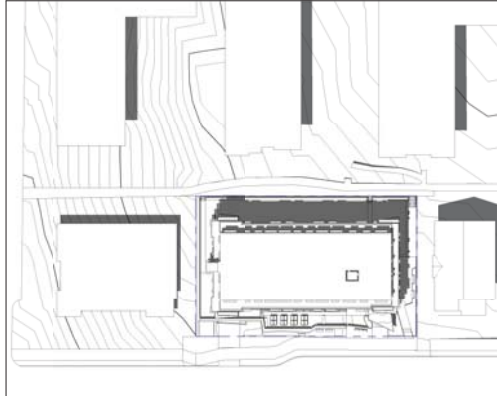
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DECEMBER



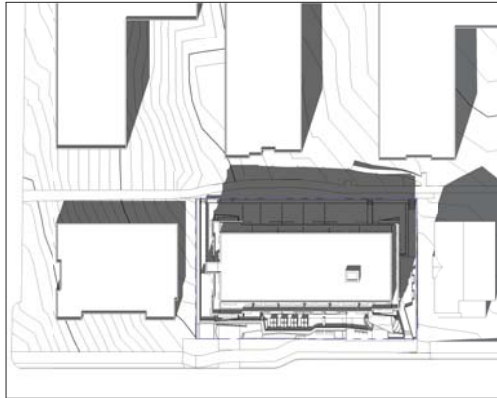
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JUNE



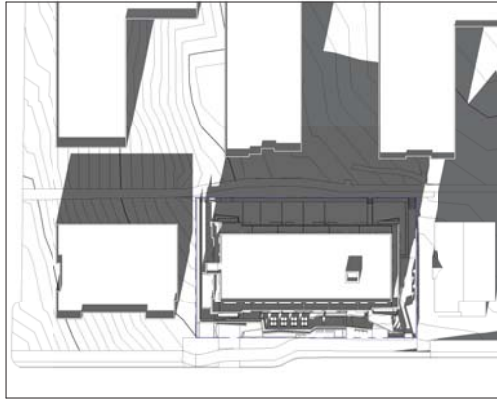
2 PM

MARCH / SEPTEMBER



2 PM

DECEMBER



2 PM

ARCHITECTS

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Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
SHADOW STUDIES

Project Status:  
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezoning
2022-05-31	Response to PTC

REVISION

No.	Date	Description

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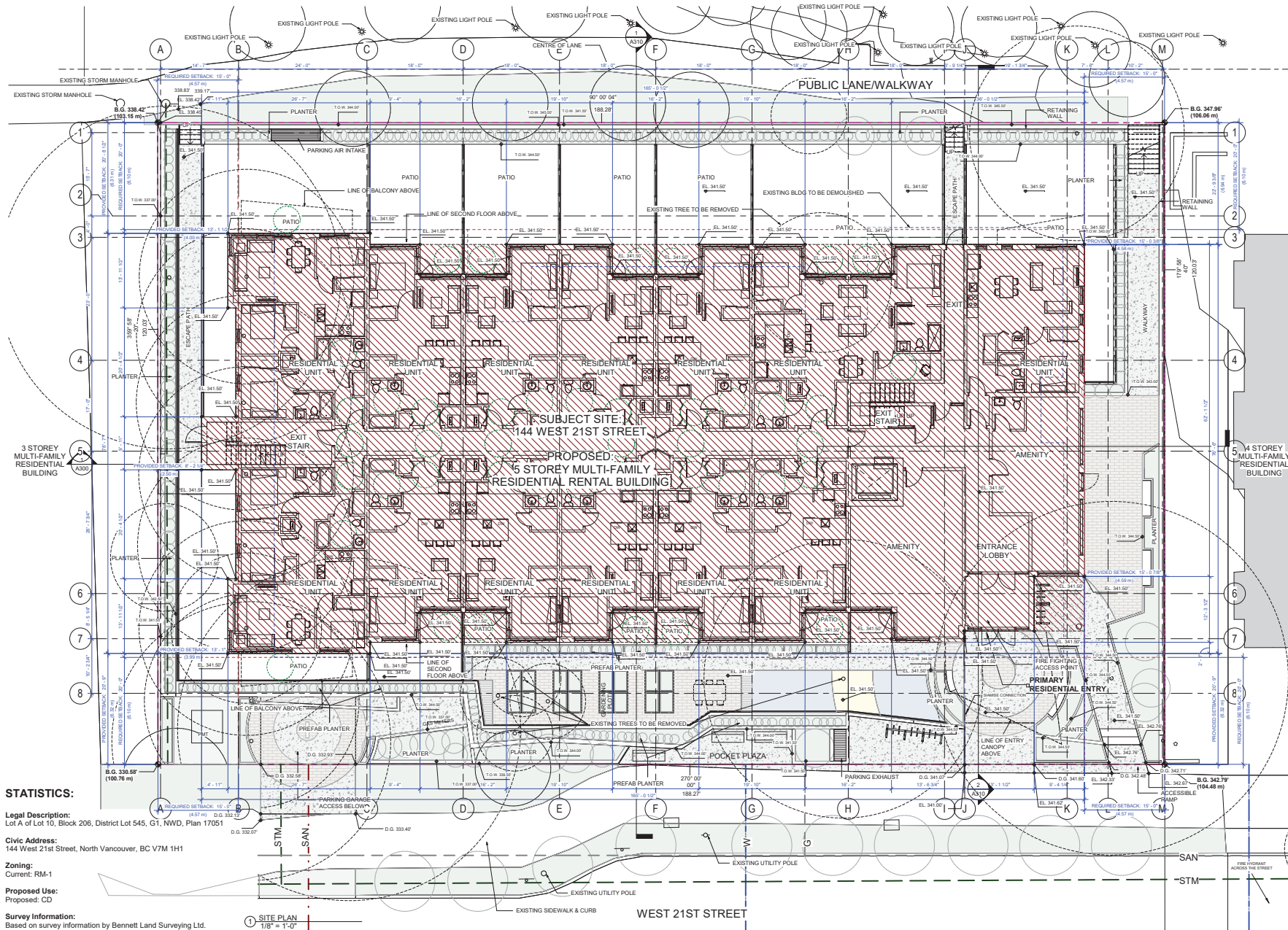
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DWG. NO:  
A040





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Plot Date: 2022-06-02 9:40:11 AM



**STATISTICS:**

**Legal Description:**  
Lot A of Lot 10, Block 206, District Lot 545, G1, NWD, Plan 17051

**Civic Address:**  
144 West 21st Street, North Vancouver, BC V7M 1H1

**Zoning:**  
Current: RM-1

**Proposed Use:**  
Proposed: CD

**Survey Information:**  
Based on survey information by Bennett Land Surveying Ltd.  
Dated: April 10th, 2018

1 SITE PLAN  
1/8" = 1'-0"

ARCHITECTS

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Vancouver, BC V6J 1N6

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Email: office@AMArchitects.com



Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:

SITE PLAN

Project Status:  
REZONING

SUBMISSION

Date	Description
2018-01-03	Issued for Review
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezoning
2022-05-31	Response to PTC

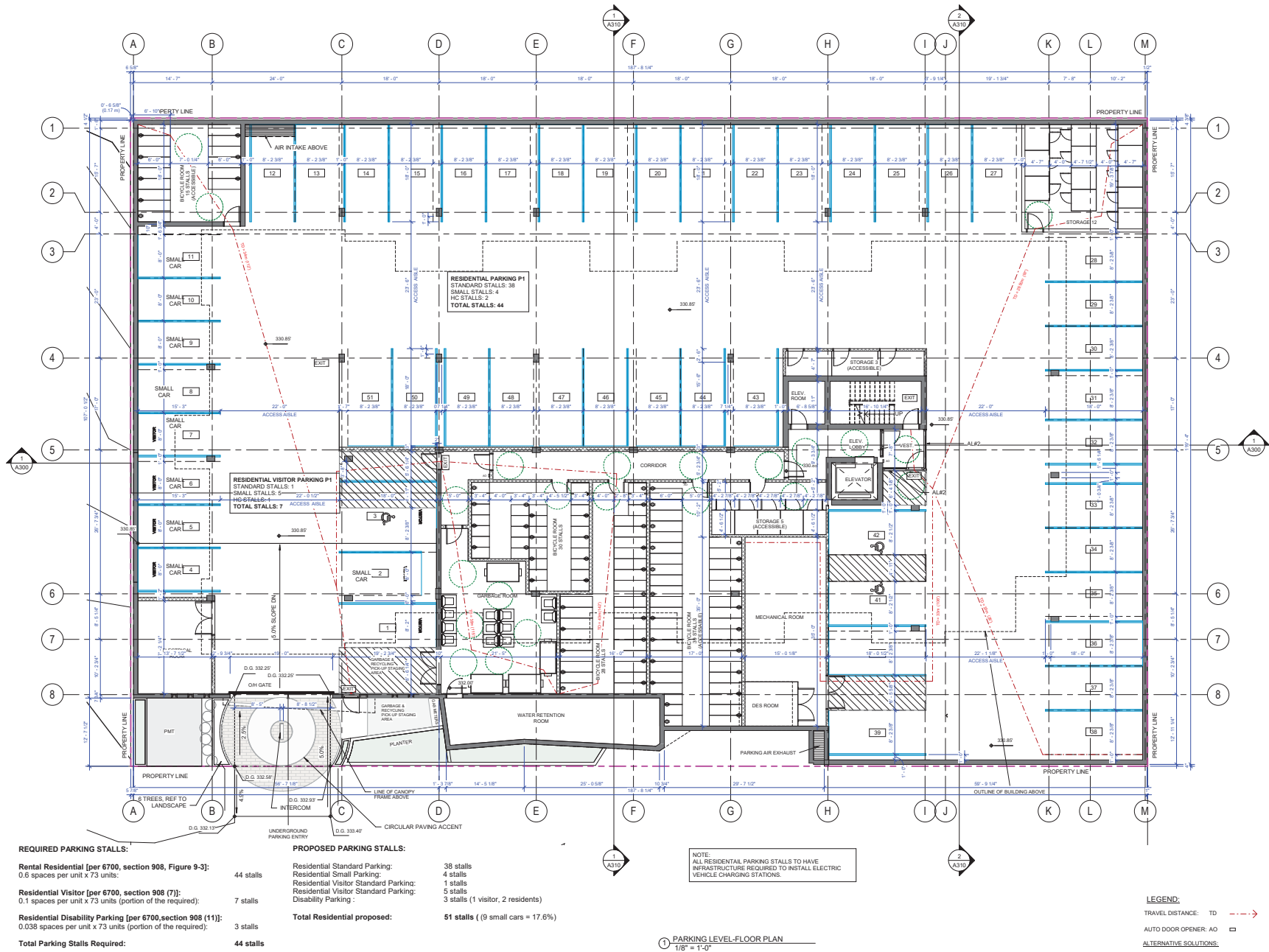
REVISION

No.	Date	Description

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

DWG. NO:  
A101



Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
**PARKING LEVEL FLOOR PLAN**

Project Status:  
**REZONING**

SUBMISSION

Date	Description
2015-01-30	Issued for Perceiving
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezoning
2022-05-31	Response to PTC

REVISION

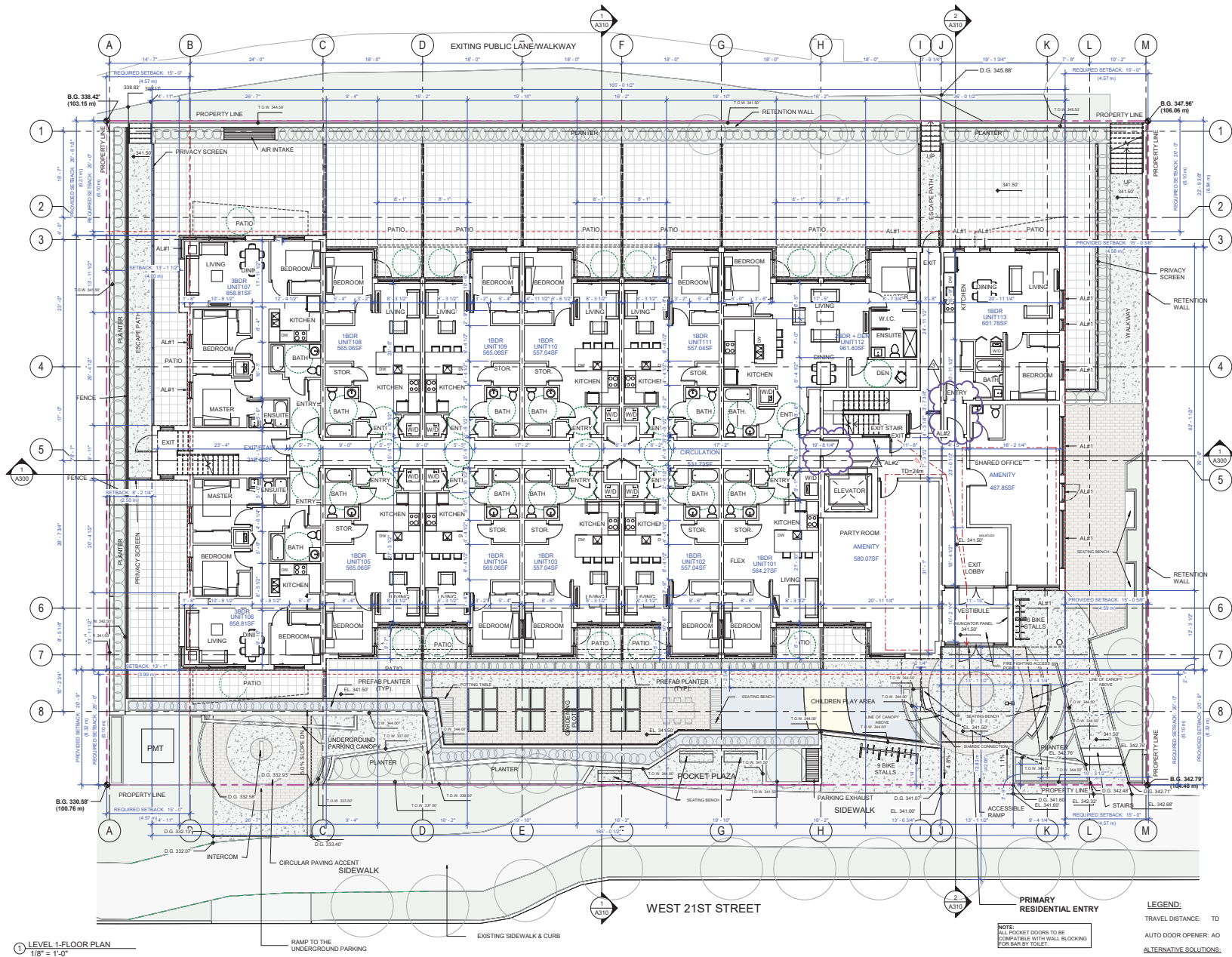
No.	Date	Description

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

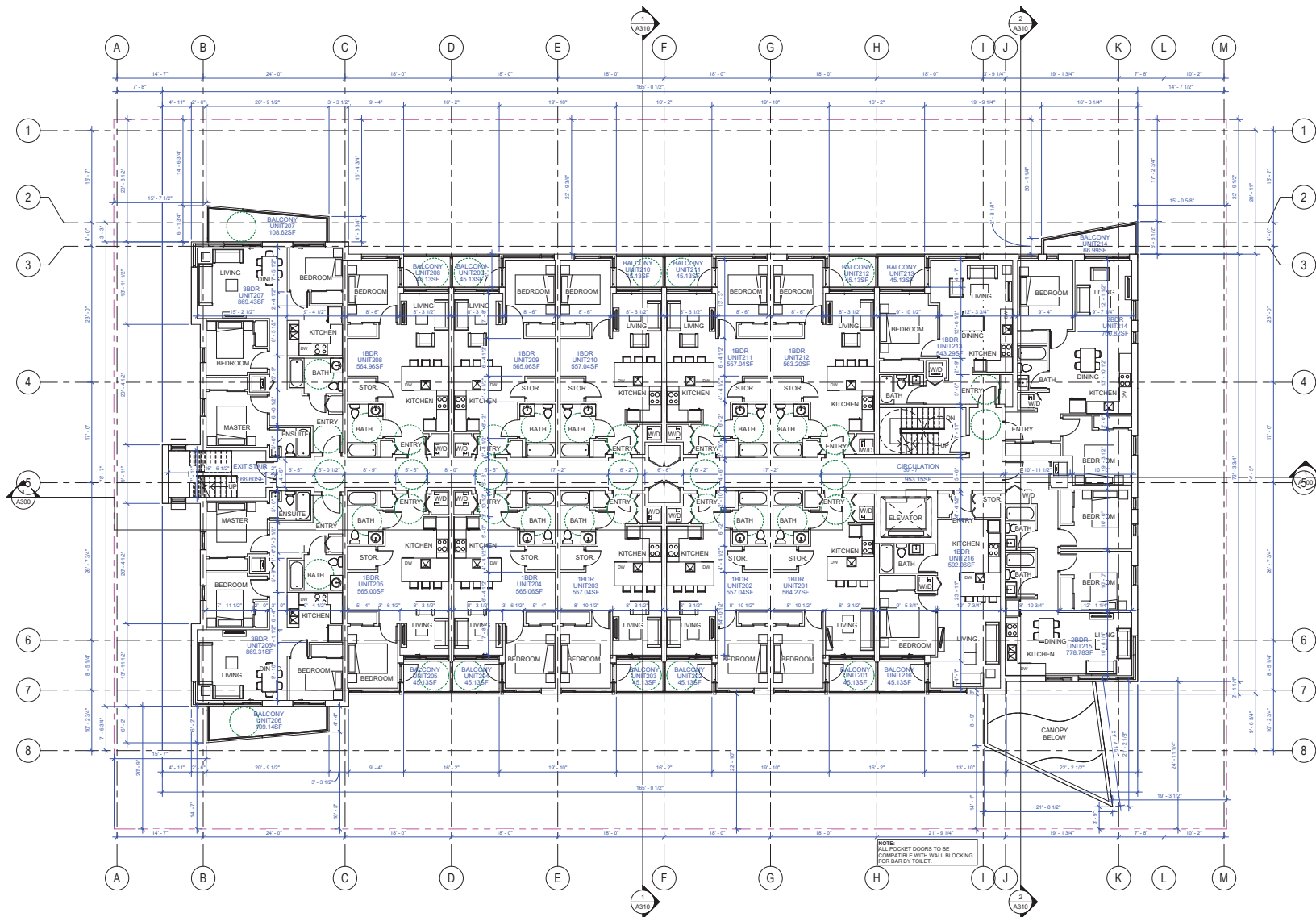
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**A105**

WG. NO:  
**A110**





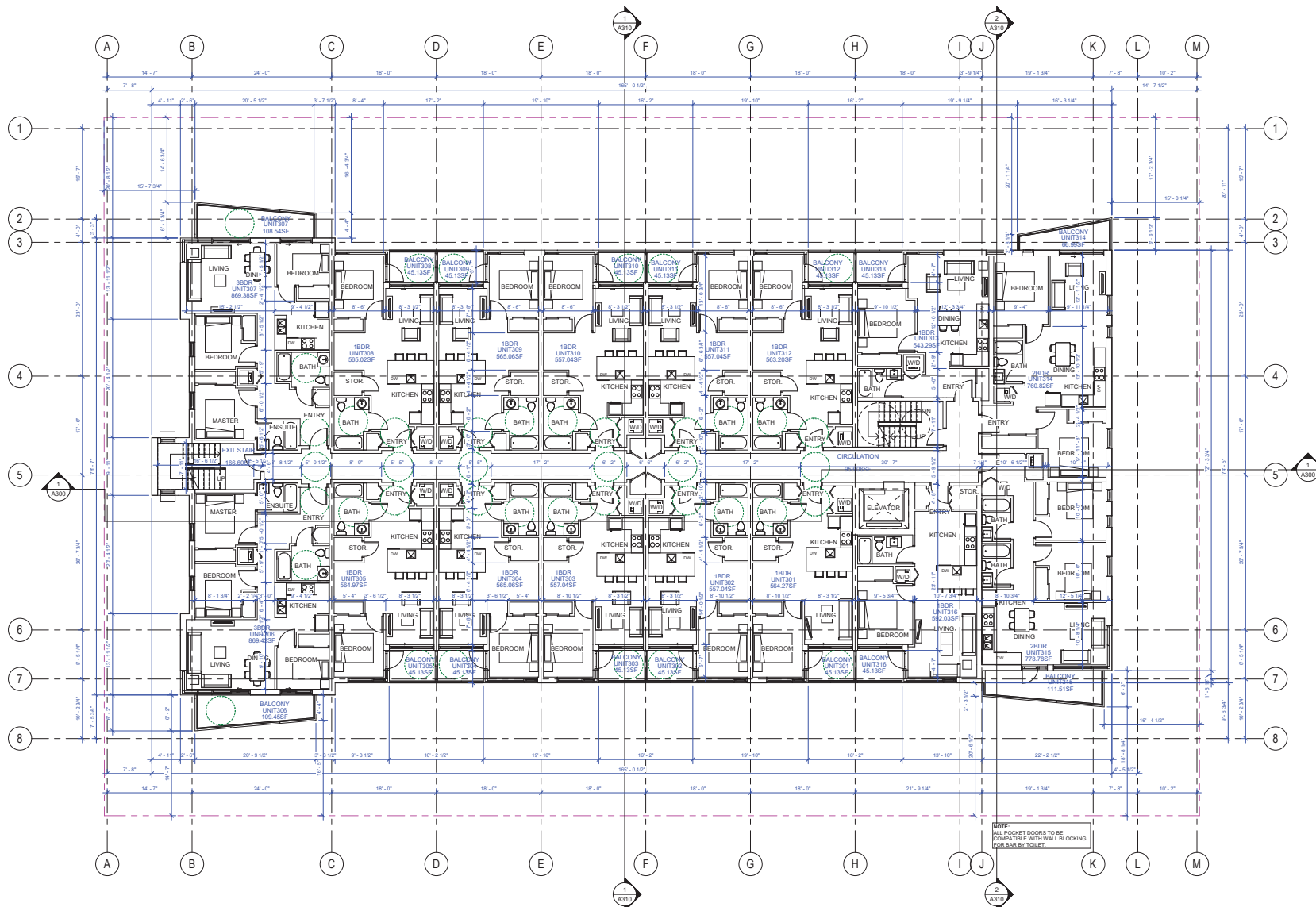
## A120



① LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"

D:\001 REVIT LOCAL FILES\1756\_01\_MAIN\_R20\_CF\_144\_w21st\_5 levels\_mahshidLDKCH.rvt

Plot Date: 2022-06-02 9:40:15 AM



1 LEVEL 3 FLOOR PLAN  
1/8" = 1'-0"

1645 West 5th Avenue  
Vancouver, BC V6J 1N6

Tel: (604) 872-2555 ext. (604) 872-2505  
Email: office@AMArchitects.com



Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:

LEVEL 3 FLOOR PLAN

Project Status:  
REZONING

SUBMISSION	
Date	Description
2015-01-30	Issued for Reviewing
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Response for Reviewing
2022-05-31	Response to PTC

REVISION		
No.	Date	Description

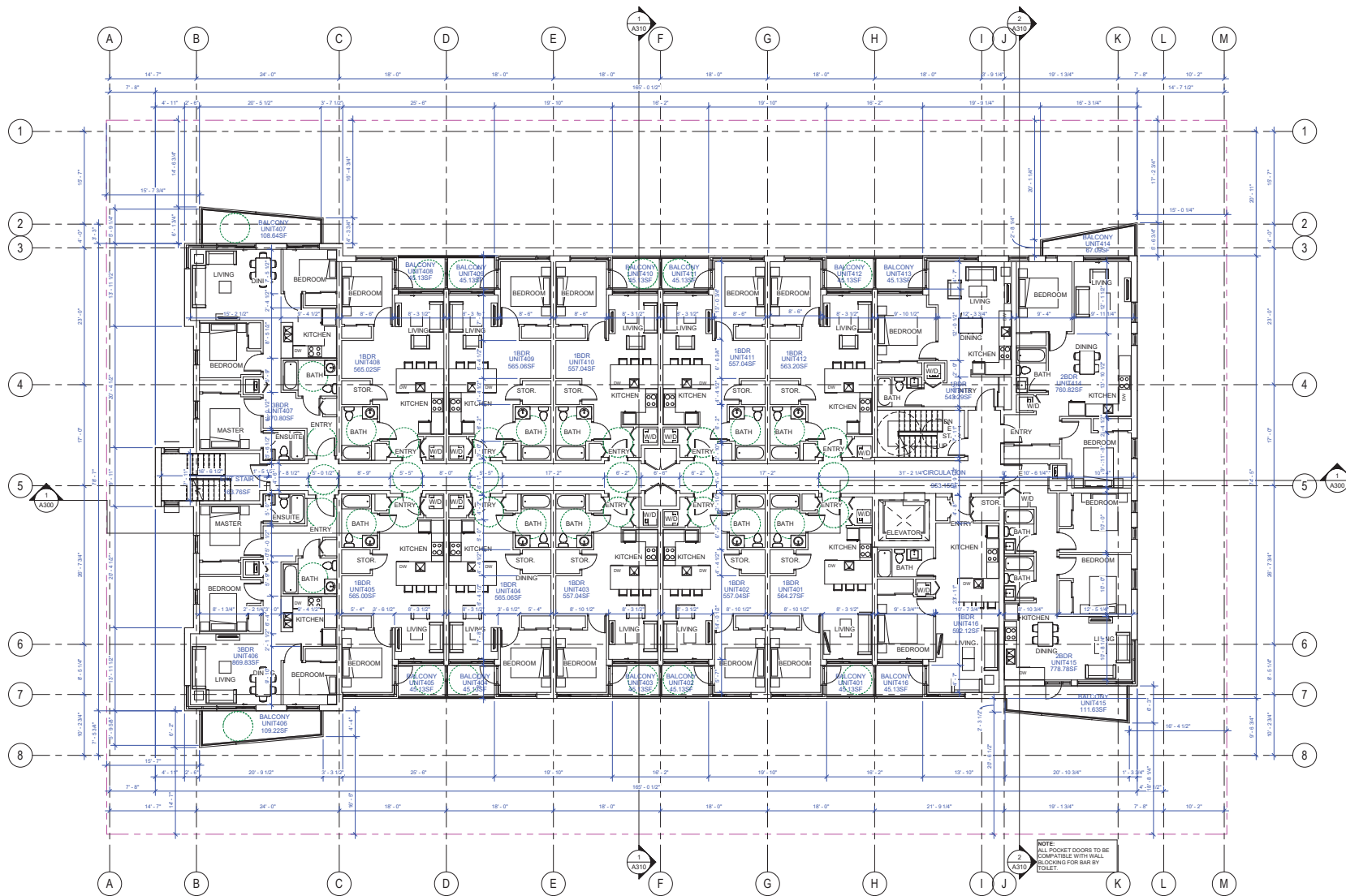
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Scale:  
1/8" = 1'-0"

DWG. NO:  
**A130**

D:\001 REVIT LOCAL FILES\1756\_01\_MAIN\_R20\_CF\_144\_vc141\_5 levels\_mahesh.dgn

Plot Date: 2022-06-02 9:40:16 AM



1 LEVEL 4 FLOOR PLAN  
1/8" = 1'-0"

ARCHITECTS

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Vancouver, BC V6J 1N6

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Email: office@AMArchitects.com



Project:  
# 1756  
144 - West 21st  
Address:  
144 - w21st Street, North Vancouver  
Drawing:  
LEVEL 4 FLOOR PLAN

Project Status:  
REZONING

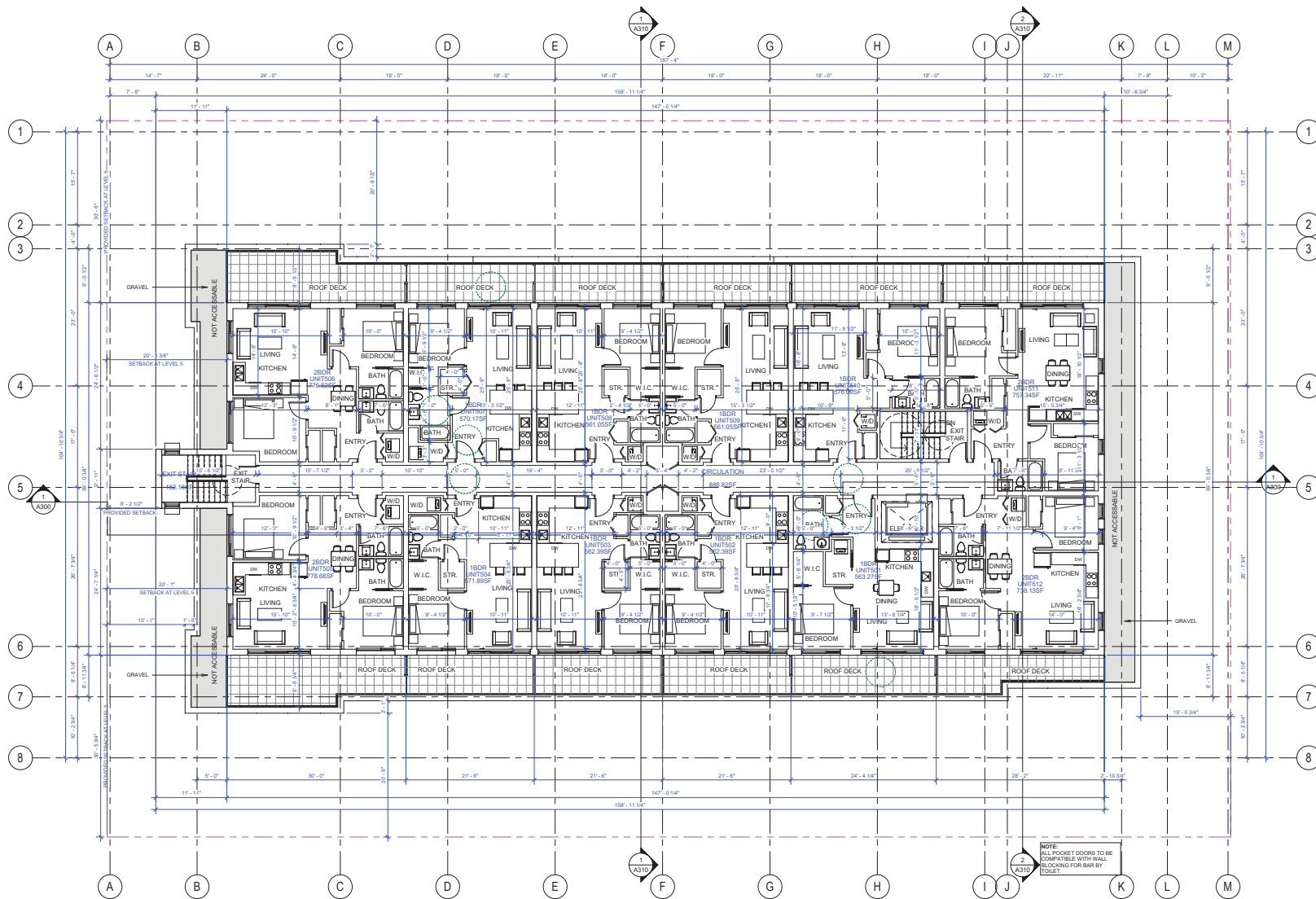
SUBMISSION	
Date	Description
2018-01-30	Issued for Review
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-25	Response for Rezoning
2022-05-31	Response to PTC

REVISION		
No.	Date	Description

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

DWG. NO:  
A140



1 LEVEL 5 FLOOR PLAN  
1/8" = 1'-0"

ARCHITECTS

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Vancouver, BC V6J 1N6

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Email: office@AMArchitects.com



Project:

# 1756

144 - West 21st

Address:  
144 - W21st Street, North Vancouver

Drawing:

LEVEL 5 FLOOR PLAN

Project Status:

REZONING

SUBMISSION	
Date	Description
2019-01-30	Issued for Perceiving
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Re-perceiving
2022-05-31	Response to PTC

REVISION		
No.	Date	Description

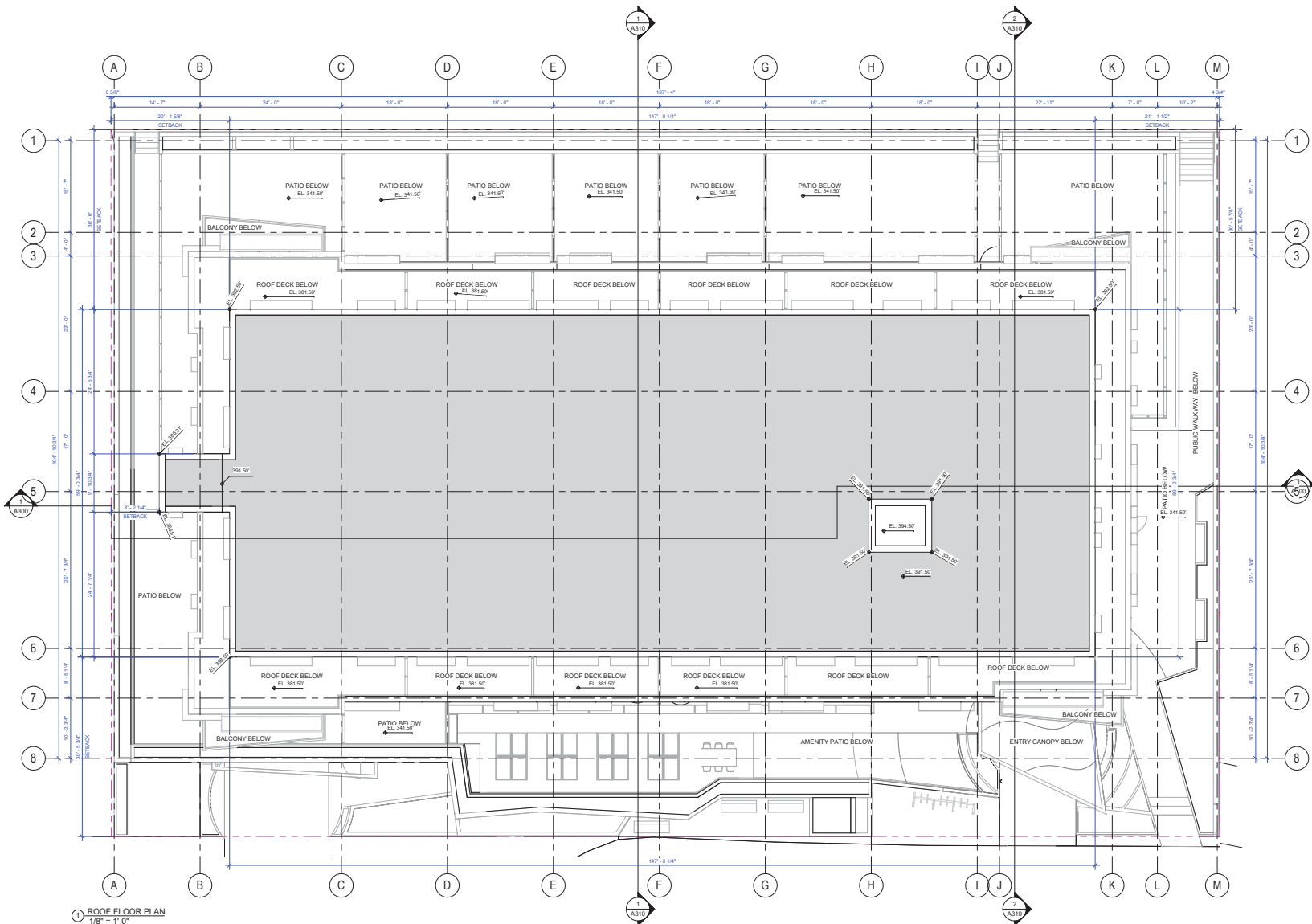
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Scale:  
1/8" = 1'-0"

DWG. NO:  
**A150**

DWG. NO:

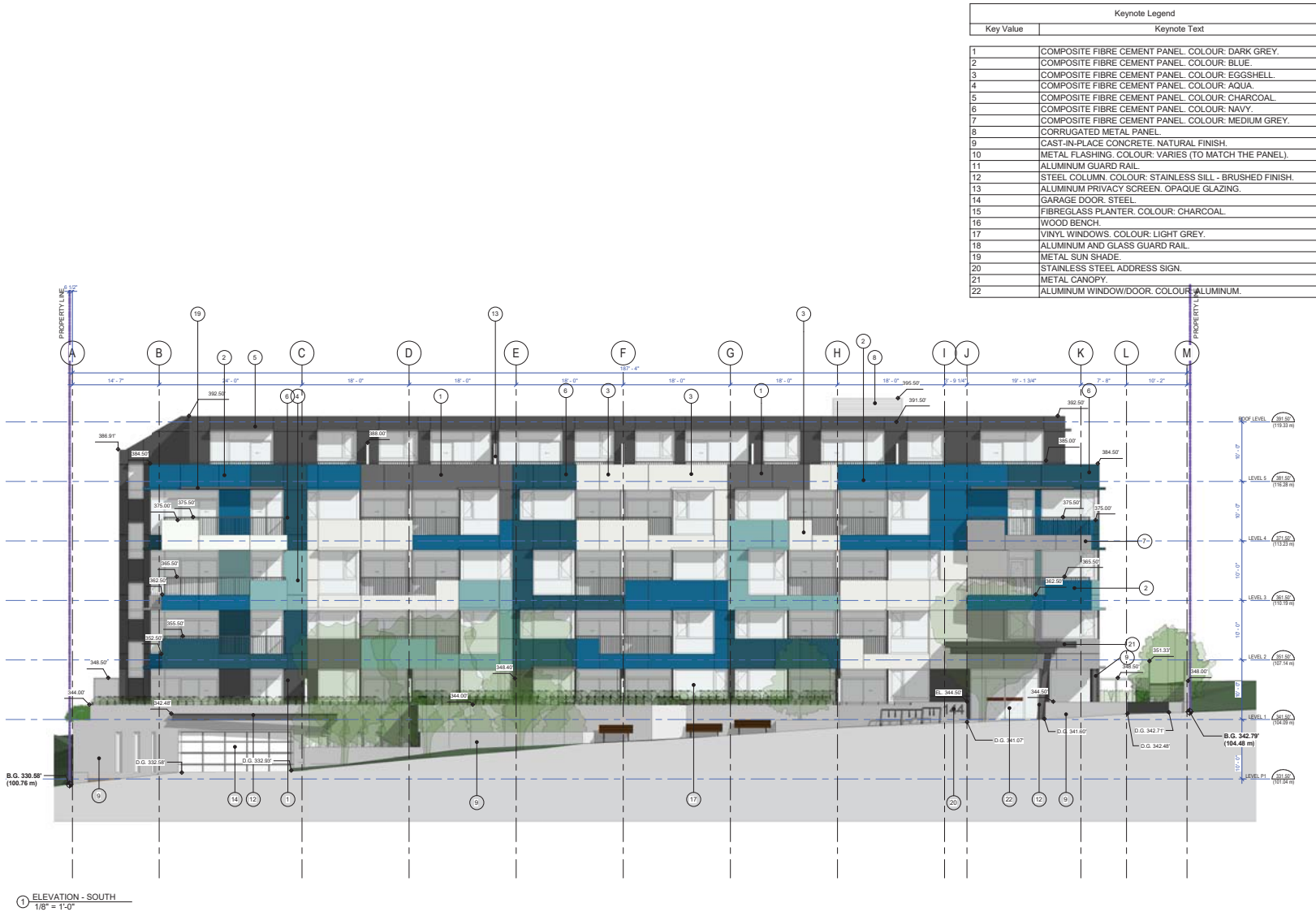
**A160**





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Plot Date: 2022-06-02 9:40:27 AM



Project:  
# 1756  
144 - West 21st  
Address:  
144 - w21st Street, North Vancouver  
Drawing:  
ELEVATION - SOUTH

Project Status:  
REZONING

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezoning
2022-05-31	Response to PTC

REVISION		
No.	Date	Description

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

DWG. NO:  
A200



Keynote Legend	
Key Value	Keynote Text
1	COMPOSITE FIBRE CEMENT PANEL COLOUR: DARK GREY.
2	COMPOSITE FIBRE CEMENT PANEL COLOUR: BLUE.
3	COMPOSITE FIBRE CEMENT PANEL COLOUR: EGGSHELL.
4	COMPOSITE FIBRE CEMENT PANEL COLOUR: AQUA.
5	COMPOSITE FIBRE CEMENT PANEL COLOUR: CHARCOAL.
6	COMPOSITE FIBRE CEMENT PANEL COLOUR: NAVY.
7	COMPOSITE FIBRE CEMENT PANEL COLOUR: MEDIUM GREY.
8	CORRUGATED METAL PANEL.
9	CAST-IN-PLACE CONCRETE, NATURAL FINISH.
10	METAL FLASHING, COLOUR: VARIES (TO MATCH THE PANEL).
11	ALUMINUM GUARD RAIL.
12	STEEL COLUMN, COLOUR: STAINLESS SILL - BRUSHED FINISH.
13	ALUMINUM PRIVACY SCREEN, OPAQUE GLAZING.
14	GARAGE DOOR, STEEL.
15	FIBREGLASS PLANTER, COLOUR: CHARCOAL.
16	WOOD BENCH.
17	VINYL WINDOWS, COLOUR: LIGHT GREY.
18	ALUMINUM AND GLASS GUARD RAIL.
19	METAL SUN SHADE.
20	STAINLESS STEEL ADDRESS SIGN.
21	METAL CANOPY.
22	ALUMINUM WINDOW/DOOR, COLOUR: ALUMINUM.

