



**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, FEBRUARY 27, 2023 AT 6:00 PM**

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“Live” Broadcast via City Website [www.cnv.org/LiveStreaming](http://www.cnv.org/LiveStreaming)  
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*The City of North Vancouver acknowledges that this Council meeting is held on the traditional territories of the Squamish and Tsleil-Waututh Nations.*

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, February 27, 2023

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, February 13, 2023

**PROCLAMATION**

Rare Disease Day – February 28, 2023

**PUBLIC INPUT PERIOD**

**CONSENT AGENDA**

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

**BYLAW – ADOPTION**

- \*3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8956”  
(Bharati Shrestha / Maple Building Design, 229 East 22<sup>nd</sup> Street, RT-1)

**MOTION – Reconsideration of Temporary Use Permit**

4. Temporary Use Permit No. PLN2022-00031 (1311 Lonsdale Avenue)

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

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8952”  
(Land Use Contract Legacy Regulations and New RG-2A Zone)

**CORRESPONDENCE**

6. Union of BC Municipalities – UBCM Housing Summit – Housing BC Together

**REPORTS**

7. Capital Projects End of Year Funding Reallocation
8. Proposed Consultation on Strengthened BC Energy Step Code Building Requirements and New Mechanical Permit Process

**NOTICE OF MOTION**

9. YWCA City Shift – Creating More Inclusive Cities – Councillor McIlroy

**PUBLIC CLARIFICATION PERIOD**

**COUNCIL INQUIRIES / REPORTS**

**NEW ITEMS OF BUSINESS**

**NOTICE 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, February 27, 2023

## **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, February 13, 2023

## **PROCLAMATION**

Rare Disease Day – February 28, 2023

## **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**

### **BYLAW – ADOPTION**

- \*3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8956”  
(Bharati Shrestha / Maple Building Design, 229 East 22<sup>nd</sup> Street, RT-1)

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8956”  
(Bharati Shrestha / Maple Building Design, 229 East 22<sup>nd</sup> Street, RT-1) be  
adopted, signed by the Mayor and Corporate Officer and affixed with the  
corporate seal.

## **END OF CONSENT AGENDA**

### **MOTION – Reconsideration of Temporary Use Permit**

4. Temporary Use Permit No. PLN2022-00031 (1311 Lonsdale Avenue)  
– File: 09-4520-20-0005/2022

### **RECOMMENDATION:**

THAT Temporary Use Permit No. PLN2022-00031 (1311 Lonsdale Avenue) be  
issued to Hollyburn Legacy Properties Ltd., Inc. No. BC0791622, in accordance  
with Section 493 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign Temporary  
Use Permit No. PLN2022-00031.

*The Public Meeting was initially held February 6, 2023 and a resolution to  
reconsider was approved on February 13, 2023.*



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

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8952”  
(Land Use Contract Legacy Regulations and New RG-2A Zone)

**RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8952”  
(Land Use Contract Legacy Regulations and New RG-2A Zone) be given first,  
second and third readings.

*Application considered by Council on February 6, 2023; notice published on  
February 15 and 22, 2023.*

*No Public Hearing held.*

**CORRESPONDENCE**

6. Union of BC Municipalities – UBCM Housing Summit – Housing BC Together,  
February 13, 2023 – File: 01-0230-20-0056/2023

Re: UBCM Housing Summit – Housing BC Together

**RECOMMENDATION:**

PURSUANT to the correspondence received February 13, 2023, from the Union  
of BC Municipalities, regarding “UBCM Housing Summit – Housing BC  
Together”:

THAT Council members be authorized to attend the UBCM Housing Summit –  
Housing BC Together, to be held April 4-5, 2023, at Vancouver BC;

THAT expenses be paid in accordance with City policy;

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

## **REPORTS**

7. Capital Projects End of Year Funding Reallocation – File: 11-5240-01-0001/2023

Report: Section Manager, Utilities, and Manager, The Shipyards and Waterfront, February 15, 2023

### **RECOMMENDATION:**

PURSUANT to the report of the Section Manager, Utilities, and Manager, The Shipyards and Waterfront, dated February 15, 2023, entitled “Capital Projects End of Year Funding Reallocation”:

THAT the following transfers be approved:

- \$85,000 from Project 56015 – Connection Replacement to Project 56004 – Connection Installation;
- \$70,000 from Project 54006 – IC and Connection Replacement and Rehabilitation and \$85,000 from Project 54066 – Sewer Main: Relining and Rehabilitation to Project 54002 – Sanitary Sewer Connection;
- \$140,000 from Project 55073 – Stream Environmental Enhancement to Project 55002 – Storm Sewer Connection;
- \$104,000 from Project 55066 – Storm Water Quality Infrastructure to Project 55034 – City Wide Culvert Repair and Replacement;
- \$403,662 from Project 50143 – One-Time Shipyards Commons to Project 45342 – The Shipyards Destination Infrastructure Upgrade;

AND THAT should any of the amounts remain unexpended as at December 31, 2025, the unexpended balances shall be returned to the credit of the respective fund.

8. Proposed Consultation on Strengthened BC Energy Step Code Building Requirements and New Mechanical Permit Process – File: 11-5280-14-0001/2023

Report: Planner 2, Environmental Sustainability, and Chief Building Official, February 15, 2023

### **RECOMMENDATION:**

PURSUANT to the report of the Planner 2, Environmental Sustainability, and Chief Building Official, dated February 15, 2023, entitled “Proposed Consultation on Strengthened BC Energy Step Code Building Requirements and New Mechanical Permit Process”:

THAT staff be directed to consult with industry groups with respect to proposed amendments to the Construction Regulation Bylaw and new mechanical permit to strengthen Energy Step Code requirements for Part 9 buildings.

**NOTICE OF MOTION**

9. YWCA City Shift – Creating More Inclusive Cities – File: 10-4710-01-0001/2023

Submitted by Councillor McIlroy

**RECOMMENDATION:**

WHEREAS systemic inequities are present in all municipalities and prevent all citizens from fully participating in civic life;

WHEREAS numerous municipalities across British Columbia and Canada have made progress towards becoming more equitable by committing to embed equity in all government action through the use of analytical processes for the assessment of systemic inequities (e.g., Gender-Based Analysis Plus);

WHEREAS the Province of British Columbia and the Government of Canada have adopted Gender-Based Analysis Plus to assess how diverse Canadians experience policies, programs and government initiatives;

THEREFORE BE IT RESOLVED THAT the Union of BC Municipalities (UBCM) calls upon the Province of British Columbia and the Government of Canada to provide resources and policy direction to enable municipalities to implement said processes across municipal capital investments, operations and strategic initiatives;

BE IT FURTHER RESOLVED THAT UBCM urges local governments across British Columbia to adopt said processes to ensure all citizens can participate fully in civic life and to make measurable progress towards dismantling systemic inequality in our communities.

*Background Information, February 15, 2023*

**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**

**NOTICE OF MOTION**

**RECESS TO CLOSED SESSION**

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

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

**ADJOURN**



**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, FEBRUARY 13, 2023**

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back\*  
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  
J. Peters, Acting Deputy Corporate Officer  
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services  
R. Skene, Deputy Director, Strategic and Corporate Services  
D. Foldi, Senior Project Manager  
M. Lanigan, Project Manager  
C. Stevens, Manager, Strategic Initiatives  
J. Roy, Manager, Civic Facilities  
B. Lightfoot, Manager, Real Estate  
C. Nichols, Manager, Human Resources  
K. Chan, Manager, Information Technology  
L. Sawrenko, Chief Financial Officer  
D. Van Heerden, Manager, Financial Planning  
H. Granger, City Solicitor  
J. Draper, Acting Director, Planning and Development  
R. Basi, Manager, Development Planning  
E. Elliott, Manager, Transportation Planning  
T. Ryce, Chief Building Official  
R. de St. Croix, Manager, Long Range and Community Planning  
M. Friesen, Manager, Environmental Sustainability  
K. Magnusson, Director, Engineering, Parks and Environment  
D. Hutch, Deputy Director, Park and Public Spaces  
B. Willock, Deputy Director, Infrastructure Management  
J. Klochnyk, Manager, Public Works  
D. Priestly, Section Manager, Parks Operations  
J. Hall, Manager, Public Realm Infrastructure  
K. Kuzmanovski, Section Manager, Traffic Engineering  
L. Orr, Acting Director, Community and Partner Engagement  
S. Smith, Manager, Economic Development  
J. Robertson, Sr. Manager, Communications and Engagement  
M. Kwaterska, Manager, Shipyards and Waterfront  
J. Spitale, Coordinator, Community Development  
G. Schalk, Public Safety Director and Fire Chief  
D. Koep, Chief Librarian  
E. Dicken, Director, North Shore Emergency Management  
L. Lawry, Administrative Services Coordinator, NVMA  
H. Turner, Director, Recreation and Culture, NVRC  
K. Bickford, Manager, Finance, NVRC  
P. Rooke, Manager, Finance, NVRC  
T. Huckell, Committee Clerk

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

Mayor Buchanan acknowledged the recent passing of former Councillor Robert Fearnley and his daughter, Gayle.

### **APPROVAL OF AGENDA**

Moved by Councillor Valente, seconded by Councillor Girard

1. Regular Council Meeting Agenda, February 13, 2023

**CARRIED UNANIMOUSLY**

### **ADOPTION OF MINUTES**

Moved by Councillor Shahriari, seconded by Councillor McIlroy

2. Regular Council Meeting Minutes, February 6, 2023

**CARRIED UNANIMOUSLY**

Moved by Councillor Shahriari, seconded by Councillor McIlroy

3. Special Regular Council Meeting Minutes, February 8, 2023

**CARRIED UNANIMOUSLY**

### **PROCLAMATION**

Mayor Buchanan declared the following proclamation:

Heritage Week – February 20 to 26, 2023 – read by Councillor Shahriari

### **PUBLIC INPUT PERIOD**

Nil.

### **CONSENT AGENDA**

Moved by Councillor Girard, seconded by Councillor Bell

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, January 27, 2023  
– File: 01-0400-60-0006/2023

Re: Metro Vancouver – Board in Brief

Moved by Councillor Girard, seconded by Councillor Bell

THAT the correspondence from Metro Vancouver, dated January 27, 2023, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

**(CARRIED UNANIMOUSLY)**

## **END OF CONSENT AGENDA**

### **DELEGATION**

Alison Wood, Founder / Executive Director, Ocean Ambassadors Canada

Re: PickUp3 Initiative

Alison Wood, Ocean Ambassadors Canada, provided a PowerPoint presentation regarding the “PickUp3 Initiative” and responded to questions of Council.

### **CORRESPONDENCE**

5. Alison Wood, Founder / Executive Director, Ocean Ambassadors Canada,  
November 30, 2022 – File: 01-0230-01-0001/2022

Re: PickUp3 Initiative

Moved by Councillor Bell, seconded by Councillor Girard

THAT the correspondence from Alison Wood, Founder / Executive Director, Ocean Ambassadors Canada, dated November 30, 2022, regarding the “PickUp3 Initiative”, be received with thanks;

AND THAT staff coordinate and collaborate with the District of North Vancouver and District of West Vancouver regarding the “PickUp3 Initiative” for World Ocean Day, June 8, 2023.

**CARRIED UNANIMOUSLY**

## **FINANCE COMMITTEE MEETING**

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT the meeting recess to the Finance Committee Meeting regarding the “Draft 2023-2027 Financial Plan”.

**CARRIED UNANIMOUSLY**

The meeting recessed to the Finance Committee Meeting at 6:28 pm and reconvened at 8:40 pm.

Councillor Girard left the meeting at 8:40 pm and returned at 8:42 pm.

## **RECOMMENDATION OF THE FINANCE COMMITTEE**

6. Draft 2023-2027 Financial Plan – File: 05-1700-01-0001/2023

Report: Chief Financial Officer, February 1, 2023

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Financial Officer, dated February 1, 2023, entitled “Draft 2023-2027 Financial Plan”:

THAT Council provide input on the 2023 Draft Operating Budget, 2023 Draft Shipyards Budget, 2023 Draft Cemetery Budget, and Proposed New Items that reflects a baseline tax rate increase of 5.24%, which includes 3.00% for Operating expenses, 1.00% for the Capital Plan, and 1.24% for requested new items;

THAT Council provide feedback on the 2023-2027 Draft Capital Plan;

THAT the revised Harry Jerome Community Recreation Centre Financial Strategy be endorsed;

AND THAT the 2023 Draft Operating Budget, 2023 Draft Shipyards Budget, 2023 Draft Cemetery Budget, and 2023-2027 Draft Capital Plan be adjusted on the basis of feedback received and brought back at a subsequent meeting for consideration.

**CARRIED UNANIMOUSLY**  
(by members remaining)

## **PRESENTATION**

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

The Deputy Chief Administrative Officer provided a PowerPoint presentation regarding the “Harry Jerome Community Recreation Centre and Silver Harbour Project Update” and responded to questions of Council.



## **REPORTS**

7. Council Appointments to the Civic Youth Awards, Youth Grants and Centennial Scholarships Committee – File: 01-0360-20-0010/2023

Report: Community Development Coordinator, January 31, 2023

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Community Development Coordinator, dated January 31, 2023, entitled “Council Appointments to the Civic Youth Awards, Scholarships and Grants Committee”:

THAT Councillor McIlroy and Councillor Shahriari be appointed to the Civic Youth Awards, Scholarships and Grants Committee;

AND THAT the North Vancouver Board of Education be invited to appoint one City School Trustee to be a member of the committee to review the grant applications and youth award nominations submitted for the year 2023.

**CARRIED UNANIMOUSLY**

8. Process for Permitting Supportive Housing and Care Facilities  
– File: 13-6440-20-0002/1

Report: Planner 1, February 1, 2023

Moved by Mayor Buchanan, seconded by Councillor Bell

PURSUANT to the report of the Planner 1, dated February 1, 2023, entitled “Process for Permitting Supportive Housing and Care Facilities”:

THAT the report be deferred until a Council workshop has been held.

**CARRIED UNANIMOUSLY**

## **COUNCIL INQUIRIES**

9. Parking Violations on 29<sup>th</sup> Street – File: 01-0220-01-0001/2021

Inquiry by Councillor Valente

Councillor Valente inquired of Mayor Buchanan regarding Alex Cameron’s comments during the Public Input Period at the Regular Council meeting of February 6, 2023, regarding parking violations on 29<sup>th</sup> Street. Mayor Buchanan advised that staff will report back to Council.

## **COUNCIL REPORTS**

- Councillor McIlroy reported on her attendance at the Climate Caucus Summit, held in Richmond, BC, February 6, 2023, and her attendance at the FCM Sustainable Communities Conference, held in Ottawa, ON, February 7-10, 2023.
- Councillor Bell reported on his attendance at the FCM Sustainable Communities Conference, held in Ottawa, ON, February 7-10, 2023.

## **NEW ITEMS OF BUSINESS**

10. Reconsideration of Temporary Use Permit No. PLN2022-00031 (1311 Lonsdale Avenue) – File: 09-4520-20-0005/2022

Submitted by Councillor Shahriari

Moved by Councillor Shahriari, seconded by Councillor Girard

THAT Temporary Use Permit No. PLN2022-00031 regarding the property located at 1311 Lonsdale Avenue, initially considered by Council on February 6, 2023, be brought back for reconsideration in accordance with Sections 8.35, 8.36 and 8.37 of “Council Procedure Bylaw, 2015, No. 8500” to allow the applicant the opportunity to provide Council with clarification on the proposed temporary use of the site.

**CARRIED**

Councillor Back is recorded as voting in opposition to the motion.

## **NOTICE OF MOTION**

Councillor McIlroy advised of her intention to bring forward a Notice of Motion at the next Regular Council meeting regarding the YWCA City Shift to recognize diversity, equity and inclusion as priorities.

## **RECESS TO CLOSED SESSION**

Moved by Councillor Valente, seconded by Councillor Shahriari

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

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 9:41 pm and reconvened at 10:24 pm.

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

11. Security of Property – File: 02-0800-01-0001/2023

Report: Manager, Civic Facilities, February 1, 2023

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Manager, Civic Facilities, dated February 1, 2023, regarding security of City property:

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

AND THAT the wording of the recommendation and the report of the Manager, Civic Facilities, dated February 1, 2023, remain in the Closed session.

**CARRIED UNANIMOUSLY**

12. Land Matter – File: 02-0890-20-0008/1

Report: Deputy Director, Strategic and Corporate Services, February 1, 2023

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Deputy Director, Strategic and Corporate Services, dated February 1, 2023, 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 Deputy Director, Strategic and Corporate Services, dated February 1, 2023, remain in the Closed session.

**CARRIED UNANIMOUSLY**

13. Lonsdale Energy Corp. Board Expansion – File: 11-5500-06-0001/1

Report: Chief Administrative Officer, February 6, 2023

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Chief Administrative Officer, dated February 6, 2023, entitled “Lonsdale Energy Corp. Board Expansion”:

THAT the proposed Unanimous Consent Resolutions of the Shareholder of Lonsdale Energy Corp. be approved;

THAT the Mayor and Corporate Officer be authorized to sign the Unanimous Consent Resolutions of the Shareholder;

AND THAT the report of the Chief Administrative Officer, dated February 6, 2023, entitled “Lonsdale Energy Corp. Board Expansion”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

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

14. Appointments to the Advisory Design Panel – File: 01-0360-20-0001/2023

Report: Corporate Officer, February 1, 2023

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Corporate Officer, dated February 1, 2023, entitled “Appointments to the Advisory Design Panel”:

THAT the following appointments be made to the Advisory Design Panel for the term commencing on February 13, 2023 and concluding on January 31, 2025:

- Jordan Levine be appointed as an Architect representative,
- Cynthia Toyota be appointed as an Architect representative,
- Dimitri Samaridis be appointed as a Landscape Architect representative,
- Robert Greene be appointed as a Public Art representative,
- Oliver Bibby be appointed as the business representative,
- David Jacobson be appointed as the construction representative, and
- Mehrdad Rahbar be appointed as the community representative;

AND THAT the report of the Corporate Officer, dated February 1, 2023, entitled “Appointments to the Advisory Design Panel”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

15. Appointments to the Advisory Planning Commission – File: 01-0360-20-0002/2023

Report: Corporate Officer, February 1, 2023

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Corporate Officer, dated February 1, 2023, entitled “Appointments to the Advisory Planning Commission”:

THAT Yusra Al-Nakeeb be reappointed to the Advisory Planning Commission for the term commencing on February 13, 2023 and concluding on January 31, 2026;

THAT Celeste Dempster and Shelley Luce be appointed to the Advisory Planning Commission for the term commencing on February 13, 2023 and concluding on January 31, 2026;

AND THAT the report of the Corporate Officer, dated February 1, 2023, entitled “Appointments to the Advisory Planning Commission”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

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

16. Appointment to the Board of Variance – File: 01-0360-20-0007/2023

Report: Corporate Officer, February 1, 2023

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Corporate Officer, dated February 1, 2023, entitled “Appointment to the Board of Variance”:

THAT Dario Rahbar be appointed to the Board of Variance for the term commencing on February 13, 2023 and concluding on January 31, 2026;

AND THAT the report of the Corporate Officer, dated February 1, 2023, entitled “Appointment to the Board of Variance”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

17. Appointments to the Integrated Transportation Committee  
– File: 01-0360-20-0040/2023

Report: Corporate Officer, February 1, 2023

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Corporate Officer, dated February 1, 2023, entitled “Appointments to the Integrated Transportation Committee”:

THAT Jonathan Arnold and Anna Hardy be reappointed to the Integrated Transportation Committee for the term commencing on February 13, 2023 and concluding on January 31, 2025;

THAT Jane Farquharson, Allan Moors, Karen Speirs and Benjamin Woodyatt be appointed to the Integrated Transportation Committee for the term commencing on February 13, 2023 and concluding on January 31, 2025;

AND THAT the report of the Corporate Officer, dated February 1, 2023, entitled “Appointments to the Integrated Transportation Committee”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

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

18. Appointments to the North Shore Advisory Committee on Disability Issues  
– File: 01-0360-20-0055/2023

Report: Corporate Officer, February 1, 2023

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Corporate Officer, dated February 1, 2023, entitled “Appointments to the North Shore Advisory Committee on Disability Issues”:

THAT Louisa Bridgman and Pam Horton be reappointed to the North Shore Advisory Committee on Disability Issues for the term commencing February 13, 2023 and concluding December 31, 2024;

THAT Vanessa Mendoza and Robert Richard be appointed to the North Shore Advisory Committee on Disability Issues, as members-at-large, for the term commencing February 13, 2023 and concluding December 31, 2024;

AND THAT the report of the Corporate Officer, dated February 1, 2023, entitled “Appointments to the North Shore Advisory Committee on Disability Issues”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

19. Appointments to the North Vancouver Museum and Archives Commission  
– File: 01-0360-20-0073/2023

Report: Corporate Officer, February 1, 2023

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Corporate Officer, dated February 1, 2023, entitled “Appointments to the North Vancouver Museum and Archives Commission”:

THAT Dee Dhaliwal be reappointed to the North Vancouver Museum and Archives Commission for the term commencing on February 13, 2023 and concluding on December 31, 2024;

THAT Adrian Dyck and David Youngson be appointed to the North Vancouver Museum and Archives Commission for the term commencing on February 13, 2023 and concluding on December 31, 2024;

AND THAT the report of the Corporate Officer, dated February 1, 2023, entitled “Appointments to the North Vancouver Museum and Archives Commission”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

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

20. Appointments to the Social Planning Advisory Committee  
– File: 01-0360-20-0088/2023

Report: Corporate Officer, February 1, 2023

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Corporate Officer, dated February 1, 2023, entitled “Appointments to the Social Planning Advisory Committee”:

THAT Anna Boltenko be reappointed to the Social Planning Advisory Committee for the term commencing on February 13, 2023 and concluding on January 31, 2025;

THAT Olga Kens, Kathy McGrenera, Tim Page, Mahshid Rezaei, Mina Sami and Zeyus Spenta be appointed to the Social Planning Advisory Committee for the term commencing on February 13, 2023 and concluding on January 31, 2025;

AND THAT the report of the Corporate Officer, dated February 1, 2023, entitled “Appointments to the Social Planning Advisory Committee”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

## **ADJOURN**

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 10:25 pm.

*“Certified Correct by the Corporate Officer”*

---

CORPORATE OFFICER

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## Office of the Mayor

CITY OF NORTH VANCOUVER  
BRITISH COLUMBIA

# Proclamation

## RARE DISEASE DAY

*Whereas*

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

*Whereas*

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

*Whereas*

on February 28, 2023, communities worldwide will recognize Rare Disease Day to increase awareness of rare diseases and the impact on peoples' lives, and to show support to researchers, volunteers and families in the collective fight against rare diseases;

*Now Therefore*

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **February 28, 2023** as **Rare Disease Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, February 27, 2023

*Linda C. Buchanan*

---

Mayor Linda Buchanan

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8956

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, 2023, No. 8956**” (Bharati Shrestha / Maple Building Design, 229 East 22<sup>nd</sup> Street, RT-1).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having a civic address of 229 East 22<sup>nd</sup> Street and legally described below as henceforth being transferred, added to and forming part of RT-1 (Two-Unit Residential 1 Zone):

PID: 011-144-939	LOT 32 BLOCK 208 DISTRICT LOT 546 PLAN 5481
------------------	---

from zone RS-1 (One-Unit Residential 1 Zone).

READ a first time on the 6<sup>th</sup> day of February, 2023.

READ a second time on the 6<sup>th</sup> day of February, 2023.

READ a third time on the 6<sup>th</sup> day of February, 2023.

APPROVED pursuant to section 52(3)(a) of the *Transportation Act* on the 7<sup>th</sup> day of February, 2023.

ADOPTED on the <> day of <>, 2023.

---

MAYOR

---

CORPORATE OFFICER

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**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, FEBRUARY 13, 2023****

---

**NEW ITEMS OF BUSINESS**

10. Reconsideration of Temporary Use Permit No. PLN2022-00031 (1311 Lonsdale Avenue) – File: 09-4520-20-0005/2022

Submitted by Councillor Shahriari




Moved by Councillor Shahriari, seconded by Councillor Girard

THAT Temporary Use Permit No. PLN2022-00031 regarding the property located at 1311 Lonsdale Avenue, initially considered by Council on February 6, 2023, be brought back for reconsideration in accordance with Sections 8.35, 8.36 and 8.37 of “Council Procedure Bylaw, 2015, No. 8500” to allow the applicant the opportunity to provide Council with clarification on the proposed temporary use of the site.