Project:  
# 1756  
144 - West 21st  
Address:  
144 - w21st Street, North Vancouver  
Drawing:  
ELEVATION - EAST & WEST  
Project Status:  
REZONING

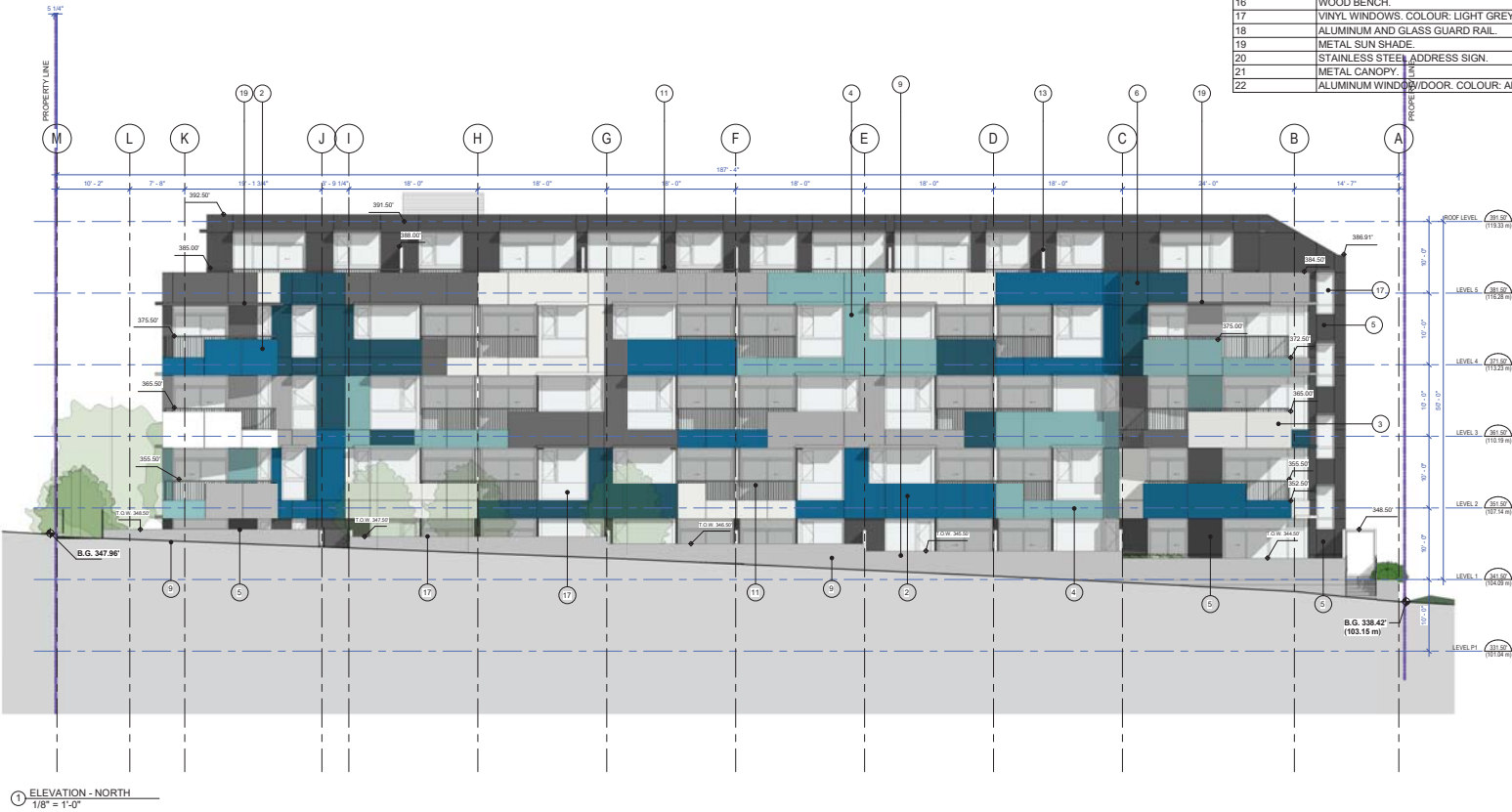
SUBMISSION	
Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezonning
2022-05-31	Response to PTC

REVISION		
No.	Date	Description

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D:\001 REVIT LOCAL FILES\1756\_01\_MAIN\_R202\_OF\_144\_w21st\_5 Levels\_maheshd.KDCH.rvt

Plot Date: 2022-06-02 9:40:51 AM



Keynote Legend	
Key Value	Keynote Text
1	COMPOSITE FIBRE CEMENT PANEL COLOUR: DARK GREY.
2	COMPOSITE FIBRE CEMENT PANEL COLOUR: BLUE.
3	COMPOSITE FIBRE CEMENT PANEL COLOUR: EGGSHELL.
4	COMPOSITE FIBRE CEMENT PANEL COLOUR: AQUA.
5	COMPOSITE FIBRE CEMENT PANEL COLOUR: CHARCOAL.
6	COMPOSITE FIBRE CEMENT PANEL COLOUR: NAVY.
7	COMPOSITE FIBRE CEMENT PANEL COLOUR: MEDIUM GREY.
8	CORRUGATED METAL PANEL.
9	CAST-IN-PLACE CONCRETE: NATURAL FINISH.
10	METAL FLASHING. COLOUR: VARIES (TO MATCH THE PANEL).
11	ALUMINUM GUARD RAIL.
12	STEEL COLUMN. COLOUR: STAINLESS SILL - BRUSHED FINISH.
13	ALUMINUM PRIVACY SCREEN. OPAQUE GLAZING.
14	GARAGE DOOR. STEEL.
15	FIBREGLASS PLANTER. COLOUR: CHARCOAL.
16	WOOD BENCH.
17	VINYL WINDOWS. COLOUR: LIGHT GREY.
18	ALUMINUM AND GLASS GUARD RAIL.
19	METAL SUN SHADE.
20	STAINLESS STEEL ADDRESS SIGN.
21	METAL CANOPY.
22	ALUMINUM WINDOW/DOOR. COLOUR: ALUMINUM.

Project:  
# 1756  
144 - West 21st  
Address:  
144 - w21st Street, North Vancouver  
Drawing:  
ELEVATIONS - NORTH

Project Status:  
REZONING

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezoning
2022-05-31	Response to PTC

REVISION		
No.	Date	Description

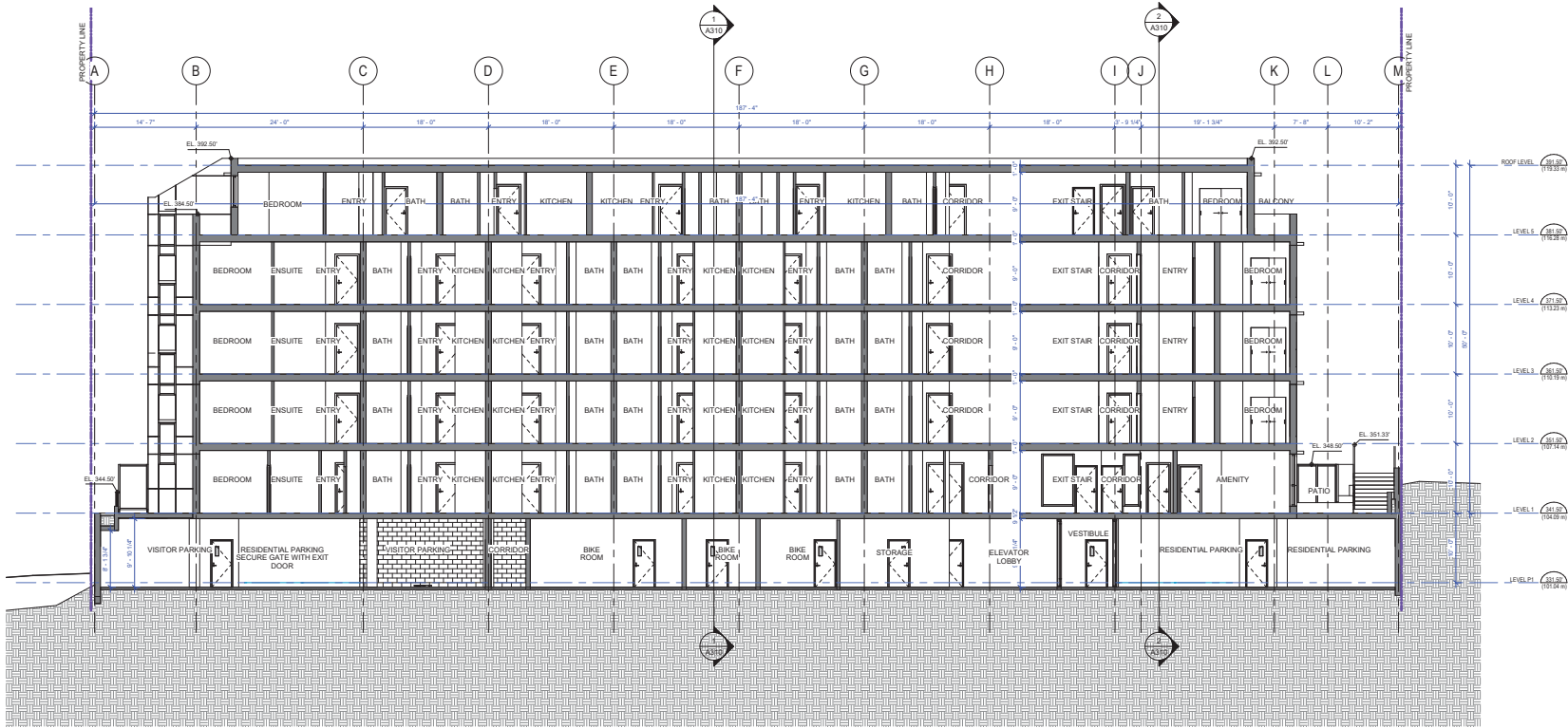
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Scale:  
1/8" = 1'-0"

DWG. NO:  
A220

D:\001 REVIT LOCAL FILES\1756\_01 MAIN\_R20\_CF\_144\_w21st\_5 levels\_maheshd.DWG.rvt

Plot Date: 2022-06-02 9:45:53 AM



1 SECTION - LONGITUDINAL  
1/8" = 1'-0"

ARCHITECTS

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Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
SECTIONS

Project Status:  
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezoning
2022-05-31	Response to PTC

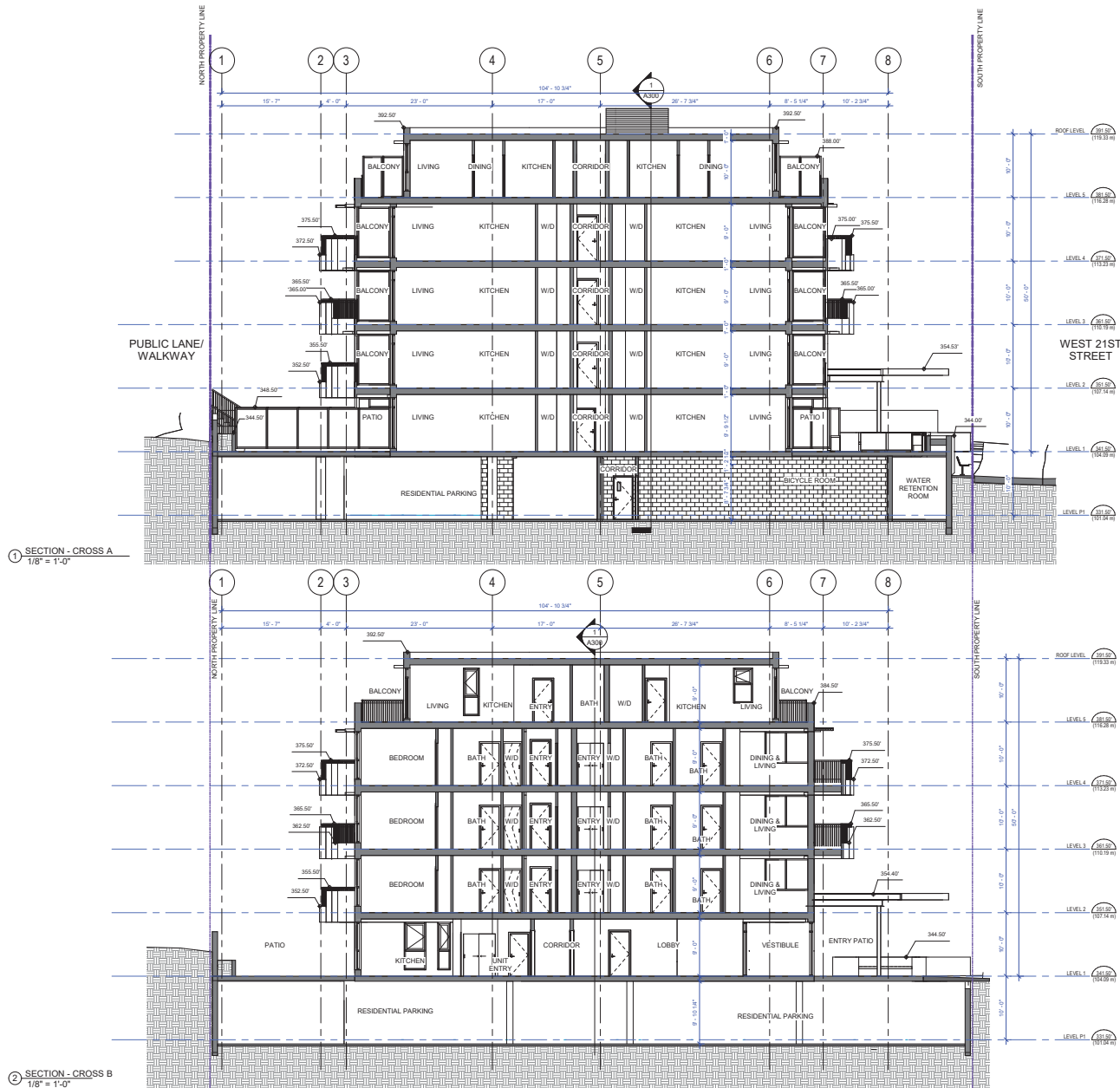
REVISION

No.	Date	Description

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

DWG. NO:  
A300



Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
SECTIONS

Project Status:  
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezonning
2022-05-31	Response to PTC

REVISION

No.	Date	Description

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

DWG. NO:  
A310

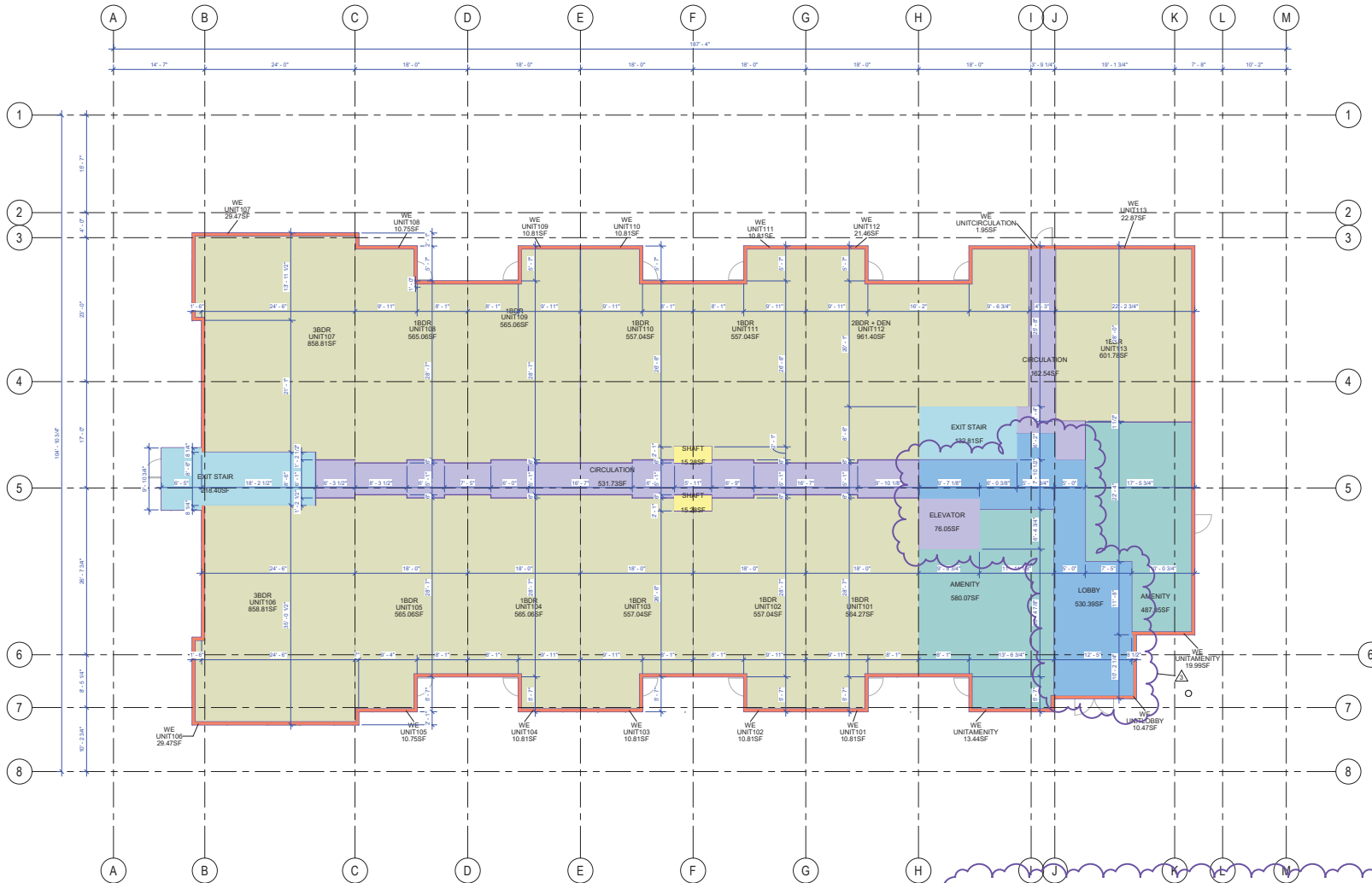






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Plot Date: 2022-06-02 9:40:55 AM



#### LEGEND:

- Amenity
- Lobby exclusion
- Residential Circulation
- Residential Unit
- Service
- Stair exclusion
- Wall exclusion

UNIT MIX - TOTAL		
Level	UNIT TYPE	UNIT COUNT
LEVEL 1		15
LEVEL 2		16
LEVEL 3		16
LEVEL 4		16
LEVEL 5		12
TOTAL NUMBER OF UNITS: 75		

UNIT MIX - LEVEL 1		
UNIT TYPE	UNIT COUNT	
1BDR	10	
2BDR + DEN	1	
3BDR	2	
ELEVATOR	1	
LOBBY	1	
TOTAL NUMBER OF UNITS: 15		

AREAS - LEVEL 1 - INCLUDED			
Level	Name	Unit #	Area
LEVEL 1	CIRCULATION		531.73 SF
LEVEL 1	SHAFT		15.28 SF
LEVEL 1	SHAFT		15.28 SF
LEVEL 1	CIRCULATION		162.54 SF
LEVEL 1	ELEVATOR		76.05 SF
LEVEL 1	1BDR	101	564.27 SF
LEVEL 1	1BDR	102	557.04 SF
LEVEL 1	1BDR	103	557.04 SF
LEVEL 1	1BDR	104	565.06 SF
LEVEL 1	1BDR	105	565.06 SF
LEVEL 1	3BDR	106	858.81 SF
LEVEL 1	2BDR	107	858.81 SF
LEVEL 1	1BDR	108	565.06 SF
LEVEL 1	1BDR	109	565.06 SF
LEVEL 1	1BDR	110	557.04 SF
LEVEL 1	1BDR	111	557.04 SF
LEVEL 1	2BDR + DEN	112	961.40 SF
LEVEL 1	1BDR	113	561.78 SF
			9,134.36 SF

AREAS - LEVEL 1 - EXCLUDED			
Level	Name	Unit #	Area
LEVEL 1	AMENITY		487.85 SF
LEVEL 1	AMENITY		580.07 SF
LEVEL 1	EXIT STAIR		219.40 SF
LEVEL 1	EXIT STAIR		132.81 SF
LEVEL 1	LOBBY		530.39 SF
LEVEL 1	WE	101	10.81 SF
LEVEL 1	WE	102	10.81 SF
LEVEL 1	WE	103	10.81 SF
LEVEL 1	WE	104	10.81 SF
LEVEL 1	WE	105	10.75 SF
LEVEL 1	WE	106	29.47 SF
LEVEL 1	WE	107	29.47 SF
LEVEL 1	WE	108	10.75 SF
LEVEL 1	WE	109	10.81 SF
LEVEL 1	WE	110	10.81 SF
LEVEL 1	WE	111	10.81 SF
LEVEL 1	WE	112	21.46 SF
LEVEL 1	WE	113	22.87 SF
LEVEL 1	WE	AMENITY	19.99 SF
LEVEL 1	WE	AMENITY	13.44 SF
LEVEL 1	WE	CIRCULATION	1.95 SF
LEVEL 1	WE	LOBBY	10.47 SF
			2195.80 SF

Project:  
# 1756  
144 - West 21st  
Address:  
144 - W21st Street, North Vancouver  
Drawing:  
AREA OVERLAY - LEVEL 1

Project Status:  
REZONING

SUBMISSION	
Date	Description
2015-01-30	Issued for Reviewing
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Reviewing
2022-05-31	Response to PTC

REVISION	
No.	Date
1	2022-05-31

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

DWG. NO: A810

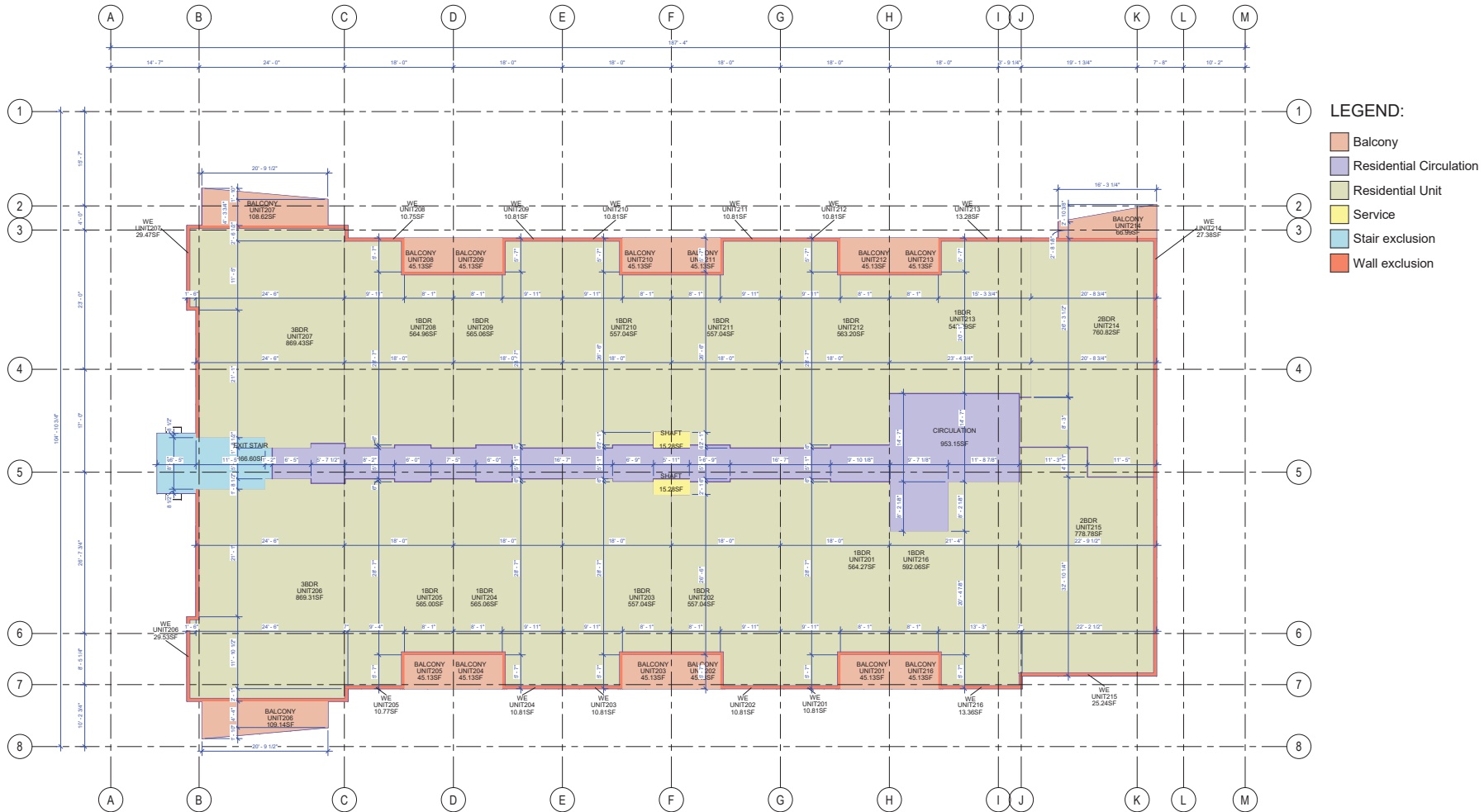


Project:  
# 1756  
**144 - West 21st**  
Address:  
144 - w21st Street, North Vancouver  
Drawing:  
**AREA OVERLAY - LEVEL 2**

SUBMISSION	
Date (YYYY-MM-DD)	Description
2019-05-30	Issued for Reasoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Reissued for Reasoning
2022-05-31	Response to PTC

[illegible]

Scale: 1/8" = 1'-0"	DWG. NO: <b>A820</b>
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UNIT MIX - TOTAL		
Level	UNIT TYPE	UNIT COUNT
LEVEL 1		15
LEVEL 2		16
LEVEL 3		16
LEVEL 4		16
LEVEL 5		12
TOTAL NUMBER OF UNITS: 75		

UNIT MIX -LEVEL 2	
UNIT TYPE	UNIT COUNT
1BDR	12
2BDR	2
3BDR	2
TOTAL NUMBER OF UNITS: 16	

AREAS - LEVEL 2 - BALCONIES			
Level	Name	Unit #	Area
LEVEL 2	BALCONY	207	45.13 SH
LEVEL 2	BALCONY	202	40.13 SH
LEVEL 2	BALCONY	203	45.13 SH
LEVEL 2	BALCONY	204	45.13 SH
LEVEL 2	BALCONY	205	43.13 SH
LEVEL 2	BALCONY	206	109.14 SH
LEVEL 2	BALCONY	207	108.62 SH
LEVEL 2	BALCONY	208	45.13 SH
LEVEL 2	BALCONY	209	45.13 SH
LEVEL 2	BALCONY	210	45.13 SH
LEVEL 2	BALCONY	211	45.13 SH
LEVEL 2	BALCONY	212	45.13 SH
LEVEL 2	BALCONY	213	45.13 SH
LEVEL 2	BALCONY	214	66.99 SH
LEVEL 2	BALCONY	216	45.13 SH
			802.84 SH

AREAS - LEVEL 2 - INCLUDED				
LEVEL	Level	Name	Unit #	Area
LEVEL 2	CIRCULATION			953.15.5
LEVEL 2	SHAFT			15.28.5
LEVEL 2	SHAFT			15.28.5
LEVEL 2	1BR	201	564	557.04.5
LEVEL 2	1BR	202	557	557.04.5
LEVEL 2	1BR	203	557	557.04.5
LEVEL 2	1BR	204	565	564.05.5
LEVEL 2	1BR	205	565	565.05.5
LEVEL 2	3BR	206	565	899.31.5
LEVEL 2	3BR	207	899	897.31.5
LEVEL 2	1BR	208	564	564.05.5
LEVEL 2	1BR	209	565	565.05.5
LEVEL 2	1BR	210	557	557.04.5
LEVEL 2	1BR	211	557	557.04.5
LEVEL 2	1BR	212	563	563.05.5
LEVEL 2	2BR	213	543	543.05.5
LEVEL 2	2BR	214	760	762.15.5
LEVEL 2	2BR	215	778	778.15.5
LEVEL 2	1BR	216	565	565.05.5
				11,013.45.5

AREAS - LEVEL 2 - EXCLUDED				
Level	Name	Unit #	Area	
LEVEL 2	EXIT STAIR		166.0	SF
LEVEL 2	WE	201	0.81	SF
LEVEL 2	WE	202	0.81	SF
LEVEL 2	WE	203	1.0	SF
LEVEL 2	WE	204	0.81	SF
LEVEL 2	WE	205	0.77	SF
LEVEL 2	WE	206	29.29	SF
LEVEL 2	WE	207	29.47	SF
LEVEL 2	WE	208	0.75	SF
LEVEL 2	WE	209	1.0	SF
LEVEL 2	WE	210	0.81	SF
LEVEL 2	WE	211	0.81	SF
LEVEL 2	WE	212	0.81	SF
LEVEL 2	WE	213	13.28	SF
LEVEL 2	WE	214	27.38	SF
LEVEL 2	WE	215	29.39	SF
LEVEL 2	WE	216	13.38	SF



Project:  
# 1756  
**144 - West 21st**  
Address:  
144 - w21st Street, North Vancouver  
Drawing:  
**AREA OVERLAY - LEVEL 4**

## SUBMISSION

[illegible]

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

DWG. NO: **A840**



AREAS - LEVEL 4 - EXCLUDED			
Level 4	Name	Unit #	Area
LEVEL 4	EXIT STAIR	401	18.9 SF
LEVEL 4	WE	401	10.81 SF
LEVEL 4	WE	402	10.81 SF
LEVEL 4	WE	403	10.81 SF
LEVEL 4	WE	404	10.81 SF
LEVEL 4	WE	405	10.81 SF
LEVEL 4	WE	406	30.43 SF
LEVEL 4	WE	407	29.47 SF
LEVEL 4	WE	408	10.81 SF
LEVEL 4	WE	409	10.81 SF
LEVEL 4	WE	410	10.81 SF
LEVEL 4	WE	411	10.81 SF
LEVEL 4	WE	412	10.81 SF
LEVEL 4	WE	413	13.28 SF
LEVEL 4	WE	414	27.38 SF
LEVEL 4	WE	415	25.24 SF
LEVEL 4	WE	416	13.36 SF
			410.09 SF

Tel: (604) 872-2595F ax: (604) 872-2505  
Email: [office@AMArchitects.com](mailto:office@AMArchitects.com)

Drawing:  
**AREA OVERLAY - LEVEL 5**

Project Status:  
**REZONING**

SUBMISSION	
Date (YYYY-MM-DD)	Description
2019-05-30	Issued for Reasoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Reissued for Reasoning
2022-05-31	Response to PTC

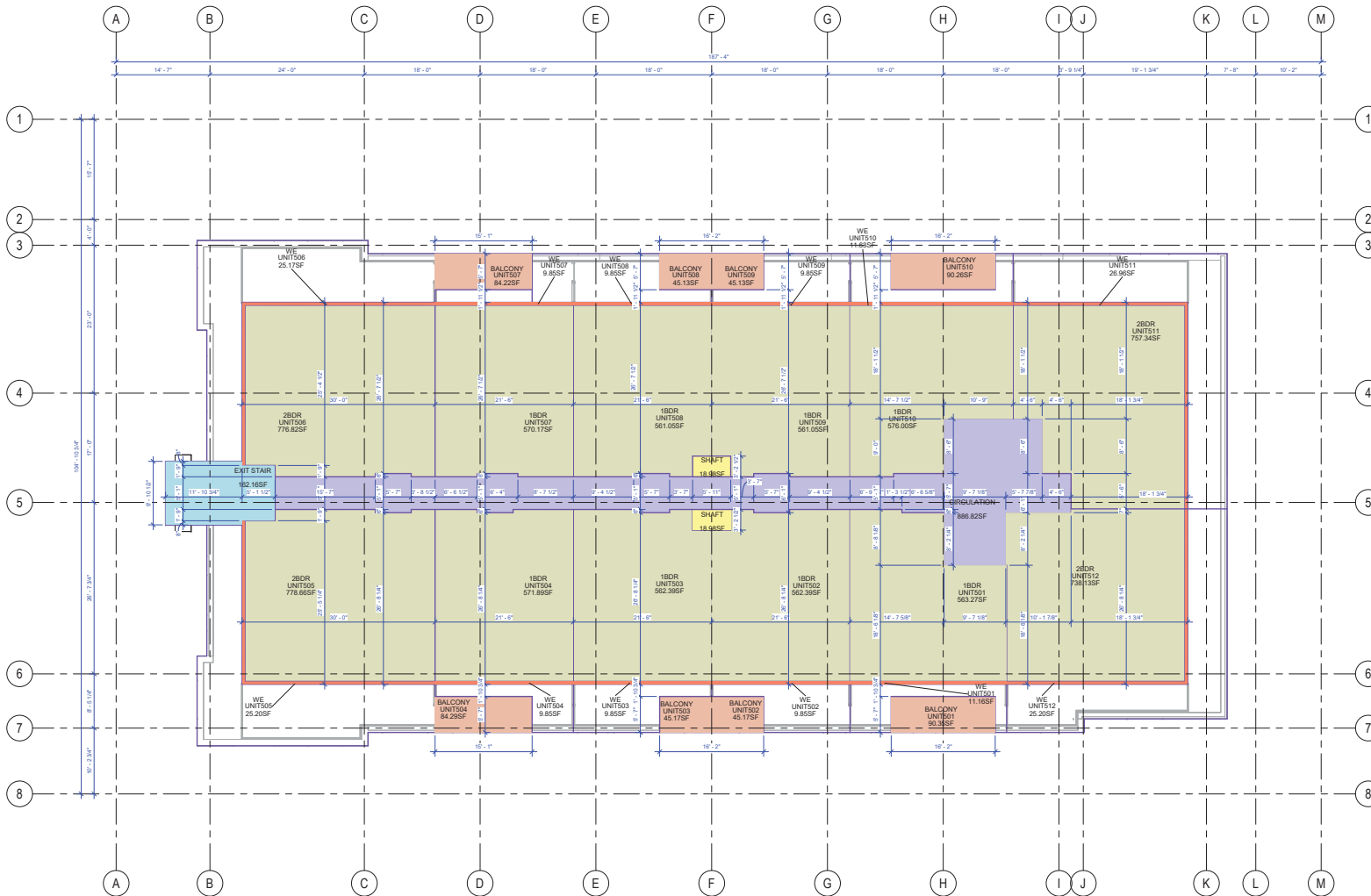
[illegible]

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Scale:	1/8" = 1'-0"	05-02 04:06 AM

DWG. NO:

**A850**



UNIT MIX -TOTAL		
Level	UNIT TYPE	UNIT COUNT
LEVEL 1		15
LEVEL 2		16
LEVEL 3		16
LEVEL 4		16
LEVEL 5		12
TOTAL NUMBER OF UNITS: 75		