**CARRIED**

Councillor Back is recorded as voting in opposition to the motion.



 Department Manager	 Director	 CAO
---	---	--

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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Huy Dang, Planner 1

Subject: TEMPORARY USE PERMIT – 1311 LONSDALE AVE – TEMPORARY  
SALES OFFICE

Date: November 30, 2022 File No: 08-3400-20-0103/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 1, dated November 30, 2022, entitled  
“Temporary Use Permit – 1311 Lonsdale Ave – Temporary Sales Office”:

THAT Temporary Use Permit No. PLN2022-00031 (Three Shores) to permit a  
sales office at 1311 Lonsdale Avenue for a three-year term, be considered;

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

AND THAT a Public Meeting be held.

**ATTACHMENTS**

1. Context Map (CityDocs [2296007](#))
2. Applicant's Proposal Letter (CityDocs [2296938](#))
3. Architectural Plans, dated October 2022 (CityDocs [2240643](#))
4. Temporary Use Permit No. PLN2022-00031 (CityDocs [2296177](#))

**SUMMARY**

This application from Three Shores, proposes the temporary use of a sales office within one of the building's ground level commercial-retail units at 1311 Lonsdale Avenue, which fronts onto the street. The proposed sales office is intended for the sale and marketing of residential units operated by Three Shores throughout the City. The mixed-use building has two storeys of existing and operating commercial and office units

starting at the ground level, with the remaining storeys above dedicated to rental residential use.

**Table 1. Request for 1311 Lonsdale Ave**

	Current Designation/Regulation	Proposed Designation/Regulation
Zone	CD-677	CD-677/TUP

## **POLICY FRAMEWORK**

The subject site has a land use designation in the Official Community Plan (OCP) of Mixed Use Level 4B (MU4B), which allows for a mix of higher density residential and commercial uses, including retail and office uses.

The Temporary Use Permit (TUP) is required as the use of a general sales office is not permitted within the Retail Service Group 1A provision for ground level units, as per the property's Comprehensive Development 677 (CD-677) Zone. The OCP allows for a TUP to be issued in accordance with the policy below:

**Table 2. Temporary Use Permits**

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

## **PLANNING ANALYSIS**

The proposed sales office would occupy the vacant 167.4 square metre (1801.7 square feet) commercial ground level unit at 1311 Lonsdale Avenue, otherwise identified as "CRU #2" as outlined within the Architectural Plans (Attachment 3). The sales office would include a reception desk, display models, seating areas, and a replica suite. The applicant has submitted a Building Permit to construct the described works, and staff will resume their reviews should this TUP be approved by Council.

As per the CD-677 zone, only Retail Service Group 1A and Childcare uses are permitted within ground level commercial units of the building. Staff note that the Retail Service Group 1A definition in the Zoning Bylaw generally includes more active commercial and retail business uses that would facilitate more foot traffic and frequent drop-in services, such as retail stores, service shops, and restaurants. These uses



would help facilitate a more activated street frontage along Lonsdale Avenue and West 13<sup>th</sup> Street, which is the desired intent behind the property's CD-677 zoning. Less active uses such as standard business and professional offices, and by definition, a sales office, are not included in this definition. However, staff note that they are included within the Retail Service Group 1 use definition, which is currently permitted in the commercial units above the ground level, under the same zone.

The applicant has expressed a desire to occupy a ground level unit as it would provide more convenient access for commercial foot traffic and have provided additional clarity to staff that the use would continue to facilitate an active street frontage alongside its neighbouring commercial units. This includes maintaining fully transparent window glazing and locating the interactive models and seating areas towards the storefront as shown on the Architectural Plans (Attachment 3). The TUP (Attachment 4) will include conditions to maintain the active street interface throughout the duration of the permit as well. Given that this is not a standard office use, and is anticipated to generate more activity similar in scale to other permissible uses within the Retail Service Group 1A definition, staff are supportive of the temporary use.

Within the period of the TUP if approved, the applicant plans on utilizing the space to showcase various Council or staff-approved Three Shores projects at various properties that they own, and the unit will be converted back to a standard commercial unit once the TUP expires, not including a potential renewal.

## CONCLUSION

Staff are supportive of the TUP proposal for the subject sales office use, which appears to serve the desired intent of the zone in regards to maintaining an active street frontage, and is supported through the OCP's mixed-use land use designation.

RESPECTFULLY SUBMITTED:



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Huy Dang  
Planner 1

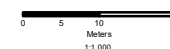




City of North Vancouver  
1311 Lonsdale Ave

**Legend**

- Subject Site
- Legal\_Parcels



**DISCLAIMER**

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

GIS Division, Information Technology,  
City of North Vancouver

PLOTTED: 1/18/2024  
SOURCE: Survey  
COORDINATE SYSTEM: NAD 83 UTM Zone 10

**city**  
of north  
vancouver



November 10, 2022

Mr. Huy Dang  
City of North Vancouver  
Planning & Development  
141 W 14th Street  
North Vancouver, BC | V7M 1H9

**RE: 1311 Lonsdale Avenue  
Temporary Use Permit**

Dear Mr. Dang:

As per your request, please find below some additional information regarding our Temporary Use Permit application for 1311 Lonsdale Avenue.

**Ground Floor Unit**

Three Shores had been looking for a marketing centre in Central Lonsdale for some time. As you can appreciate, the opportunity to have an appropriately sized space has been challenging. When 1311 Lonsdale became available, it met all of our criteria, including being on the ground floor. Knowing that the ground floor use was vital to the success of a marketing centre, we confirmed the use with CNV staff prior to entering into a lease. Unlike other office uses, a marketing centre relies on a street front presence that encourages and fosters walk in traffic especially on the weekends. Upper level commercial space does not lend itself to walk by traffic or weekend use.

**Visibility and Street Activation**

As shown on our Tenant Improvement Application, we are maximizing the visibility into the commercial unit in order to promote walk-in traffic. We are not proposing any window graphics that would restrict or impede the visibility of the space. Through the use of interactive monitors, models and neighbourhood renderings, the space is meant to promote neighbourhood character as well as the North Shore lifestyle. It is designed to encourage and explore the benefits of living in the City of North Vancouver. To encourage an active storefront, all of the business functions have been placed at the back of the unit.



**Business Operations**

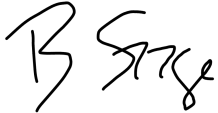
As outlined in our TUP application, Three Shores has a number of residential projects in the City of North Vancouver that are at various stages of redevelopment. We are a North Vancouver based company that is investing in our community and it is important that we have once central location within the City to serve our various projects. We have 2 rental projects that will be completing in in the next 9 months and we are going to begin the lease up program in early 2023. We have another 2 projects that are going through the development process and if we are successful in their approvals then these projects will also use the space.

**Long Term Plans**

Three Shores has entered into a 2 year lease with the option to extend for up to another 2 years. Once our lease expires the commercial unit will revert back to the owner to be leased by a third party. It is our expectation that the TUP will only be required for 3 years.

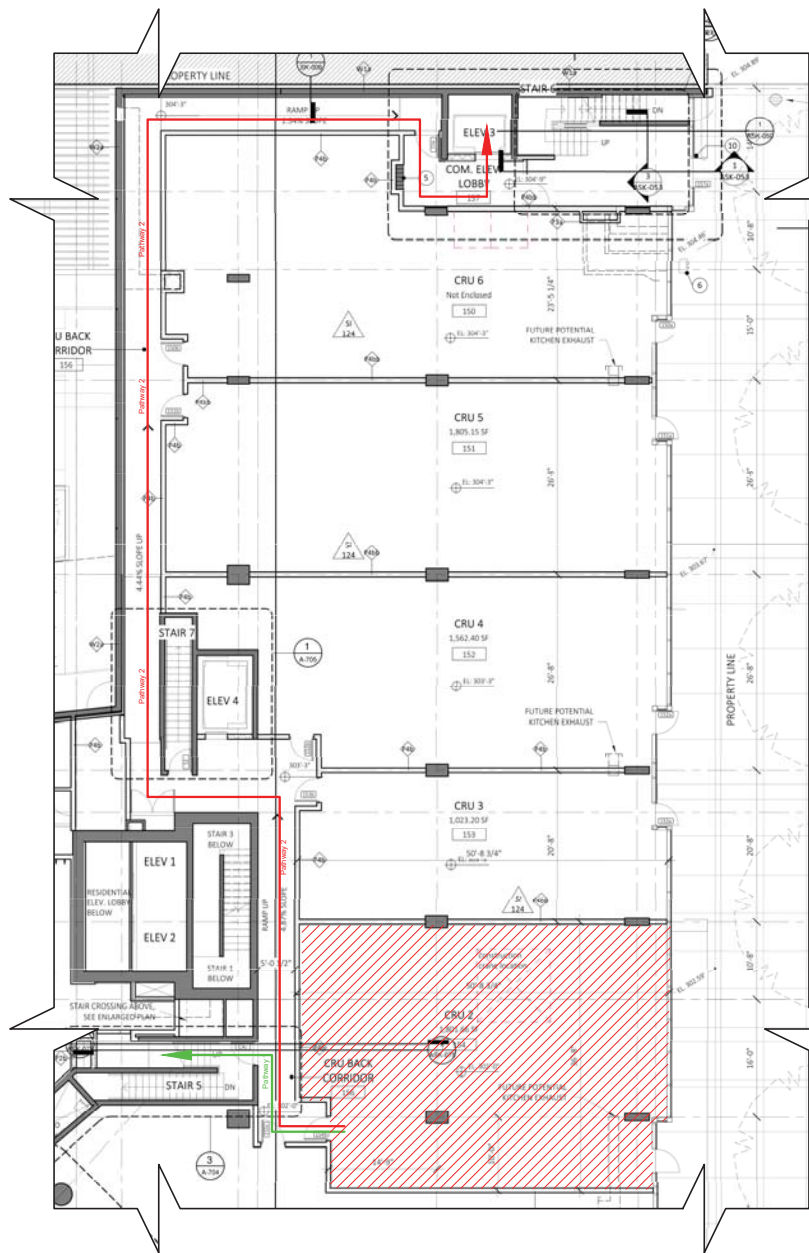
Please let me know if you have any questions or if you require any additional information. We look forward to working with the City.

Yours truly,

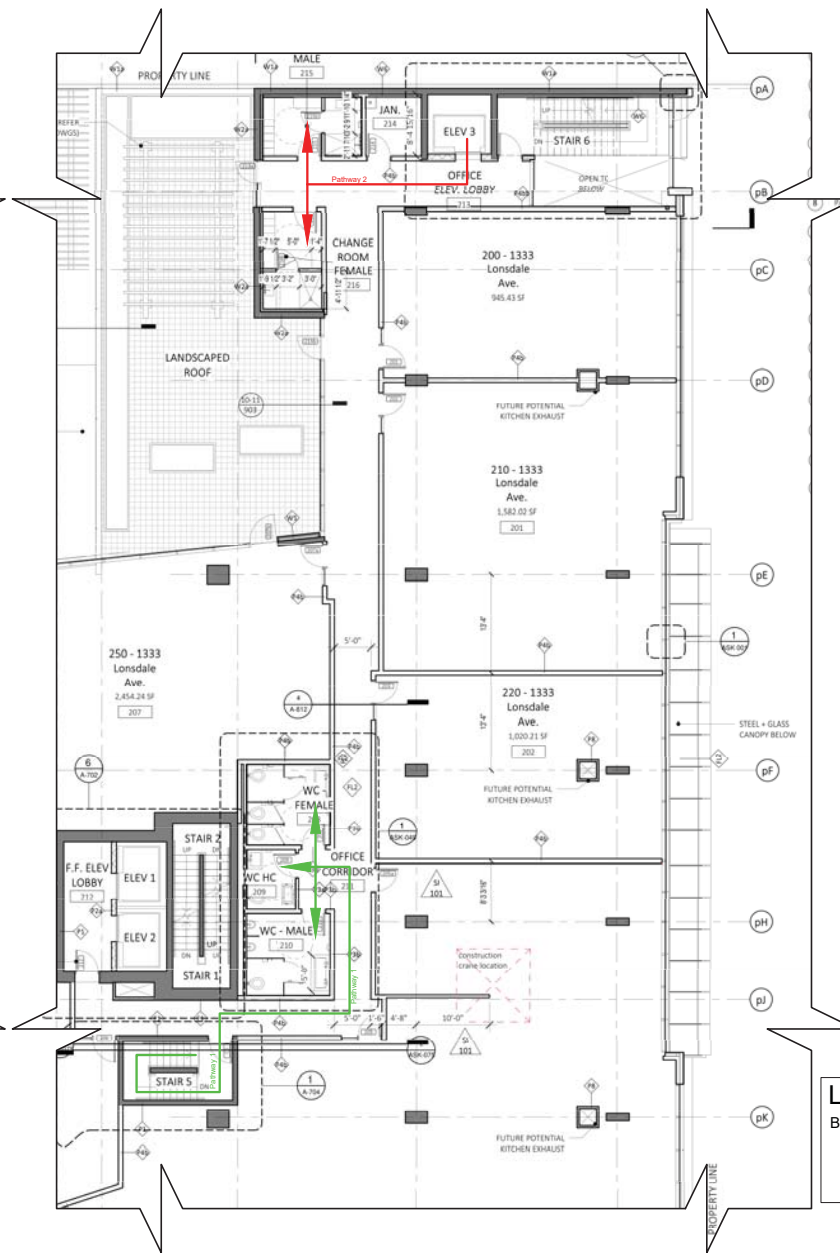
A handwritten signature in black ink, appearing to read 'B Savage'.

Barry Savage  
Principal





Ground Floor CRU Plan  
1/8" = 1'-0"



Second Floor Plan  
1/8" = 1'-0"

**LEGEND:**  
Bathroom Pathways:  
Pathway 1 ———→  
Pathway 2 ———→



Advent Architecture Inc.  
5545 Deerhorn Lane  
North Vancouver  
V7R 4S8  
Phone: 604.866.5555



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Three Shores Development  
Owner

120 E14th Sales Center  
Project

1311 Lonsdale Ave  
North Vancouver, BC  
Location

10/06/2022 BP Application Rev 1  
07/05/2022 BP Application  
Date (m/d/y) Submittal

1/4" = 1'-0"

Scale

Bathroom Path

Content

**A0.1**

Sheet

# GENERAL CONSTRUCTION NOTES

1. ALL DESIGN CONCEPTS AND OTHER INFORMATION SHOWN ON THESE DRAWINGS ARE FOR USE ON THIS PROJECT ONLY, AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN CONSENT OF THE CONSULTANT.
2. NO DIMENSION SHALL BE TAKEN (SCALED) FROM THE DRAWINGS.
3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO EXAMINE ALL DRAWINGS AND VERIFY THAT THE INFORMATION AND DIMENSIONS ARE THE SAME DURING CONSTRUCTION. ALL VARIATIONS BETWEEN THE ARCHITECTURAL PLANS OR OTHER PLANS AND SITE CONDITIONS ARE TO BE REPORTED FORMALLY TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
4. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL DETAILS REGARDING ALL STRUCTURAL FRAMING.
5. REFER TO CONSULTING ENGINEERING DRAWINGS FOR SPECIFICATIONS AND DETAILS OF ALL MECHANICAL (PLUMBING, HEATING, VENTILATION) AND ELECTRICAL.

6. FURNISH AND INSTALL ALL STRUCTURAL MATERIALS AND SYSTEMS CONFORMING TO THE PLANS AND SPECIFICATIONS OF THE STRUCTURAL ENGINEER.
7. FURNISH ALL SHOP DRAWINGS FOR APPROVAL. ALL CHANGES TO THE ORIGINAL STRUCTURAL DESIGN ARE TO BE APPROVED IN WRITING BY THE APPROPRIATE PROFESSIONALS.
8. ALL STRUCTURAL STEEL MEMBERS AND BASE PLATES TO BE PROTECTED BY ONE COAT OF ANTI-CORROSIVE PRIMER, APPLIED BY FACTORY.
9. GENERAL CONTRACTOR TO VERIFY BEFORE THE START OF CONSTRUCTION THE LOCATION AND DIMENSIONS OF ALL ROUGH OPENINGS AND COORDINATE WITH THE DIMENSIONS OF THE MANUFACTURER.
10. IN CASE OF DISPUTE, THE MOST RESTRICTIVE PRESCRIPTION WILL APPLY.
11. PLANS ARE SUBJECT TO NOTORIAL VERIFICATION CONCERNING THE TITLES AND SERVITUDES CONCERNING THIS PROPERTY.
12. ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC LOCATED IN RATED PARTITIONS SHALL BE BACKED WITH DRYWALL AS REQUIRED TO MAINTAIN RATING.

- CONTRACTORS TO VERIFY WALL THICKNESS REQUIRED FOR ALL ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC.
13. PROVIDE DOUBLE STUDS, BLOCKING, BRACING AND BACK-UP PLATES WHERE REQUIRED TO SUPPORT EQUIPMENT, MISCELLANEOUS ITEMS (I.E. TYPICAL CASEWORK, CABINETS, GRAB BARS, TOILET ACCESSORIES, ETC)
14. ALL COLUMN LINES SHOWN ON THE FLOOR PLANS WILL HAVE COLUMN LINE INDICATOR BUBBLES SHOWN ON THEM, THESE BUBBLES ARE FOR REFERENCE ONLY.
15. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES.
16. CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS AND REQUIRED CLEARANCES OF ALL EQUIPMENT.
17. ALL SYMBOLS, ABBREVIATIONS, AND NOTES MARKED "TYPICAL" OR "TYP." SHALL APPLY IN ALL CIRCUMSTANCES, UNLESS OTHERWISE NOTED.
18. THESE DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY AND SHALL PERFORM ALL WORK IN

- ACCORDANCE WITH PROVINCIAL AND/OR NATIONAL CONSTRUCTION SAFETY GUIDELINES. WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND MUNICIPAL BY-LAW REQUIREMENTS AND HANDICAPPED ACCESSIBILITY REQUIREMENTS IN EFFECT AT THE TIME OF SUBMITTAL FOR BUILDING PERMITS.
20. THOROUGHLY REVIEW THESE PLANS, VISIT THE SITE, VERIFY ALL DIMENSIONS BEFORE SUBMITTING A BID, AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES.
21. ITEMS SHOWN AS N.I.C. ON PLANS MAY REQUIRE SEPARATE SUBMITTALS TO THE BUILDING DEPT. FOR APPROVALS AND PERMITS. INSTALLING CONTRACTOR(S) ARE RESPONSIBLE FOR OBTAINING EACH REQUIRED PERMIT.
22. ALL TENANT SIGNAGE SHOWN REQUIRES A SEPARATE PERMIT AND APPROVAL PRIOR TO CONSTRUCTION.
23. ALL BUILDING HEIGHTS AND ELEVATIONS SHALL BE MEASURED FROM FINISH FLOOR UNLESS OTHERWISE NOTED.
24. PROVIDE AND INSTALL BACKING AS REQUIRED AT ALL INDICATED FUTURE, SIGN, HAND RAILING, ETC.

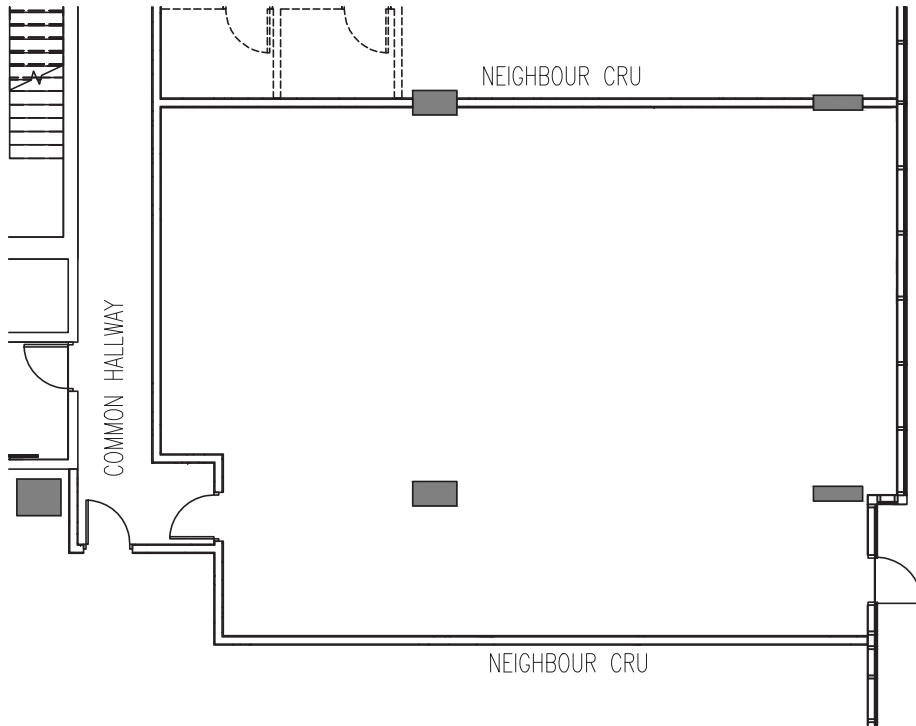
25. PROVIDE LAYER OF CONTINUOUS BUILDING PAPER DAMP PROOFING COURSE TO U/S OF ALL INTERIOR METAL STUD PARTITIONS AND METAL STUD WALLS (TYPICAL).
26. CONTRACTOR TO SUPPLY ALL BUILDING SIGNAGE AS REQUIRED BY AUTHORITY HAVING JURISDICTION. SUBMIT SAMPLES TO DESIGN CONSULTANT FOR APPROVAL.
27. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES (EXISTING OR NEW) TO BE FIRE SEALED IN ACCORDANCE WITH FIRE SEPARATION DESIGN.
28. ANY FIRE SEPARATIONS DAMAGED DUE TO CONSTRUCTION ACTIVITIES TO BE REPAIRED IN ACCORDANCE WITH INSTALLATION/DESIGN REQUIREMENTS FOR TESTED ASSEMBLIES. CONTRACTOR TO REPORT ALL SUCH INSTANCES TO DESIGN CONSULTANT FOR INSPECTIONS.

## GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMIT FEES (EXCEPT BUILDING PERMIT) AND APPLICATIONS REQUIRED BY

- THE LOCAL AUTHORITY. IF DEEMED NECESSARY BY THE CLIENT, THE CONTRACTOR WILL PICK-UP BUILDING PERMIT FROM CITY HALL.
2. ALL MATERIALS SHALL BE INSTALLED AND/OR APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER SEQUENCE, COORDINATION, AND PHASING OF CONSTRUCTION TO MEET THE CLIENT'S CONSTRUCTION COMPLETION DEADLINE.
4. THE CONTRACTOR SHALL WARRANT, FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, ALL MATERIAL AND WORKMANSHIP EXCEPT OTHERWISE NOTED.
5. DOORS AND FRAMES TO BE PAINTED TO MATCH ADJACENT WALL COLOUR (SEE SCHEDULE)
6. ALL CONSTRUCTION TO BE CARRIED OUT IN COMPLIANCE WITH APPLICABLE BUILDING AND ACCESSIBILITY CODES.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ORDER ALL LONG LEAD AND DELIVERY ITEMS AT THE PROJECT START TO ENSURE TIMELY INSTALLATION.
8. ANY DISCREPANCIES BETWEEN PLANS AND