UNIT MIX -LEVEL 5	
UNIT TYPE	UNIT COUNT
1BDR	8
2BDR	4
TOTAL NUMBER OF UNITS: 12	

AREAS - LEVEL 5 - BALCONIES			
Level	Name	Unit #	Area
LEVEL 5	BALCONY	501	90.35
LEVEL 5	BALCONY	502	45.17
LEVEL 5	BALCONY	503	45.17
LEVEL 5	BALCONY	504	84.29
LEVEL 5	BALCONY	507	84.22
LEVEL 5	BALCONY	508	45.13
LEVEL 5	BALCONY	509	45.13
LEVEL 5	BALCONY	510	90.26
			529.73

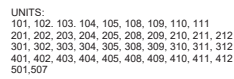
AREAS - LEVEL 5 - INCLUDED			
Level	Name	Unit #	Area
LEVEL 5	CIRCULATION		686.82
LEVEL 5	SHAFT		18.98
LEVEL 5	SHAFT		18.98
LEVEL 5	1BRDR	501	563.27
LEVEL 5	1BRDR	502	562.39
LEVEL 5	1BRDR	503	562.39
LEVEL 5	1BRDR	504	571.89
LEVEL 5	2BRDR	505	776.82
LEVEL 5	2BRDR	506	776.82
LEVEL 5	1BRDR	507	570.17
LEVEL 5	1BRDR	508	567.05
LEVEL 5	1BRDR	509	567.05
LEVEL 5	1BRDR	510	578.00
LEVEL 5	2BRDR	511	757.34
LEVEL 5	2BRDR	512	738.13
			8,503.96

AREAS - LEVEL 5 - EXCLUDED			
Level 5	Name	Unit	Area
	CMT STAIR		102.16 SF
LEVEL 5	WE	501	11.16 SF
LEVEL 5	WE	502	8.85 SF
LEVEL 5	WE	503	8.85 SF
LEVEL 5	WE	504	9.85 SF
LEVEL 5	WE	505	25.20 SF
LEVEL 5	WE	506	23.17 SF
LEVEL 5	WE	507	9.85 SF
LEVEL 5	WE	508	8.85 SF
LEVEL 5	WE	509	11.63 SF
LEVEL 5	WE	511	26.90 SF
LEVEL 5	WE	512	25.20 SF

Tel: (604) 872-2595 Fax: (604) 872-2505  
Email: [office@AMArchitects.com](mailto:office@AMArchitects.com)

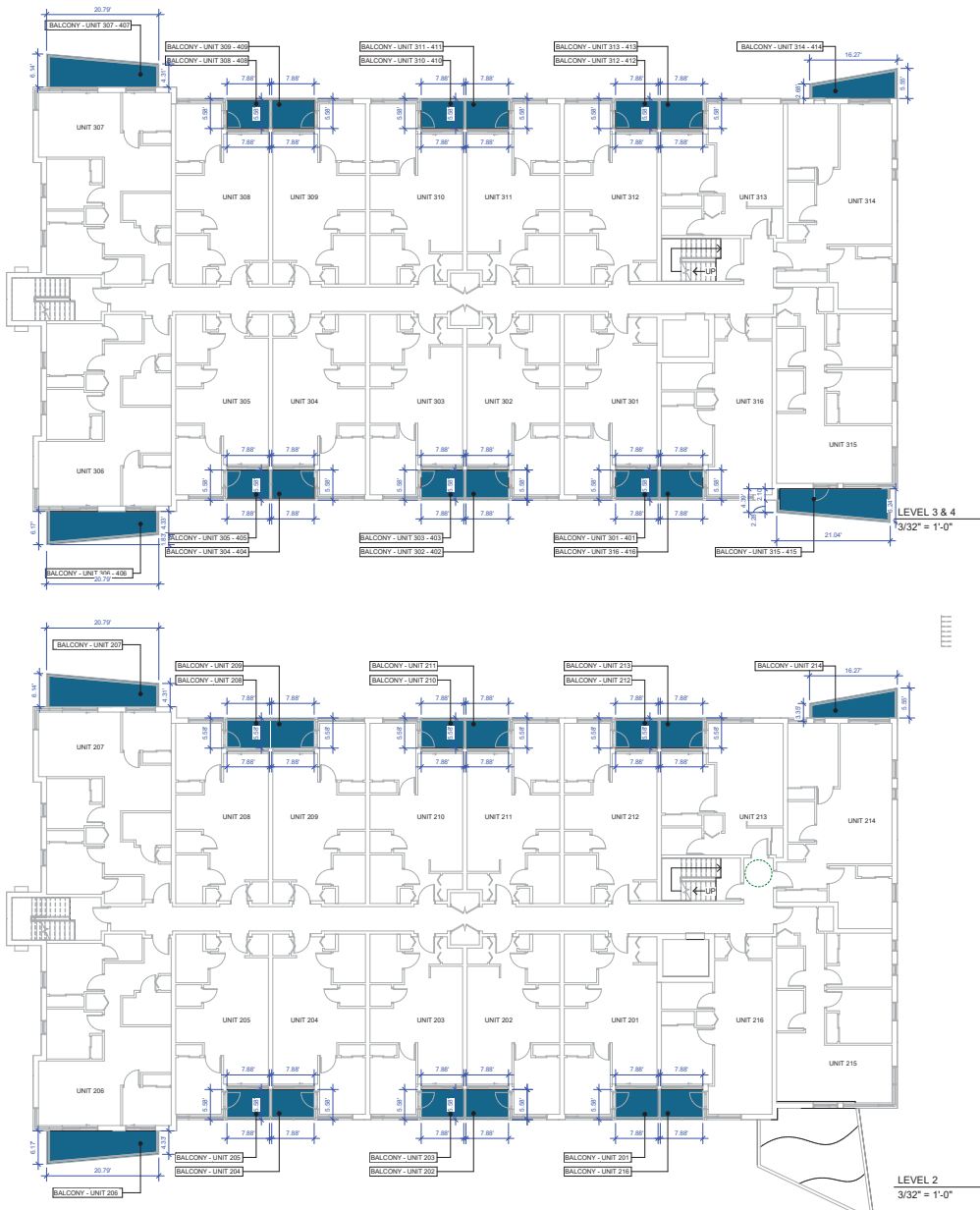
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**A870**





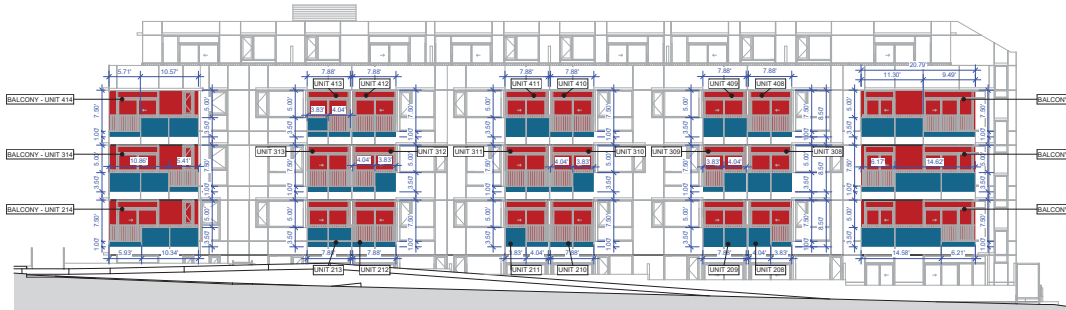
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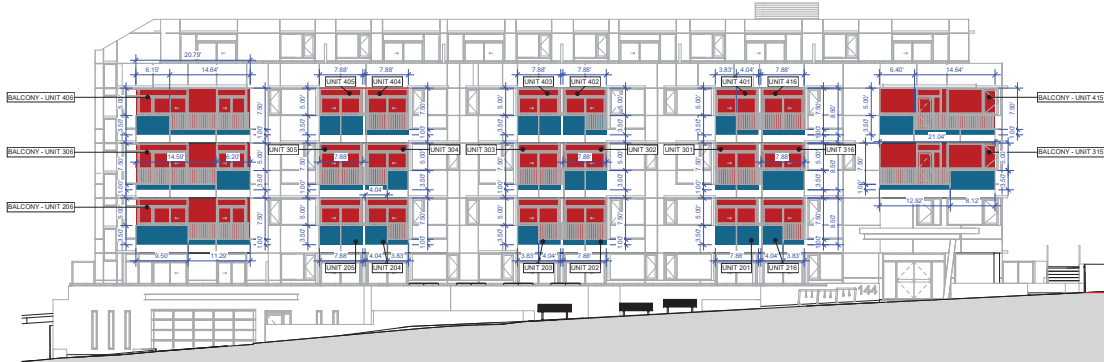
Level #	Unit #	Wall Area (Sq. Ft.)	Ceiling Area (Sq. Ft.)	Parquet Area (Sq. Ft.)	Total Area (Sq. Ft.)	Battery Operating (Sq. Ft.)	Occupancy Percentage
A	B	C	D	E	F	G	H=I*J/K
Level 2	201	171.36	43.97	27.58	242.91	36.40	16.22
	202	171.36	43.97	7.88	223.21	58.10	26.48
	203	171.36	43.97	17.45	232.78	48.45	21.24
	204	171.36	43.97	17.97	233.30	48.93	20.97
	205	171.36	43.97	27.58	242.91	36.40	16.22
	206	187.11	109.15	70.47	366.72	195.50	52.87
	207	187.11	109.63	70.47	367.26	187.08	50.93
	208	171.36	43.97	17.97	233.30	48.93	20.97
	209	171.36	43.97	27.58	242.91	36.40	16.22
	210	171.36	43.97	7.88	223.21	58.10	26.48
	211	171.36	43.97	17.45	232.78	48.45	21.24
	212	171.36	43.97	7.88	223.21	58.10	26.48
	213	171.36	43.97	27.58	242.91	36.40	16.22
	214	148.43	66.96	57.05	272.43	154.58	55.75
	215	N/A	N/A	N/A	N/A	N/A	N/A
	216	171.36	43.97	17.97	233.30	48.93	20.97
Level 3	301	171.36	43.97	7.88	223.21	58.10	26.48
	302	171.36	43.97	27.58	242.91	36.40	16.22
	303	171.36	43.97	7.88	223.21	58.10	26.48
	304	171.36	43.97	17.45	232.78	48.45	21.24
	305	171.36	43.97	7.88	223.21	58.10	26.48
	306	187.11	109.15	57.62	353.87	200.10	56.55
	307	187.11	109.63	63.14	359.88	192.46	53.47
	308	171.36	43.97	27.58	242.91	36.40	16.22
	309	171.36	43.97	17.97	233.30	48.93	20.97
	310	171.36	43.97	17.45	232.78	48.45	21.24
	311	171.36	43.97	7.88	223.21	58.10	26.48
	312	171.36	43.97	17.45	232.78	48.45	21.24
	313	171.36	43.97	7.88	223.21	58.10	26.48
	314	148.43	66.96	65.53	279.91	142.91	51.77
	315	208.26	111.72	65.46	385.44	185.80	48.20
	316	171.36	43.97	27.58	242.91	36.40	16.22
Level 4	401	171.36	43.97	17.45	232.78	48.45	21.24
	402	171.36	43.97	27.58	242.91	36.40	16.22
	403	171.36	43.97	27.58	242.91	36.40	16.22
	404	171.36	43.97	7.88	223.21	58.10	26.48
	405	171.36	43.97	27.58	242.91	36.40	16.22
	406	187.11	109.63	62.09	358.89	203.88	57.61
	407	187.11	109.63	70.27	357.38	195.28	55.87
	408	171.36	43.97	7.88	223.21	58.10	26.48
	409	171.36	43.97	27.58	242.91	36.40	16.22
	410	171.36	43.97	7.88	223.21	58.10	26.48
	411	171.36	43.97	27.58	242.91	36.40	16.22
	412	171.36	43.97	7.88	223.21	58.10	26.48
TOTAL	413	171.36	43.97	17.45	232.78	48.45	21.24
	414	148.43	0.00	57.64	206.07	150.70	73.85
	415	208.26	0.00	55.82	264.08	200.00	75.74
	416	171.36	43.97	7.88	223.21	58.10	26.48
TOTAL					11762.48	3780.95	32.13

D:\001 REVIT LOCAL FILES\1756\_01 MAIN\_R20\_CF\_144\_v2\14\_5 Levels\_mahabid\DKCH.rvt

Plot Date: 2022-06-02 9:41:17 AM



① NORTH ELEVATION -BALCONIES  
3/32" = 1'-0"



② SOUTH ELEVATION -BALCONIES  
3/32" = 1'-0"

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N6  
Tel: (604) 872-2595 ext. (604) 872-2505  
Email: office@AMArchitects.com

Project:

# 1756

144 - West 21st

Address:

144 - w21st Street, North Vancouver

Drawing:

BALCONIES WALLS,  
OPENING AREA

Project Status:

REZONING

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-01-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezoning
2022-02-28	Revised for Rezoning
2022-05-31	Response to PTC

REVISION

No.	Date	Description

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

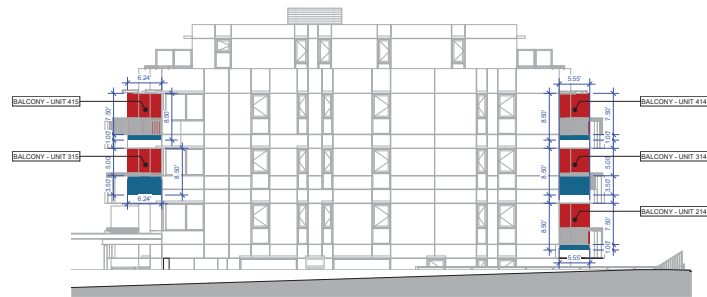
3/32" = 1'-0"

DWG. NO:

A890



① WEST ELEVATION - BALCONIES  
3/32" = 1'-0"



② EAST ELEVATION - BALCONIES  
3/32" = 1'-0"

Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
BALCONIES WALLS,  
OPENING AREA

Project Status:  
REZONING

SUBMISSION

Date	Description
2021-01-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Response for Rezoning
2022-02-28	Response for Rezoning
2022-05-31	Response to PTC

REVISION

No.	Date	Description

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

<b>Contact Information</b>	<b>Other Key Contacts:</b>	
<p><b>VDZ+A</b>  <i>Project Landscape Architecture</i></p> <p><b>Fort Langley Studio</b>  102 - 9181 Church Street  Fort Langley, British Columbia, V1M 2R8</p> <p><b>Mount Pleasant Studio</b>  102-3535 Kingsway  Vancouver, British Columbia, V5T 3J7</p> <p><b>Primary project contact:</b>  Micote Wu  micote@vdr.ca  604-546-0526 (Ext. 107)</p> <p><b>Alternate contacts (in case away):</b>  Mark van der Zaag  Principal Landscape Architect  mark@vdr.ca  o 604 546 0920</p>	<p><b>Corliffe Enterprises Ltd. c/o</b>  <b>BDK Development Corporation</b>  <i>Project Owner</i></p> <p><b>B100 - 750 Pacific Boulevard</b>  Vancouver, BC V6B 5E7  Tel: 604.682.0777</p>	<p><b>Ankenman Marchand Architect.</b>  <i>Project Leading Architect</i></p> <p><b>1545 West 5th Avenue</b>  Vancouver, BC V6J 1N5  Tel: 604.872.2595 x28</p>
<b>Legal Address and Description:</b>		
<p><b>TOPOGRAPHIC SURVEY OF LOT A OF LOT 10, BLOCK 206,  DISTRICT LOT 545, G1, NAD,  PLAN 17051.</b></p>		

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE PROTECTION AND REMOVAL PLAN
L-03	LANDSCAPE PLAN
L-04A	PLANTING PLAN - WEST
L-04B	PLANTING PLAN - EAST
L-05	GRADING PLAN
L-06	LIGHTING PLAN
LS-01	SECTIONS
LS-02	SECTIONS
LS-03	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS



## 1 SITE PLAN OVERVIEW



## 2 LOCATION MAP

3	MW	Issued for ReasoningCP	May 26, 2022
2	MW	Issued for ReasoningCP	Feb 25, 2022
1	MW	Issued for ReasoningCP	Jan 26, 2021
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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REV	DESCRIPTION	DATE
REVISIONS TABLE FOR SHEET		

Project:  
144 West 21 Street

Location:  
144 West 21st Street,  
North Vancouver, B.C.

Drawn: DY MW	Stamp:
Checked: MW	
Approved: MW	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETAINED FOR THE COMPLETION OF THE WORK. ALL DIMENSIONS SHOWN ON DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE CONSULTANT.

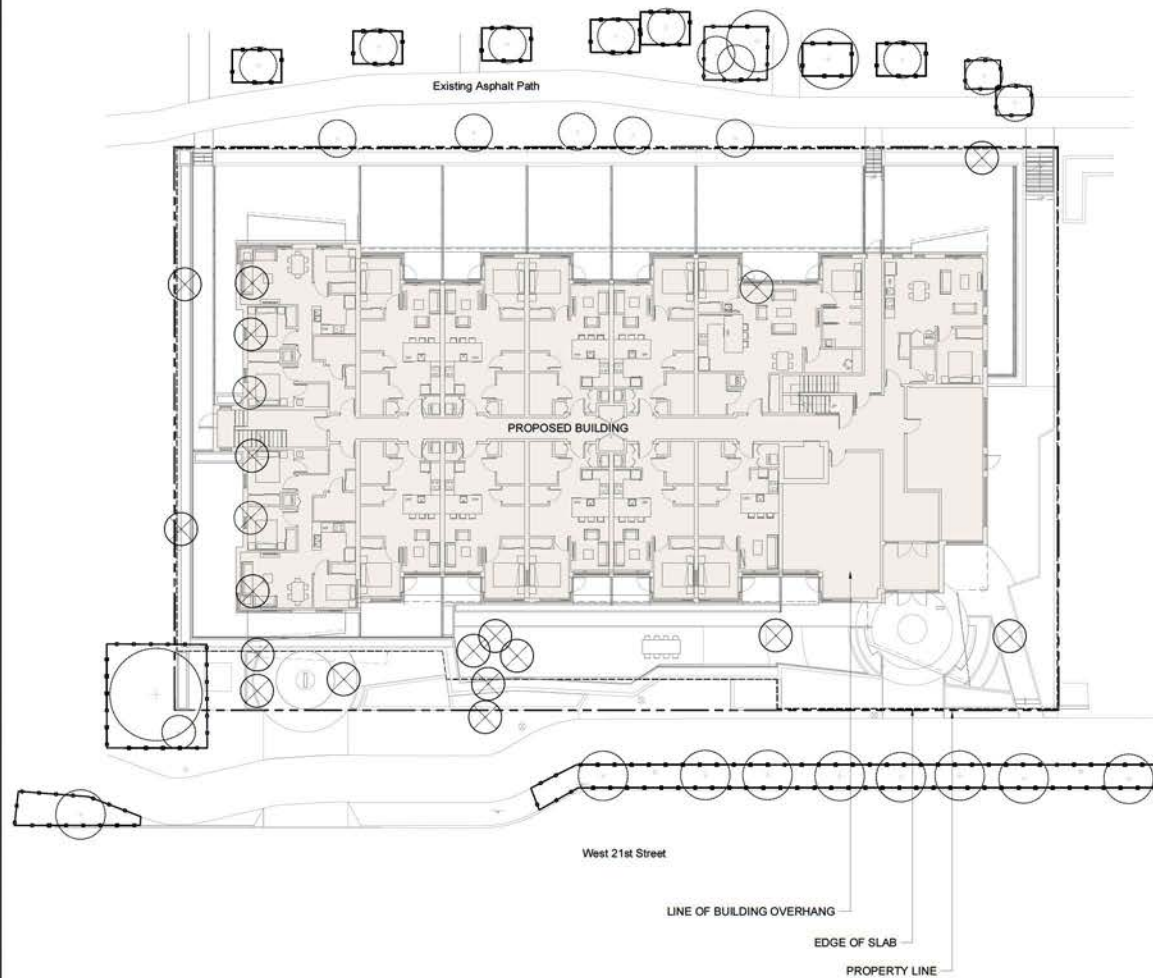
Drawing Title:  
**COVER SHEET**



VDZ Project #:  
2020-68

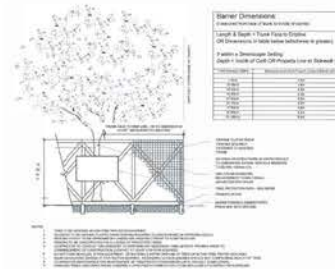
Drawing #: L-01





#### LEGEND

Tag #		
CR	Existing Tree to be Retained	Existing Tree to be Removed
		Tree Protection Fencing



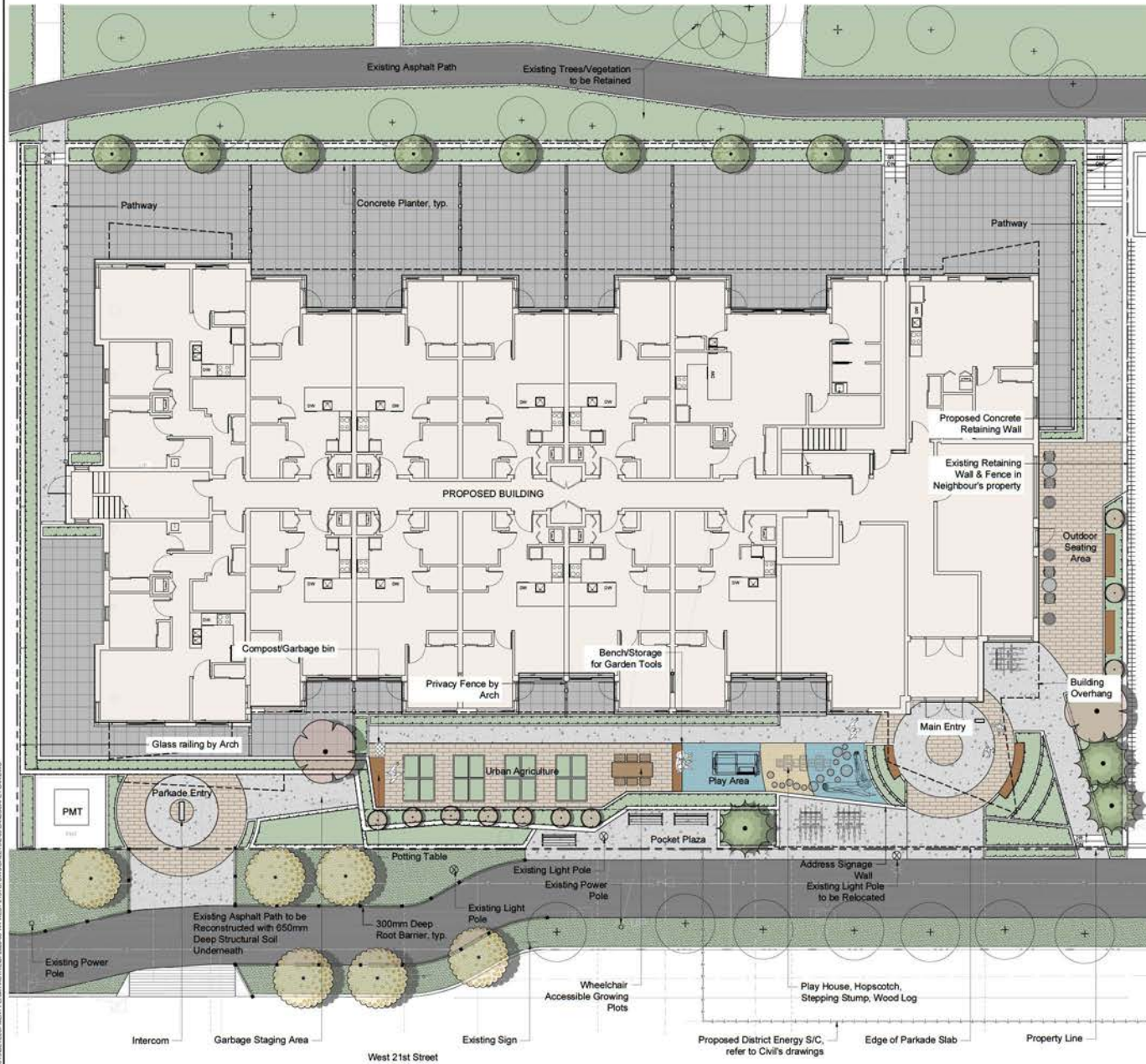
#### Note:

1. Contact Project Arborist for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
2. Read this plan together with the arborist report.
3. An additional 1m setback is shown for all hand-plotted trees to be retained
4. If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
  - \*Locating TPZ Fencing
  - \*Locating Work Zone and Machine access corridors where required
  - \*Reviewing the Report with the project foreman or site supervisor.
6. Install a tree protection barrier around any retained tree or group of retained trees at the drip line of the outermost tree, the outside boundary of the critical root zone of the outermost tree, or 5 metres from the stem of the outermost tree, whichever is greatest.

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

No.	By	Description	Date
3	MW	Issued for Reasoning/CP	May 28, 2022
2	MW	Issued for Reasoning/CP	Feb 28, 2022
1	MW	Issued for Reasoning/CP	Jan 28, 2021
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			
Project: 144 West 21st Street			
Location: 144 West 21st Street, North Vancouver, B.C.			
Drawn: MW	Stamp:		
Checked: CHECKED			
Approved: MW	Original Sheet Size: 24"x36"		
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS OF FINISHED WORK SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE CONSTRUCTION AND SHALL BE ISSUED FOR THE OWNER'S INFORMATION.		





#### HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	2.3 LD-01	CONCRETE SLAB Finish: Light brown Colour: Natural
	1 LD-01	HYDRA-PRESSED SLAB Pattern: Standard bond Size: 150x150x40 Colour: Natural
	7 LD-01	CONCRETE PAVER Pattern: Running bond Size: Standard 120x120x40 Colour: Shadow Stone Manufacturer: ABCorstone Concrete
	# LD-08	RUBBER SURFACE

#### SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		EXISTING TREE
	1,2,3 LD-02	PROPOSED TREE
	4.5 LD-02	SHRUB PLANTING S00 Sand grown, non-refined; At least 70% of seed (by weight) to be Tall Turf-type Fescue

#### SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	4 LD-03	BIKE RACK
	8 LD-03	CUSTOM WOOD BENCH
	3 LD-03	TABLE SET
		PLANTER/POT
	1 LD-03	PICNIC TABLE
	2 LD-03	BENCH

No.	By:	Description	Date
3	MW	Issued for Reasoning/CP	May 26, 2022
2	MW	Issued for Reasoning/CP	Feb 28, 2022
1	MW	Issued for Reasoning/CP	Jan 26, 2021

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No.	By:	Description	Date
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REVISIONS TABLE FOR SHEET

Project:  
144 West 21st Street

Location:  
144 West 21st Street,  
North Vancouver, B.C.

Drawn:  
MW  
DY

Stamp:

Checked:  
MW

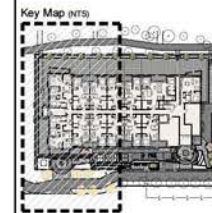
Approved:  
MW

Original Sheet Size:  
24"x36"

Scale:  
1:100

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL NECESSARY PERMITS AND APPROVALS MUST NOT BE PROVIDED FOR CONSTRUCTION UNLESS ISSUED FOR THE PROJECT.





No.	By	Description	Date
3	MW	Issued for Reasoning/CP	May 28, 2022
2	MW	Issued for Reasoning/CP	Feb 25, 2022
1	MW	Issued for Reasoning/CP	Jan 26, 2021

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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			
Project: 144 West 21st Street			
Location: 144 West 21st Street, North Vancouver, B.C.			

Drawn: KM	Stamp:
Checked: MW	
Approved: MW	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL NECESSARY PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION AND SHALL BE LIAISED WITH THE RELEVANT AGENCIES.



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY	DETAIL
	Acer cordatum / Vine Maple	B&B, 2.0m Ht, multi-stem	Locally Native	10	
	Amelanchier alnifolia / Serviceberry	B&B, 6cm cal, 2.0m Std.	Locally Native	2	
	Liquidambar styraciflua / Slender Silhouette / Cucumber Sweet Gum	B&B, 6cm cal, 2.0m Std.		10	
	Picea omorika / Serbian Spruce	3.0m Ht.	Near Native	3	
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B, 6cm cal, 2.0m Std.		8	

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Aufubus urens 'Compacta' / Dwarf Strawberry Tree	#3	0.75m	7	Drought Tolerant
	Choisya ternata / Mexican Orange	#3	0.75m	8	Drought Tolerant
	Cornus sericea 'But's Yellow' / Yellow Twig Dogwood	#2	0.75m	15	
	Gaultheria shallon / Salal	#2	0.45m	55	Native
	Hebe pinguifolia 'Sutherlandii' / Pigei Hebe	#2	0.6m	47	Drought Tolerant
	Malva fruticosa / Oregon Grape	#2	0.65m	8	Native
	Rhus typhina / Portugal Laurel	1.2m Ht.		70	BB
	Ribes sanguineum 'White Icicle' / White Flowering Currant	#5	1m	3	Near-Native
	Rosa woodsii / Mountain Rose	#2	0.75m	8	Native
	Rubus spectabilis / Salmonberry	#2	0.75m	19	Native
	Spiraea douglasii / Western Spiraea	#2	0.65m	20	Native
	Symphoricarpos albus / Common White Snowberry	#2	0.75m	25	Native
	Taxus baccata Repandens / Spreading English Yew	#2	0.6m	12	
	Taxus x media 'Hicksii' / Hicks Yew	1.2m Ht.		8	B&B
	Vaccinium oxycoccos / Thimbleberry / Evergreen Huckleberry	#3	0.65m	8	Native
	Vaccinium vitis-idaea / Kalm's / Lingonberry	#2	0.45m	6	Native
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Blechnum spicant / Deer Fern	#1	0.45m	15	Native
	Polystichum munitum / Western Sword Fern	#2	0.5m	19	Native
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Aster subspicatus / Douglas Aster	#1	0.3m	33	Native
	Dianthus spectabilis / Bleeding Heart	#1	0.45m	8	Native
	Hedera cuneata / Crevice Alum Root	#1	0.45m	51	Native
	Muldenia rosei 'Crimson Fans' / Crimson Fans Muldenia	#1	0.3m	15	Native
VINES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Parthenocissus tricuspidata / Boston Ivy	#1	0.65m	2	Staked
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Claytonia perfoliata / Miner's Lettuce	10cm	300mm	14	Native
	Elymus mollis / American Dunegrass	#1	300mm	119	Native
	Fragaria vesca / Woodland Strawberry	#1	300mm	17	Native

PLANTING NOTES:

- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION.
  - ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNA OR BCSLA GUIDELINES. PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
  - TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
  - AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
  - TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:  
A. SHRUBS: 450MM  
B. SOD: 150MM  
C. TREE PITTS: 1000MM WITH 300MM (BELOW ROOT BALL)
  - 2" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
  - INSTALL 900MM CONTINUOUS SOIL TRENCH IN BOULEVARDS WHERE STREET TREES ARE PROPOSED.
  - AREA BETWEEN BACK OF SIDEWALK AND PL TO RECEIVE 600MM SOIL AND 300MM DEPTH OF "TURF-BLEND" SOIL.
  - SCARIFY TOP 50MM OF SUBGRADE PRIOR TO PLACEMENT OF GROWING MEDIUM.
- IRRIGATION NOTE:
- ALL AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET OR EXCEED IABC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW IRRIGATION PLANS.





# TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY	DETAIL
	Acer circinnatum / Vine Maple	B&B, 2.0m Ht, multi-stem	Locally Native	10	
	Amelander alnifolia / Serviceberry	B&B, 6cm cal, 2.0m Std.	Locally Native	2	
	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	B&B, 6cm cal, 2.0m Std.		10	
	Picea omorika / Serbian Spruce	3.0m Ht.	Near Native	3	
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B, 6cm cal, 2.0m Std.		6	

# PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
Au	Arbutus unedo / Compact / Dwarf Strawberry Tree	#3	0.75m	7	Drought Tolerant
Ct	Choisya ternata / Mexican Orange	#3	0.75m	6	Drought Tolerant
Cd	Cornus sericea 'Bella Yellow' / Yellow Twig Dogwood	#2	0.75m	15	
Ga	Gaultheria shallon / Salal	#2	0.45m	55	Native
Hd	Hebe pinguifolia 'Subseriale' / Page Hebe	#2	0.5m	47	Drought Tolerant
Mn	Malvastrum Nuttallii / Oregon Grape	#2	0.55m	8	Native
Pl	Prunus laurandina / Portugal Laurel	1.2m Ht.	0.75m	70	BB
Rb	Ribes sanguineum 'White Icicle' / White Flowering Currant	#5	1m	3	Near-Native
Ri	Rosa woodii / Mountain Rose	#2	0.75m	8	Native
Ru	Rubus spectabilis / Salmonberry	#2	0.75m	19	Native
Sd	Spirea douglasii / Western Spirea	#2	0.55m	20	Native
Sa	Symphoricarpos albus / Common White Snowberry	#2	0.75m	25	Native
Ti	Taxus baccata Repens / Spreading English Yew	#2	0.5m	12	
Th	Taxus media 'Hicksii' / Hicks Yew	1.2m Ht.	0.75m	60	B&B
Vt	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry	#3	0.55m	8	Native
Vk	Vaccinium vitis-idaea 'Koster' / Lingonberry	#2	0.45m	6	Native

PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
Bs	Blechnum spicant / Deer Fern	#1	0.45m	15	Native
Pm	Polystichum munitum / Western Sword Fern	#2	0.5m	19	Native

PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
As	Aster subspicatus / Douglas Aster	#1	0.3m	33	Native
Os	Oenothera speciosa / Bleeding Heart	#1	0.45m	8	
Hm	Heuchera micrantha / Crevice Alum Root	#1	0.45m	51	Native
Mc	Muldenia speciosa / Crimson Fane / Crimson Fane Mukdenia	#1	0.3m	15	

VINES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
Pt	Parthenocissus tricuspidata / Boston Ivy	#1	0.55m	2	Shaded

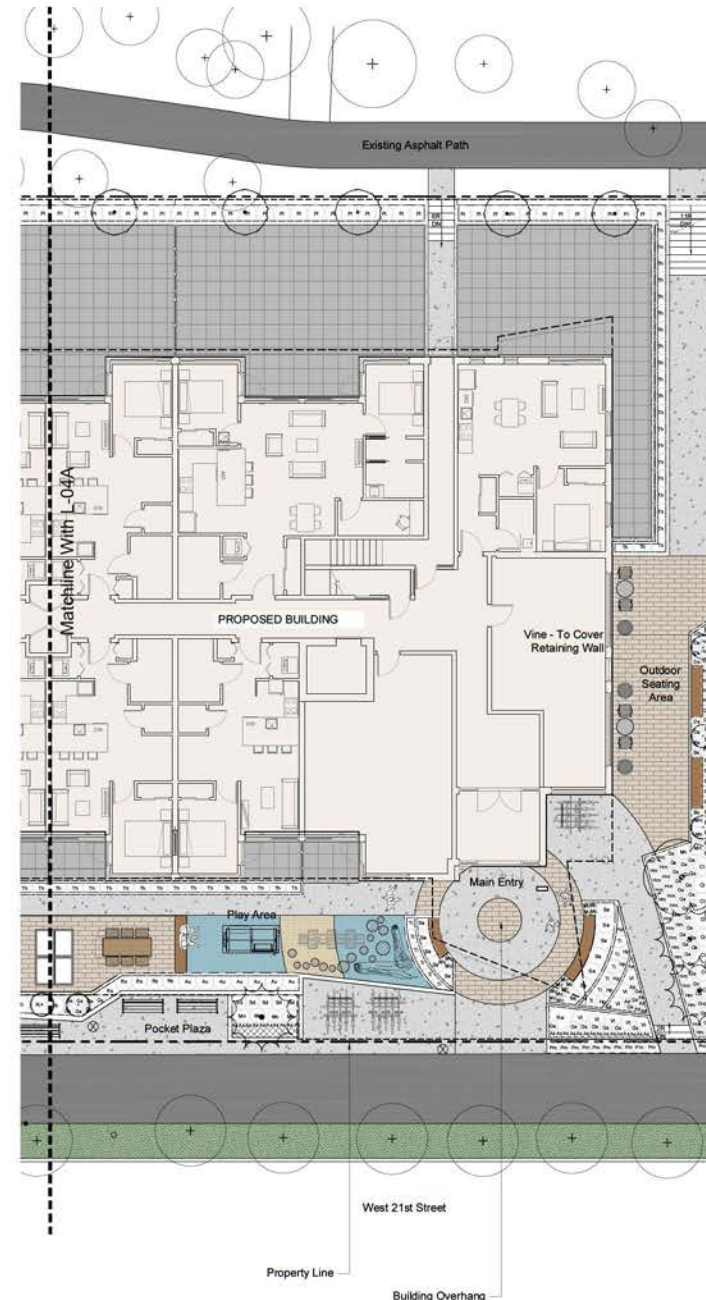
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Claytonia perfoliata / Miner's Lettuce	10cm	300mm	14	Native
	Elymus mollis / American Dune Grass	#1	300mm	119	Native
	Fragaria vesca / Woodland Strawberry	#1	300mm	17	Native

# PLANTING NOTES:

- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCCLA GUIDELINES. PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
  - SHRUBS: 450MM
  - SOD: 150MM
  - TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
- 2" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- INSTALL 900MM CONTINUOUS SOIL TRENCH IN BOULEVARDS WHERE STREET TREES ARE PROPOSED.
- AREA BETWEEN BACK OF SIDEWALK AND PL TO RECEIVE 600MM SOIL AND 300MM DEPTH OF "TURF-BLEND" SOIL.
- SCARIFY TOP 50MM OF SUBGRADE PRIOR TO PLACEMENT OF GROWING MEDIUM.

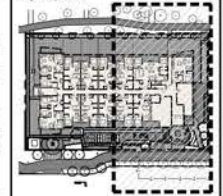
# IRRIGATION NOTE:

- ALL AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET OR EXCEED IASBC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW IRRIGATION PLANS.



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# Key Map (m/s)



No.	By	Description	Date
1	MW	Issued for Review/CP	May 26, 2022
2	MW	Issued for Review/CP	Feb 25, 2022
3	MW	Issued for Review/CP	Jan 26, 2021

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3	MW	Issued for Review/CP	Jan 26, 2021

# REVISIONS TABLE FOR SHEET

Project:  
144 West 21st Street

Location:  
144 West 21st Street,  
North Vancouver, B.C.