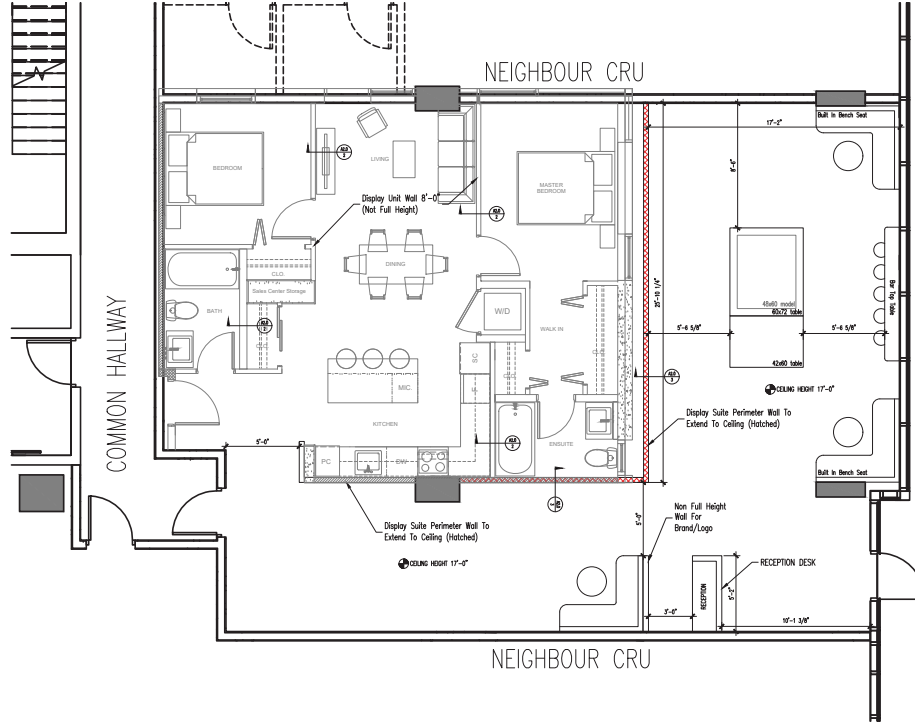
- EXISTING CONSTRUCTION TO BE SITE MEASURED AND VERIFIED PRIOR TO CONTINUATION OF WORK. DESIGN CONSULTANT TO BE NOTIFIED OF DISCREPANCIES.
9. ALL WORK SHALL CONFORM WITH THE BC BUILDING CODE 2018
10. MEASURES SHALL BE TAKEN TO CONTAIN ALL CONSTRUCTION DEBRIS, TRASH, AND MATERIALS ON-SITE UNTIL DISPOSAL OFF-SITE CAN BE ARRANGED.
11. GENERAL CONTRACTOR TO OPEN UP BASE BUILDING WALLS AND PROVIDE PLY. BACKING AS REQUIRED ON SITE FOR ELECTRICAL, SECURITY, FIXTURES, ACCESSORIES AND MILLWORK. GC TO MAKE GOOD ALL FINISHES.
12. CONTRACTOR TO PROVIDE ENGINEERED DRAWINGS FOR ALL SEISMIC AND ANCHORING OF ARCHITECTURAL ELEMENTS INCLUDING AND NOT LIMITED TO: GUARDRAIL AND HANDRAIL CONNECTION DETAILS, SUSPENDED CEILING CONNECTIONS AND RESTRAINTS, WALL CONNECTION DETAILS, ETC. SIGNED AND SEALED SCHEDULES S-B AND S-C REQUIRED PRIOR TO FINAL OCCUPANCY DOCUMENTS BEING ISSUED.



Existing CRU Plan

1/4" = 1'-0"

1



Proposed CRU Plan

1/4" = 1'-0"

2



Advent Architecture Inc.  
5545 Deerhorn Lane  
North Vancouver  
V7R 4S8  
Phone: 604.866.5555



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w www.raafprojects.com

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## Three Shores Development

Owner

## 120 E14th Sales Center

Project

## 1311 Lonsdale Ave

North Vancouver, BC

Location

10 06 2022 BP Application Rev 1

07 05 2022 BP Application

Date (m/d/y): Submittal

1/4" = 1'-0"

Scale

## PLANS

Content

A1.0

Sheet



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5. REFER TO CONSULTING ENGINEERING DRAWINGS FOR SPECIFICATIONS AND DETAILS OF ALL MECHANICAL (PLUMBING, HEATING, VENTILATION) AND ELECTRICAL.

6. FURNISH AND INSTALL ALL STRUCTURAL MATERIALS AND SYSTEMS CONFORMING TO THE PLANS AND SPECIFICATIONS OF THE STRUCTURAL ENGINEER.
7. FURNISH SHOP DRAWINGS FOR APPROVAL. ALL CHANGES TO THE ORIGINAL STRUCTURAL DESIGN ARE TO BE APPROVED IN WRITING BY THE APPROPRIATE PROFESSIONAL.
8. ALL STRUCTURAL STEEL MEMBERS AND BASE PLATES TO BE PROTECTED BY ONE COAT OF ANTI-CORROSION PRIMER, APPLIED BY FACTORY.
9. GENERAL CONTRACTOR TO VERIFY BEFORE THE START OF CONSTRUCTION THE LOCATION AND DIMENSIONS OF ALL ROUGH OPENINGS AND COORDINATE WITH THE DIMENSIONS OF THE MANUFACTURER.
10. IN CASE OF DISPUTE, THE MOST RESTRICTIVE PRESCRIPTION WILL APPLY.
11. PLANS ARE SUBJECT TO NOTORIAL VERIFICATION CONCERNING THE TITLES AND SPECIFICATIONS CONCERNING THIS PROPERTY.
12. ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC LOCATED IN PARTITIONED PARTITIONS SHALL BE BACKED WITH DRYWALL AS REQUIRED TO MAINTAIN RATING.

CONTRACTORS TO VERIFY WALL THICKNESS  
REQUIRED FOR ALL ELECTRICAL PANELS, FIRE  
EXTINGUISHER CABINETS, ETC.  
FIBERGLASS DOUBT STUDS, BLOCKING, BRACING  
AND BRIDGES. CONTRACTOR SHALL BE REQUIRED TO  
SUPPORT EQUIPMENT, MISCELLANEOUS ITEMS  
(E.G. TYPICAL CASEWORK, MISCELLANEOUS GRAB  
BARS, TOILET ACCESSORIES, ETC.)  
ALL COLUMN LINES SHOWN ON THE FLOOR  
PLANS WILL HAVE COLUMN LINE INDICATOR  
BUBBLES. CONTRACTOR TO VERIFY THESE BUBBLES  
ARE FOR REFERENCE ONLY.  
CONTRACTORS SHALL VERIFY ALL DIMENSIONS  
AND COORDINATE ALL TRADES.  
CONTRACTOR SHALL VERIFY ALL EQUIPMENT  
LOCATIONS AND DIMENSIONS AND REQUIRED  
CLEARANCES FOR ALL EQUIPMENT.  
ALL SYMBOLS, ABBREVIATIONS, AND NOTES  
MARKED "TYPICAL" OR "TYP." SHALL APPLY  
IN ALL CIRCUMSTANCES, UNLESS OTHERWISE  
NOTED.  
IF THE DRAWINGS DO NOT CONTAIN  
INFORMATION WITH REGARD TO CONSTRUCTION  
SAFETY PROCEDURES, THE CONTRACTOR IS  
RESPONSIBLE FOR ALL CONSTRUCTION  
SAFETY AND SHALL PERFORM ALL WORK IN

- ACCORDANCE WITH PROVINCIAL AND/OR NATIONAL CONSTRUCTION SAFETY GUIDELINES.
19. WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND MUNICIPAL BY-LAWS, INCLUDING BUT NOT LIMITED TO ACCESSIBILITY REQUIREMENTS IN EFFECT AT THE TIME OF SUBMITTAL FOR BUILDING PERMITS.
20. THE APPLICANT REVIEW THESE PLANS, VISIT THE SITE, VERIFY ALL DIMENSIONS BEFORE SUBMITTING A BID, AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES.
21. ITEMS SHOW AS N/A ON PLANS MAY REQUIRE SEPARATE SUBMITTALS TO THE BUILDING DEPT. FOR ALTERNATE PERMITS. PERMITS INSTALLING CONTRACTOR(S) ARE RESPONSIBLE FOR OBTAINING EACH REQUIRED PERMIT.
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23. ALL BUILDING HEIGHTS AND ELEVATIONS SHALL BE MEASURED FROM FINISH FLOOR UNLESS OTHERWISE NOTED.
24. PROVIDE INSTALL BACKLOG AS REQUIRED AT ALL INDICATED FIXTURE, SIGN, HAND RAILING, ETC.

25. PROVIDE LAYER OF CONTINUOUS BUILDING PAPER DAM PROOFING COURSE TO U/S OF ALL INTERIOR METAL STUD PARTITIONS AND METAL STUD WALLS (TYPICAL).
26. CONTRACTOR TO SUPPLY ALL BUILDING SIGNAGE AS REQUIRED BY AUTHORITY HAVING JURISDICTION. SUBMIT SAMPLES TO DESIGN CONSULTANT FOR APPROVAL.
27. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES (EXISTING OR NEW) TO BE FIRE SEALED IN ACCORDANCE WITH FIRE SEPARATION DESIGN.
28. ANY FIRE SEPARATIONS DAMAGED DUE TO CONSTRUCTION ACTIVITIES TO BE REPAIRED IN ACCORDANCE WITH INSTALLATION/DESIGN REQUIREMENTS FOR TESTED ASSEMBLIES. CONTRACTOR TO REPORT ALL SUCH INSTANCES TO DESIGN CONSULTANT FOR INSPECTIONS.

1. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMIT FEES (EXCEPT BUILDING PERMIT) AND APPLICATIONS REQUIRED BY

1. THE LOCAL AUTHORITY, IF DEEMED NECESSARY BY THE CLIENT, THE CONTRACTOR WILL PICK-UP BUILDING PERMIT FROM CITY HALL.
2. ALL MATERIALS SHALL BE INSTALLED AND/OR APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER SEQUENCE, COORDINATION, AND PHASING OF CONSTRUCTION TO MEET THE CLIENT'S CONSTRUCTION COMPLETION DEADLINE.
4. THE CONTRACTOR SHALL WARRANT, FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, ALL MATERIALS, WORKMANSHIP EXCEPT OTHERWISE NOTED.
5. DOORS AND FRAMES TO BE PAINTED TO MATCH ADJACENT WALL COLOUR (SEE SCHEDULE).
6. ALL CONSTRUCTION TO BE CARRIED OUT IN COMPLIANCE WITH APPLICABLE BUILDING AND ACCESSIBILITY CODES.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ORDER A LONG LEAD AND DELIVERY ITEMS AT THE PROJECT START TO ENSURE TIMELY INSTALLATION.
8. ANY DISCREPANCIES BETWEEN PLANS AND

EXISTING CONSTRUCTION TO BE SITE MEASURED AND VERIFIED PRIOR TO CONTINUATION OF WORK. DESIGN CONSULTANT TO BE NOTIFIED OF DISCREPANCIES.

ALL WORK SHALL CONFORM WITH THE BC BUILDING CODE 2018

MEASURES SHALL BE TAKEN TO CONTAIN ALL CONSTRUCTION DEBRIS, TRASH, AND MATERIALS ON-SITE UNTIL DISPOSAL OF SUCH DEBRIS CAN BE ARRANGED.

GENERAL CONTRACTOR TO OPEN UP BASE BUILDING WALLS AND PROVIDE PLY. BACKING AS REQUIRED ON SITE FOR ELECTRICAL, SECURITY, FIXTURES, ACCESSORIES AND MILLWORK. GC TO MAKE GOOD ALL FINISHES.

CONTRACTOR TO PROVIDE ALL CONSTRUCTION DRAWINGS FOR ALL SEISMIC AND ANCHORING OF ARCHITECTURAL ELEMENTS INCLUDING AND NOT LIMITED TO: GUARDRAIL AND HANDRAIL CONNECTION DETAILS, SUSPENDED CEILING CONNECTIONS AND RESTRAINTS, WALL CONNECTIONS, ETC. SIGNED AND SEALED SCHEDULES S-B AND S-C REQUIRED PRIOR TO FINAL OCCUPANCY DOCUMENTS BEING ISSUED.



All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Shawn Raseksh and are solely for use on the specified project and shall not be used on other projects, or for additions to this project, or for the completion of this project by others without prior written consent of and appropriate compensation to Shawn Raseksh. No part thereof shall be reproduced, copied, adapted, published, sold, distributed to other or otherwise used without the prior written consent of and appropriate compensation to Shawn Raseksh.