Drawn:  
HM

Stamp:  
MW

Checked:  
MW

Approved:  
MW

Original Sheet Size:  
24"x36"

Scale:  
1:100

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Planting Plan - East



2020-68

L-04B





3	MW	Issued for ReasoningOP	May 26, 2022
2	MW	Issued for ReasoningOP	Feb 25, 2022
1	MW	Issued for ReasoningOP	Jan 26, 2021
No.	By:	Description	Date

By	Description	Date
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No.	By:	Description	Date
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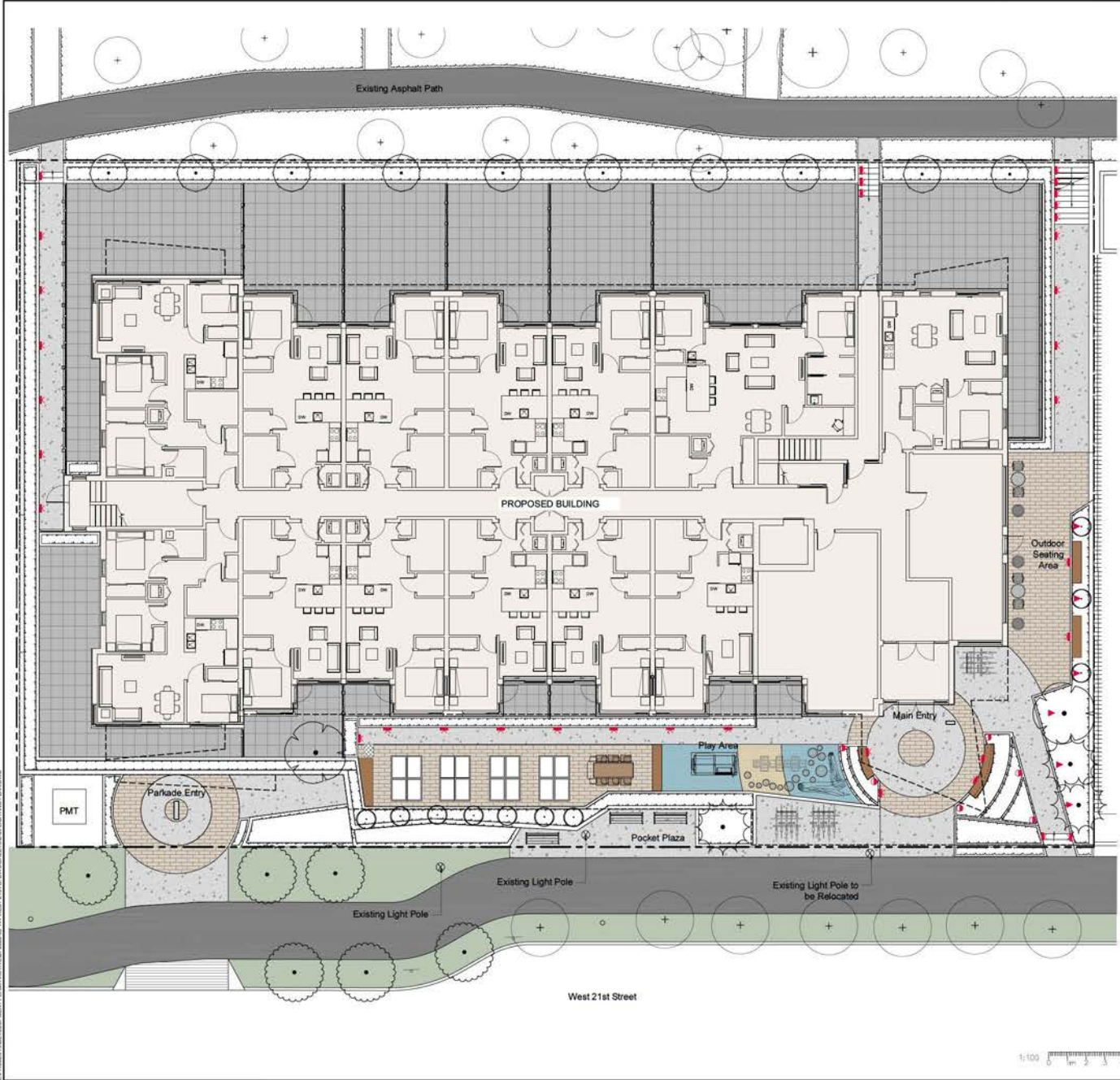
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144 West 21 Street

Location:  
144 West 21st Street,  
North Vancouver, B.C.

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Approved: MW	Original Sheet Size: 24"x36"

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Uplight



Recessed Wall / Step Light



Bollard Light

LEGEND

KEY	REF.	DESCRIPTION
▲		UPLIGHT by Electrical
■		RECESSED WALL/STEP LIGHT by Electrical
●		BOLLARD LIGHT by Electrical

NOTES:  
1. LANDSCAPE LIGHTING PLAN PROVIDES LIGHT LOCATION AND REFERENCE IMAGE TO COORDINATE WITH ELECTRICAL ONLY. FOR FINAL FIXTURE, QUANTITY, COLOUR TEMPERATURE, BULB AND CONDUIT INFORMATION, REFER TO ELECTRICAL DRAWINGS.

3	MW	Issued for Reasoning/CP	May 26, 2022
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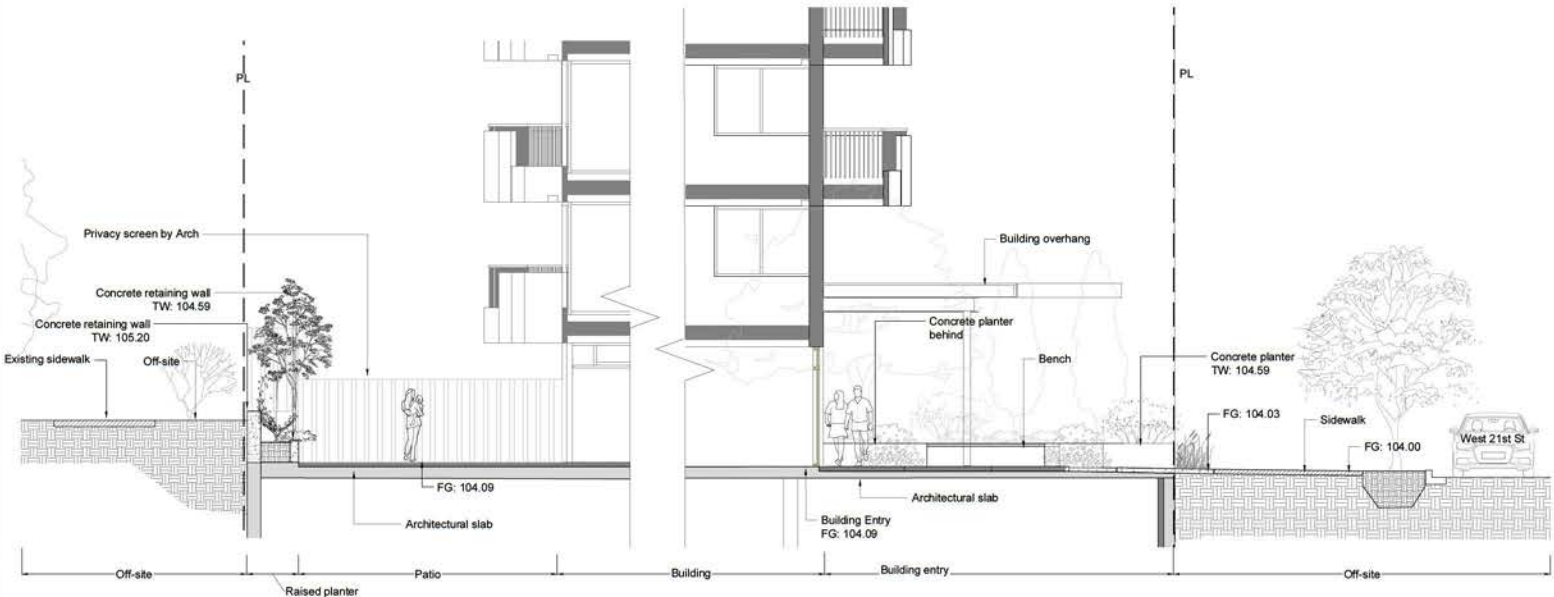
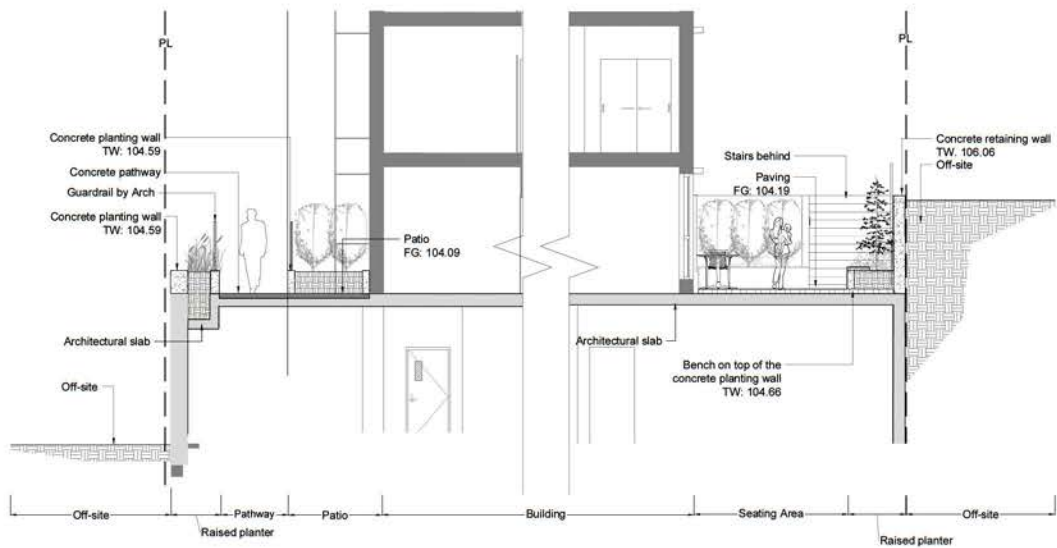
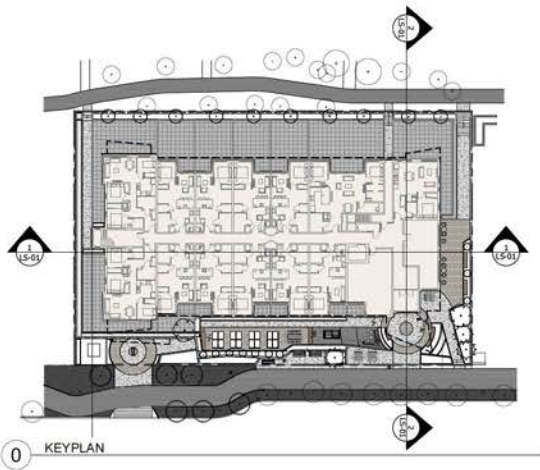
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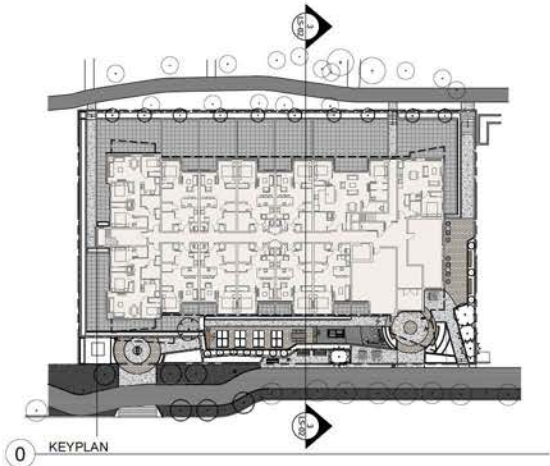
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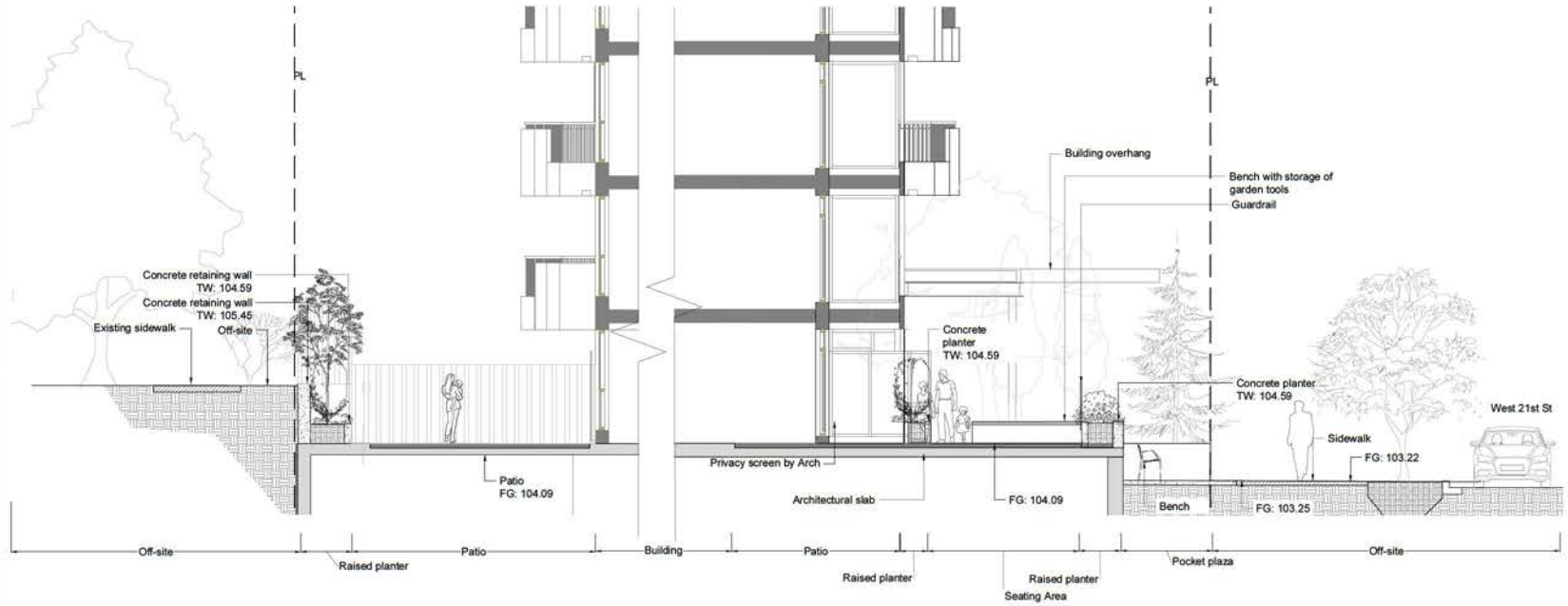
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North Vancouver, B.C.

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0 KEYPLAN



1 SECTION 3  
Scale 1:50

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DY

Stamp:

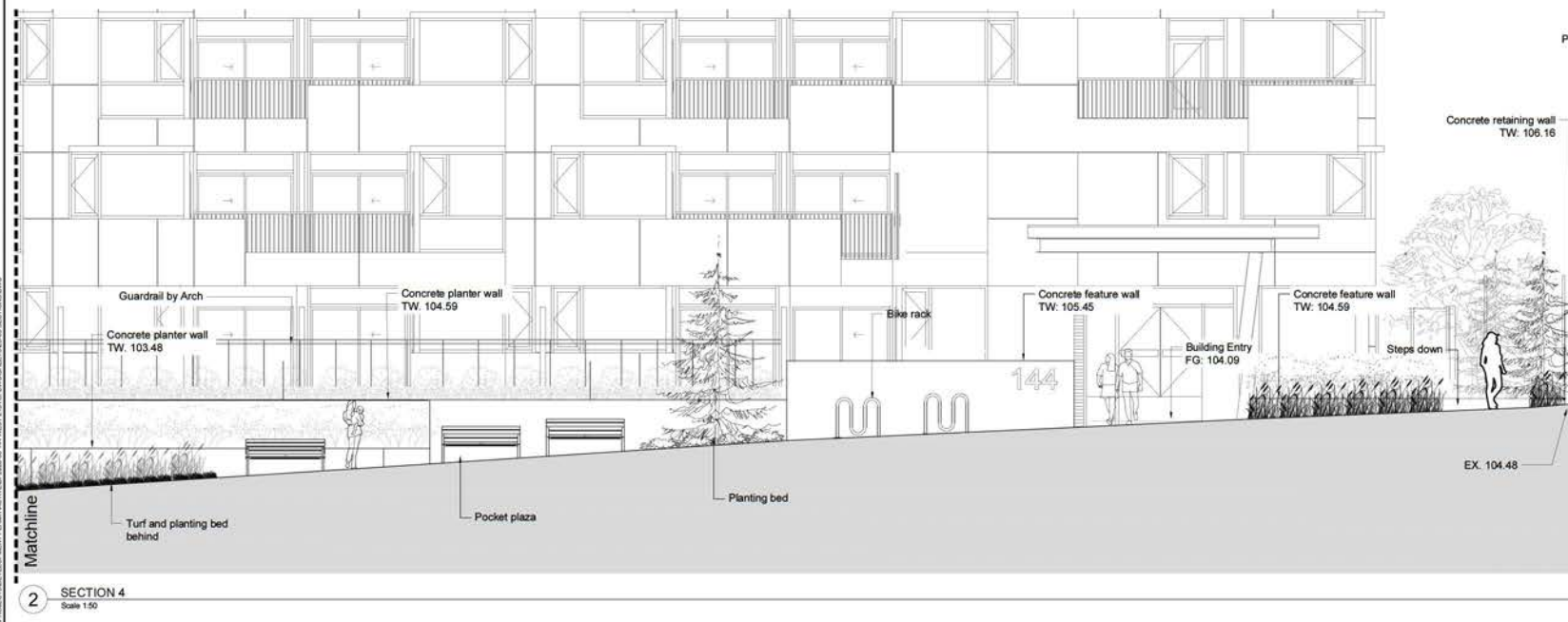
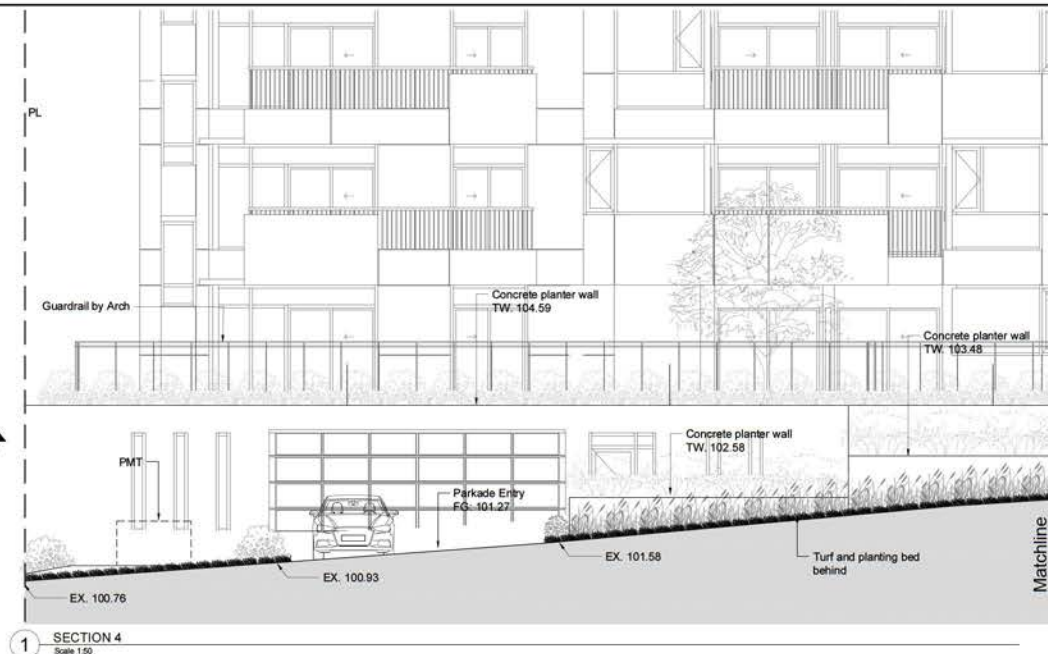
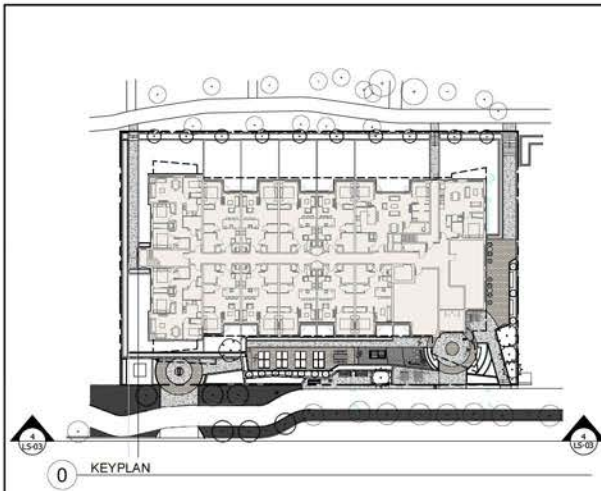
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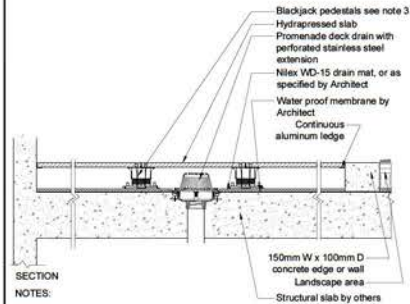
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Approved: MW	Original Sheet Size: 24"x36"
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Drawing Title:  
**SECTIONS**

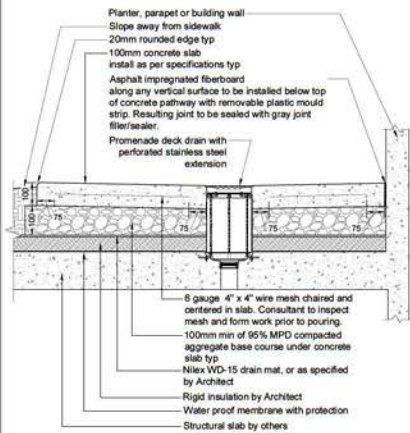
VDZ Project #  
**2020-68**

Drawing #:  
**LS-03**

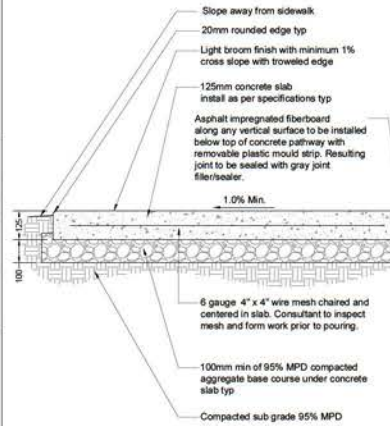




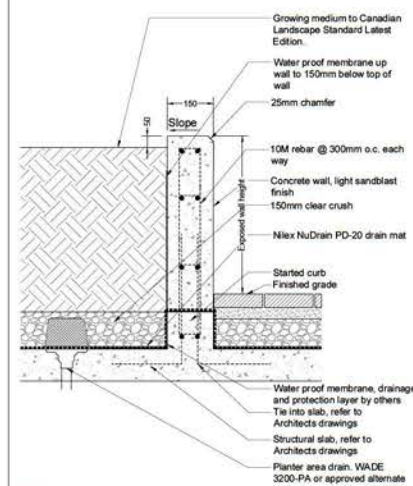
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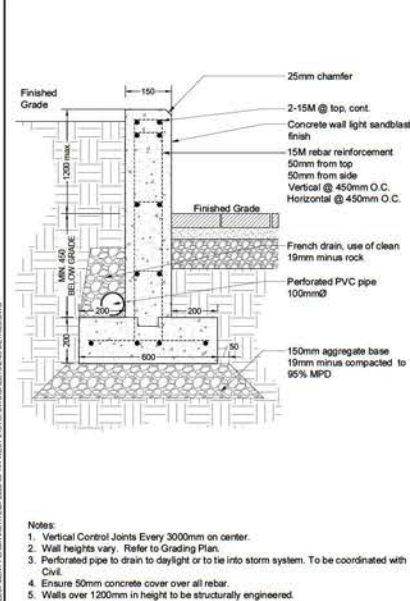
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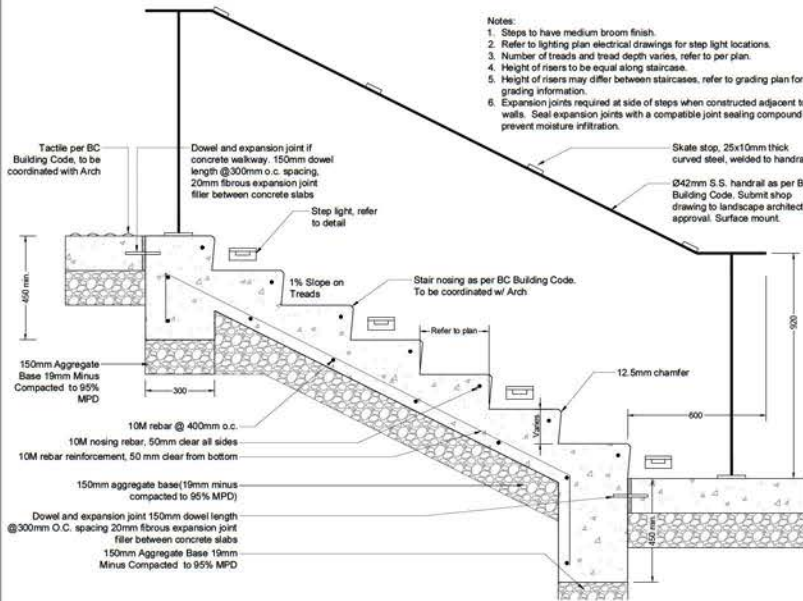
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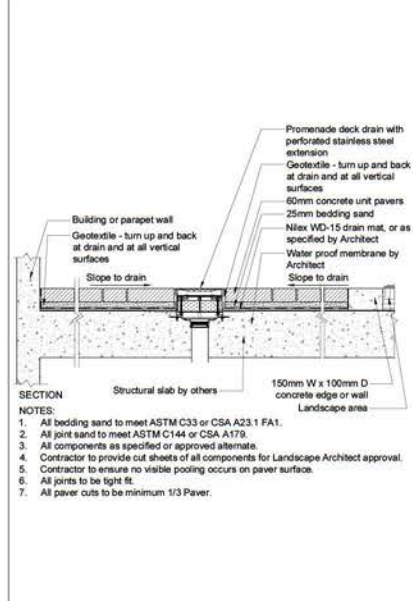
4 CONCRETE PLANTER ON SLAB  
Scale 1:10



5 CONCRETE PLANTER ON GRADE  
Scale 1:10



6 CONCRETE STAIRS  
Scale 1:10



7 PAVER ON SLAB  
Scale 1:10

3	MW	Issued for Reasoning/CP	May 26, 2022
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Location: 144 West 21st Street, North Vancouver, B.C.

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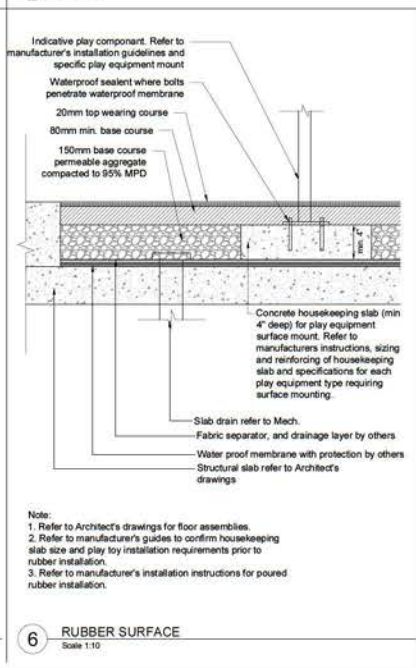
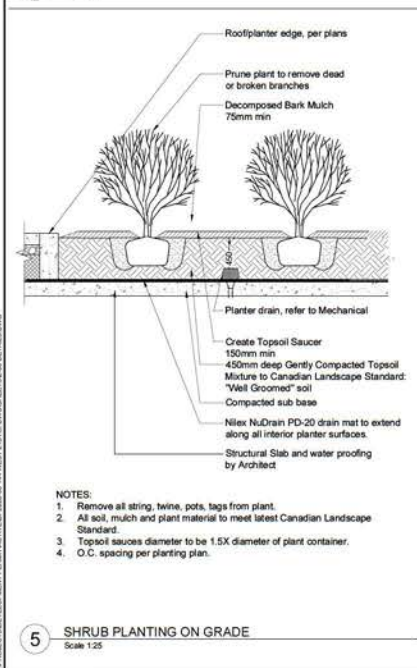
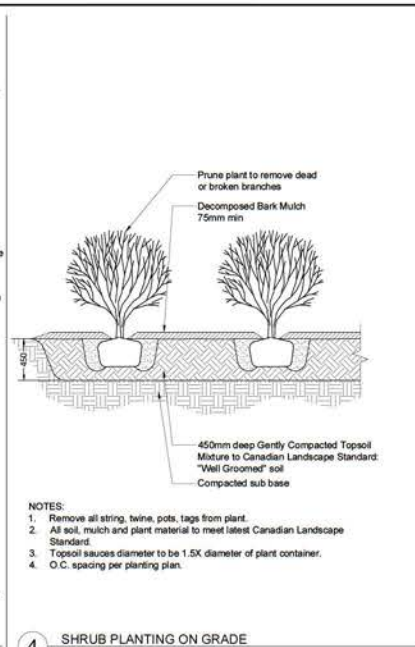
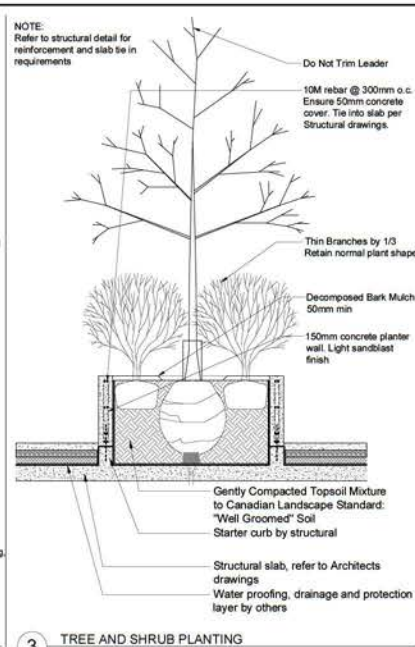
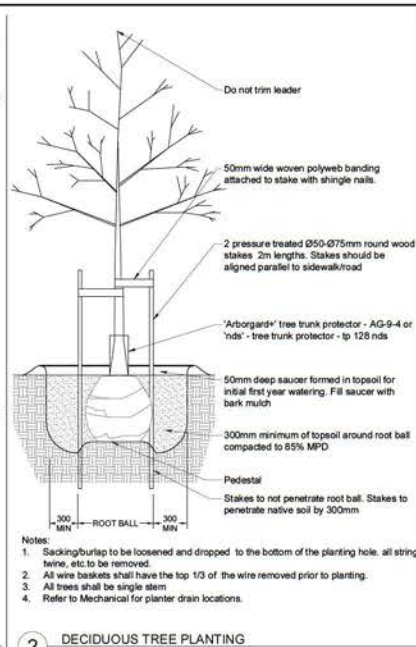
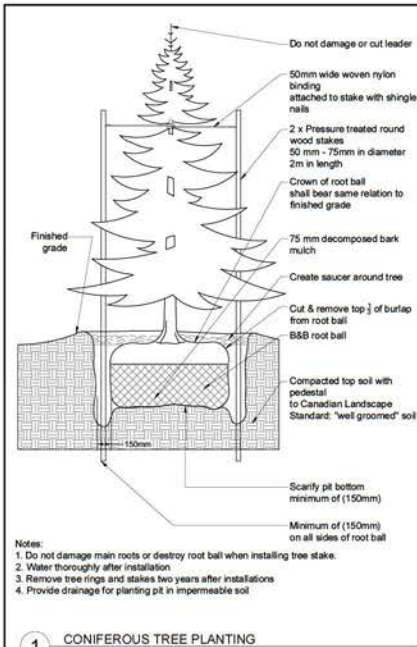
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Approved: MW

Original Sheet Size: 24"x36"

Scale: AS SHOWN

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No.	By:	Description	Date
<b>REVISIONS TABLE FOR SHEET</b> Project: 144 West 21 Street Location: 144 West 21st Street, North Vancouver, B.C.			
Drawn:	Stamp:		
MW			
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MW	24"x36"		
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MW	AS SHOWN		





## 144 West 21<sup>ST</sup> Street Rezoning Application

### Development Information Session Summary Report

**Event Date:** June 7, 2022  
**Time:** 6:00pm – 8:00pm  
**Location:** Virtual DIS (Zoom meeting)  
**Attendance:** 3 members of the public signed up. 1 member  
**Comments:** attended. 1 comment sheets and 0 e-mails were  
 submitted.

**Meeting Purpose:**

- To present development application materials to neighbours
- To provide an opportunity for the public to ask questions about the development
- To provide an opportunity for neighbours to comment on the proposal.

**Notification:**

In accordance with City of North Vancouver policies:

Invitation Brochures

Invitations were delivered to 1,367 addresses within a 40m radius from the site, meeting City requirements. Appendix A includes a copy of the invitation.

Newspaper and Online Ad

A newspaper and online ad were placed in the North Shore News on Wednesday, June 1st, 2022. A copy of the ad is included in Appendix A.

Site signage

Site signage erected at the proposed development location. A copy of the photo is included in Appendix A.

**Attendance:**

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

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

City of North Vancouver:

- Emma Chow, Planner

Project Team presenters included:

- Francois Marchand, Ankenman Marchand Architects, Principal
- Dimitar Bojadziev, Ankenman Marchand Architects, Project Manager
- Mahshid Taki, Ankenman Marchand Architects, Intern Architect
- Daisen Gee Wing, Developer (absent)

## Overview:

The meeting was held in a virtual format. Meeting participants could follow an online presentation and engage with the project team and the municipal planner directly. The presenters listened for questions and comments and noted them and respond.

The participants were invited to submit written comments to the project team or to the municipal planner.

One comment sheet and no emails were submitted.

The key themes of the evening included:

- the perceived lack of parking in the area
- building height, and worry that it would block the view for neighbours across the street to the mountains
- reflection from the glazing to neighbouring buildings
- prevention from animal accessing the amenity garden area
- crime prevention for the people walking along 21st Street
- prevention from people being able to sleep on street
- parking for the workers during the construction

Public Dialogue:

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

**Q1** There are proposed 73 apartment units and 53 parking stalls. Will there be enough parking? Are there be any changes into parking regulations?

**A1** The answer of the Applicant was that the project is complying with the bylaw regulations and is proposing 10% over the requested parking stalls by the City's bylaw. The subject site is well connected to the public transit, and it is expected that not all the renters will own vehicles. The CNV representative stated that the City is not foreseeing any changes to the parking regulations but is open for suggestions.

**Q2** Concerns about the building height. The proposed building is 5 storeys high. The buildings across the 21<sup>st</sup> Street are 3-4 storey in height. Their views to the mountains will be obstructed by the new building and will devalue the properties?

**A2** The Applicant replied that the design in the previous proposal was 6 storeys in height and taking in consideration the previous concerns the new design proposal resulted with 5 storey building. The CNV representative added a clarification, that according the current OPC plan in this area the building limit height for the new developments is 6 storeys. There are already newer buildings to the north of the property that are 5 and 6 storeys high, and the proposed design is complying with height requirements.

**Q3** Concerns about the reflections cast to the neighbouring building from the glazing of the building?

**A3** The proposed project doesn't have unusual glazing and in the Applicant's opinion the building have relatively average glazing percentage.

**Q4** Concerns about the amenity garden. How will it prevent animals (racoons, bears, rats, etc.) and homeless people to access the area?

**A4** The Applicant answered that the proposed amenity area is supposed to be for a private use of the building residents, for gardening, seating, and child play area without offering solution for prevention of access to wild animals and homeless people. (The concern is noted and will be seeking for possible design improvements.)

**Q5** Concerns raised regarding the proposed the public note offering opportunity to seat and rest in the pocket plaza area. There are benches proposed next to sidewalk, between the landscaped areas. This can be potential treat to the people walking by. There are already a lot of homeless people, next to the neighbouring McDonalds that are sleeping on the streets. How will you prevent them sleeping on the proposed benches?

**A5** The answer of the Applicant was that the landscaping will be carefully designed not to obstruct the visions and the area will be lighted. The design of the benches can be done with few armrests in the seating part that will prevent the possibility of someone sleeping on it.

**Q6** Where the construction workers will park their vehicles during the construction?

**A6** The Applicant apologize that cannot answer the questions as the Developer was absent on the meeting. It will be up to the future contractor how to deal with the parking issue during the construction.

**Q7** What are the next steps in the application process?

**A7** The CNV representative provide the answer with the timeline of the scheduled upcoming Council meeting 1<sup>st</sup> reading and public hearing.

### **Comment Sheet and Email Summary**

Participants were invited to submit comments by submitting the Comments form by email after the meeting. One comment sheet was submitted by a person registered for the information session but did not attend.

The respondent explicitly expressed support for the proposal with a note that hopes there will be enough visitor, resident, and EV parking stalls.

A copy of the Comment sheet is included in Appendix B.

No emails with comments arrived by the time of finishing the report.

### **Conclusion**

The purpose of this development information session was to present to neighbours the proposed rezoning application and the mid-rise rental development concept, and to provide them with an opportunity to ask clarifying questions and comment on the proposal.

The newspaper ads notified the community of the meeting, and a sign was posted on the property. 1,367 invitations were distributed by mail to the surrounding community.

3 community members signed in, and one participated at the meeting. One comment form and zero emails were submitted. One respondent expressed explicit support for the proposal.

The public could participate in this process in three ways:

- following the online presentation
- talking to the project team and City Planner
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions and make the comments they wished to provide that evening. Participants asked the development team and City planner a variety of specific questions, mostly related to need for additional parking in the area, building height and form and crime prevention.

The community was given ample opportunity to express their views of the proposal.

## Sustainability Statement

Natural Systems - Landscape		Included	Comments
1	Private Trees	Y	The existing trees within the site cannot be retained due to the location and size of the underground parking, but the project will be retaining the existing street trees along West 21st, and will be adding trees around the site, resulting in a net positive number of planted trees on site.
2	Green Roof / Wall	N	The project will not include green roofs / walls.
3	Majority Native Species Landscaping	Y	The project will be landscaped with primarily native, native-like and drought resistant plants.
4	Habitat Restoration	Y	Because the project will be using primarily native species, it will provide habitat to local flora and fauna.
5	Community Gardens	Y	The project will include urban agriculture plots in the rear yard to be used and accessed by all residents.
6	50% or More Edible Landscaping for Common Space	N	The project will not include 50% or more edible landscaping, though will include some native plants with edible fruits or berries.
7	Water Efficient Irrigation System (drip hose, low-flow nozzles)	Y	The project will coordinate with mechanical teams during next phases to include low-flow and efficient irrigation systems for all landscaping.
8	Rainwater Collection	Y	The project will provide a rainbarrel in proximity to the community gardens, to reduce the amount of potable water required for irrigating garden plots.
9	Reuse of Wastewater	N	The project will not include wastewater reuse on this site.

Natural Systems - Hardscape		Included	Comments
1	Permeable Paving for Hardscape	N	The project will not include permeable paving as part of the site design due to the size of the underground parking structure.
2	40%+ Open Site Space (see Zoning Bylaw Definition)	Y	The project achieves over 40% open site space.

Physical Structure - High Performance Construction		Included	Comments
1	Durable Building (modular / deconstructable)	N	The project will not include modular / deconstructable elements.
2	Recycled Content	Y	The project will include recycled and recyclable materials to the greatest extent possible.
3	Majority Use of Environmentally Friendly Materials (non-toxic, wood)	Y	The project is primarily of wood-frame construction, and will be local and non-toxic.
4	Certified by a Third Party Green Building Rating System	N	The project will not certify with a green building rating system, but will follow green built industry standards.

Physical Structure - Energy Efficiency and Healthy Buildings		Included	Comments
1	Energy Performance	Y	This project will adhere to the required level of the Energy Step Code, which will ensure it is performing with optimal energy performance.
2	Superior Insulation	TBC	Through the energy modeling process required by the Energy Step Code, the project will include the necessary insulation levels to ensure the overall energy performance targets are met.
3	Airtightness	Y	The project will perform air tightness testing to meet the Energy Step Code requirements.
4	High-performance Windows	Y	The project will include thermally broken windows.
5	District Energy	TBC	The project will undergo a review to confirm whether there is an opportunity to connect to the LEC. Should it be deemed viable, the project will respond mechanically through the selection of hydronic mechanical systems which utilize the energy available through the LEC connect.
6	Building Heating System	TBC	Through the energy modeling process required by the Energy Step Code, the project will select a heating system that efficiently heats the building while ensuring the overall energy performance targets are met.
7	Heat Recovery Ventilator	TBC	Through the energy modeling process required by the Energy Step Code, the project will assess the need for HRVs in achieving the overall energy performance target.
8	LED Lighting (whole building)	Y	The project will include energy efficient lighting throughout all common and private spaces.
9	Energy-Star Appliances	Y	Energy-Star Appliances will be used throughout the project to contribute to the project's overall energy performance targets.
10	Suite Metering	N	Unless otherwise specified by LEC or BC Hydro, the project will not be providing suite-level metering.
11	Water Efficient Fixtures	Y	The project will include low-flow fixtures throughout all suites and common areas.
12	Greywater Reuse	N	The project will not address grey water reuse.
13	Livability/Human Well Being	Y	The building has been designed to maximize passive architectural performance and environmental response. This process has produced not only reduction in energy requirements but high levels of daylighting and views for the occupants along with enhanced natural ventilation utilizing cross ventilation schemes.



Physical Infrastructure - Transportation		Included	Comments
1	End of Trip Bicycle Facilities	N/A	
2	Car-Share Program	N	The project will not include any car-share programs.
3	Electric Vehicle Supply Equipment: 20% of all residential parking spaces	Y	The project will include 20% of purchased residential stalls as electric vehicle charging stalls.
4	Electric Vehicle Supply Equipment: Adequate space in electrical room for remaining 80% of parking spaces	Y	As required, the project will ensure adequate electrical capacity.
5	Close proximity to frequent Public Transportation	Y	The project is located in close proximity to frequent public transportation along Lonsdale Avenue. A short 180m walk brings to you bus stops running both north and south, with 6 distinct bus routes that bring you around North Vancouver, and connect to other transportation hubs such as the Sea Bus station and bus loop exchanges to connect you to the rest of Metro Vancouver. This is extremely beneficial to the rental community.

Economic Considerations		Included	Comments
1	Direct Employment	Y	This project does not include commercial space, but will include the need to employ a full-time Building Manager.
2	Commercial Floor Space (net increase, indicate area)	N/A	This project does not include commercial space.
3	Neighbourhood Scale Commercial	N/A	This project does not include commercial space.
4	Non-Market / Lower-End of Market Commercial	N/A	This project does not include commercial space.
5	Commercial Relocation Strategy	N/A	This project does not include commercial space.
6	Indirect Economic Benefits	Y	During the course of construction, there will be full-time jobs generated during each year of the development. This benefit will also extend to local suppliers of various construction materials, furnishings and fixtures.

Human Potential		Included	Comments
1	Market Rental Housing	Y	This project will be 100% market rental housing.
2	Non-Market / Lower-End of Market Rental Housing	Y	This project will abide by the 10-10-10 requirement. (10% of units in new market rental projects to be rented at 10% below average rents, as indicated by Canada Mortgage and Housing Corporation, for a minimum period of 10 years.).
3	10%+ Three+ Bedroom Units	Y	The project will provide 8, 3-bedroom unit apartments (over 10%) in the project.
4	Micro-Units ~400 sq.ft.	N	The project does not include micro-units, as it aims to focus on liveability and providing spaces that can accommodate multiple occupants and families.
5	Childcare Facilities	N	The project will not include childcare facilities, but will include a children's outdoor playspace.
6	Community Space for Food Preparation, Storage and Processing	N	The project does not include food preparation or storage facilities.
7	Green Building Educational / Interpretive Features	N	The project does not address this item.
8	Primary and Secondary Stair Design	N	The project does not include a feature stair design as to maximize space for creating rental units.
9	Outdoor Circulation	N	The residential units are not accessed through exterior corridors, but the ground floor units facing the rear yard are able to be access from an outdoor walkway. The project also includes a publicly accessible walkway along the east edge of the site that connects West 21st to the public walking path in the lane at the rear of the building. Outdoor walkability is still a feature in the overall project design.
10	Storage space for residents in storage rooms	N	The project does not include storage units separate from the closets provided in the residential units.
12	Amenity & Commercial connections	Y	To promote social interaction between residents and the commercial users, the project will provide a business room available to for residents to utilize, rather than purchasing a suite with an extra room designated as a workspace. This provides an ideal "work from home" amenity.

Social Connections		Included	Comments
1	Design Features for People with Disabilities	Y	The project goes above the 25% requirement for adaptable units by providing 61% of units meeting Level 2 from the Adaptable Design Guidelines. The outdoor space in the rear yard also includes accessible picnic tables to increase inclusion and resident connections.
2	Communal Cooking Amenities	N	The project will not include community cooking facilities.
3	Indoor Amenity	Y	To promote social interaction between residents and the commercial users, the project will provide a business room available to for residents to utilize, rather than purchasing a suite with an extra room designated as a workspace. This provides an ideal "work from home" amenity.
4	Outdoor Recreation	Y	The provision of community gardens provides residents with ample space for outdoor gardening activities, encouraging residents to get outside, be physically active and grow their own healthy produce. It also includes the children's play area with seating for parents and guardians to gather and overlook.
5	Amenities for Senior Users	Y	A number of the garden plots will be at heights easily accessible to senior users. Benches and tables around the site will give places for seniors to gather. Tables will include spaces for games like checkers/chess.
6	Crime Prevention through Environmental Design	Y	The project will strictly adhere to the Crime Prevention design guidelines, to reduce any opportunity for crime

Cultural Diversity		Included	Comments
1	Formal and Informal Gathering Spaces	Y	The business room available to be rented for residents also serves as a formal gathering space. Occupants can gather together for any occasion or celebration. Informal gathering spaces will be incorporated into the landscape design of the plaza, encouraging interaction and activity between residents and visitors.
2	Retention of Heritage Building	N/A	N/A
3	Public Art Reflecting Local Culture	Y	The landscaping to the south of the building (along West 21st) will be fully landscaped, and will be a significant contribution to the public realm and human experience in the neighbourhood. Also provided is the publicly accessible walkway along the east edge of the site that connects West 21st to the public walking path in 2400 sf of public space and is our proposed public contribution.
4	Streetscape Improvements	Y	The landscaped area to the south of the building will be fully landscaped, designed to incorporate planted areas with seating areas, bringing humans and nature closer together.

# Public Hearing 144 West 21<sup>st</sup> Street

Bylaw No. 8939

Presented November 21, 2022  
Development Planning



## Introduction

- Proposal:
  - 5-storey rental
  - 73 units
  - 2.3 FSR (0.7 bonus)
- Replacing:
  - 3-storey rental (1978)
  - 35 units





# Location



city  
of north  
vancouver

Context Map: Context Map

Subject Site



city  
of north  
vancouver

3

# Neighbourhood Context

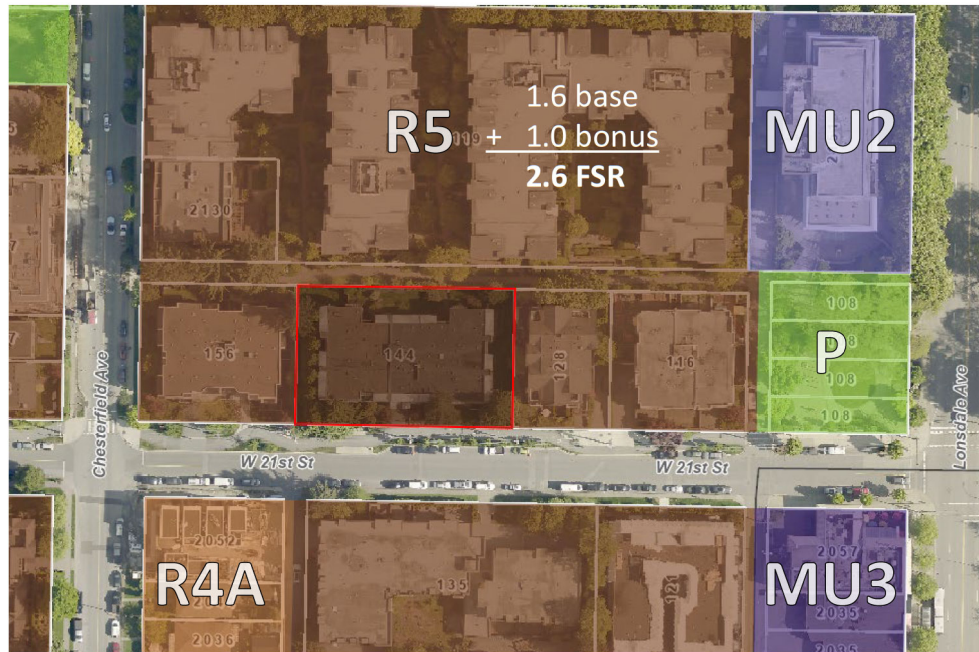


city  
of north  
vancouver

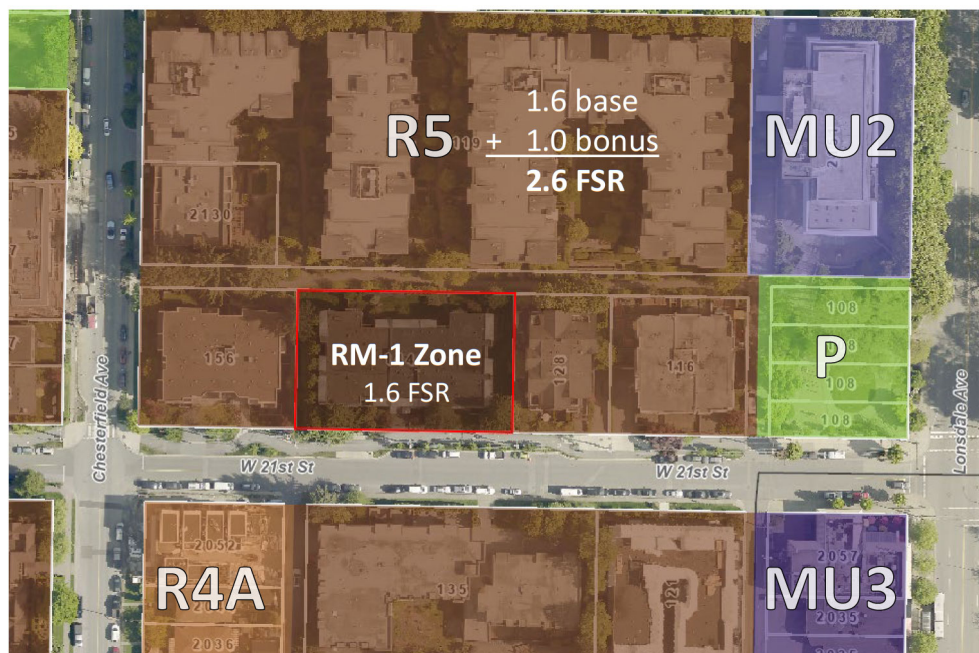
4



# Policy Context



# Policy Context



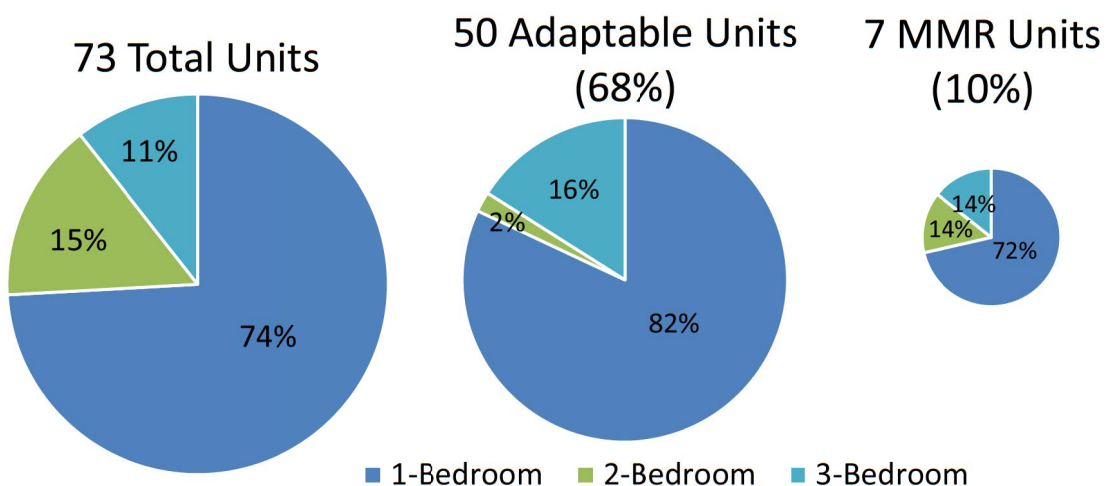
# Proposal: Overview

- 1-storey lower
- Reduced roof overhang
- Increased top floor setback
- Increased rear setback



# Proposal: Overview

- 5-storeys
- 2.3 FSR; +16% parking



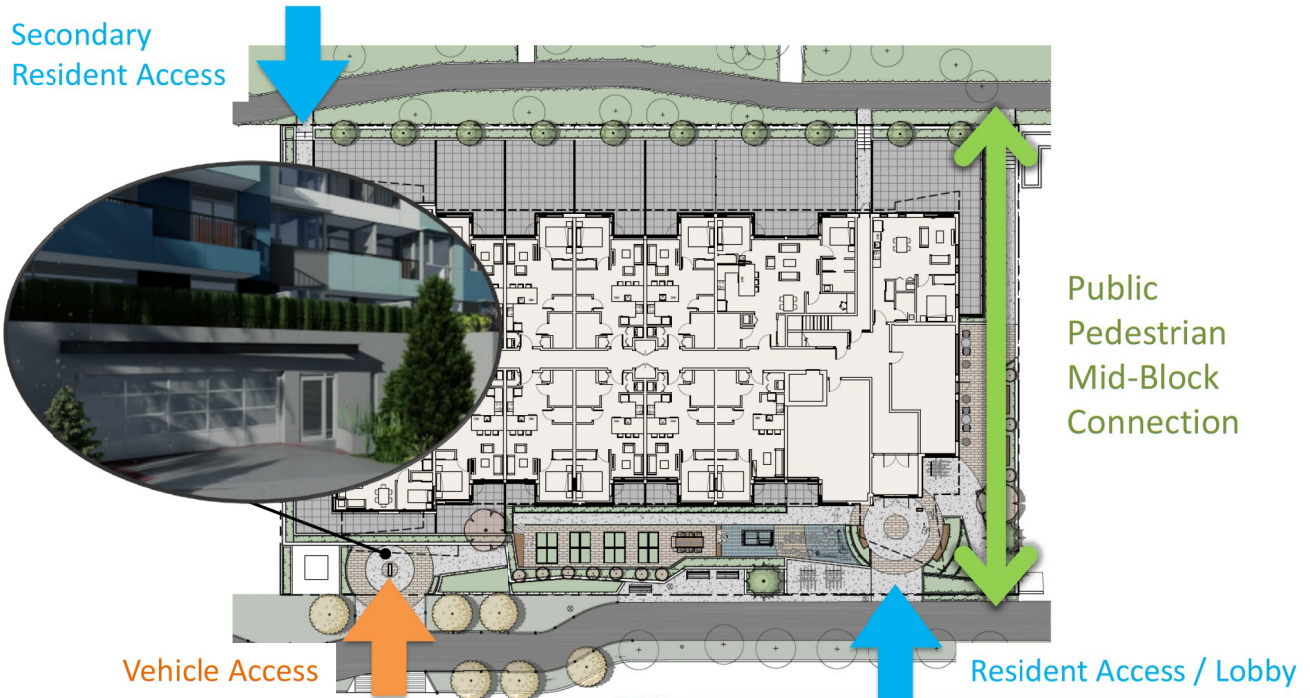


# Proposal: Site Design

- Front and rear:
  - Greenways
  - Seating & landscaping
- Amenities:
  - Gardening plots
  - Children play area
  - Indoor amenity space

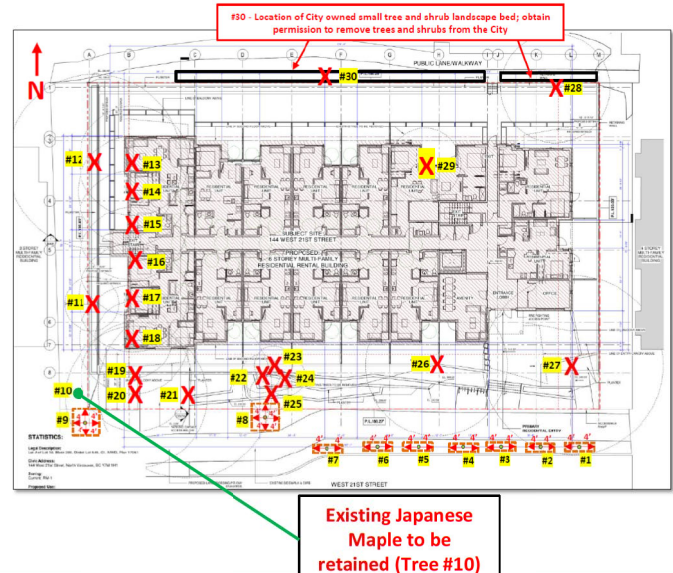


# Proposal: Site Access



# Proposal: Landscaping

- 15 trees for removal
- 26 trees proposed
- Public-private integration



# Tenant Relocation Plan

- Tenant Relocation Plan:
  - Meets current Policy
- 19 of 35 units tenanted
- 18 long-term tenancies





# Policy Analysis

- Consistent with *OCP*
- Density Bonus: 100% secured rental
- Meets *Housing Action Plan*
- Active Design: indoor/outdoor amenities
- Sustainable Development



# Zoning Amendment

- CD-758 (RM-1 base):
  - Increase density, height, lot coverage
  - Reduced west setback
  - Larger front/rear setbacks



# Conditions of Rezoning

- Pedestrian Statutory Right-of-Way
- Housing Agreement
- Servicing Agreement
- Community Energy Agreement



# Advisory Bodies

- ADP (May 18, 2022):
  - Unanimously endorsed proposal
  - No concerns



# Public Engagement

- Developer Information Session
  - June 7, 2022 (Zoom)
  - 1 attendees; 1 written submissions
  - Support:
    - Site renewal
  - Concerns:
    - Parking impacts
    - Crime prevention



## Conclusion

- Consistent with policies
- In alignment with City goals:
  - Intensify residential development within Lonsdale Regional City Centre
  - Increase rental and MMR units
  - Contribute to important infrastructure
- Addressed Council concerns





Thank you.



## WELCOME



ANKENMAN MARCHAND  
ARCHITECTS  
*Continuing to create architecture that  
enhances life and the environment.*

Public Hearing  
November 21<sup>st</sup>, 2022  
Residential Rental Project  
144 West 21<sup>st</sup> Street, North Vancouver

144 - West 21st, North Vancouver

PUBLIC HEARING

## PROJECT TEAM

### Presentation:

- Project Team & Introductions
- Community Visions (OCP Excerpts)
- Community Benefits / Project Overview
- Architectural Design
- Urban Design
- Amenities
- Adaptable Design
- Shadow Comparison
- Sustainability
- Summary and Conclusions



144 - West 21st, North Vancouver

PUBLIC HEARING

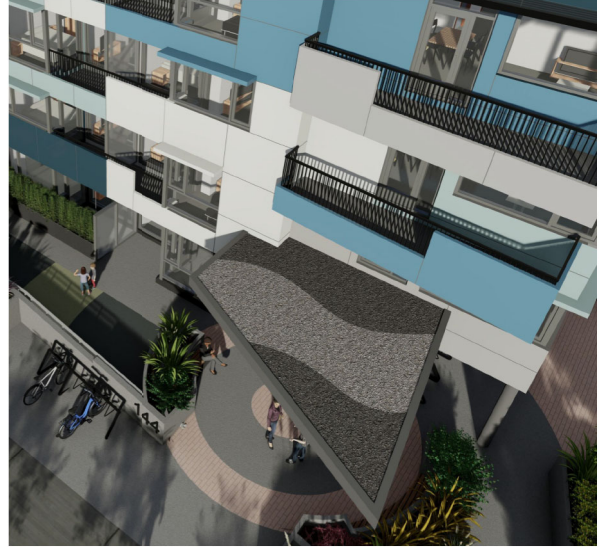
## PROJECT TEAM

Who is involved?

### BDK Development Corporation

ANKENMAN MARCHAND  
ARCHITECTS

VDZ+A  
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

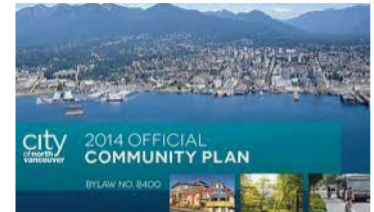


## COMMUNITY VISIONS

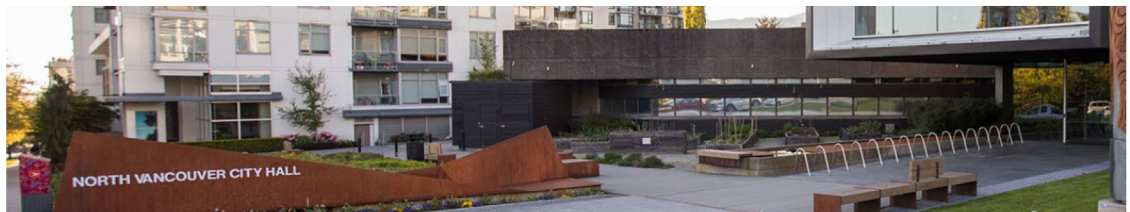
### OCP EXCERPTS

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

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



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





## PROJECT BENEFITS AND OVERVIEW

### COMMUNITY BENEFITS

#### 100% Rental:

- The project, if approved will add 73 rental units to North Vancouver's much-needed rental stock with a wide variety of unit types.
- This project adheres to the City of North Vancouver's Mid-Market Rental (MMR) Policy as it relates to providing affordable housing for all family sizes.
- The vibrant and unique architecture will greatly improve the current streetscape:



144 - West 21st, North Vancouver

### SUSTAINABILITY

#### Social & Urban Design Sustainability:

- The project proposes urban agriculture, gardens and amenity spaces for the site's future residents to gather and socialize.
- The south-facing garden includes outdoor dining and lounge opportunities.
- All residential units have ample, shaded outdoor living spaces – either decks or patios.

#### Building Sustainability:

- Significant bike parking is included: a total of 127 stalls including 15 short-term surface stalls for visitors. There is provision for enough charging capacity for all secured bikes to allow E-bike charging stations.
- 51 parking stalls are proposed. All residential parking stalls will be EV ready for Level 2 charging.

## ARCHITECTURAL DESIGN

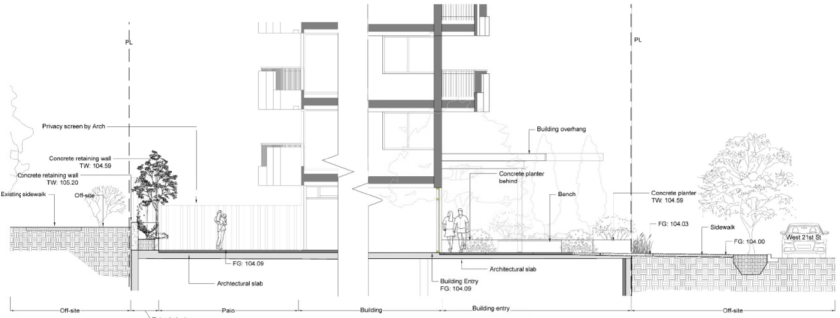
*Inspired by “the pursuit of high-quality urban design” as noted in the OCP*

- The building is proposed as a very simple yet dynamic rectangular massing.
- The distinct, unique & colourful juxtaposition of building materials, entry definitions, a 3-dimensional play on the façade materials, and providing each façade with its own definition and personality confirms this will be read as a landmark building. The main colour palette consists of different shades of blues and grays in contrast to the beige elements.
- The primary feature of the architectural design are three residential stories that have been encapsulated by colourful box-like shape that appear to float above the subdued first floor.
- The primary building entrance has been celebrated with a large, angular, painted steel canopy, providing a sense of entry and wayfinding.
- The top floor has been intentionally set back and have been designed as subordinate to the 4-storey massing below.



144 - West 21st, North Vancouver

## URBAN DESIGN

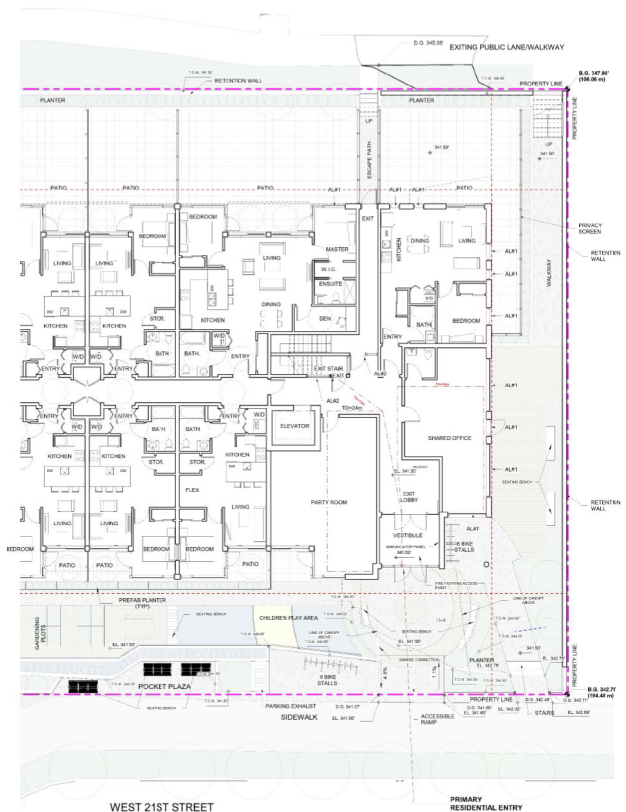
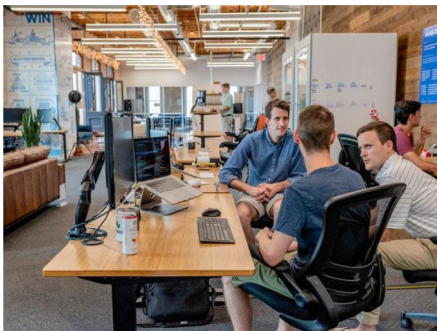


- High-quality urban design along 21st Street includes seating, planters, pocket plaza etc. which all enrich the existing streetscape.
- The front landscaped area responds well to the context, as it steps down, following the slope of the street and provides seating areas and visual interest to the streetscape.



## AMENITIES

- A shared office space is being proposed within this building that offers residents an alternative to renting an additional room to be used as a home office. This space will be programmed to include desks, printers, a coffee station, and will double as a meeting room.
- Additional amenity space for social gatherings located directly adjacent to the front entry, with direct access to the amenity garden.
- The feature of the front yard space is a children's playground, catering to young families.



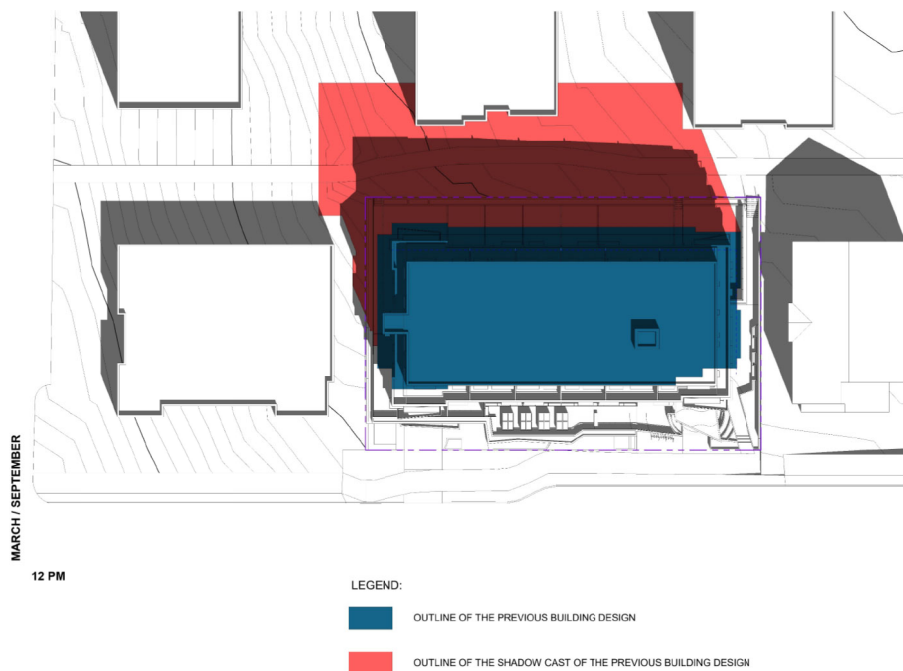


## ADAPTABLE DESIGN



- The project provides 50 units with adaptable design, that allows flexibility for residents whose needs may change over time. The design features can be easily and inexpensively incorporated at a future time.
- The number of proposed adaptable units greatly exceeds the City of North Vancouver minimum requirements of 25%.

## SHADOW DIAGRAM COMPARISON



## SUSTAINABILITY

### ECONOMIC



#### Rental Development

In this model, provision of family units and additional Mid-Market rental units which will be rented at very affordable rates.



#### Affordability

Maintaining affordability is a key driver to the entire project. The development model inherently cuts many typical costs.

The number of units and various typologies has been carefully chosen to maintain feasibility and to ensure the proposal is all-inclusive. Having major transit stops in both directions at nearby Lonsdale ensures future residents can avoid the need for, and associated costs of an automobile if desired.



#### Shared Resources and Community Living

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

The shared office concept also reduces reliance on the automobile and increases affordability as those who would otherwise be required to rent a second bedroom or den no longer need to!

## SUSTAINABILITY

### SOCIAL



Down-sizers  
Age-in-place



Young  
families



Seniors



Young  
professionals

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

73 units are provided and consist of a wide variety of 1, 2 and 3 bedroom homes. All units are single-storey homes providing an accessible choice for seniors or those looking to age-in-place.

A certain number of units will be fully adaptable and additional units will be available for those in need.

## SUMMARY AND CONCLUSIONS

This project is entirely community-based and offers the site's future residents, a unique and well-considered amenity package along with a unique and appropriate, architecturally striking building that will ensure significant pride throughout the Community.

## Questions and Answers?

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

**From:** Sarah Tremblay  
**Sent:** November-08-22 8:21 AM  
**To:** Submissions  
**Subject:** 144 West 21st Street Rezoning

Hello,

I support this zoning amendment wholeheartedly. Density, and especially gentle density, is needed in the City of North Vancouver. Central Lonsdale is the next area to house the demand that has been created by the regeneration of Lower Lonsdale. Rental apartments create a supply of secure housing stock for all ages and stages of life. I hope to see more density through rental stock, and especially more non-market rental buildings, in the City of North Vancouver.

Sarah Tremblay & Tobias Volkmann  
220-119 West 22nd Street  
North Vancouver V7M0B4





# PUBLIC HEARING

of north  
vancouver

**Monday, November 21, 2022 at 6:00pm**

**Zoning Amendment Bylaw No. 8939 and Housing Agreement  
Bylaw No. 8940 for 144 West 21<sup>st</sup> Street**

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

**Proposal:** To rezone the subject property from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 758 (CD-758) Zone to permit a 5-storey rental apartment building with 73 units and underground parking.

**To provide written input:** All persons who believe their interest in property may be affected by the proposed bylaws will be afforded an opportunity to speak at the Public Hearing and/or by written or email submission. **All submissions must include your name and address** and should be sent to the Corporate Officer at [input@cnv.org](mailto:input@cnv.org), or by mail or delivered to City Hall, **no later than 12:00 noon on Monday, November 21, 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 in the lobby, outside the Council Chamber, between 5:30 and 6:00pm. Enter City Hall through the doors at the southwest corner of the building (off 13<sup>th</sup> Street) after 5:30pm.

**Via Webex/phone:** Pre-register by completing the online form at [cnv.org/PublicHearings](https://cnv.org/PublicHearings), or by phoning 604-990-4230 to provide contact details, so call-in instructions can be forwarded to you. **All Webex/phone pre-registration must be submitted no later than 12:00 noon on Monday, November 21, 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](https://cnv.org/LiveStreaming).

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

**Questions?** Emma Chow, Planner, [echow@cnv.org](mailto:echow@cnv.org) / 604-982-3919

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

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



# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8939

### 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. 8939**” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758).
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-758 (Comprehensive Development 758 Zone):

Lots	Block	D.L.	Plan	
A of 10	206	545	17051	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-757 Comprehensive Development 757 Zone”:

“CD-758 Comprehensive Development 758 Zone”

- B. Adding the following to Section 1101, thereof, after the “CD-757 Comprehensive Development 757 Zone”:

“CD-758 Comprehensive Development 758 Zone”

In the CD-758 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) One Principal Buildings shall be permitted on one Lot;
- (2) The permitted Principal Uses on the Lot shall be limited to:
  - (a) Rental Apartment Residential Use:
    - i. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
    - ii. Accessory Off-Street Parking Use;
    - iii. Accessory Home Office Use;
- (3) Gross Floor Area:
  - (a) Combined and in total, shall not exceed 1.6 times the Lot Area;

- (b) Maximum Gross Floor Area may be further increased to a maximum of 2.6 times the Lot Area, upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule ‘A’		1.6 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL (BONUS) DENSITY	POLICY REFERENCE
Secured Rental Housing	100% rental housing; 10% mid-market rental units	0.7 FSR	OCP section 2.2
TOTAL DENSITY		2.3 FSR	

- (4) Lot Coverage of Principal Building shall not exceed a maximum of 94 percent;
- (5) Height of Principal Building shall not exceed five storeys and 16 metres (52.5 feet) as measured from average Building Grade of north Lot Line;
- (6) Siting:
- (a) Principal Building shall be sited a minimum:
- 6.32 metres (20.7 feet) from Front and Rear Lot Line;
  - 4.58 metres (15.0 feet) from east Side Lot Line;
  - 4.00 metres (13.1 feet) from west Side Lot Line;
- (b) Section 410(3) "Siting Exceptions" is varied to permit:
- Canopies to project up to 1.14 metres (3.8 feet) from Front (south) Lot Line;
  - Unenclosed balconies to project up to 4.42 metres (14.5 feet) from Front and Rear Lot Lines;
  - Stairwell to project up to 2.50 metres (8.2 feet) from west Side Lot Line;
  - Portions of Cellar that are above grade, including outdoor structures directly above the Cellar, to be setback 0 metres from a Lot Line;
- (7) Section 510(2) "Unit Separation" be waived;

(8) Section 510(3) "Building Width and Length" be waived.

READ a first time on the 20<sup>th</sup> day of June, 2022.

READ a second time on the 20<sup>th</sup> day of June, 2022.

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

APPROVED pursuant to section 52(3)(a) of the *Transportation Act* on the <> day of <>, 2022.

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

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MAYOR

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CORPORATE OFFICER



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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8940

**A Bylaw to enter into a Housing Agreement (144 West 21<sup>st</sup> 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. 8940**” (**Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, 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 Confide Enterprises Inc. with respect to the lands referenced as 144 West 21<sup>st</sup> Street, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758).
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 20<sup>th</sup> day of June, 2022.

READ a second time on the 20<sup>th</sup> day of June, 2022.

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

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

---

MAYOR

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CORPORATE OFFICER

## PART 2 – TERMS OF INSTRUMENT

### RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

**THIS AGREEMENT** dated for reference the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BETWEEN:

**CONFIDE ENTERPRISES LTD.,**  
517 - 1177 Hastings Street West,  
Vancouver, British Columbia,  
V6E 2K3

(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: 004-343-638  
Lot A-10  
Block 206  
District Lot 545  
Plan 17051;
- (j) **“Mid-Market Rental Units”** means the 7 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) **“Maximum Household Income”** means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households’ annual housing costs, and divided by 30% (0.30) to meet the standard definition of affordability.
- (m) **“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;
- (n) **“Rental Units”** means the Market Rental Units and the Mid-Market Rental Units;



- (o) **“Residential Building”** means the five-storey building to be constructed on the Lands to be used for Rental Purposes with 73 Dwelling Units;
- (p) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (q) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939”;
- (r) **“Section 219 Covenant”** means a covenant pursuant to Section 219 of the *Land Title Act*;
- (s) **“Tenancy Agreement”** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit; and
- (t) **“Term”** has the meaning set out in section 2.1 herein.