A2.0

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Sheet

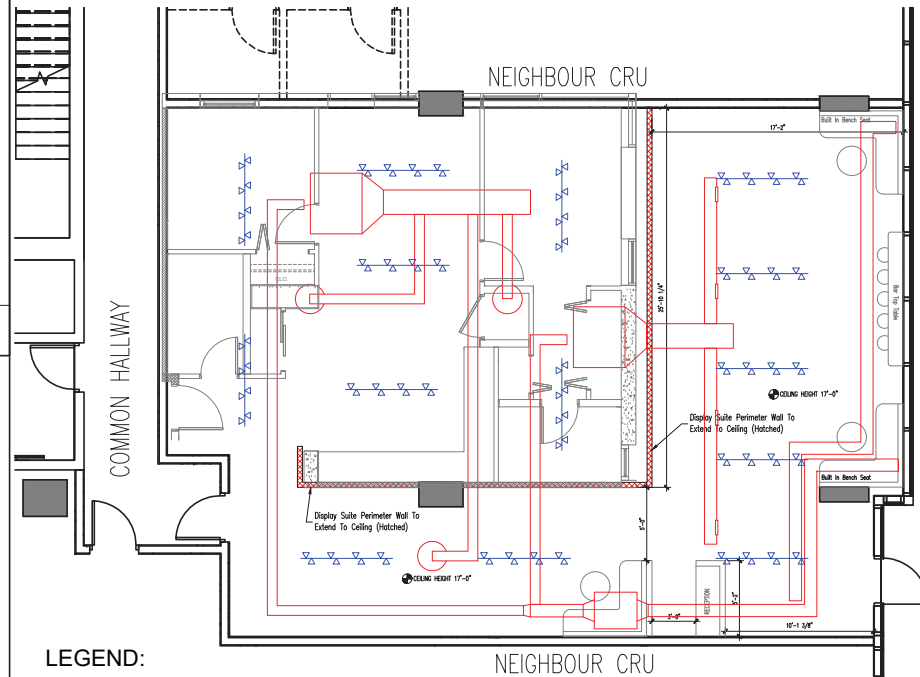
Wall 2: Full Height Wall Detail

## Wall 1: Partial Height Wall Detail 2

Lighting

HVAC

\*Lighting and Mechanical to be confirmed by others. Locations for general representation only.



Proposed RCP Plan 1  
1/4" = 1'-0"



# 1311 Lonsdale Avenue Temporary Use Permit

February 27, 2023

## Agenda

- Three Shores
- Zoning Bylaw
- Streetfront Activation
- Business Ambassadors

## Three Shores



## About Three Shores

- Three Shores has built a philosophy around thoughtful development that builds and connects communities
- Our focus is on developing multi-family rental and condo properties, including the first-ever zero parking residential building in North Vancouver
- Founders Mehdi Shokri and Barry Savage have paired their track record in real estate with a desire for building connections with the communities their developments impact.
- Three Shores currently have 4 development projects in the City in various stages of development.



## Zoning Bylaw

**"Retail-Service Group 1 Use"** means a Use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; includes Child Care Use, grocery stores, bakery shops, meat and fish markets, supermarkets, delicatessens, drug stores, clothing stores, personal furnishings shops, hardwares, variety stores, department stores, book shops, toy stores, home furnishing and appliance stores, camera shops, stationery stores, professional and semiprofessional offices, banks, business offices, finance offices, barbers, hairdressers, tailors, shoemakers, laundrettes, dry cleaners, printers, trade and business schools, appliance repairs, restaurants and cafes, coffee houses, dance and music studios, art galleries, social clubs, health clubs, billiard halls, fraternal lodges, bowling alleys, theatres, veterinary clinics and internet cafes [Bylaw 7537, November 24, 2003]; but excludes an Accessory Drive-Through Use, Bingo or Casino Gaming, an Escort Service Use and all licensed Premises except **Food Primary License** [Bylaw 7508, June 23, 2003], unless expressly provided for in this Bylaw, as defined under the regulations pursuant to the Liquor Control and Licensing Act, and any single retail use occupying an area larger than 3,710 square metres (40,000 square feet) established in the City after March 15, 2000; [Bylaw 7223, June 26, 2000]

**"Retail-Service Group 1-A Use"** means a Use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; includes Child Care Use, grocery stores, bakery shops, meat and fish markets, supermarkets, delicatessens, drug stores, clothing stores, personal furnishings shops, hardwares, variety stores, department stores, book shops, toy stores, home furnishing and appliance stores, camera shops, stationery stores, barbers, hairdressers, tailors, shoemakers, laundrettes, dry cleaners, printers, trade and business schools, appliance repairs, restaurants and cafes, coffee houses, dance and music studios, art galleries, social clubs, health clubs, billiard halls, fraternal lodges, bowling alleys, theatres, veterinary clinics and internet cafes; but excludes an Accessory Drive-Through Use, Bingo or Casino Gaming, an Escort Service Use and all licensed Premises except Food Primary Licence, unless expressly provided for in this Bylaw, as defined under the regulations pursuant to the Liquor Control and Licensing Act, and any single retail use occupying an area larger than 3,710 square metres (40,000 square feet) established in the City after March 15, 2000. [Bylaw 8482, July 11, 2016]

### Retail Service Group 1

Includes the following:

- trade and business schools
- health clubs
- dance and music studios
- fraternal lodges

### Retail Service Group 1-A

Excludes the following:

- professional and semiprofessional offices
- banks
- business offices
- finance offices

## Ground Floor Space



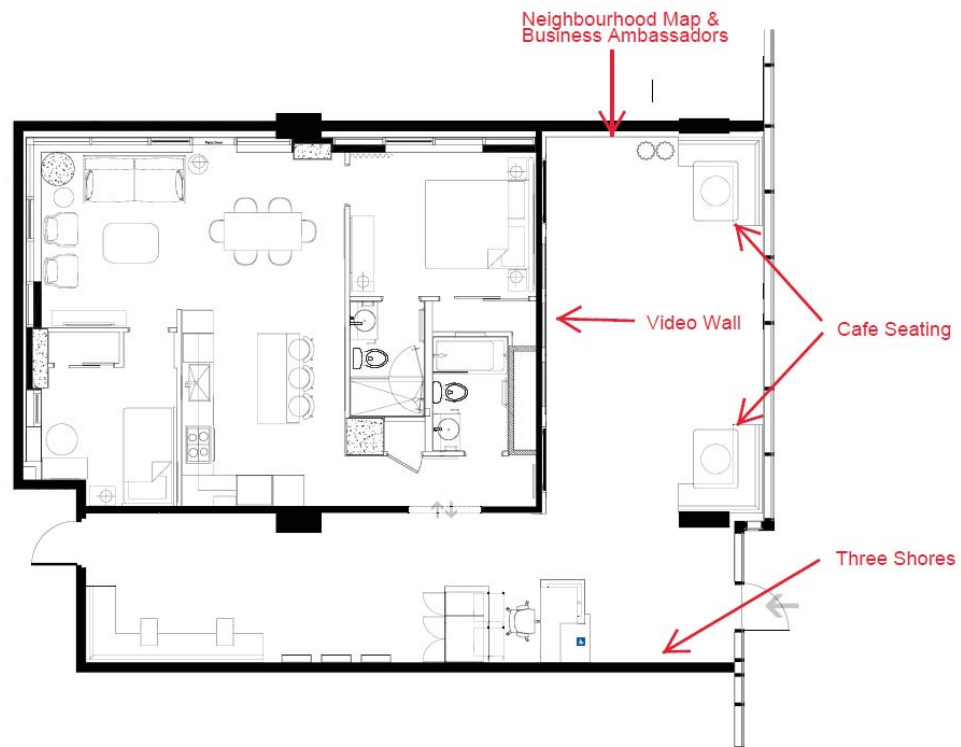
- Three Shores had been looking for a marketing centre in Central Lonsdale for some time.
- 1311 Lonsdale meets all of our criteria, including being on the ground floor which is vital to the success of a marketing centre.
- Unlike other office uses, a marketing centre relies on a street front presence that encourages and fosters walk in traffic especially on the weekends.
- We have a 2 year lease with an option to extend for another year.

## Visibility & Street Activation



- Draw attention from the busy outside.
- Leverage the marketing centre's large open windows to showcase videography on the video wall, cafe style furniture, and select brand ambassadors when they walk on Lonsdale.
- The end goal is to pull in potential interest to the urban beauty of Central Lonsdale while highlighting the benefits of a walkable community.
- Three Shores has agreed to maintain clear window glazing and any proposed window advertising or decals to be reviewed by the City prior to installation.

## Marketing Centre Layout



## Business Ambassadors



- Through storytelling, we want prospects to develop an emotional connection to an urban lifestyle in the City of North Vancouver.
- The displays and video will emphasize the business owners and the beauty of North Vancouver. Outside of the business ambassadors, urban art and the architecture of Central Lonsdale will be showcased.

## Thank You



**From:** Amir Kaveie  
**Sent:** January-26-23 10:49 AM  
**To:** Submissions  
**Subject:** Temporary permit at 1311 Lonsdale Avenue

Hi Corporate Officer

We recently received your notice regarding another development in the central lonsdale at 1311 lonsdale avenue. We know the city is going to give lots of permit in next 1 or two years.

If you are asking us if we are affected, then we will tell you yes definitely we are affected.

You have given another one permit in 14th street exactly in front of our building (125 14th) and we have heard the city has given another one in lonsdale and 15th.

We are not satisfied at all with these fast permits for huge numbers of buildings going to be built or already built in this central area of north vancouver.

We know you are not listen to us and your aim is to give as much as possible more permit without understanding how would be the fate of this area in term of population, very crowded, pollution, disappearing the views and many other disadvantages to residents already bought the unit hoping having better style of living but now all is gone.

Why are you not giving permits in other areas such as upper lonsdale or far from this very intense area of north vancouver. We are not satisfied at all.

Amir Kaveie & Raha Mostafavi  
1209 – East 14<sup>th</sup> Street  
North Vancouver



# Temporary Use Permit No. PLN2022-00031 (Reconsideration) **1311 Lonsdale Avenue**

## Monday, February 27, 2023 at 6:00pm

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:** Temporary Use Permit application to permit a real estate leasing/sales office at 1311 Lonsdale Avenue, operated by Three Shores, for marketing of their various development projects. The permit would allow the business to operate at the address for a period of up to 3 years.

**Purpose of Reconsideration:** For the applicant to provide Council with clarification on the proposed temporary use and operation plan for the site.

**Submit written input:** All persons who believe their interest in property may be affected by the proposed permit will be afforded an opportunity to be heard by written or email submission. ***All submissions must include your name and address*** and should be sent to the Corporate Officer at [input@cnv.org](mailto:input@cnv.org), or by mail or delivered to City Hall, ***no later than noon on Monday, February 27, 2023***, to ensure their availability to Council at the meeting.

**View the documents:** Online at [cnv.org/PublicMeetings](https://cnv.org/PublicMeetings) to view the proposed Temporary Use Permit and background material.

**Questions?** Huy Dang, Planner, [hdang@cnv.org](mailto:hdang@cnv.org) / 604-990-4216



141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9  
T 604 985 7761 / F 604 985 9417 / [CNV.ORG](https://cnv.org)



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**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**  
**TEMPORARY USE PERMIT**

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Permit No. PLN2022-00031

File: 09-4520-20-0005/2022

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Issued to owner(s): **HOLLYBURN LEGACY PROPERTIES LTD., INC. NO. BC0791622**

---

Respecting the lands located at **1311 Lonsdale Avenue**, North Vancouver, BC, legally described as:

**LOT A DL 548 AND 549 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP47132  
EXCEPT AIR SPACE PLAN EPP99828 PID: 029-988-969**

(the “Lands”)

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**List of Attachments:**

Schedule “A”: List of Plans

---

**Authority to Issue:**

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

**Bylaws Supplemented or Varied:**

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” Comprehensive Development 677 (CD-677) Zone are hereby varied as follows:
    - A. This permit temporarily allows the Lands to be used for the purposes described below:
      - i. To permit Three Shores to occupy the subject ground level commercial unit at 1311 Lonsdale Avenue for the purpose of a temporary sales office (business office).
-

### **Special Terms and Conditions of Use:**

3. Development upon or use of the Lands shall conform to the following specifications:
    - A. This permit is subject to the following conditions, completed to the satisfaction of City staff:
      - i. All windows facing onto Lonsdale Avenue shall not include any visual obstructions and shall be maintained at all times with clear, transparent glazing.
      - ii. Any proposed window advertising or decals throughout the tenure of the subject use shall be reviewed by staff for approval prior to installation.
      - iii. The subject unit shall be restored to a standard commercial-retail unit once this particular use and permit expires.
- 

### **General Terms and Conditions:**

4. This Temporary Use Permit is issued by the City of North Vancouver subject to compliance with all the applicable bylaws of the City except as specifically varied or supplemented by this Permit. No variances other than those specifically set out in this permit are implied or to be construed.
5. The Lands shall be used in accordance with the terms and conditions of this Permit. All terms and conditions are subject to any changes required by the Building Inspector or other officials of the City where such specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted through the issuance of this Temporary Use Permit.
6. This Permit expires: three years from date of issuance.
7. The Permit holder acknowledges that a Building Permit or other City Permits may be required. This is not a Building Permit.
8. Nothing in this Permit shall in any way relieve Land Owner/Business Owners obligation to ensure that the use complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.