## 2. TERM

- 2.1 This Agreement will commence upon adoption by the City’s Council of “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, 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 8 units of three or more bedrooms, 11 two-bedroom units and 54 one-bedroom units, or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The 7 Mid-Market Rental Units shall be provided in the following unit mix: 5 one-bedroom units, 1 two-bedroom unit, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director of Planning with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the 7 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: when the Mid-Market Rental Units first become available, the Owner will advertise such units for a minimum of one month on at least two common rental property search platforms that allow potential tenants to view available properties for rent in North Vancouver without payment of a fee or requirement for registration, and 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 make the Mid-Market Rental Units available in the following order of priority:
- (i) Tenants from the existing rental building on the Lands will be provided first right of refusal in the Mid-Market Rental Units, regardless of income, and have first priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
  - (ii) The Owner will then make any remaining Mid-Market Rental Units not rented by tenants from the existing building on the Lands available to tenants with an annual household income at or below that the Maximum Household Income who are either current residents of the City of North Vancouver or who work in the City of North Vancouver and have done so for at least six months, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
  - (iii) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in Sections 5.1(d)(i) or (ii) after the expiry of the one-month advertising period, then the Owner will make such units available to tenants who meet the Maximum Household Income requirement; and
  - (iv) In determining whether a tenant meets the Maximum Household Income requirements, 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 on an annual basis, 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 483 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 14<sup>th</sup> Street  
North Vancouver, British Columbia  
V7M 1H9  
**Attention: Director, Planning**  
Facsimile: 604.985.0576

The Owner: Confide Enterprises Ltd.,  
517 - 1177 Hastings Street West,  
Vancouver, British Columbia,  
V6E 2K3

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. 8940".
- 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.

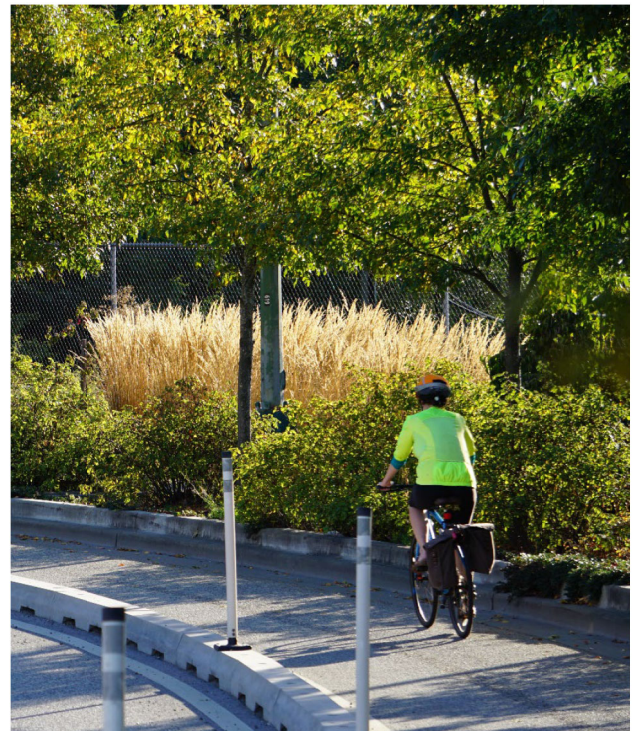
# Fall 2022 Update on Cycling

Presented November 2022  
Planning and Development and  
Engineering, Parks and Environment



## Overview

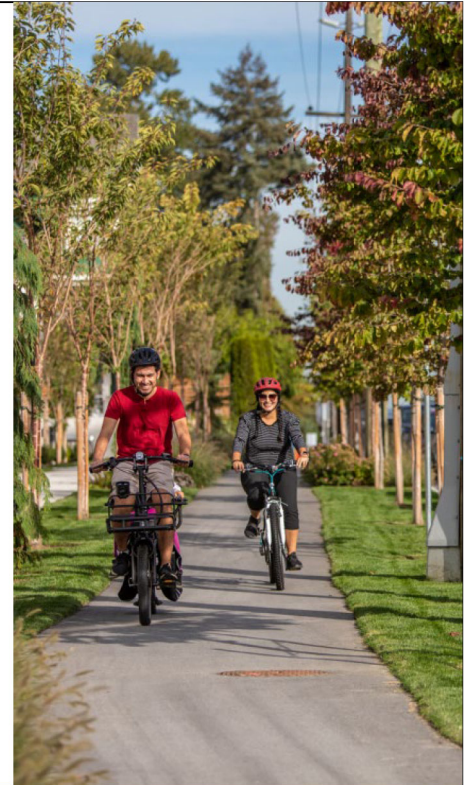
- Case for Active Transportation
- Design Best Practices
- Foundational mobility policies and strategies
- Project Delivery
- Progress and upcoming Projects



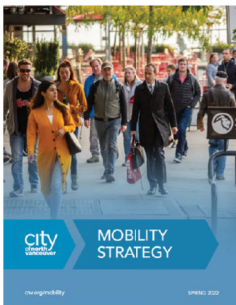


# Safety for Cyclists

- Creating protected infrastructure improves **safety for all** road users.
- People are most likely to change their transportation habits when provided infrastructure that feels **safe and comfortable**.
- We cannot build our way out of **congestion**.
- Electrified mobility devices **enable active travel** on our steep grades.
- **23% of trips** in the City are taken by walking and rolling.
- Investments in active transportation policy and infrastructure can help us **achieve our City-wide goals**.



# CNV's Commitment to Active Transportation



Mobility Strategy endorsed by CNV Council spring 2022

The City has a long history of supporting, investing in, and moving by sustainable and active transportation such as walking, taking transit, and cycling.



Mobility Network Strategy endorsed by CNV Council fall 2019

30%

## OF TRIPS ARE MADE WITHOUT A VEHICLE

Trips that include walking, rolling, or transit have increased about 3% in our City over the last decade.

70%

## OF OUR TRIPS STAY LOCAL

Most of our trips are shorter trips that stay on the North Shore.

### Goal

### Where we want to be by 2030

Our streets help our City prosper and be a vibrant place

▶ Increase foot traffic 20% on main streets from 2022 levels.

Our streets support real and accessible choices for how we move around

▶ Increase transit and active mode share to 50% of our trips.  
▶ No increase in vehicle trips during peak hours.

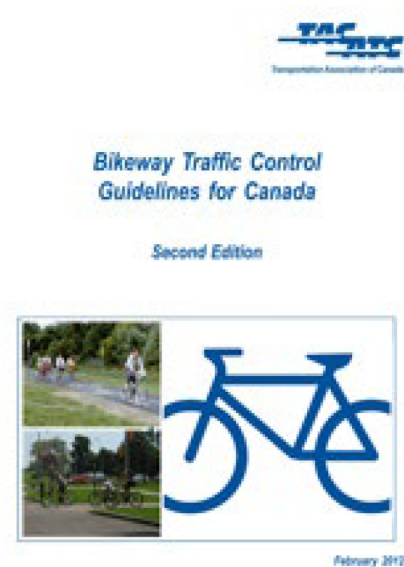
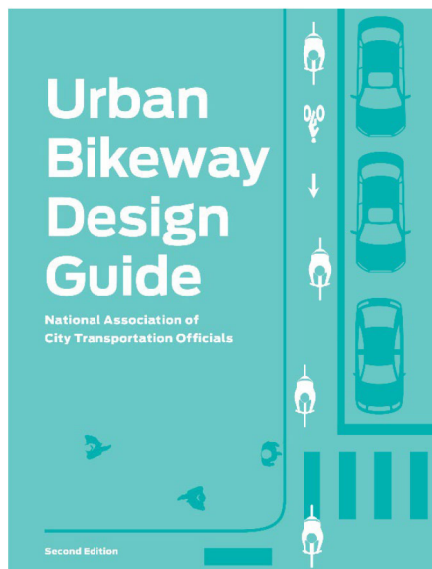
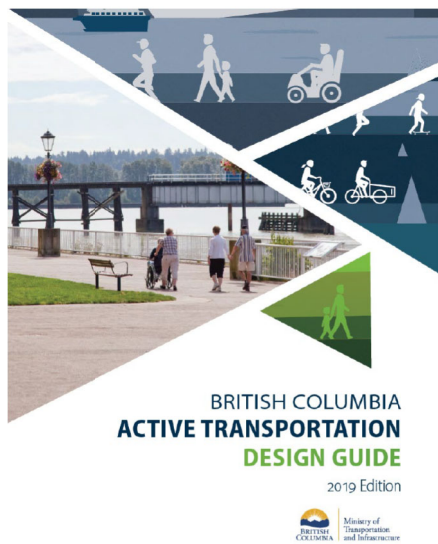
Our streets are safe and comfortable

▶ Reduce road-related deaths and serious injuries to zero.

Our streets reduce our impact on climate change and the environment

▶ Reduce transportation emissions to achieve a 45% reduction below 2010 levels from all sources in the City.

# Best Practices & Industry Standards in Design



# Best Practices & Industry Standards in Design





# Best Practices & Industry Standards in Design

## Off-Road Mobility Lanes



10<sup>th</sup> Street, Vancouver: Directional off-road bike lanes next to sidewalk



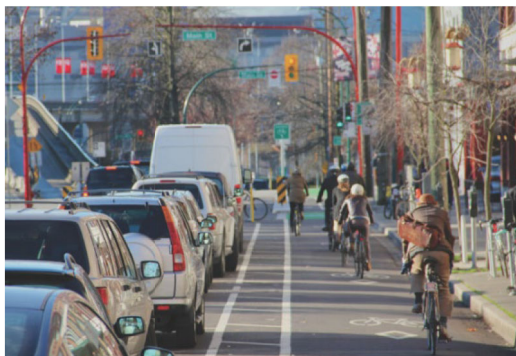
Lower Water Street, Halifax: Bike route through commercial area



Abbott Street Greenway, Kelowna: Bi-directional off-road route with separation from the sidewalk

# Best Practices & Industry Standards in Design

## On-road Separated or Protected Mobility Lanes



Union Street, Vancouver: Parking protected bike lane



Laurier Avenue, Ottawa: Concrete barriers used to protect bike lane



Water Street, Kitchener: Delineators used to create separation between users



# Best Practices & Industry Standards in Design

## Neighbourhood Mobility Corridors



Adanac Street, Vancouver: Riders approaching a bike permeable street closure



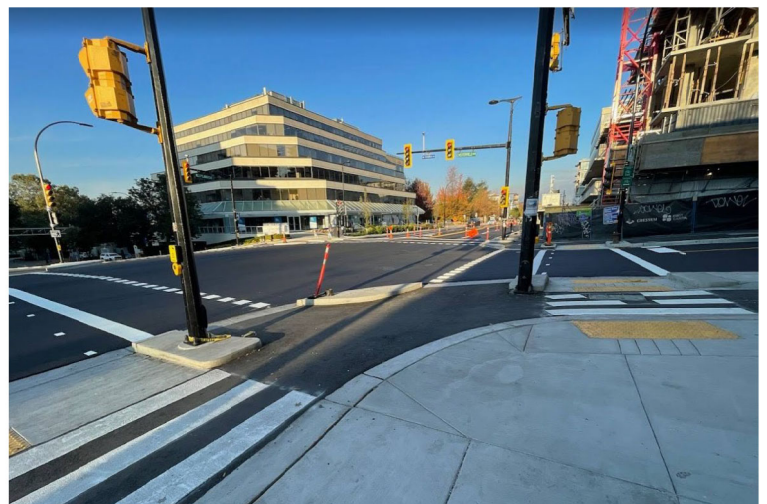
10th Avenue, Vancouver: Narrow roadway to help slow driver speeds appropriate for a shared street



10th Avenue, Vancouver: Bike permeable neighbourhood access restrictions to keep vehicle volumes low.

## Design Principles

- Providing protection and Separation from other roadway users
- Accommodating a wide variety of users
- Focusing on intersection safety





# Delivering the Mobility Network

Capital Plan



Opportunities



Development



## Project Development Process

COMMUNICATION & ENGAGEMENT OCCURS THROUGHOUT

### Foundational Project Planning

- Establish preliminary project objectives and identify route options

Project is introduced to Council for support and direction

### Preliminary Design

- Illustrate route options and articulate objectives, trade-offs and opportunities

Report back to Council on feedback received and proposed direction

### Detailed Design

- Finalize design with a focus on safety, function and integration with adjacent property owners

Seek direction on recommended trade-offs as required

### Construction

- Deliver the project and work with stakeholders to minimize impacts

Provide regular updates on progress and impact mitigation efforts

# Project Development Process

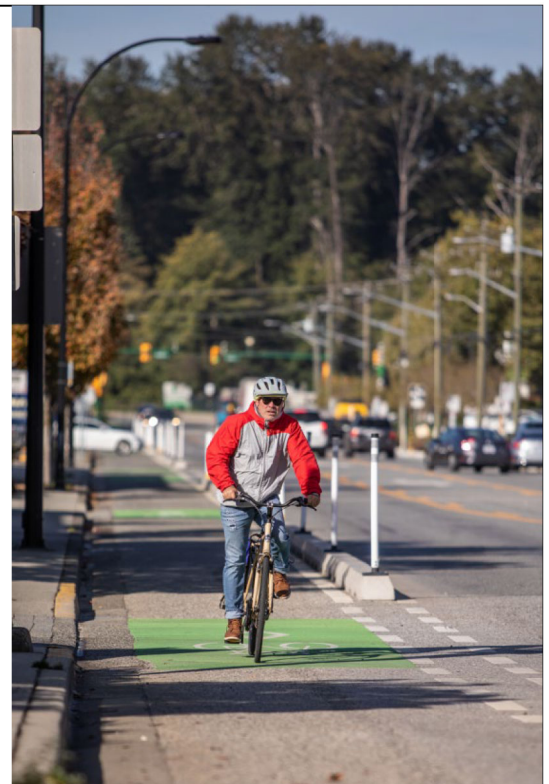
COMMUNICATION & ENGAGEMENT OCCURS THROUGHOUT

## Monitoring & Evaluation

- Collect anecdotal, qualitative, quantitative data to optimize performance and safety and inform future project development

## Progress To-Date

- West 1<sup>st</sup> Street (2020)
- Mosquito Creek Bridge Underpass (2021)
- Brooksbank Road (2021)
- Esplanade Complete Street (2022/23)



# Progress To-Date

- West 1<sup>st</sup> Street (2020)
- Mosquito Creek Bridge Underpass (2021)
- Brooksbank Road (2021)
- Esplanade Complete Street (2022/23)



# Upcoming Projects

## Upper Levels Greenway



## Casano Loutet Overpass







Thank you.



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

**INFORMATION REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Elicia Elliott, Manager, Transportation Planning  
Justin Hall, Manager, Public Realm Infrastructure

Subject: FALL 2022 UPDATE ON CYCLING

Date: November 16, 2022 File No: 16-8350-20-0036/1

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**ATTACHMENT**

1. Priority Corridors for All Ages and Abilities Mobility Lanes ([CD#2278196](#))

**PURPOSE**

This report provides an update of the state of cycling in the City. It includes an overview of CNV's foundational cycling policies and strategies, infrastructure design approach, the role of engagement in developing the cycling network, and how it translates into the delivery of projects to continuously develop the cycling network. This report concludes with highlighting recent progress made and Council-approved priority projects that staff will be focusing on in the coming year.

**BACKGROUND**

The North Shore Transportation Study has shown a significant growth in cycling as a mode of transportation – doubling from 2017 to 2019 to 3,500 daily trips. Following the 2019 study, the pandemic boom in bike sales, and concurrent proliferation of private e-bikes and e-mobility devices, we continue to see increased demand for safe, connected cycling infrastructure in our city.

## **DISCUSSION**

### **Safety for Cyclists**

Creating protected bicycle and mobility device infrastructure improves safety for all road users, including pedestrians and drivers, by making changes that increase predictability of movement and balance the needs of all. Research from across North America indicates that protected infrastructure lowers the risk of collisions and reduces injury severity if a collision occurs. “Interested but concerned” users are most likely to change their transportation habits to include cycling when provided with infrastructure that they feel is safe and comfortable.

Due to the compact form of the city, providing high-quality, safe and comfortable conditions for sustainable transportation options is a significant opportunity to encourage mode shift and reduce emissions. Conventional bicycles, e-bikes and other electrified mobility devices have nominal greenhouse gas (GHG) lifecycle emissions compared to vehicles (even electric vehicles). The uptake in personal ownership of e-mobility devices and e-bikes creates a positive opportunity to reallocate road space to provide ease and safety of movement with reduced GHG impact. The City has also been taking actions to provide people mobility options and improve access to e-bikes through the Lime E-bike share pilot. The pilot program has generated over 64,000 trips to date across the North Shore, with strong user uptake during all seasons. As the volume of multimodal users increases on the City’s roadway, so too does the demand for safe and convenient routes.

As documented in the 2019 North Shore Transportation Survey, the City already has high rates of walking and rolling (23% of trips), thanks in part to investments made in active transportation infrastructure and mixed-use land development. Today, about 11% of vehicle trips in the City are under 1.5 kilometres in distance and 29% are under five kilometres – distances that could be easily travelled by walking or rolling by many people, if supporting conditions exist. Walking and rolling provide social, health, environmental, and economic benefits that will improve individual wellbeing along with more foot traffic for our local businesses.

### **Evolution of Design Best Practices**

As cycling uptake by people of all ages has increased exponentially in North American cities, best practices for designing mobility infrastructure have evolved to create more safe and comfortable conditions for all road users. When the City’s first bike lanes were being implemented in the early 2000s, sharrows and painted bike lanes next to parked or moving vehicles were considered best practice. These designs created space for confident riders, but were not safe and comfortable for most cyclists and did not create predictable conditions for drivers. Building on the experience of this early infrastructure, Transportation Association of Canada (TAC), National Association of City Transportation Officials (NACTO) and the BC Ministry of Transportation and Infrastructure (BC MOTI) have revisited and continue to develop bike and active transportation design guides to establish standards that are comfortable for most active transportation users – also referred to as infrastructure for All Ages and Abilities or AAA - with infrastructure that responds to the specific roadway context.



### **All Ages and Abilities (AAA) Mobility Lanes**

AAA mobility infrastructure consists of facilities that create comfortable conditions for all types of users. Typically, these facilities separate slower-moving road users from vehicle traffic. If properly designed, AAA mobility infrastructure can benefit more than just people on bicycles, but also those on scooters, skateboards, and a growing number of people-powered and electric-assist modes. High-quality AAA mobility lanes help to ensure vulnerable road users can travel safely and comfortably across the City.

### **Mobility Device Users**

Any user that travels using small, lightweight wheeled devices such as e-bikes or e-scooters that can be powered by people or through electric assist.

Design has coalesced around three primary infrastructure types:

- 1) **Off-road mobility lanes** – These lanes are grade separated from vehicles, often used on busy corridors where a high level of protection is necessary for the route to feel comfortable. This can include multi-use paths or bike paths located next to a roadway or through park space.



10<sup>th</sup> Street, Vancouver: Directional off-road bike lanes next to sidewalk



Abbott Street Greenway, Kelowna: Bi-directional off-road route with separation from the sidewalk



Lower Water Street, Halifax: Bike route through commercial area



Beach Avenue, Vancouver: Bike lane with beveled curb creating separation

- 2) **On-road separated or protected mobility lanes** – Both types are built on the roadway surface. Protected infrastructure offers a greater degree of safety and comfort for users by using materials like concrete barriers, planters and parked vehicles that prevent drivers from crossing into the mobility lane. Separated mobility lanes create space for mobility device users on a roadway by using



painted buffers and flexible delineators, but offer less protection from drivers. Separated lanes use less space and can be implemented in areas with limited right-of-way.



Union Street, Vancouver: Parking protected bike lane



Bloor Street, Toronto: Parking protected bike lane



Laurier Avenue, Ottawa: Concrete barriers used to protect bike lane



Water Street, Kitchener: Delineators used to create separation between users

- 3) **Neighbourhood mobility routes** – Streets with significant traffic calming to encourage slow driver speeds that prioritize the movement of bikes and other mobility devices. These streets are still accessible to residents by vehicles, but driving for multiple blocks is discouraged or prohibited. These routes can offer a parallel alternative to busy corridors or be part of a larger network.



Adanac Street, Vancouver: Riders approaching a bike permeable street closure.



10<sup>th</sup> Avenue, Vancouver: Narrow roadway to help slow driver speeds appropriate for a shared street





10<sup>th</sup> Avenue, Vancouver: Bike permeable neighbourhood access restrictions to keep vehicle volumes low.

## Context-Sensitive Solutions

Within the City, there are contextual challenges that require staff to apply professional judgement when designing infrastructure. Each of the published guidelines that illustrate best practices for active transportation design explicitly establish the role of engineering professionals to adapt best practices to the local context while ensuring the consistent application of design principles of the regulatory guidelines. Within the City of North Vancouver, this is most often necessary when addressing challenges due to the constraints of the road right-of-way (ROW) and steep grades.

Long ago when the City's road grid and ROW dimensions were established, the complexity and needs of the modern transportation network would have been difficult to predict. As a result, many streets have ROW dimensions that are too narrow to support the diverse needs of our current and future transportation needs. In these circumstances, staff apply Council-endorsed policy to establish priorities and trade-offs to develop designs appropriate for the context. This could include prioritizing corridors for particular modes, adjusting the dimensions of design elements, or reallocating roadway space. In contrast, many of our local roads have pavement or curb to curb width that is wider than modern day recommendations. This results in road ROW that are pavement-heavy and auto-oriented. Many cities approach this as an opportunity to 'road diet' where the existing pavement space is reapportioned to pedestrians, mobility users, greenspace, street trees and green-blue infrastructure.

Another unique aspect of the North Shore is steep topography that makes it difficult for any north-south route to meet the definition of a AAA route – as there are many locations where the grade is steep, exceeding the 5% maximum standard (e.g., South of Keith Road north-south streets can exceed 10% grade). When designing infrastructure, staff prioritize protection for uphill users as they travel more slowly, and provide enough space for weaving, potentially needed to maintain balance. For users travelling downhill on steep routes, there is little guidance on how to create facilities that are comfortable for most riders. When travelling downhill, riders may travel at, or near, the speed of drivers. In these contexts, staff have been evaluating the effectiveness of shared lanes on primary corridors south of 13<sup>th</sup> like Chesterfield Avenue paired with parallel, less busy streets, like Mahon Avenue and St Andrews Avenue, to collectively serve a wide variety of user comfort levels.

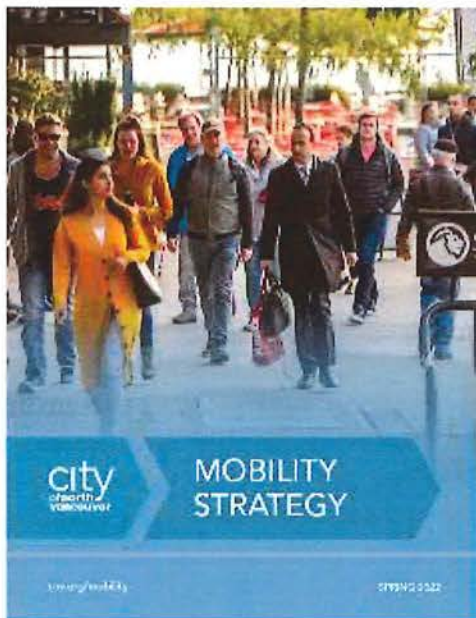


Other methods, like managing corridor speeds for all travel modes, are also a consideration. The objective is to make streets safe for all road users regardless of our unique topographic conditions. Staff look forward to exploring this challenge further as future Priority Mobility Network Strategy projects on St Davids Avenue and Chesterfield Avenue become a primary focus.

By creating infrastructure that is context-sensitive to these grades, and by enabling and encouraging travel by personal and shared electrified mobility devices, we will continue to see an increase in active transportation on our roads.

## Guiding Policy

The Mobility Strategy was adopted by Council in spring 2022 and is a guide for how we plan, maintain, operate and invest in our transportation system. The Strategy seeks to make walking and rolling the easiest choice for more of our shorter distance trips, and recommends several actions to advance cycling, including:

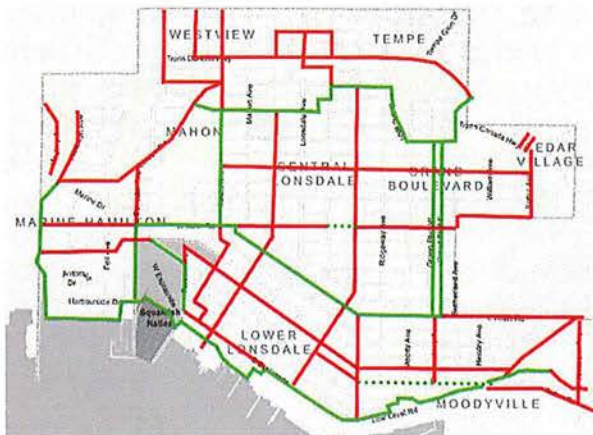


- Deliver an All Ages and Abilities (AAA) Mobility Lane network that connects all our neighbourhoods and key destinations.
- Provide amenities that increase the enjoyment of walking and rolling.
- Improve access to shared micromobility services for everyone.
- Expand educational programs to encourage walking, rolling, and transit use.
- Minimize the potential for conflict where different street users come together.
- Support enforcement that reduces dangerous conduct and prioritizes protection for vulnerable road users.
- Use land use and development to support shorter trips and sustainable mode choices.
- Increase the amount of bike parking and charging required in new developments.

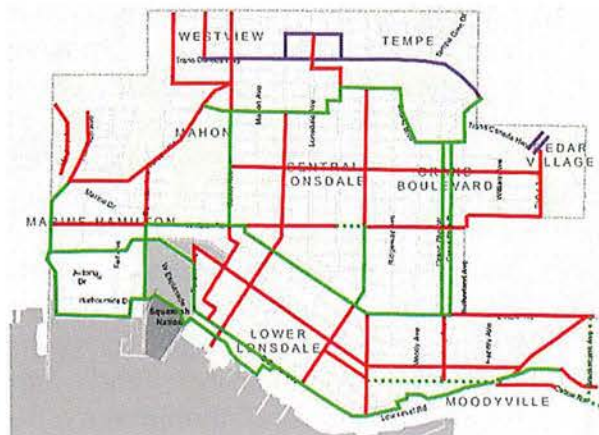
In fall 2019, Council endorsed recommendations related to phased implementation of priority corridors for AAA Mobility Lanes. The Priority Corridors for All Ages and Abilities Mobility Lanes report (referred to as the Priority Mobility Network Strategy) outlined a framework for prioritizing investments and improvements to establish a near-term priority network of corridors, along with an implementation process to ensure planning and design appropriately involve the community and Council in decision-making. Several of these priorities have already been implemented while others are in the planning and design phases.



AAA Map 2019



AAA Map 2022



## Street Typology and Design Principles

The foundation of mobility infrastructure design in the City is based on best practice guidance for the street context. Street typology directly influences the infrastructure options available for consideration. On high volume corridors, like Esplanade and West 1<sup>st</sup> Street, off-road or protected infrastructure is necessary to create the conditions for all road users to feel comfortable. On less busy corridors, there can be more flexibility to align the outcome with community needs and available budget. In all circumstances, staff apply design principles that align with industry best practices as well as the ethos of the Mobility Strategy and Priority Mobility Network Strategy:

- Providing protection and separation from other roadway users to improve comfort and safety for all;
- Accommodating a wide variety of users, devices and speeds by designing wider mobility lanes or creating passing zones where space is constrained; and,
- Focusing on intersection safety where users are most vulnerable by extending protection wherever possible and making users more visible to drivers.

These principles ensure a consistent experience for users that will accommodate the future needs of the network as mobility continues to evolve.

## DELIVERING INFRASTRUCTURE

Mobility infrastructure is delivered through a combination of methods that enable the City to expand the network quickly.

- 1) **Capital Plan** – Guided by Priority Mobility Network Strategy with a focus on establishing east-west and north-south corridors that connect to key destinations within the City and beyond. These projects are approached as complete corridors or segments of a larger corridor with considerable Council and public engagement. Examples include: 1st Street Mobility Corridor, Esplanade Complete Streets, Green Necklace, Spirit Trail and Upper Levels Greenway.
- 2) **Opportunities** – Consists of site-specific improvements identified through user feedback that can increase safety in a specific location (e.g., Eastbound on East



Keith Road at Heywood Street, or northbound on Chesterfield Avenue at West 13<sup>th</sup> Street), or corridor opportunities that can be implemented through other work like the paving program (e.g., Brooksbank Avenue) or Open Streets (West Grand Boulevard). These are often accomplished using ‘quick build’ techniques with low cost, high impact materials. Depending on the context, engagement with nearby residents and businesses may be conducted.

- 3) **Development** – Off-site works constructed by developers contribute a significant amount of infrastructure to the City; however, delivering a corridor site-by-site may not always be appropriate. Staff involved in the development review process make an assessment of each development with consideration for safety, legibility, connectivity, and timing for future improvements. Staff then make a decision whether to direct a developer to build mobility lane infrastructure, “future-proof” the frontage, or take funds necessary to build the infrastructure as a contribution toward a future capital project. Chesterfield Avenue has a number of examples where staff have directed developers to build off-site works where there was an opportunity to improve safety (northbound on Chesterfield approaching 3<sup>rd</sup> Street) and others where the frontage was future-proofed and funds taken for future construction (1549 and 1730 Chesterfield Avenue).



Chesterfield Ave approaching 3<sup>rd</sup> St.

## Project Process

When a project identified in the Priority Mobility Network Strategy is scheduled to begin, the typical project process is broken down into cumulative steps of foundational project planning, preliminary design, detailed design, construction, and monitoring and evaluation. Engagement with stakeholders and the public is undertaken throughout, ranging from information-sharing to soliciting feedback and collaborating.

- **Foundational Project Planning** – Here. The focus is on developing preliminary project objectives, identify routing options, and develop high-level concepts with consideration for the broader network. Relative priority for streetscape elements based on the Mobility Strategy’s street types, technical analysis, and input from residents and businesses from previous engagements (such as Mobility Strategy engagement) about key issues or needs are taken into consideration. During this period, transportation planners and engineers also collaborate with the City’s Communications team to develop an engagement strategy.
- **Preliminary Design** – Based on the work completed in project planning, the City develops a preliminary design used to gather feedback from stakeholders and the public. Engagement is most critical at this stage to help shape the project, including soliciting feedback to help shape objectives, inform values and trade-offs, and evaluate options. In some circumstances there may be multiple route or design options that achieve the project’s objectives (e.g., Upper Levels Greenway), where the community can be involved in providing feedback to inform decision making. There are also circumstances where routing options are limited, and engaging to



solicit feedback on how the design can integrate into the surrounding environment as seamlessly as possible becomes the priority.

- **Detailed Design** – As the project advances and a single preferred option is designed, attention shifts to safety, function, and integration with context, including the way adjacent residents and businesses, property owners, and other road users will interact with and be considered in the design details.
- **Construction** – A City Project Manager works with contractors to deliver quality infrastructure at a competitive cost. A major element of the Project Manager's work during construction is to continue to engage with stakeholders and the public, sharing information and working where possible to minimize impacts during construction.
- **Monitoring and Evaluation** – It is a key priority of the City to evaluate the success of a project after it is constructed and opened by collecting anecdotal, qualitative, and quantitative data. This includes sharing information with and soliciting feedback from stakeholders and the public on the implemented project, in order to inform the development of subsequent projects or extensions, and to honour the investments made by stakeholders and the public from the Foundational Project Planning step.

Timelines for planning, design, and implementation of each phase is expected to vary depending on funding availability, the complexity of designs for each corridor, and nature of trade-offs that need to be addressed/resolved. In general, corridors that can be delivered using simple designs, with minimal construction, limited right-of-way changes, or minor trade-offs/issues may be delivered in less time.

Throughout the process, there are multiple opportunities for Council to receive information and direct staff. In addition to setting and adopting guiding policy, Council input throughout the project development process adds value as many corridors face significant trade-offs despite meeting best practice designs. Council direction helps the project team assess impacts and trade-offs including but not limited to: costs, property impacts, and impacts to other road users/road capacity (e.g., parking, general purpose traffic lanes).

## PRIORITY MOBILITY NETWORK PROGRESS

Providing high-quality, safe, and comfortable cycling infrastructure is necessary for attracting more people towards using bicycles as a preferred mode of transportation.

Several projects have been completed or are nearing completion including:

- **West 1<sup>st</sup> Street (2020):** The City took a road diet approach while maintaining capacity for goods movement and general purpose traffic and also accommodating access to adjacent businesses. Resulting in a ~1 kilometre-long protected mobility lane offering a more comfortable alternative to Marine Drive as part of the *Low Level Mobility Route* connecting the Lions Gate Bridge to Lower Lonsdale and beyond to the Second Narrows Bridge. Prior to construction, corridor volumes averaged 296 users per day and have since increased to 642 users per day. The busiest day recorded thus far had a total of 1,224 users. In 2021, the project received the HUB Bike Award for Infrastructure Improvement.



- **Mosquito Creek bridge underpass (2021):** When the end of life bridge was reconstructed, space on the new bridge was dedicated to transit prioritization and a new north-south multi-use path was incorporated underneath the bridge bypassing the challenging Marine Drive crossing. This project enables residents from the Marine-Hamilton neighbourhood to travel off-road from West 16<sup>th</sup> Street to the Spirit Trail and beyond.
- **Brooksbank Avenue (2021):** This project was an opportunity created by the City's Paving Program to take a *Complete Street* approach to road design. Using traffic modeling software, staff developed an improved design for the roadway that incorporated 650 metres of separated mobility lane infrastructure while improving access to neighbouring businesses and maintaining vehicle capacity. The route filled the City's gap in the Lynn Valley to *Low Level Mobility Route* with connections to Mountain Highway and the Salop trail.
- **Esplanade Complete Street (2022/23):** This project is nearing completion with significant progress being made over recent months. The design will create a safer and more comfortable experience for pedestrians and cyclists, while maintaining road capacity for transit, trucks and passenger vehicles. When complete, ~2.8 kilometres of continuous protected infrastructure will connect users from the City's western boundary to the heart of Lower Lonsdale along the *Low Level Mobility Route*.

In addition, the City, in partnership with the District of North Vancouver and District of West Vancouver, have successfully launched a 2-year e-bike pilot using Lime e-bikes. City and Districts' staff are monitoring the pilot closely. The Lime e-bike pilot has generated significant success since its implementation. This includes over 75,000 trips taken across the North Shore since the program began, almost 20,000 unique riders, and over 100,000 lbs. of CO2 diverted compared to if the trip was taken by a vehicle.

## WHAT'S NEXT

Network improvements advancing in 2023 follow the Priority Mobility Network Strategy.

**Upper Levels Greenway:** The greenway is being developed as part of the City's commitment to provide access to safe and comfortable active transportation infrastructure. Community engagement through 2022 has helped identify a preferred route option and helped staff identify several technical questions that require further exploration to confirm the preferred route. Staff have been working through feasibility questions related to alignment options in Tempe Heights Park, the "Berm", and intersection analysis to develop design options to safely cross both Lonsdale Avenue and Westview Drive. The project team will be returning to Council in 2023 to share findings prior to re-engaging the community.

**Casano Loutet Overpass:** Will create an active mode link along the desired line between Lynn Valley Centre and Central Lonsdale and connecting school catchments currently bisected by the highway. Staff continue to work with the Province and Indigenous communities to advance archeological assessment work needed to obtain a permit for construction. Staff hope to receive permission to proceed with construction in 2023.

**Future Improvements:** Through the Capital Budget process Council will be able to direct the next system improvements to be included in the work plan.

## INTER-DEPARTMENTAL IMPLICATIONS

Advancing cycling in North Vancouver will have cross-organizational benefits for the City. Transportation Planning and Public Realm Infrastructure staff are working closely with staff across Community & Partner Engagement, Planning & Development and the Engineering, Parks, & Environment Departments to ensure safe and comfortable infrastructure is provided on corridors across the City.

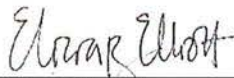
Staff work closely with North Vancouver RCMP and North Vancouver City Fire Department to ensure turning radii for emergency vehicles are not impacted by cycling infrastructure, and also to maximize safety outcomes for these types of projects.

Staff liaise with several external stakeholder/partner groups to maximize outcomes from major cycling infrastructure projects, including North Vancouver School District 44, North Shore Safety Council, local businesses, TransLink's New Mobility Subcommittee, and HUB.

## STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

Advancing this cycling work, as outlined in the Mobility Strategy, builds on and supports the vision of the City's Official Community Plan (2014). This work also supports the vision and all five priorities of Council's 2018-2022 Strategic Plan, with particular emphasis on a Connected and Prosperous City.

RESPECTFULLY SUBMITTED:



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Elicia Elliott  
Manager, Transportation Planning



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Justin Hall  
Manager, Public Realm Infrastructure



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, NOVEMBER 4, 2019**

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**PRESENTATION**

Priority Corridors for All Ages and Abilities (AAA) Mobility Lanes – Manager, Transportation, and Manager, Public Realm Infrastructure

The Manager, Transportation, and Manager, Public Realm Infrastructure, provided a PowerPoint presentation regarding “Priority Corridors for All Ages and Abilities (AAA) Mobility Lanes” and responded to questions of Council.

**REPORT**

5. Priority Corridors for All Ages and Abilities (AAA) Mobility Lanes  
– File: 16-8480-01-0001/2019

Report: Manager, Transportation, October 23, 2019

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Transportation, dated October 23, 2019, entitled “Priority Corridors for All Ages and Abilities (AAA) Mobility Lanes”:




THAT Council endorse the Corridor Prioritization Framework, as outlined in the report, to guide AAA mobility lane infrastructure investment decisions;

THAT Council direct staff to proceed with the phased implementation of the Recommended Priority Corridors, following the Planning and Implementation Strategy process, as outlined in the report;

AND THAT the planning and design for these priority AAA mobility lane corridors consider opportunities to accommodate the needs and abilities for other non-pedestrian and non-auto modes of travel, including but not limited to: electric bicycles, scooters and skateboards.