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

Authorized by Council: \_\_\_\_\_  
Year / Month / Day

Expiry Date: \_\_\_\_\_  
Year / Month / Day

\_\_\_\_\_  
Linda C. Buchanan, Mayor

\_\_\_\_\_  
Karla Graham, City Clerk

Date Signed: \_\_\_\_\_  
Year / Month / Day

---

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Temporary Use Permit No. PLN2022-00031.




Notice filed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

THIS IS NOT A BUILDING PERMIT

**Schedule A**  
**List of Plans – 1311 Lonsdale Avenue**

<b>Author</b>	<b>Sheet Name</b>	<b>Sheet No.</b>	<b>Date Received</b>	<b>CityDocs File Number</b>
Advent Architecture Inc.	Project Data	A0.0	October 6, 2022	2240643
Advent Architecture Inc.	Bathroom Path	A0.1	October 6, 2022	2240643
Advent Architecture Inc.	Plans	A1.0	October 6, 2022	2240643
Advent Architecture Inc.	RCP & Details	A2.0	October 6, 2022	2240643



 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: REZONING FOR LANDS UNDER LAND USE CONTRACTS

Date: January 25, 2023 File No: 06-2210-10-0004/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, dated January 25, 2023, entitled "Rezoning for Lands Under Land Use Contracts":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8952" (Land Use Contract Legacy Regulations and New RG-2A Zone) be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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

**ATTACHMENTS**

1. Report to Council dated June 1, 2022 entitled "Termination of Land Use Contracts" (CityDocs [2196532](#))
2. Context Map (CityDocs [2231045](#))
3. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8952 (CityDocs [2229899](#))

**PURPOSE**

The purpose of this report is to present, for Council consideration, a zoning amendment bylaw to rezone the lands identified in a previous staff report (Attachment 1) to general zones that are most similar to the provisions of the respective Land Use Contracts (LUCs).

## BACKGROUND

LUCs were used as a land regulation tool in the 1970's. LUCs that were adopted and registered on title continue to be in effect as the de facto zoning for a site. However, the rezoning process was subsequently established, which rendered the need for new LUCs obsolete and LUCs have not been used for many years. In 2014, the Province adopted legislation, Bill 17, which stipulates that all LUCs will automatically terminate on June 30, 2024.

Upon the automatic LUC termination, the subject lands will be effectively regulated by the *Zoning Bylaw*. Several LUC terminations are anticipated to result in significant variance between the LUC provisions and the underlying site zoning in terms of permitted land uses and densities (Table 1).

At the June 13, 2022 Council meeting, a motion was passed directing staff to bring forward a zoning amendment bylaw to help resolve the variance described above.

**Table 1: Land Use Contracts with Expected Non-Conforming Uses**

LUC#	ADDRESS	ZONE	LUC PROVISIONS	NOTES	
1	F86699	214-236 W Esplanade; 60 Semisch Ave	M-1	Similar to C-1A	Non-conforming uses expected, may consider rezoning
2	E66608	202 W 4th St	RT-1	Similar to RG-2	
		204 W 4th St			
		407 Chesterfield Ave			
		405 Chesterfield Ave			
		409 Chesterfield Ave			
3	F54513	220 E 11th St	Similar to RG-1		
4	G3560	213 E 17th St			
		215 E 17th St			
		217 E 17th St			

## DISCUSSION

The proposed zoning amendment bylaw involves one commercial property and three stratified residential parcels containing a total of 31 strata lots. The commercial property currently has *M-1 Industrial* zoning, but is developed under LUC provisions that are similar to *C-1A Central Lonsdale Commercial* zoning.



Figure 1: Streetview of 214-236 W Esplanade/60 Semisch Avenue



The residential strata properties currently all have *RT-1 Two-Unit Residential 1* zoning, but are developed under LUC provisions that are similar to *RG Ground-Oriented Residential* zoning. However, the *RG* zones were written to apply to the Moodyville Development Permit Area (DPA) with regulations that are specific to this DPA. Since the subject properties are not within the Moodyville DPA, a modified *RG* zone (*RG-2A*) with the DPA-specific regulations removed is proposed for this rezoning.



Figure 2: Streetview of 220 East 11th Street

Table 2: Land Use Contracts and Zoning Comparison

REGULATION	LAND USE CONTRACT				ZONES	
	F86699	E66608	F54513	G3560	C-1A	RG-2A
<b>Permitted Principal Uses</b>	Retail-Service Group 1	Ground-Oriented Apartment Residential	Ground-Oriented Apartment Residential	Comprehensive Residential (3+ units/lot)	Retail-Service Group 1; Tourist Accommodation	Ground-Oriented Apartment Residential
<b>Density (FSR)</b>	2.38	0.62	0.71	-	2.6 (min. 1.0 below 3 <sup>rd</sup> storey)	0.75
<b>Lot Coverage (%)</b>	90% (40% above 2 <sup>nd</sup> storey)	35%	36%	35%	90% (35% above 2 <sup>nd</sup> storey)	40%
<b>Height (m)</b>	-	7.62	8.23	8.23	24.4	8.23

For the *RG-2A* zone, the following DPA-specific regulations have been removed:

- Requirements for density exceeding 0.5 FSR:
  - Amenity share
  - Special setback dedication
  - Passive house certification or highest step of BC Energy Step Code or second highest step with noise mitigation
- Minimum requirement for lock-off units

## **COMMUNITY CONSULTATION**

As part of meeting the requirements set out in Bill 17, notification of the pending June 30, 2024 automatic termination was sent to owners of all LUC lands by June 30, 2022.

For the LUC lands listed in Table 1, the notice also informed owners of potential legal non-conforming uses at time of automatic termination and further communications have been sent to provide information on the purpose, details and timeline of this rezoning. Staff have followed up with each affected property to help address any questions or concerns from owners.

Owners have also been informed that if a more complex rezoning were desired that would entail variances or a CD zone, then a separate owner-initiated rezoning application would be required. Owners have not expressed any interest in pursuing a separate rezoning at time of correspondence. If the proposed bylaw is adopted, then this zoning would be in effect upon the automatic termination of the LUCs in June 2024. Until that time, the LUCs will be in place unless the owners wish to agree to early termination of the LUC.

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

Bill 26 - Municipal Affairs Statutes Amendment Act (No. 2), 2021, enacted in November 2021, included a change to the Local Government Act to provide that a local government is not required to hold a public hearing on a proposed zoning bylaw if the bylaw is consistent with the OCP. This replaced the former provision that allowed local governments to waive a public hearing. Local governments now have to make a positive decision to have a public hearing as opposed to deciding to waive a public hearing.

Given the proposal's consistency with the OCP, and minimal feedback from the public during the consultation period, staff recommend that no public hearing be held for this application.

Should Council wish to refer the application to Public Hearing, the first active clause in the resolution should be amended to read:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8952"  
(Land Use Contract Legacy Regulations and New RG-2A Zone) be considered  
and referred to a Public Hearing;

## **FINANCIAL IMPLICATIONS**

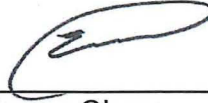
As directed by Council, to minimize non-conformities at time of automatic termination of LUCs, this is a City-initiated rezoning application where no fees are being collected. The equivalent application fees for a rezoning of this scope, if each property applied separately, would total approximately \$82,000. Cost efficiencies may be realized by combining the rezonings in a single process and public consultation requirements are anticipated to be minimal, as the rezonings would seek to replicate similar provisions for land uses already existing on-site without increasing density entitlements.



## CONCLUSION

The strategy of rezoning these four properties subject to LUCs to zones which closely match the existing development would resolve the use of this outdated (and expiring) planning tool in the City without changing development rights. The changes outlined in this report do not have any significant impact on owners or development.

RESPECTFULLY SUBMITTED:



---

Emma Chow  
Planner 2

**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 13, 2022****

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**REPORT**

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

Report: Planner 2, June 1, 2022

Moved by Councillor Bell, seconded by Councillor Back




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

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

**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: TERMINATION OF LAND USE CONTRACTS

Date: June 1, 2022

File No: 06-2210-10-0004/1

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

**RECOMMENDATION**

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

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

**PURPOSE**

To inform Council of Land Use Contracts (LUCs) that are still active within the city and present options to clean up existing LUCs by converting to similar zoning controls or allowing them to expire in order to meet legislated requirements for the phasing out of LUCs (Bill 17).

**BACKGROUND**

LUCs were used as a land regulation tool in British Columbia from the years of 1972 to 1978. These agreements were between municipalities and landowners to address various aspects of land development that are now generally regulated through zoning, development permits and subdivision approvals. LUCs that were adopted continue to be in effect as the de facto zoning for a site, unless discharged by bylaw with the agreement of the City and the landowner.

In 2014, the Province adopted legislation, Bill 17, to support the phasing out of all LUCs by June 30, 2024. Bill 17 stipulates that:

- Local government must have zoning in place for all properties that are subject to an LUC by June 30, 2022.
- All LUCs will automatically terminate by legislative fiat on June 30, 2024. Local government must provide notice of this pending auto-termination to all owners of LUC lands by June 30, 2022.

There are 15 LUCs currently in effect within the City (Tables 1 & 2). The *Zoning Bylaw* provides zoning for the whole city, including all lands subject to LUCs. LUCs supersede the *Zoning Bylaw* and Official Community Plan (OCP) until they are terminated, at which point the subject lands are effectively regulated by the *Zoning Bylaw*.

**Table 1: Land Use Contracts with Expected Non-Conforming Uses**

LUC#		ADDRESS	ZONE	LUC PROVISIONS	NOTES
1	F86699	214-236 W Esplanade; 60 Semisch Ave	M-1	Similar to C-1A	Non-conforming uses expected, may consider rezoning
2	E66608	202 W 4th St	RT-1	Similar to RG-2	
		204 W 4th St			
		405 Chesterfield Ave			
		409 Chesterfield Ave			
3	F54513	220 E 11th St		Similar to RG-1	
4	G3560	213 E 17th St			
		215 E 17th St			
		217 E 17th St			
5	C66413	95 St. Andrews Ave	M-4	Similar to RM-2	Non-conforming to zoning and OCP

**Table 2: Land Use Contracts/Development Similar to Zoning**

LUC#	ADDRESS	ZONE	LUC PROVISIONS	NOTES	
6	C80747	121 E 12th St	CD-401 (RM-1)	Similar to C-2	Existing development generally complies with current zoning
7	A2949	144 E 22nd St	CD-703 (C-1A)	Permits assembly use in addition to those in zoning (zone not specified)	
8	E70426	360 E 2nd St	RM-1	Similar to RM-1	
9	A84607	1124-1130 Lonsdale Ave	C-2	Similar to C-2	
10	D58032	145 W 17th St	C-1B	Similar to C-1B	
11	F57204	225 W 14th St	RG-1	Similar to RG-1	
12	F54512	251 W 14th St	RG-1	Similar to RG-1	
13	L50004/E6	255-277 W 1st St; 252 Esplanade	CD-649 (LL-3)	Similar to C-1A	LUC discharge in progress
14	F57202	818-858 W 15th St	CS-1	Similar to C-1A	
15	567712M	119-149 E 13th St	CD-004 (C-1A)	N/A	

The City has relatively few LUCs compared to other jurisdictions. As replacing existing LUCs with comparable zoning would not introduce new development rights or substantially alter existing development rights, the changes outlined in this report do not have any significant impact on owners or development.