**CARRIED UNANIMOUSLY**



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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Andrew Devlin, Manager, Transportation

Subject: PRIORITY CORRIDORS FOR ALL AGES AND ABILITIES (AAA)  
MOBILITY LANES

Date: October 23, 2019 File No: 16-8480-01-001/2019

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

**RECOMMENDATION**

PURSUANT to the report of the Manager, Transportation, dated October 23, 2019, entitled "Priority Corridors for All Ages and Abilities (AAA) Mobility Lanes":

THAT Council endorse the Corridor Prioritization Framework, as outlined in this report, to guide AAA mobility lane infrastructure investments decisions;

THAT Council direct staff to proceed with the phased implementation of the Recommended Priority Corridors, following the Planning and Implementation Strategy process, as outlined in this report;

AND THAT the planning and design for these priority AAA mobility lane corridors consider opportunities to accommodate the needs and abilities for other non-pedestrian and non-auto modes of travel, including but not limited to: electric bicycles, scooters, and skateboards.

**ATTACHMENTS**

1. Council Notice of Motion, July 24, 2019 (Document #[1812074](#))
2. All Ages and Abilities (AAA) Facility Design Types (Document #[1839877](#))
3. All Ages and Abilities (AAA) Long-Term Network Vision and Existing Network (Document #[1837618](#))
4. Strava "Heat Map" of High Demand Cycling Routes (Document #[1837685](#))

5. Collision Hotspots (Document #[1837689](#))
6. Corridor Analysis (Document #[1835974](#))
7. Recommended Priority Corridors and Phasing (Document #[1840553](#))

## PURPOSE

The purpose of this report is to provide guiding direction for staff to systematically address shortcomings in the City's "All Ages and Abilities" (AAA) mobility network. This will be accomplished by creating a framework for prioritizing investments and improvements, a near-term priority network of corridors, and an implementation process to ensure planning and design appropriately involve the community and Council in decision making. These recommendations are intended to support accelerating City efforts to improve safety and comfort for a growing variety of active transportation users and modes.

## BACKGROUND

On July 24, 2019, Council endorsed a Notice of Motion directing staff to identify priority corridors for AAA mobility lanes and report back by early fall with a phased implementation plan and budget implications for each phase (see Attachment 1).

### **AAA mobility infrastructure provides safe and comfortable facilities for a diverse range of active transportation users.**

AAA mobility infrastructure consists of facilities that help to separate slower-moving road users from automobiles and pedestrians. These facilities are comprised of three types of design: (1) separated lanes using physical barriers, (2) off-street paths, and (3) signed neighbourhood bikeways (see Attachment 2). Generally, separated lanes or off-street paths are warranted on streets with higher traffic speeds and volumes, while neighbourhood bikeway designs are appropriate on streets with less traffic volumes and slower speeds.

If properly designed, AAA mobility infrastructure can benefit more than just people on bicycles, but also those on scooters, skateboards, and a growing number of people-powered and electric-assist modes. Delivering a network of high-quality AAA mobility lanes will help to ensure that a greater variety of more vulnerable users can travel safely and comfortably across the City.

### **A city-wide AAA network vision was endorsed by Council in 2014.**

A long-term network concept for AAA facilities was endorsed by Council in 2014 (see Attachment 3). Once built out, it is estimated that over 90% of key destinations in the City – including schools, community centres, health service facilities, and retail areas – would be served by this network.



**Delivering the AAA network vision to date has focused primarily on completing the City's network of off-street multi-use pathways.**

By the end of 2019, the City will have constructed 15 km of AAA infrastructure and facilities or about 30% of the long-term network vision. A large portion of this investment has been focused on completing the City's primary multi-use, off-street pathway network, comprised of the Green Necklace and Spirt Trail. Implementation of AAA facilities beyond these corridors has been largely focused on filling in gaps as opportunities arise through property and street redevelopment.

## **DISCUSSION**

### **Corridor Prioritization Framework**

To identify priority corridors for AAA mobility infrastructure, staff reviewed routes included in the AAA network vision that have not yet been developed or delivered against the following criteria:

1. **Demand:** Measured as the level of existing or potential demand along the corridor. The higher the demand, especially for different types of users, the greater the corridor should be considered a priority for investment. Corridor-specific demand and utilization data for active transportation modes is not readily available nor collected on a City-wide scale. In general, demand should be higher in close proximity to jobs and higher density residential housing and along corridors that connect key destinations, provide direct routes, and have reasonable topography. To assess demand, staff considered information from Strava (an on-line fitness network used to track cycling and running activities) that shows preferential corridors among cyclists who track their routes (see Attachment 4 for Strava "heat map" showing reported cycling trips in the City) and feedback/ suggestions from HUB North Shore and the City's Integrated Transportation Committee on desired routes and corridors.
2. **Safety:** Measured as the number of reported collisions or conflicts between active transportation users and other modes along the corridor. The more frequent collisions or conflicts occur, the greater the corridor should be considered a priority for investment. Collision data collected by ICBC and the North Vancouver RCMP between 2011 and 2015 was used to identify "hotspots" where conflicts and collisions between cyclists and other road users occur (see map in Attachment 5).
3. **Feasibility:** Measured as the likelihood that a functional AAA route can be constructed along the corridor with reasonable/supportable costs and without significant trade-offs. Key factors influencing the feasibility of delivering AAA mobility infrastructure on a corridor may include right-of-way availability, supply, utilization, and siting of on-street parking or other facilities, driveways, business/commercial loading zones, etc. The less complex a corridor is to deliver AAA mobility infrastructure, the greater the corridor should be considered a priority for investment.



4. **Funding:** Measured as the likelihood of the corridor being a candidate for external funding to support implementation. Projects that are along the Major Bike Network identified in the Regional Cycling Strategy for Metro Vancouver, connect or are within urban centres and meet a AAA standard for comfort and safety are mostly likely to be successful in securing available external funding. The higher the likelihood, the greater the corridor should be considered a priority for investment.

A summary of the corridor analysis is provided in Attachment 6. Note that some corridors have multiple segments with different contexts and conditions. Each corridor segment has been reviewed separately.

### **Recommended Priority Corridors**

By applying the prioritizing criteria above to the remaining corridors in the long-term AAA network concept, the following emerge as the highest priority for investment (these corridors are illustrated on the map in Attachment 7):

- Chesterfield South: North-south corridor that parallels Lonsdale Avenue. Provides connections between Central Lonsdale, Lonsdale Quay, and the SeaBus.
- Marine-Main West: East-west corridor from MacKay Road to Lonsdale Avenue via Marine Drive, W 3<sup>rd</sup> Street and Esplanade. Connects higher density residential and mixed-use areas, with links to SeaBus and adjacent cycling facilities in the District of North Vancouver.
- Midtown: East-west corridor from Marine Drive/Bewicke Avenue area to proposed Casano-Loutet crossing via W Keith Rd, 13<sup>th</sup> Street, and 14<sup>th</sup> Street. Connects Lynn Valley Town Centre, Central Lonsdale, Green Necklace, and the Marine-Hamilton neighbourhood.
- Moodyville – St. Davids: North-south corridor between Esplanade and E Keith Road. Connects Moodyville neighbourhood to the Green Necklace, Spirit Trail and Central Lonsdale.
- Upper Levels Greenway (East and West): Combination of east-west and north-south corridors that between Westview Drive and Lynn Valley Road via 25<sup>th</sup> Street, Jones Avenue and Tempe Heights. Connect residential areas to several schools, recreational facilities, Lynn Valley Town Centre, and provides linkages across Highway 1.

AAA mobility infrastructure investments on these corridors would increase the total length of AAA facilities in the City to 25 km, or approximately 50 % of the total length outlined in the long-term AAA network vision.

### **Planning and Implementation Strategy**

A phased approach to planning, designing, and implementing AAA facilities on the priority corridors is recommended and outlined in Table 1. A phased approach will allow a more cost-effective allocation of budget and resources and ensure sufficient time is available for staff to develop design options, consult with corridor residents and business, and optimize applications for external funding grants.

Table 1: Phasing strategy

Phase	Corridors and Corridor Segments
Phase 1: Deliver committed connections	<ul style="list-style-type: none"> <li>Upper Levels West: Jones Ave - W 21<sup>st</sup> St – Hwy 1</li> <li>Midtown: Casano-Loutet Bridge</li> <li>Marine-Main West: Off-Marine Dr (1<sup>st</sup> St and 2<sup>nd</sup> St)</li> </ul>
Phase 2: Priority east-west connections	<ul style="list-style-type: none"> <li>Midtown: W Keith Rd/13<sup>th</sup> St, 14<sup>th</sup> St/Rufus Ave</li> <li>Marine-Main West: Esplanade</li> <li>Upper Levels East: Lonsdale Ave to Lynn Valley Rd</li> </ul>
Phase 3: Priority north-south connections	<ul style="list-style-type: none"> <li>Chesterfield South: Esplanade to 13<sup>th</sup> St</li> <li>Moodyville: St. Davids Ave</li> <li>Upper Levels West: W 25<sup>th</sup> St - Westview Dr to Lonsdale Ave</li> </ul>

Implementation of all priority corridors will follow the planning, design, consultation and decision-making approach outlined in Figure 1.

Figure 1: Design, consultation, and decision-making process



In preliminary design, staff will work to identify a range of routing and design options for each corridor informed by technical analysis and input from the residents and businesses about key issues or needs. In detailed design, staff will identify a preferred route and design and seek community input and feedback on changes needed to finalize the project before implementation.

Council will receive updates on design progress and community input during both preliminary and detailed design. Council direction on corridor routing or design will be sought in situations where significant trade-offs or issues exist, as determined by staff. These may include, but are not limited to: costs, impacts to other road users/road capacity (e.g., parking, general purpose traffic lanes), and property impacts. Timelines for planning, design, and implementation of each phase is expected to vary depending on funding availability, the complexity of designs for each corridor, and



nature of trade-offs that need to be addressed/resolved. In general, corridors that can be delivered using simple designs, with minimal construction, limited right-of-way changes, or minor trade-offs/issues may be deliverable in less time.

### **Designing priority corridors to meet the needs of a greater variety of people-powered and electric-assist active transportation modes.**

New forms of people-powered and electric-assist modes, including scooters and e-bicycles, are becoming more common on City streets. Other modes, like e-scooters and motorized skateboards, while currently not legally permitted to operate on roads or sidewalks in British Columbia, may soon be legalized, pending revisions to the Motor Vehicle Act, currently under consideration by the Province. These modes provide a greater variety of alternatives to automobiles for both local and longer-distance trips.

The higher speed of these modes is likely to present risks to other active transportation users – including pedestrians and people on conventional bicycles – if not adequately accommodated on City streets and facilities. If properly designed, staff believe that AAA mobility lanes can provide safe and comfortable facilities for both conventional and new forms of people-powered and electric-assist modes. Staff will consider opportunities for more progressive facilities designs to accommodate a growing variety of modes, as space and resources allow.

### **ADVISORY BODY INPUT**

The Integrated Transportation Committee was consulted with and provided input on an early draft of the Corridor Prioritization Framework and Recommended Priority Corridors. The Committee's request to ensure that the needs of a broader variety of users (e.g., non-commuter) has been considered by staff in developing the final recommendations.

### **COMMUNITY CONSULTATION**

The Recommended Priority Corridors in this report include routes identified by HUB Cycling - North Shore Chapter for priority investment in the City in their delegation to Council on October 7, 2019. Pending endorsement of the recommendations, the planning and design of each priority corridor will include consultation and engagement with local residents, businesses and other road users. A public awareness and engagement strategy will be developed to share information about these projects with the community. Stakeholder groups will be kept informed as these projects move ahead and, when appropriate, those who want to be involved will be given the opportunity to share their feedback.

## FINANCIAL IMPLICATIONS

In the last 4 years, the City has invested approximately \$3 to \$5 million annually on the planning and implementation of AAA mobility infrastructure. Staff estimate that proceeding with the planning and implementation of the Recommended Priority Corridors in this report, this level of investment will grow to approximately \$4 to 8 million annually in the near-term, which includes new temporary staff resources to deliver the work. This estimate is based on preliminary, high-level AAA concept designs developed for each corridor to assess feasibility and also considers previously committed funding to support design and consultation for the Casano-Loutet Bridge and Off-Marine Dr corridors in Phase 1. Staff will be seeking access to regional funding available through TransLink to support planning and implementation that will reduce the City's overall contributions. Final costs for each corridor will be determined through the design and/or tender process, with funds approved and allocated each year through the Council approved capital budget. Currently these costs are identified in the City's Draft 2020-2029 Project Plan.

## INTER-DEPARTMENTAL IMPLICATIONS

This report and its recommendations were developed in consultation with staff from Engineering, Parks and Environment (EPE). Pending endorsement of the recommendations; the design, consultation and construction of the Recommended Priority Corridors will be led by EPE staff.

## POLICY IMPLICATIONS


The recommendations in this report support the following goals and objectives in the City's Official Community Plan:

- 2.1. Prioritize walking, cycling transit and goods movement over single-occupancy vehicles.
- 2.3. Support a safe, accessible, resilient, and affordable transportation system.
- 3.1. Enhance well-being and quality of life for all community members.

## STRATEGIC PLAN IMPLICATIONS

Increasing the kilometers of protected bike lanes is a key action outlined in the 2018-2022 Council Strategic Plan.



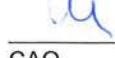
RESPECTFULLY SUBMITTED:

  
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Andrew Devlin, MCIP RPP  
Manager, Transportation



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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Renée de St. Croix, Manager, Long Range and Community Planning

Subject: 2022 ROUND TWO COMMUNITY GRANT RECOMMENDATIONS

Date: November 9, 2022 File No: 5-1850-20-0005/2022

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

**RECOMMENDATION**

PURSUANT to the report of the Manager, Long Range and Community Planning, dated November 9, 2022, and entitled "2022 Round Two Community Grant Recommendations":

THAT the 2022 Community Grants be awarded to the list of organizations as proposed in the report, in the total amount of \$18,563, with funds allocated from the 2022 Community Grants budget;

THAT the funded and non-funded grants be listed in the Minutes, in full;

AND THAT the members of the Social Planning Advisory Committee be thanked for their time and participation with the grant selection process.

**ATTACHMENTS**

1. North Shore Municipal Community Grant Applications Guidelines (CityDocs [1732931](#))
2. List of 2022 Round Two Community Grant Applications (CityDocs [2240485](#))

**PURPOSE**

This report provides Council with the Social Planning Advisory Committee's (SPAC) recommendations for the 2022 Round Two Community Grants.

## BACKGROUND

Community Grants are among several grant funding opportunities that the City of North Vancouver offers to non-profit organizations and groups to assist with the delivery of services that work to reduce social, economic or physical disadvantage, and/or which improves the quality of life for City residents.

Community grants provide an opportunity for non-profit agencies to gain municipal financial support for projects, programs or general operations that address the objectives of the City's Social Plan and Official Community Plan. The City's annual budget for Community Grants is the sum of two components:

- The City's annual operating budget: \$100,000; and,
- The annual interest accrued from a reserve fund called the Lower Lonsdale Legacy Fund ("LLLF"). In the last five years the interest in this fund has fluctuated from approximately \$46,000 to \$86,000. Note: The interest available for 2022 is the lowest the fund has had since 2016 (due to low interest rates in 2021).

## DISCUSSION

### ***Total Amount of Community Grants***

In 2022 the operating budget funding of \$100,000 is combined with interest in the amount of \$46,663 from the Lower Lonsdale Legacy Fund, for a total Community Grants budget of \$146,663. This amount is distributed through two rounds of application intakes:

- Round 1 (January 2022) – \$128,100 was distributed in March 2022; and,
- Round 2 (September 2022) – Includes the remaining \$18,563 for distribution.

This report addresses the second round of grants for 2022.

### ***Application Review Process***

SPAC reviews applications in accordance with criteria set out in the Community Grant Guidelines (Attachment 1) and in relation to the City of North Vancouver's Social Plan.

To be eligible for funding, an organization must be not-for-profit, be providing services to residents of the City of North Vancouver, seeking additional other sources of funding, and provide proof of financial responsibility (financial statements).

Eligible not-for-profits are required to offer services in the City of North Vancouver and they must provide a service that directly benefits local residents. The number of residents benefiting from the services must be measured and reported by the receiving agency.

Grant applications that meet basic criteria are reviewed by SPAC and prioritized according to the "Procedural Guidelines for the Review of Grant Applications by Sub-Committees" as follows:



- 'A' or top priority
  - evidence of need for the service or project
  - evidence of clear goals and expected outcomes
  - evidence of financial need for a Community Grant
  - relevance to Social Plan
  
- 'B' or medium priority
  - quality of management
  - uniqueness of service
  - involvement with community partners
  - addressing barriers to services for people with disabilities and for ethno-cultural residents.
  
- 'C' or lower priority
  - number of local residents served
  - number of local volunteers and their role
  - amount of funding requested from each municipality related to the numbers of residents served.

Most applicants included information in their applications about the impact the pandemic had, and continues to have, on their organization. Many commented on how the demand for their services are increasing (e.g. for mental health and counselling services) and that their waitlists are growing. It was also noted that meeting demand is becoming more difficult as fundraising dollars are diminishing (likely related to inflation) and because fewer grants are available (especially those related to COVID relief). SPAC considered this information in the review process.

### ***Grant Recommendations***

For this second round of grants, seventeen grant applications were received and reviewed, requesting a total amount of \$121,000 (See Table 1). Of those, 13 were repeat applications for new or existing programs and four were applications from first-time applicants. A list of grant applications with recommended allocations is included as Attachment 2. Of the 17 applications received in Round Two, 13 are recommended to receive funding. The Committee's recommendations are to allocate the full \$18,563 remaining in the 2022 Community Grants budget.

Four applications are recommended to not receive funding (Table 2). Given the limited budget, the committee decided not to fund the operating costs for three organizations that are not physically located on the North Shore. The fourth organization is recommended not to receive funding as the program would have limited reach.

*Table 1 – Applications Proposed for Funding*

Black Girl Collective Society (Program – Black Joy Events)	\$1,017
Canadian Mental Health Association North & West Vancouver (Program – Outreach Services)	\$1,526
Family Services of Greater Vancouver (Program – Financial Empowerment)	\$2,034
Hollyburn Family Services Society (Program – Life Success)	\$1,017
Hollyburn Family Services Society (Program – North Shore Youth Safe House)	\$1,526
Hollyburn Family Services Society (Program – Seniors Safe House)	\$1,526
Hollyburn Family Services Society (Program – Wired 4 Success)	\$1,017
Hollyburn Family Services Society (Program – Youth Education Navigator)	\$1,017
Living Systems Family Systems Counselling & Education Society (Program – Access Counselling)	\$1,526
North Shore Alliance Church (Program – North Shore Community Christmas Dinner)	\$1,271
North Shore Polish Association Belweder (Operating)	\$509
North Shore Stroke Recovery Centre (Program – Young Survivor of Stroke)	\$1,526
Spectrum Mothers Support Society (Operating)	\$3,051
<b>TOTAL</b>	<b>\$18,563</b>

*Table 2 – Applications Proposed Not to Receive Funding*

Big Sisters of the Lower Mainland (Operating)
Black Girl Collective Society (Operating)
Greater Vancouver Youth Unlimited North Shore (Program – Mobile Youth Drop-In)
Odihi (Operating)

## FINANCIAL IMPLICATIONS

The 2022 annual budget for community grants is calculated and provided in the same manner as previous years.

## STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This City is currently undertaking the development of a *Community Wellbeing Strategy*, which includes a review of the community grants program to align with the vision, goals, and strategies that will be articulated in the upcoming *Strategy*.

Currently, the allocation of grant funding is in keeping with the guiding principles of the Official Community Plan, specifically:

*Community Supporting Community:*

The City will continue to be a compassionate community recognizing that all individuals and/or their families will require support at some point in their lives.

The City will assist organizations and individuals that provide community support through the responsible allocation of its resources.

The community grants program supports Council's Strategic Plan priority to be "A City for People that is welcoming, inclusive, safe, accessible, and supports the health and wellbeing of all". All community grant applications are also reviewed relative to the goals and objectives of the City's existing Social Plan and the Community Grant Guidelines.

RESPECTFULLY SUBMITTED:



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Renée de St. Croix  
Manager, Long Range and Community  
Planning



## Submission Deadline: January 31st each year\*\*

**\*\* Please note: The City of North Vancouver has an additional intake of applications with a deadline of September 15<sup>th</sup>.**

**PLEASE NOTE:** These guidelines are for the City of North Vancouver and the District of North Vancouver. The District of West Vancouver now has a separate Community Grants Program, which can be found at: <https://westvancouver.ca/be-involved/grants-awards/community-grants>.

# Guidelines

## Using these Guidelines

These guidelines are to be used to correctly and effectively complete the North Vancouver Municipal Grant Application Forms.

***Read this document before completing the forms to ensure your application is completed correctly.***

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## North Vancouver Municipal Community Grants - Overview

### Purpose of the North Vancouver Municipal Community Grants

North Vancouver Municipal Community Grants are intended to support not-for-profit organizations serving North Vancouver (both City and District) residents. The City and District of North Vancouver provide these grants in order to:

- To provide local government endorsement to better attract funding from more senior levels of government, donors, and foundations;
- To assist groups with the delivery of services which work to reduce *social, economic or physical* disadvantage; and/or which *improve the quality of life* for residents;
- To serve vulnerable and hard to reach populations in areas where the municipalities do not provide services;
- To effect positive social change;
- To provide seed money to enable quick responses to changing and / or unmet community needs.

## **Who Can Apply?**

### Eligible Organizations

The organization applying for a grant must be:

- a) A not-for-profit with a BC Society No. and/or Charitable Registration No.
- b) Providing services to residents of the municipality(ies) from which funding is requested.
- c) Seeking sources of funding other than North Vancouver Municipal Community Grants.
- d) Able to provide proof of financial responsibility (latest financial statement).

### Eligible Expenses

- a) Special projects and events: e.g. hosting a workshop or producing resource material.
- b) Operating costs: e.g. ongoing operating costs such as rent, utilities, fixed costs.
- c) New projects: e.g. a new program to serve a particular group. A program typically has distinct resources committed to the operation of that specific program such as staff costs and other expenses related to that program.
- d) Capital costs: e.g. the purchase of office equipment. NOTE: Only the City of North Vancouver, the District of North Vancouver does not fund capital costs.

### Program Grants: Applying for More than One

You may apply for more than one program grant, but must complete a SEPARATE Program Grant Application Form for EACH additional grant.

## **Funding Characteristics of the North Vancouver Municipal Community Grants**

Each municipality is working with a set grant budget during each funding cycle and strives to be equitable in funding both new and established needs. Funding is not guaranteed: each cycle, the applications are considered and grants are allocated in response to current needs and resources.

### Funding Limits

The District of North Vancouver has no limit to the amount of money an organization may request. The maximum grant available from the City of North Vancouver is \$15,000.

### Funding Term

The term of a North Vancouver Municipal Community Grant is one year.

### Funding Cycles

In the District of North Vancouver, two year operating and program grants are provided. An Annual Accountability Form must be completed by agencies currently on the District's 2-year funding cycle.

Grants are allocated bi-annually in the City of North Vancouver. An annual Accountability Form must be completed.

### Notification of Application Decisions

Allocations by municipal Councils are made in June/July. Organizations are notified at this time by letter.

## Disbursement of Funds

Cheques are typically issued by each municipality's finance department in June or July.

## **Acknowledgement of North Vancouver Municipal Community Grants**

All recipients of North Vancouver Municipal Community Grants are required to publicly acknowledge such donations on their print and digital promotional materials, website, and social media relating to the program and/or service funded by the grant.

## **Applying for North Vancouver Municipal Community Grants**

### **Two Municipalities.... One Set of Application Forms**

#### Each Municipality Allocates Grants Separately

The North Vancouver Municipal Community Grant Application forms are to be used when applying for funds from the North Vancouver Municipalities: the City of North Vancouver and the District of North Vancouver. **PLEASE NOTE:** the District of West Vancouver has a separate Community Grants Program, which can be found at: <https://westvancouver.ca/be-involved/grants-awards/community-grants>.

Each municipality allocates grants separately.

#### Applying to One or More Municipality(ies)

Organizations may apply to one or more of the North Shore municipalities depending on which municipality(ies) the organization serves. You must submit a copy of your completed application package to each municipality to which you are applying for funding.

## **Application Submission**

### Application Deadline

The deadline for applications is 5:00 p.m. January 31 of each year, or, where January 31 lands on a weekend, the last Friday of January.

The City of North Vancouver has an additional intake of applications with a deadline of September 15. **PLEASE NOTE:** If your organization applied for a grant in the first round of the year, you may apply to the second round but for a **different** program only.

### Submitting Forms to Each Municipality

#### *City of North Vancouver*

Submit two copies of your completed application package:

- Email: [communitygrants@cnv.org](mailto:communitygrants@cnv.org)  
or
- Mail:  
Planning Department, Attn: Edytha Barker  
City of North Vancouver  
141 West 14th Street  
North Vancouver, V7M 1H9.



*District of North Vancouver:*

Send one copy of your completed application package:

- Email: [csac@dnv.org](mailto:csac@dnv.org)  
**or**
- Mail:  
Community Services Advisory Committee  
District of North Vancouver  
355 West Queens Road  
North Vancouver, V7N 4N5

## Evaluation Criteria

In evaluating each application for funding, the following will be the basis for assessment of your application. Please address these in your application:

- a) Evidence of need for the service or project.
- b) Number of local residents served.
- c) Quality of management (established track record, proposal well thought out and clear, etc.).
- d) Evidence of clear goals and expected outcomes.
- e) Uniqueness of service (does not duplicate but may complement an existing service).
- f) Number of local volunteers.
- g) Evidence of financial need for a North Vancouver Municipal Community Grant.
- h) Amount of funding requested from each municipality is proportional to the numbers of residents served.
- i) Addressing barriers to services for people with disabilities, from varying social and economic backgrounds, and for ethno-cultural residents.
- j) Indicated involvement from other community partners whether financial or in kind.

Further, the social goals and objectives for each municipality will also be considered while reviewing grant applications, these can be found in the following documents:

- City of North Vancouver:
  - The City's Social Plan  
<http://www.cnv.org/CityServices/PlanningandPolicies/SocialPlan>
- District of North Vancouver:
  - Section 6.3 Community Services, Programs, and Facilities of the DNV Official Community Plan [identity.dnv.org/](http://identity.dnv.org/)
  - Municipal Community Grant Goals and Guiding Principles found at [www.dnv.org/communitygrants](http://www.dnv.org/communitygrants)

## Filling in the Application Forms - Overview

Please ensure the following information is read carefully prior to filling in your application forms to ensure the forms are filled out adequately, accurately, and effectively.

### Acceptable Applications

Applications will only be accepted if they are:

- Completed *in full* including all attachments listed on the North Vancouver Municipal Community Grant Application Checklist.

- Completed legibly
- Submitted on time to each municipality from which funds are being requested

**\*\*\*Please note:** unless all information is supplied or an acceptable explanation offered as to why this information cannot be supplied, incomplete applications will not be considered.

### Three Application Forms

There are three application forms to be used as follows:

- Organization Summary Form: to be filled out by *all* applicants;
- Operating Grant Application Form: for organizations applying for financial assistance for ongoing operating costs such as rent, utilities, fixed costs;
- Program Grant Application Form: for individual projects/services/programs. You may apply for more than one program grant, but must complete a SEPARATE Program Grant Application Form for EACH additional grant.

### Quality of Information

The application forms provide the opportunity to explain information on the history, mandate, experience, and objectives of your organization; and to demonstrate to Committee members what makes your organization and its programs valuable to the North Vancouver communities and how your organization responds to community need.

### Maximum Words for Answer

Always stick to the stated word count and be concise with your answer.

### Questions Regarding Both North Vancouver Municipalities

The grant application includes some questions where information concerning both North Vancouver municipalities is required. These questions must be completed even if an organization is applying for a grant from one municipality only.

### Filling in the Organization Summary Form

The Organization Summary Form is to be filled out by *all* applicants.

The questions on the Organization Summary Form should make it clear what information is required. Keep in mind the information above in Evaluation Criteria and Quality of Information. However, some specifics and examples are provided here to assist.

#### Section: Accessibility

*Examples of topics to consider are provided below for each item in this question:*

Question: How does your organization ensure your services are accessible and inclusive to:

- a) People with disabilities
  - Is your building wheelchair accessible?
  - Are you on a bus route?
  - Are there designated parking spots for persons with disabilities adjacent to the building in which your programs/services take place?
  - How do you market/communicate your programs/services to people with disabilities?
- b) Culturally diverse communities: (maximum 50 words)
  - Do you list languages other than English that are spoken by your staff/volunteers?

- Are your program/service materials available in languages other than English? Which languages?
- Are your website and/or social media in languages other than English? Which languages?
- How do you market/communicate your programs/services to speakers of languages other than English?
- c) People of various social and economic backgrounds: (maximum 50 words)
  - Which organizations have you approached that serve this demographic in order to promote your programs/services?
  - How do you market/communicate your programs/services to people of various social and economic backgrounds?

### **Section: Trends**

Question: What current trends affect your organization? E.g. is the demographic changing, is the waitlist changing, etc. (maximum 50 words)

Municipalities rely on the non-profit social service organizations to identify current trends. For example, whether more of their clients are feeling isolated, more families are seeking food or on the verge of homelessness. Other trends could include growing waitlists for particular programs or a decrease in volunteer hours.

As a social service organization working closely with our more vulnerable populations, the organization's ability to adapt or create new programs and services to meet these changing needs is significant.

This question asks organizations to identify and share these trends.

### **Section: Sustainability**

Question: Please describe what steps your organization has taken to reduce Green House Gas Emissions and increase energy efficiency (e.g. implementing Power Smart measures, carpooling to meetings, etc.).

The North Vancouver municipalities all place strong value on environmental sustainability. Explain how the organization shares this value. Please be sure to provide examples.

## **Filling in the Operating Grant Application Form**

The Operating Grant Application Form is for organizations applying for financial assistance for ongoing operating costs such as rent, utilities, fixed costs.

The questions on the Operating Grant Application Form should make it clear what information is required. Keep in mind the information above in Evaluation Criteria and Quality of Information. However, some specifics are provided here to assist.

### **Section: Operating Budget**

The Operating Budget refers to the costs and revenue associated with the general operation of the organization. Examples of expenses include ongoing operating costs such as rent, utilities, fixed costs.



### Question: In-kind Sources

In-kind sources are sources of non-cash support in the form of goods and services.

## **Filling in the Program Grant Application Form**

The Program Grant Application Form is for individual projects/services/programs. You may apply for more than one program grant, but must complete a SEPARATE Program Grant Application Form for EACH additional grant.

The questions on the Program Grant Application Form should make it clear what information is required. Keep in mind the information above in Evaluation Criteria and Quality of Information. However, some specifics and examples are provided here to assist.

### **Section: Program Proposal**

Question 4. If you applied for and received funding for this program last year, what were the specific outcomes of that program? Please provide quantitative and qualitative information.

This question asks for “quantitative and qualitative information”. Qualitative information is anecdotal, quantitative is numbers, statistics.

Stories and anecdotal responses are interesting and valuable; however, the response should be backed with numbers to validate the statements made. Examples of numbers could be: count of volunteers, volunteer hours, clients served, meals provided, referrals made.

Question 5. Please identify the specific criteria you will use to evaluate your program’s results and how you will measure success.

The tools used to evaluate should provide quantitative information, be backed by numbers, whenever possible as this helps demonstrate the results. Examples of criteria you could use could be: count of volunteers, volunteer hours, clients served, meals provided, referrals made.

Question 7. If you did not receive the amount of money requested last year, what was the impact to the program?

Qualitative or anecdotal information is expected along with quantitative information, the numbers, in order to demonstrate the impact. Examples of quantitative information could be the number of clients turned away, resources that had to be cut which impacted the quality of the program.

### **Section: Program Budget**

Question: Please indicate program start and end dates or fiscal start date as appropriate

Note that programs can have a specific start and end date or be continuous. Please indicate as appropriate.

### Question: In-kind Sources

In-kind Sources are sources of non-cash support in the form of goods and services.

## Final Steps to Completing the Application Package

### The Checklist

Organizations must include attachments with the application forms to create their completed *application package*. Please be sure to use the Checklist provided as a cover sheet for your submission. This Checklist details the attachments and forms that must be completed to ensure your application will be considered.

### Attachments

All attachments required with your application should be marked on your Checklist

All applications will be required to include:

- Organization Summary Application Form
- Most recent Year End Financial Statement (examples include balance sheet, income/expenditure)
- Most recent Annual Report (just one per organization to municipality regardless of number of applications submitted)
- Organization's Proposed Budget for your fiscal year

Depending on grant applications being made, an application may be required to include any of the following:

- Signed Operating Grant Application form
- Signed Program Grant Application form(s)
- Annual Accountability Form for grant funds spent in the previous year

## Frequently Asked Questions

### 1. *What is the difference between a program grant and an operating grant?*

Generally, an operating grant refers to the general on-going operation of your organization (e.g. rent, utilities, fixed costs), whereas a program has distinct resources committed to the operation of that specific program (staff costs and other expenses related to that program).

Note: Programs can be continuous or have a specific start and end date.

### 2. *The service that my organization offers on the North Vancouver is part of a larger umbrella organization located elsewhere. Our published financial statements reflect the larger organization. Is this an issue?*

There is an expectation that the budgets and financial information that you include in your grant application reflect the North Vancouver service that is being offered by your organization. The financial information for the larger umbrella organization is informative, but does not provide Committee members the information they need to assess your application.

### 3. *When we apply for grants, our organization typically requests more than we require in anticipation that we may receive less. Is this advisable?*

It is best to request the actual amount that your organization requires. Applications where the funding request appears to be inflated can be viewed unfavourably.

*4. Can we rely on the municipal community grant funding as the sole source of funding?*

Municipal funding is considered one source of funding. Organizations should not prepare and submit budgets where the municipal request is the only source of revenue.

*5. In order to save time, our organization sometimes will 'cut and paste' from previous application forms. Is this acceptable?*

Although we do not expect agencies to re-write their applications from scratch every year, we do expect the information included in the application form to reflect current information, both qualitative/anecdotal and quantitative/statistical.

*6. When filling out the application, I sometimes reduce the font size in order to get all of my answer to fit into the box, is this acceptable?*

Always stick to the stated word count and be concise with your answer.

*7. Can I just include qualitative/anecdotal information in my application form, or do you require statistics or other quantitative analysis?*

The answer is both. Stories and anecdotal responses are interesting and valuable; however, your response should be backed with numbers and photos whenever possible as this helps Committee members clearly see the funding need for your program or organization.

Examples of numbers could be: count of volunteers, volunteer hours, clients served, meals provided, referrals made.

*8. As some of the services that we offer are done discreetly without recording names or addresses, it is challenging to provide precise numbers of individuals accessing services or what municipality they come from.*

While we respect your clients' need for anonymity, there is data that can be collected that will not infringe on confidentiality. For further information or assistance, please contact one of the municipal staff liaisons.

*9. On the Operating Grant Application, the question asks for how many individuals were served in each municipality. Are percentages okay or do we need to go through postal codes and get exact numbers?*

The actual numbers are required. For further information or assistance, please contact one of the municipal staff liaisons.

*10. To make it easier for applicants, could the municipalities not evaluate the applications in line with the fiscal years and funding cycles of the applicant organisations?*

The application timeline is based on the timing of the municipal budgets and includes the time required for the Committees to evaluate the applications and make recommendations to Council. Further, the current model allows the funds to be allocated taking into consideration all applications received which is only possible with a single review per grant period.



*11. If we are making applications to each municipality, do we ask for the full amount we require from each municipality?*

You should split the full amount you require and ask for a portion, usually a third, from each municipality.

*12. I am not sure whether certain expenses would be considered operating costs, how do I know?*

Operating costs are your ongoing costs such as rent, utilities, fixed costs. If you are unsure, please contact one of the municipal staff liaisons.

*13. We receive a great deal of funding in-kind, are these considered in relation to financial funding in terms of evaluating whether the municipal grant would be a sole source of funding?*

Indeed, yes: in-kind sources of funding are requested in the budget sections of the application forms to allow them to be evaluated in monetary terms along with financial sources.

*Updated: December 2018*

**2022 ROUND TWO  
COMMUNITY GRANTS APPLICATIONS MATRIX**

Attachment 2

APPLICANT	DESCRIPTION OF SERVICE/PROJECT	2022 ROUND TWO RECOMMENDED AMOUNT
<p>Big Sisters of BC Lower Mainland 34 East 12th Avenue Vancouver, BC V5T 2G5 Antonia Kalmacoff Jennings, Senior Director of Development and Communications akjennings@bigsisters.bc.ca 647-244-3789</p>	<p><b>Operating</b> - Funding would be used to assist with operating costs associated with supporting mentoring programs in the City of North Vancouver. These expenses include rent and utilities as well as taxes and maintenance and membership expenses for Big Brothers Big Sisters of Canada.</p>	<p>\$0</p>
<p>Canadian Mental Health Association North &amp; West Vancouver 300 - 1835 Lonsdale Avenue North Vancouver, BC V7M 2J8 Kirsten Ueland, Development Officer kirsten.ueland@cmha.bc.ca 604-805-7688</p>	<p><b>Program - Outreach Services</b> - The outreach workers in this program assist homeless and precariously housed people by connecting them with housing, community resources and economic and other supports. Workers assess the client's needs &amp; identify any psycho-social limitations or barriers. Funds would be used for client rent subsidies and finding and setting up a home.</p>	<p>\$1,526</p>
<p>Greater Vancouver Youth Unlimited North Shore 115 - 12974 84th Avenue Surrey, BC V3W 1B3 Andrew Chong, North Shore Area Director andrew@youthunlimited.com 604-307-8693</p>	<p><b>Program - Mobile Youth Drop-In</b> - YUNS's Mobile Youth Drop-In is accessible to youth, ages 10 to 24, but targeting high school age (13 to 18) and partnering primarily with the City of North Vancouver -in proximity to Carson Graham Secondary School for their lunch hour and at Mahon Park through renting the gravel field. Since 2015, an overwhelmingly positive reputation has been built in the community, especially in the CNV. This is the only mobile outreach of its kind on the North Shore; youth are met on their own turf, rather than asking them to come and join a group. Starting this fall, the program launched Tuesday and Friday sessions at Mahon Park.</p>	<p>\$0</p>
<p>Hollyburn Community Services Society 104 - 267 West Esplanade North Vancouver, BC V7M 1A5 Joy Hayden, Innovation &amp; Engagement 604-512-2483 jhayden@hollyburnsociety.ca</p>	<p><b>Program - Life Success</b> - This program is a series of transitional housing and skill development support for youth to acquire the skills they need to live independently. The program is for youth 18 to 24 who are or have been homeless. Key areas of focus include employment, education, interpersonal relationships and community integration. To graduate youth must be employed or in a post secondary program. Funds would be used for staff wages.</p>	<p>\$1,017</p>

**2022 ROUND TWO  
COMMUNITY GRANTS APPLICATIONS MATRIX**

APPLICANT	DESCRIPTION OF SERVICE/PROJECT	2022 ROUND TWO RECOMMENDED AMOUNT
<p>Hollyburn Community Services Society 104 - 267 West Esplanade North Vancouver, BC V7M 1A5 Joy Hayden, Innovation &amp; Engagement 604-512-2483 jhayden@hollyburnsociety.ca</p>	<p><b>Program - North Shore Youth Safe House</b> - The NSYSH is a voluntary youth-centered service designed to provide short term emergency crisis intervention to homeless youth aged 14 to 18. The four bed resource provides short term accomodation; the two bed Transition Program is a semi independant resource designated to provide an identified need for youth moving toward independant living. The Safe House is available 24/7/365. Funds would be used for staff wages.</p>	<p>\$1,526</p>
<p>Hollyburn Community Services Society 104 - 267 West Esplanade North Vancouver, BC V7M 1A5 Joy Hayden, Innovation &amp; Engagement 604-512-2483 jhayden@hollyburnsociety.ca</p>	<p><b>Program - Seniors Safe House</b> - The SSH provides temporary shelter to seniors experiencing homelessness or seniors living in unsafe situations. It has also become a recuperation home for homeless seniors discharged from the hospital that require time to recover from illness or surgery. Seniors can stay as long as it takes them to secure sustainable housing. Funds would be used for utility costs, maintenance, insurance and cleaning.</p>	<p>\$1,526</p>
<p>Hollyburn Community Services Society 104 - 267 West Esplanade North Vancouver, BC V7M 1A5 Joy Hayden, Innovation &amp; Engagement 604-512-2483 jhayden@hollyburnsociety.ca</p>	<p><b>Program - Wired 4 Success</b> - A federally funded employment program for youth 15 to 30 years of age who have barriers to employment. The program includes class room curriculum and soft core skills and youth are supported to participate in 12 weeks of paid work experience. Youths are paid minimum wage to participate. Funds would be used for staff wages.</p>	<p>\$1,017</p>
<p>Hollyburn Community Services Society 104 - 267 West Esplanade North Vancouver, BC V7M 1A5 Joy Hayden, Innovation &amp; Engagement 604-512-2483 jhayden@hollyburnsociety.ca</p>	<p><b>Program - Youth Education Navigator</b> - Supports youth and young adults (15 - 30 years of age) who would like to return to secondary school or trades but don't know where to begin. Support is provided throughout the entire program with extra support during high stress periods and ongoing coaching until graduation. Funds would be used for staff wages.</p>	<p>\$1,017</p>

**2022 ROUND TWO  
COMMUNITY GRANTS APPLICATIONS MATRIX**

APPLICANT	DESCRIPTION OF SERVICE/PROJECT	2022 ROUND TWO RECOMMENDED AMOUNT
<p>Living Systems Family Systems Counselling, Education, Training &amp; Research Society 209 - 1500 Marine Drive North Vancouver, BC V7P 1T7 Leila Howard, Business &amp; Finance Director 778-232-0479 info@livingsystems.ca</p>	<p><b>Program - Access Counselling</b> - This program offers a sliding fee scale to clients whose income falls below \$30,000 per year. Min. counselling fees are ordinarily \$15 - 25 per session. Counselling is offered to individuals, couples and families based on family systems theory. Clients include people in danger of becoming homeless, aboriginal people and people from diverse cultural backgrounds. Funding would be used to pay counsellors that provide this low rate service.</p>	<p>\$1,526</p>
<p>North Shore Alliance Church 201 East 23rd Street North Vancouver, BC V7L 3E4 Dave Sattler, Outreach Pastor 604-984-6422, ex. 223 daves@nsac.bc.ca</p>	<p><b>Program - North Shore Community Christmas Dinner</b> - This event has been running for 33 years and was originally started by the Harvest Project. The main focus has always been to provide a plated, full service Christmas meal with entertainment to over 400 people who are trapped in the poverty cycle. In 2020 (due to COVID-19) the focus was shifted to making Christmas hampers and pre-packaged dinners. This year a seated meal is planned once again. This event is hosted entirely by volunteers. Funding would offset the cost of food and rentals.</p>	<p>\$1,271</p>
<p>North Shore Polish Association Belweder 5484 Keith Road West Vancouver, BC V7W 3C9 Urszula Sulinska, President 604-786-1709 belweder.org@hotmail.com</p>	<p><b>Operating</b> - The main purpose of this organization is to promote education, music and arts among young people and families, to foster community spirit through organizing art and music events promoting Poland and keeping Polish culture alive within the community. Currently, they operate only on volunteers. Operating funds are requested in order to maintain operations and continue with programs.</p>	<p>\$509</p>
<p>North Shore Stroke Recovery Centre 225 East 2nd Street North Vancouver, BC V7L 1C4 LaDonna Miller, Principal Coordinator 778-340-5803 ladonna@nssrc.org</p>	<p><b>Program - Young Survivor of Stroke</b> - Effects of a stroke can be devastating and present unique challenges for a Young Stroke Survivor (under 65 or "young at heart"). This program addresses topics that are unique to that group. They meet once a week for conversation, games, exercise, etc. Funding would support the cost of developing and providing rehabilitative activities and networking opportunities for members as well as some volunteer training &amp; program development.</p>	<p>\$1,526</p>




**2022 ROUND TWO  
COMMUNITY GRANTS APPLICATIONS MATRIX**

APPLICANT	DESCRIPTION OF SERVICE/PROJECT	2022 ROUND TWO RECOMMENDED AMOUNT
<p>Spectrum Mothers Support Society 1314 East 29th Street North Vancouver, BC V7J 1T1 Sally Livingstone, Executive Director 604-562-5530 sally@spectrummothers.ca</p>	<p><b>Operating</b> - Spectrum provides support to mothers on the North Shore through caregivers, mentors and doulas. Without this additional support and care, the North Shore's vulnerable children run the risk of future challenges in school and in society. Operating funding assists Spectrum in being able to support the increased referrals received each year.</p>	<p>\$3,051</p>
<p><b>NEW APPLICANTS</b></p>		
<p>Black Girl Collective Society 407 - 4310 Hastings Street Burnaby, BC V5C 2J9 Itse Hesse, Founder &amp; Executive Director 778-321-8992 itse.h@blackgirlcollective.com</p>	<p><b>Operating</b> - Black Girl Collective serves an underrepresented and underserved community in Vancouver. Operating funds would go toward resources and facilities to continue serving the community. The team is volunteer run and hope to transfer to paid salaries; the hope is to be the change they want to see by paying Black women liveable wages and what they are worth.</p>	<p>\$0</p>
<p>Black Girl Collective Society 407 - 4310 Hastings Street Burnaby, BC V5C 2J9 Itse Hesse, Founder &amp; Executive Director 778-321-8992 itse.h@blackgirlcollective.com</p>	<p><b>Program - Black Joy Events</b> - "Black Joy" is a radical form of resistance that has inspired this mission from the beginning. Black Joy Events reveals the simple human need to feel free and safe in the pursuit of happiness. Safe and accessible spaces are provided to socialize, try new experiences, inspire each other and build a community through community centred events.</p>	<p>\$1,017</p>
<p>Family Services of Greater Vancouver 1638 East Broadway Vancouver, BC V5N 1W1 Lisa Tweten, Manager, Grants ltweten@fsgv.ca 604-363-7037</p>	<p><b>Program - Financial Empowerment</b> - This program began in 2004 and serves anyone who requires financial literacy training. The client base is almost entirely low income individuals and families. The program strives to serve participants who are part of vulnerable populations. The objective is to provide free financial literacy education and to empower people to make the most of their money. Funds would be used for free financial literacy workshops that will be delivered in partnership with the North Vancouver City Library and the North Vancouver District Public Library.</p>	<p>\$2,034</p>

**2022 ROUND TWO  
COMMUNITY GRANTS APPLICATIONS MATRIX**

APPLICANT	DESCRIPTION OF SERVICE/PROJECT	2022 ROUND TWO RECOMMENDED AMOUNT
<p>Odihi TH1 - 200 Nelsons Crescent New Westminster, BC V3L 0H4 Tom Fruci, Funds Manager hello@odihi.com 778-522-9068</p>	<p><b>Operating</b> - Odihi is a BIPOC-led not for profit dedicated to educating, equipping and empowering black females. Focus is on capacity building through coaching, workshops and mentorships. Financial literacy education, professional development training and help with building their networks is also included. Funds would be used for staffing; specifically hiring and training 2 - 3 new staff members.</p>	<p>\$0</p>
		<p><b>\$18,563</b></p>



_____ Department Manager	_____ Director	 _____ CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**NORTH SHORE EMERGENCY MANAGEMENT**

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Emily Dicken, Director, North Shore Emergency Management

Subject: UBCM COMMUNITY EMERGENCY PREPAREDNESS FUND GRANT  
APPLICATION – 2022 DISASTER RISK REDUCTION – CLIMATE  
ACTION

Date: November 8, 2022 File No:

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

**RECOMMENDATION**

THAT the application submitted to the UBCM Community Emergency Preparedness Fund (CEPF) under the stream of 2022 Disaster Risk Reduction – Climate Action for the North Shore Resilience Framework and Roadmap to Implementation in the amount of \$369,066.00 be endorsed;

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

**ATTACHMENTS**

1. UBCM CEPF 2022 Disaster Risk Reduction – Climate Action Application
2. UBCM CEPF 2022 Disaster Risk Reduction – Climate Action Budget

**SUMMARY**

North Shore Emergency Management (NSEM) has applied, on behalf of the three North Shore municipalities and Tsleil-Waututh Nation, to the CEPF under the funding stream, Category 1: Foundational Activities for the 2022 Disaster Risk Reduction – Climate Action grant for a project titled 'The North Shore Resilience Framework and Roadmap to Implementation'. At this time, the Squamish Nation was unable to participate as a funding partner, but they will contribute through in-kind support as a project partner.

#####

NSEM staff will manage the project and provide periodic updates to the NSEM Executive Committee and Operations Committee.

## **BACKGROUND**

The emergency management obligations of the three North Shore municipalities are met by NSEM, whose role supporting the prevention of and response to municipal emergencies is based on the Emergency Programs Act and reinforced through bylaw.

NSEM (and thereby the North Shore municipalities) also have mutual Emergency Support Services agreements with the Squamish Nation and Tsleil-Waututh Nation.

## **DISCUSSION**

From the pressures of climate change, to shifts in sustainable livelihoods, the North Shore needs to develop a framework for resilience and an actionable roadmap for implementation. The focus of this grant will be both macro and micro in scope and will develop a regional framework and implementation strategy as well as municipal specific plans. At a high-level, the North Shore Resilience Framework and Roadmap will:

1. "Set the groundwork" to solidify governance, approach, methodology and relationships.
2. "Understanding resilience on the North Shore" by understanding what this means across and within each of our communities.
3. "Resilience workshops" will hold the space within and across the communities to come together and inspire collective action.
4. "Moving into action" will be a process of bringing the roadmap to life and developing and implementation plan.
5. "Is it working" will allow evaluation and accountability.

Grant funding for the CEPF is provided by the Province of BC and administered by UBCM. The CEPF is a suite of funding programs intended to enhance the resilience of local governments and their residents in responding to emergencies. Specifically, this subject grant funding stream for Disaster Risk Reduction – Climate Action is to support eligible applicants to reduce risks from future disasters due to natural hazards and climate-related risks through the development and implementation of effective strategies to prepare for, mitigate and adapt to those risks.

The 2022 CEPF application form was submitted for the September 2022 intake; but Council resolutions from all partners, which can be submitted after the fact, are required to complete the submission.

## **FINANCIAL IMPLICATIONS**

The maximum available funding for each municipality under this grant is \$150,000. This grant application has been submitted in partnership between the three North Shore



municipalities and the Tsleil-Waututh Nation and as result of this partnership the total project funding request from UBCM is for a total of \$369,066.00.

## INTER-DEPARTMENTAL IMPLICATIONS

While most project deliverables would be executed by third-party contractors owing to the technical nature of this work, NSEM would oversee and direct the initiative, including collaboration with the City of North Vancouver staff to ensure that the specific needs of the municipality are considered in the project.

The CEPF Disaster Risk Reduction – Climate Action application form was led by NSEM and co-constructed with a representative from the City of North Vancouver Strategic Initiatives team, as well as similar representation from the other two North Shore municipalities and the Emergency Planning Coordinator from Tsleil-Waututh Nation. Additionally, the NSEM Operations Committee has provided support for the grant application process and has been verbally briefed.

NSEM will work with municipal Staff from related departments to ensure that the specific needs of each municipality are considered in the project. The City's Strategic Initiatives team is also expected to be an active project partner to guide the strategic and operational nature of the work.

## STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The execution of the proposed project, and incorporation of its outcomes into NSEM's planning and operations, align with Council's vision and priority to be A City for People: welcoming, inclusive, safe, accessible and supporting the health and well-being of all.

RESPECTFULLY SUBMITTED:



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Emily Dicken  
Director, North Shore Emergency Management



**Community Emergency Preparedness Fund**

**Disaster Risk Reduction – Climate Adaptation**

**2022/23 Application Form**

Funding permitting, two application deadlines are scheduled for 2022/2023: September 30, 2022 and February 24, 2023. Applicants will be advised of the status of their application within 90 days of the application deadline.

Please complete and return the application form in advance of the deadline. All questions must be answered by typing directly in this form. If you have any questions, contact [cepf@ubcm.ca](mailto:cepf@ubcm.ca) or (250) 387-4470.

<b>SECTION 1: Applicant Information</b>	AP _____ (for administrative use only)
Name of Local Government or First Nation: District of North Vancouver	Date of Application: October 6, 2022
Contact Person*: Emily Dicken	Position: Director, North Shore Emergency Management
Phone: 604-916-2206	E-mail: edicken@nsem.ca

\* Contact person must be an authorized representative of the applicant.

<b>SECTION 2: For <u>Regional Projects Only</u></b>
<p><b>1. Identification of Partnering Applicants.</b> For all regional projects, please list all of the partnering eligible applicants included in this application. Refer to Section 2 in the <i>Program &amp; Application Guide</i> for eligibility.</p> <p>District of North Vancouver, District of West Vancouver, City of North Vancouver and Tsleil-Waututh Nation.</p>
<p><b>2. Rationale for Regional Projects.</b> Please provide a rationale for submitting a regional application and describe how this approach will support cost-efficiencies in the total grant request.</p> <p>The emergency management obligations of the three North Shore municipalities are provided by North Shore Emergency Management (NSEM). NSEM's role supporting the prevention and response to municipal emergencies is based on the Emergency Programs Act and reinforced by bylaw.</p> <p>Further, NSEM (and thereby the North Shore municipalities) have mutual support ESS agreements with the two North Shore First Nations - Squamish and Tsleil-Waututh.</p> <p>The proposed project is collaborative across all three North Shore municipalities and the Tsleil-Waututh Nation. Although the Squamish Nation is not a partnering agency, the project</p>



and partners will take an inclusive approach to their involvement and share the benefits of the project.

The approach to this work is cost-effective, as these parties will participate in and share the benefits of one project; versus the incremental burden of requiring individual approaches, third-party contracting processes and administrative overhead to achieve the same results individually.

### SECTION 3: Project Summary

#### 3. Name of the Project:

The North Shore Resilience Framework and Roadmap to Implementation

#### 4. Type of Project. Please identify each component you are applying for:

- ☒ Category 1: Foundational activities (risk mapping, risk assessments, planning)
- ☐ Category 2: Non-structural activities (non-physical such as land use planning, community education, purchase of eligible equipment)
- ☐ Category 3: Small scale structural activities (refer to Appendix 1 in Program Guide)

#### 5. Project Summary. Please provide a summary of your project in 150 words or less.

From the pressures of climate change, to shifts in sustainable livelihoods, the North Shore needs to develop a framework for resilience and an actionable roadmap for implementation. The focus of this grant will be both macro and micro in scope and will develop a regional framework and implementation strategy as well as community based plans for each participating authority.

The North Shore Resilience Framework and Roadmap will:

1. "set the groundwork" to solidify governance, approach, methodology, and relationships.
2. "understanding resilience on the North Shore" by understanding what this means across and within each of our communities.
3. "resilience workshop" will hold the space within and across the communities to come together and inspire collective action.
4. "moving into action" will be a process of bringing the roadmap to life and developing an implementation plan.
5. "is it working" will allow evaluation and accountability.

#### 6. Project Cost & Grant Request:

Total project cost: \$369,066.00

Category 1: \$369,066.00

Category 2: \$0.00

Category 3: \$0.00

**Total project funding request: \$369,066.00**

Have you applied for or received funding for this project from other sources (e.g., Adaptation, Resilience Disaster Mitigation Program - Green Infrastructure, Natural Infrastructure Fund – Small Projects)? If yes, please provide details below.

No

#### **SECTION 4: Category 1: Detailed Project Information**

*Only complete this section if you are applying for a project under Category 1: Foundational Activities (risk mapping, risk assessments, planning)*

*If this project includes flood mapping, confirm that you have contacted EMBC in advance of submitting the application and provide the date and contact person:*

☐ We have contacted EMBC:

#### **7. Project Area.**

- a. Describe the proposed project area(s) (location, size, total number of people benefiting from this project, land use, etc.).

*Map(s) indicating the location of the proposed project must be included with this application along with GPS coordinates*

This project includes the three municipalities and two First Nations on the North Shore.

Geographically, the North Shore is the term commonly used to refer to the communities adjacent to Vancouver on the north side of the Burrard Inlet. From west to east, it is comprised of the District of West Vancouver, the Squamish Nation, the District of North Vancouver, the City of North Vancouver, and the Tsleil-Waututh Nation. To its north, are the North Shore mountains, which are partially serviced by Metro Vancouver.

Collectively, this area supports a total population of just under 200,000 (as per the 2021 census).

- b. Does the proposed project(s) build on other recent projects in your region? If yes, please explain. If referencing reports, please include the relevant page number(s).

No, this would be an entirely new project. That said, it would utilize information from the North Shore Hazard, Risk and Vulnerability Assessment, the Climate Action and Environmental Health strategies, as well as other key initiatives that inform the awareness and understanding of resilience.

#### **8. Proposed Activities.**

- a. What specific activities will be undertaken as part of the proposed project? Please refer to Section 6 of the Program & Application Guide for eligibility and note that activities must align with the required workplan and budget.

Under section 6 of the Program & Application Guide, the proposed activities will be to develop a Resilience Plan, that for the purposes of this project will be referred to as a Framework. Using the principles of disaster risk reduction and climate action, this project will take an intersectional approach to resilience on the North Shore.



The specific activities undertaken as part of the North Shore Resilience Framework and Roadmap will include:

1. "set the groundwork"

-In this initial phase of the work, it will be critical to develop a shared understanding of resilience across all municipal and First Nations partners.

-To support representation and decision making, a strategic and operational governance structure will be developed.

-There are many philosophical and methodological approaches to resilience, this will be a critical element of the groundwork.

-Most importantly, this will be a time to form relationships and establish a collection vision.

2. "understanding resilience on the North Shore"

-It is critical to identify what is meant by resilience on the North Shore and within each of the municipalities and First Nation communities.

-how has/is resilience changing over time.

-how does it look the same and different across each of our communities and what can we learn from each other.

-how do we use this framework to withstand future uncertainties.

3. "resilience workshop" will hold the space within and across the communities to come together and inspire collective action

-The strength in relationships is critical to this work and honouring true representation that reflects the social and cultural diversity of the North Shore will be a critical undertaking in the engagement process.

-Workshops will be held to establish probable futures for this work and confirm current assumptions.

4. "moving into action"

-This will be the process of bringing the roadmap to life and developing an implementation plan for action.

-As part of the Framework, a Roadmap for Implementation will be created, this will guide actionable change.

5. "is it working"

-Evaluation is critical to upholding accountability. It will be critical to evaluate the process along the way, identify how success in this work is defined.

-It is critical to recognize that this part of the process is not linear and can not take place as a final step, but rather evaluation must be identified as part of the process the entire way through. This will allow for adaptations to evolve in a way that furthers the work.

- 9. Rationale.** What is the rationale and evidence for undertaking this project? This may include evidence of how the local natural hazard and/or climate risk is being assessed; threat levels (e.g., as identified in completed risk assessments), projected climate risks and/or recent history (e.g., evacuation order, disaster financial assistance).

With many future uncertainties, it is critical to plan in an adaptive way that reduces risk and increases resilience. In alignment to the Sendai Framework for DRR, it is widely recognized that this planning must follow an intersectional approach and silos must be dismantled. The intersectional nature of the North Shore Resilience Framework will not only look to dismantle business area silos, but build a collaborative narrative for resilience across municipal and First Nations spaces of community.

*Copies or extracts of the available evidence is required to be submitted with the application.*

## **10. Engagement & Collaboration**

- a. In addition to Section 2 (if applicable), describe how the proposed project will contribute to a comprehensive, cooperative and regional approach to disaster risk reduction-climate adaptation.

Strategic and operational governance has been identified as a critical first step in "setting the groundwork". Strategically, each partners will set priorities, expectations and guide the operational deliverables.

At the operational level, representation will reflect the social and cultural diversity that makes up the North Shore. There are many pre-existing groups whose expertise will be reflected in this work, such as the North Shore Homelessness Taskforce, the North Shore Seniors Working Group and the cultural representation of the Tsleil-Waututh Nation and Squamish Nation.

- b. Describe how the proposed project will include engagement with First Nations, local governments and other with impacted and affected parties (e.g., equity-denied populations, critical infrastructure owners).

This has been identified above, but to further this thought, beyond engagement, this framework will be guided by Indigenous methodologies and worldviews. When selecting an individual to lead this work, cultural safety and humility will be a central consideration in the recruitment process.

It is also recognized that representation is key and those who are reflected in the work, need to have their voices heard in the work. As part of the workshoping process, diverse representation will be a central component to the work.

- c. How will diverse populations, including equity-denied populations, be involved or benefit from this project (e.g., engagement considers non-English speaking populations, DRR-CA measures benefit equity-denied populations, opportunities for youth employment, etc.)

A significant component of this project will be to take a capacity-based approach to resilience by exploring the social determinants of health and understand how social equity is upheld within this process. With this intent in mind, it is recognized that resilience is built to greater and more equitable access to services, supports,



resources and capital. This framework will develop strategies for how this can be actioned across the North Shore.

## **11. Proposed Deliverables & Outcomes**

- a. What specific deliverables will result from this project?

Specific deliverables include the following:

1. North Shore Resilience Framework
2. Roadmap for Implementation
3. The establishment of a governance structure that will last beyond the funding
4. The goal will be to share a collectively wise practice with others through regional, provincial and national forums for knowledge exchange

- b. Describe how the proposed project considers climate change in the project methodology and adapts to the impacts of climate change through the final deliverables.

Climate change and climate action are foundational elements within this work. Core to the engagement and governance, the Climate Action staff from all three municipalities and the two First Nations will help guide this work. Beyond government representation, community wisdom will also be recognized as a space of climate knowledge. Since time immemorial, the Tsleil-Waututh Nation and Squamish Nation have held and collected knowledge regarding climate change and this will be honoured within this work.

- c. How will the proposed project lead to increased understanding of the social, cultural, and/or environmental impacts of natural hazards and/or climate-related risks?

This Framework will take a highly intersectional approach to the social, economic, infrastructure, environmental, cultural, and well-being elements of resilience across the North Shore. We know that when we lift up all of these areas of community and understand their deep interconnections that disaster risk can be reduced and resilience can be increased.

Beyond the scope of disaster risk reduction and specific climate-related risks, the hope of this work is that it shines a light on planetary well-being across the North Shore and how to strengthen the community fabric from all perspectives.

- d. Will the project identify or achieve co-benefits (e.g., assessing multiple hazards, protecting valuable cultural assets, reducing greenhouse gas emissions, improving community health and wellbeing, enhancing biodiversity, etc.)?

Yes, as described above, this Framework will incorporate the underpinnings of Planetary Wellbeing/Wellness into DRR strategies. It is recognized that this alignment will further the DRR space of work and seek to achieve great equity in the outcomes. This project will deeply reflect how hazards, specifically climate-related hazards impact the social wellbeing across the North Shore and aim to address strategies that specifically reduce these risks.

- e. If applicable, how does this project address and/or inform existing or future amendments to local plans, policies, building codes, floodplain zoning bylaws, and/or public awareness/education?

This framework will be the first of its kind on the North Shore. Given where we are in the municipal election cycle, the hope is that this framework will inform the Official Community Plans, support the Council Directives, help drive the development of the 10-year Financial Plans and annual budget cycles and is reflected through actionable work in the Division Plans/Department Plans.

NSEM also expects that the outcomes of this framework will better inform and evolve the current HRVA.

**12. Monitoring & Performance Measures.** Describe how the project will be monitored and what performance measurements will be used (e.g. work progress reports, timeline review, resource planning, procurement plan and roll out, etc.).

As stated in #8 section a., monitoring and performance measures have been included in the project plan. The specific of the metrics will be co-constructed within the strategic and operational governance of those that are engaged in this work.

The work being proposed will unfold over a 2-year planning and implementation process. Over this time, quarterly reporting will be expected and success will be assessed against a timeline for end results.

This project will also seek to identify specific key performance indicators (KPIs) that are both quantitative and qualitative in nature. These may reflect considerations such as:

- Is this framework reaching everyone or area that it was intended to?
- Is it affecting anyone/area/community negatively?
- Is the initial scope of representation meaningfully engaged across the timeline of the project?

**13. Qualified Professionals.** Disaster risk reduction-climate adaptation activities can require specialized technical knowledge and experience to provide meaningful results to your community. If applicable, please outline your procurement process to engage the necessary subject matter expertise (Qualified Professionals) required for this work and the criteria you will use to make the selection.

All partners in this work have agreed that the funding should be used for an auxiliary role to explore shared capacity within this work. NSEM work with the District of North Vancouver to adhere to appropriate human resource practices.

The selection of any professional for this work will be comprised of a panel that represents the three municipalities and two First Nations on the North Shore.

If any contracting work is required, formal processes will be followed through the District of North Vancouver Request For Proposals (RFP) process. All decisions that are made, will be made as a collective.



## **SECTION 5: Category 2: Detailed Project Information**

*Only complete this section if you are applying for a project under Category 2: Non-Structural Projects Non-structural activities (land use planning, community education, purchase of eligible equipment)*

### **14. Project Area.**

- a. Describe the proposed project area(s) (location, size, total number of people benefiting from this project, land use, etc.).

*Map(s) indicating the location of the proposed project must be included with this application along with GPS coordinates*

- b. Does the proposed project(s) build on other recent projects in your region? If yes, please explain.

**15. Proposed Activities.** What specific activities will be undertaken as part of the proposed project? Please refer to Section 6 of the Program & Application Guide for eligibility and note that activities must align with the required workplan and budget.

**16. Rationale.** What is the rationale and evidence for undertaking this project? This may include evidence of how the local natural hazard and/or climate risk(s) is being assessed; threat levels (e.g., as identified in completed risk assessments), projected climate risks and/or recent history (e.g., evacuation order, disaster financial assistance).

*Copies or extracts of the available evidence is required to be submitted with the application.*

### **17. Engagement & Collaboration**

- a. In addition to Section 2 (if applicable), describe how the proposed project will contribute to a comprehensive, cooperative and regional approach to disaster risk reduction-climate adaptation.
- b. Describe how the proposed project will include engagement with First Nations, local governments and other impacted and affected parties (e.g., equity-denied populations, critical infrastructure owners).
- c. How will diverse populations, including equity-denied populations, be involved or benefit from this project (e.g., engagement considers non-English speaking populations, DRR-CA measures benefit equity-denied populations, opportunities for youth employment, etc.)

## 18. Proposed Deliverables & Outcomes

- a. What specific deliverables will result from this project?
- b. Describe how the proposed project considers climate change in the project methodology and adapts to the impacts of climate change through the final deliverables.
- c. How will the proposed project lead to increased understanding of the social, cultural, and/or environmental impacts of natural hazards and/or climate-related risks?
- d. Will the project identify or achieve co-benefits (e.g., assessing multiple hazards, protecting valuable cultural assets, reducing greenhouse gas emissions, improving community health and wellbeing, enhancing biodiversity, etc.)?
- e. If applicable, how does this project address and/or inform existing or future amendments to local plans, policies, building codes, floodplain zoning bylaws, and/or public awareness/education?

**19. Monitoring & Performance Measures.** Describe how the project will be monitored and what performance measurements will be used (e.g. work progress reports, timeline review, resource planning, procurement plan and roll out, etc.).

**20. Qualified Professionals.** Disaster risk reduction-climate adaptation activities can require specialized technical knowledge and experience to provide meaningful results to your community. If applicable, please outline your procurement process to engage the necessary subject matter expertise (Qualified Professionals) required for this work and the criteria you will use to make the selection.

## SECTION 6: Category 3: Detailed Project Information

*Only complete this section if you are applying for a project under Category 3: Small-Scale Structural Projects*

### 21. Project Area.

- a. Describe the proposed project area(s) (location, size, total number of people benefitting from this project, land use, etc.).

*Map(s) indicating the location of the proposed project must be included with this application along with GPS coordinates*



- b. Does the proposed project(s) build on other recent projects in your region? If yes, please explain.
- c. Are there previous emergency response costs that this project is designed to mitigate?

## 22. Proposed Activities.

- a. What specific activities will be undertaken as part of the proposed project? Include key activities and steps that will be taken to complete the project.  
*Refer to Section 6 of the Program & Application Guide for eligibility, and note that activities should align with the required work plan and budget.*
- b. Describe how the proposed project considers climate change in the project methodology (e.g. design life) and adapts to the impacts of climate change through the final deliverables.
- c. Will the project identify or achieve co-benefits (e.g., assessing multiple hazards, protecting valuable cultural assets, reducing greenhouse gas emissions, improving community health and wellbeing, enhancing biodiversity, etc.)?
- d. Have discussions taken place with applicable agencies to prepare for all required permits and regulatory approvals? Have the required approvals, authorizations and permits to complete the proposed project been applied for or received?
- e. How do you intend to ensure the project is completed to provincial and federal standards?
- f. List any potential implementation risks that may impact your ability to deliver on the project, and explain what mitigation measures are in place to address them (e.g., staff capacity, procurement, severe weather, permitting (DMA, WSA, DFO), in-stream works fishery window, Land Right of Way requirements, etc.).
- g. How will the project be developed and constructed to ensure that project risk is not increased, or transferred, to any parties or to the environment (e.g. transfer of flood risk downstream, destruction of fish habitat, introduction of pollutants to the environment, etc.).

**23. Rationale.**

- a. What is the rationale and evidence for undertaking this project? This may include completed risk maps, assessments or plans, environmental impact analysis, design drawings or details, record of engagement with First Nations, asset management plan (including natural assets where applicable), projected climate risks, recent history (e.g., evacuation order, disaster financial assistance), and/or letters of support (from provincial ministries, etc.).
- b. Describe the options assessment (e.g., benefit cost analysis) and engagement process that was utilized to determine the proposed project:

*Copies or extracts of the available evidence is required to be submitted with the application. Please ensure the application clearly explains where to find supporting documentation (e.g., report page number)*

**24. Engagement & Collaboration**

- a. In addition to Section 2 (if applicable), describe how the proposed project will contribute to a comprehensive, cooperative and regional approach to disaster risk reduction-climate adaptation.
- b. Describe how the proposed project will include engagement with First Nations, local governments, and other impacted and affected populations (e.g. equity-denied populations, critical infrastructure owners).

**25. Asset Management.** Project sustainability and lifecycle costing are important considerations for structural mitigation projects. Many organizations have implemented asset management practices consistent with [Asset Management for Sustainable Service Delivery: A BC Framework](#).

Outline any ongoing asset management / lifecycle maintenance considerations for the project, and how these will be addressed as part of your organization's asset management framework (at a minimum please include details on ownership, lifetime, operation and maintenance and budgets).

**26. Proposed Outcomes.** For each of the following, please describe the extent to which the proposed project will:

- a. Prevent, eliminate or reduce the impacts of hazards through construction of disaster risk reduction-climate adaptation works.
- b. Reduce disaster-related financial liabilities (e.g., history or likelihood of future Disaster Financial Assistance (DFA) claims).



**27. Disaster Risk Reduction – Climate Adaptation Measures.** In the area of the proposed project, have policies been implemented that reduce disaster risk, or will be implemented as a result of this project (e.g., floodplain zoning bylaws or land use planning updates)?

**28. Monitoring & Performance Measures.** Describe how the project will be monitored and what performance measurements will be used (e.g. work progress reports, timeline review, resource planning, procurement plan and roll out, etc.).

**29. Qualified Professionals.** Small-scale structural disaster risk reduction-climate adaptation activities require specialized technical knowledge and experience to provide meaningful results to your community. Outline your procurement process to engage the necessary subject matter expertise (Qualified Professionals) required for this work and the criteria you will use to make the selection.

## **SECTION 7: Required Application Materials**

Only complete applications will be considered for funding.

The following separate attachments are required to be submitted as part of the application:

- ☐ Local government Council or Board resolution, Band Council resolution, or First Nation resolution, indicating support for the current proposed activities and willingness to provide overall grant management.
- ☒ Detailed work plan and budget for each category identified in the application. This must include a breakdown of work activities, tasks, deliverables or products, resources, timelines (start and end dates), and other considerations or comments. The budget must clearly identify the CEPF funding request, applicant contribution, and/or other grant funding.
- ☐ Map(s) indicating the location of the proposed project(s).
- ☐ If applicable, copies of any relevant documents that support the rationale for this project must be included with this application. (e.g., Small-Scale Structural applications must be supported by risk assessments, options analysis, etc.).
- ☐ If undertaking a flood risk assessment it is encouraged that proponents utilize the [Risk Assessment Information Templates \(RAITs\)](#).

- ☐ For regional projects only: Local government Council or Board resolution, Band Council resolution, or Treaty First Nation resolution from each partnering applicant that clearly states their approval for the primary applicant to apply for, receive, and manage the grant funding on their behalf.


#### SECTION 8: Signature

I certify that: (1) to the best of my knowledge, all information is accurate and (2) the area covered by the proposed project is within our local authority's jurisdiction (or appropriate approvals are in place).

Name: Emily Dicken

Title: Director, North Shore Emergency Management

Signature:



*An electronic or original signature is required.*

Date: October 6, 2022

*\* Signatory must be an authorized representative of the applicant (i.e. staff member or elected official).*

Submit applications to Local Government Program Services, Union of BC Municipalities

E-mail: [cepf@ubcm.ca](mailto:cepf@ubcm.ca)

Mail: 525 Government Street, Victoria, BC, V8V 0A8

Applicant Name: North Shore Emergency Management Office

Project Title:  
The North Shore Resilience Framework and Roadmap to Implementation

Cost Estimate Developed By: Emily Dicken

Date of Cost Estimate (DD-MM-YYYY): 7/10/2022

Cost Estimate Class - A,B,C,D (see guidance below) : Class D

ELIGIBLE COSTS				
	Description	Quantity	Per Unit Amount	Total Cost
Human Resource Capacity				299,466
Costs associated with auxiliary human resource capacity	year 1: human resource costs associated with the retention of 1 auxiliary staff to: lead the project, project manage from start to finish, lead engagement and facilitation, analyze data, write the plans and implementation strategy and deliver on the completion of the project. Based off the requirements of the work, the salary is in alignment with a municipal project manager. In addition to the salary, an addition of 25% has been included in lieu of and benefits and vacation.			149,733.00
	year 2: human resource costs associated with the retention of 1 auxiliary staff to: lead the project, project manage from start to finish, lead engagement and facilitation, analyze data, write the plans and implementation strategy and deliver on the completion of the project. Based off the requirements of the work, the salary is in alignment with a municipal project manager. In addition to the salary, an addition of 25% has been included in lieu of and benefits			149,733.00
Data collection Sub-Total:				\$299,466.00

Project Costs				59,600
Costs associated with engagement, data collection and reporting (*costs are based on quarterly meetings over a 2 year period)	Engagement costs, included but not limited to: rental of spaces, catering, facilitation tools (e.g., sticky notes, sharpies, flip board, etc.)			50,000.00
	Honourarium for Indigenous protocol			2,600.00
	Reporting will require internal and external accountability and the Framework and Roadmap will be printed for all partners			5,000.00
	Incidental expenses incurred by the project lead, including travel to meetings, meeting parking, incidentals, etc.			2,000.00
Analysis Sub-Total:				\$59,600.00

Contingency				
Contingency is generally reflective of the Class of Cost Estimate				10,000.00
Contingency Sub-Total:				\$10,000.00
TOTAL ELIGIBLE GRANT COSTS <sup>4</sup> :				\$369,066

INELIGIBLE COSTS				
	Description	Quantity	Per Unit Amount	Total Cost

TOTAL INELIGIBLE COSTS*:				\$0

TOTAL GRANT COSTS (Eligible):		369,066
TOTAL PROJECT COSTS (Eligible + Ineligible)*:		\$369,066
*Totals must match totals in the Project Costs section of the Application Form and Project Record.		

#### Cost Estimate Comments

Please add any information that you feel is relevant to your cost estimate.

Cost Estimate Classes - definitions & assumptions [sourced from the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC)]		
Cost estimate class	Features & Uses	Suggested Contingency for Associated Class
Class A	Detailed estimate based on final drawings and specifications Used to evaluate tenders	±10-15%
Class B	Prepared after completing site investigations and studies, and after defining major systems Based on a project brief and preliminary design Used for project approvals and budgetary control	±15-25%
Class C	Prepared with limited site information and based on probable conditions Captures major cost elements Used to refine project definition and for preliminary approvals	±25-40%
Class D	Preliminary estimate based on little or no site information Represents the approximate magnitude of cost, based on broad requirements Used for preliminary discussion and long-term capital planning	±50%