## DISCUSSION

Upon the termination of LUCs on June 30, 2024, any uses and structures on LUC lands that are lawful pursuant to the LUC, may continue as legal non-conforming uses. Under section 533 of the *Local Government Act*, legal non-conforming uses will be allowed to remain unless discontinued for a continuous period of 6 months. At that time, any subsequent use of land or structure must comply with the applicable zoning under the *Zoning Bylaw*.

Of the 15 LUCs, five are anticipated to result in legal non-conforming uses upon LUC termination (Table 1). These sites contain developments that conform with LUC provisions, but differ significantly from the site zoning in terms of permitted land uses and densities. One of these LUCs (C66413) also deviates from the land use designation in the Official Community Plan (OCP).

All remaining LUC lands either have LUC provisions similar to the respective zoning or have existing development that complies with current zoning (Table 2). Three LUCs are in the process of being discharged.

As part of meeting the requirements set out in Bill 17, notification of the pending June 20, 2024 auto-termination will be sent to owners of all LUC lands by June 30, 2022. For the LUC lands listed in Table 1, the notice will inform owners of potential legal non-conforming uses at time of auto-termination.

## Options

To help avoid creation of significant legal non-conforming uses from auto-termination of LUCs (the first four LUCs listed in Table 1), staff recommend that Council direct staff to work with landowners to explore rezoning options that better accommodate existing development permitted under an LUC through a City-led application to rezone LUC lands to an existing zone that best aligns with the provisions of the respective LUCs. This process would also entail a termination of the LUC with the consent of the owner, similar to what Council recently contemplated for 818-858 West 15<sup>th</sup> Street (see Table 2).

For the one LUC (C66413) that does not conform with OCP, staff does not recommend rezoning as an OCP amendment would first be required. Rather, staff recommend the existing development on this site continue as a lawful non-conforming use after LUC termination.

If a landowner desires more complex zoning provisions that would entail variances or a CD zone, then a separate owner-initiated rezoning application would be required.

Alternatively, Council may wish to proceed without initiating a City-led rezoning application as described above. Consequently, some non-conforming uses will likely result from auto-termination of LUCs. Should Council wish to leave the onus on the individual property owners to pursue rezoning to avoid non-conformity, no further action or resolution is necessary: the existing uses will become non-conforming effective June 30, 2024 and the property owners can apply to rezone any time prior or thereafter.

Council is under no obligation to rezone LUC lands.

## FINANCIAL IMPLICATIONS

If all landowners associated with the first four LUCs in Table 1 choose to pursue a rezoning to an existing zone, the equivalent application fees would total approximately \$82,000. Cost efficiencies may be realized by combining the rezonings in a single process initiated by the City and public consultation requirements are anticipated to be minimal, as the rezonings would seek to replicate similar provisions for land uses already existing on-site.

## CONCLUSION

The recommended strategy of reverting the majority of the properties under LUC to their existing base zone, and rezoning four properties under LUC to zones which closely match the existing development would resolve the use of this outdated (and expiring) planning tool in CNV without changing development rights.

Should staff be directed by Council, staff will work with landowners where the termination of LUCs may result in non-conformity with the *Zoning Bylaw* and bring forward a bylaw to rezone the four properties to a zone that permits what is currently on-site.

RESPECTFULLY SUBMITTED:







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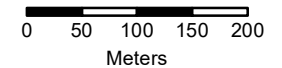
Emma Chow  
Planner 2

City of North Vancouver

## Proposed Zoning Change

### Legend

-  City Boundary
-  Squamish Nation
-  Legal Parcel
-  Proposed Zoning Change



### DISCLAIMER

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

GIS Division, Information Technology,  
City of North Vancouver

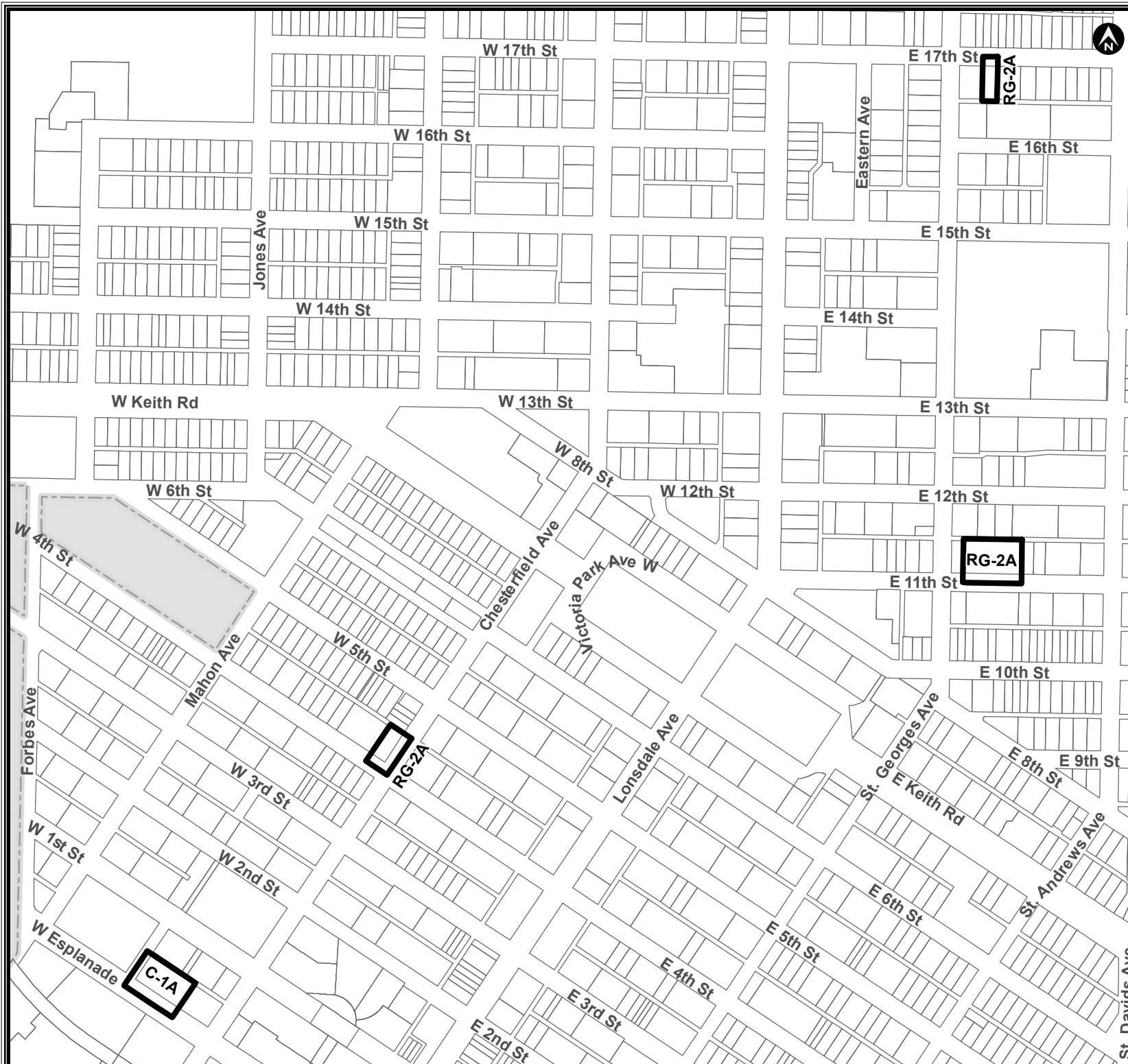
PUBLISHED: October 05, 2022

FILE: Rezoning

PATH: H:\CNV\_Maps\Comm\_Devel\Zoning\Zoning\_Amendment\_Maps\RG-2A\

COORDINATE SYSTEM: NAD 1983 UTM Zone 10N

**city**  
of north  
vancouver







# PUBLIC NOTICE

Regular Council Meeting

Monday, February 27, 2023 at 6:00pm

## First Reading of "Zoning Amendment Bylaw No. 8952" for Rezoning Lands under Land Use Contracts

**Proposal:** To rezone the properties listed below from Industrial (M-1) and 2-Unit Residential (RT-1) zones to Commercial (C-1A) and Ground-Oriented Residential (RG-2A) zones, respectively. These properties are currently regulated under Land Use Contracts that the Province will be terminating in 2024. This rezoning will align these properties and their respective Land Use Contracts with the most appropriate zones within the Zoning Bylaw.

- 214-236 West Esplanade and 60 Semisch Avenue
- 202-204 West 4<sup>th</sup> Street and 405-409 Chesterfield Avenue
- 220 East 11<sup>th</sup> Street
- 213, 215 and 217 East 17<sup>th</sup> Street

**To provide written input:** All persons who believe their interest in property may be affected by the proposed bylaw will be afforded an opportunity to be heard by written or email submission. *All submissions must include your name and address* and should be sent to the Corporate Officer at [input@cnv.org](mailto:input@cnv.org), or by mail or delivered to City Hall, *no later than noon on Monday, February 27, 2023*, to ensure their availability to Council at the meeting.

No Public Hearing will be held.

**To 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. Enter City Hall through the doors at the southwest corner of the building (off 13<sup>th</sup> Street) after 5:30pm.

**To view the documents:** Online at [cnv.org/PublicHearings](https://cnv.org/PublicHearings) to view the proposed bylaw and background material.

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

# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8952

### 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, 2023, No. 8952**” (Land Use Contract Legacy Regulations and New RG-2A Zone).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having civic addresses of:
  - 214-236 West Esplanade; and
  - 60 Semisch Avenue,

and legally described below as henceforth being transferred, added to and forming part of C-1A (Central Lonsdale Mixed Use A Zone) in accordance with Schedule A:

PID: 007-187-459	LOT C BLOCK 163 DISTRICT LOT 271 PLAN 18418
------------------	---

from zone M-1.

3. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having civic addresses of:
  - 202-204 West 4<sup>th</sup> Street;
  - 405-409 Chesterfield Avenue;
  - 220 East 11<sup>th</sup> Street;
  - 213 East 17<sup>th</sup> Street;
  - 215 East 17<sup>th</sup> Street; and
  - 217 East 17<sup>th</sup> Street,

and legally described below as henceforth being transferred, added to and forming part of RG-2A (Ground-Oriented Residential 2A Zone) in accordance with Schedule A:

202-204 West 4 <sup>th</sup> Street and 405-409 Chesterfield Avenue:	
PID: 002-747-138	STRATA LOTS 1-5, DISTRICT LOTS 271 AND 274 STRATA PLAN VR. 550, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
PID: 005-442-974	
PID: 005-442-991	
PID: 005-443-016	
PID: 005-443-032	

<b>220 East 11<sup>th</sup> Street (Units 1-23):</b>	
PID: 004-581-555	STRATA LOTS 1-23, DISTRICT LOT 549 STRATA PLAN VR. 628, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
PID: 005-589-070	
PID: 005-589-088	
PID: 005-589-096	
PID: 005-589-118	
PID: 005-381-690	
PID: 005-589-126	
PID: 005-589-134	
PID: 005-589-169	
PID: 004-392-817	
PID: 003-894-720	
PID: 005-589-177	
PID: 005-589-185	
PID: 005-589-207	
PID: 005-412-200	
PID: 002-400-952	
PID: 005-589-223	
PID: 005-589-231	
PID: 004-205-928	
PID: 005-260-451	
PID: 005-589-240	
PID: 005-589-266	
PID: 005-589-274	
<b>213, 215 and 217 East 17<sup>th</sup> Street:</b>	
PID: 005-829-143	STRATA LOTS 1-3, DISTRICT LOT 549 STRATA PLAN VR. 762, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
PID: 005-829-178	
PID: 005-829-224	

from zone RT-1.

4. Part 3 of Division I: Administration of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by adding the following to Section 302(4), after the Short Form and Designation of “RG-2 Ground Oriented Residential 2”:

“RG-2A Ground Oriented Residential 2A”

5. Division II: General Zoning Standards of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by replacing, in Part 4: General Regulations, subsection 410(2), as follows:

- (2) Siting Exceptions for Special Residential Zones

For developments in the RS-4B, RG-2, RG-2A, RG-3, RG-4 and RM-2 zones, the following siting exceptions shall apply:



- (a) where Exterior Wall thickness is in excess of 0.165 metres (6.5 inches) provided that the wall thickness is utilized for the provision of insulating materials and/or protection against wind, water and vapour, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.25 metres (9.8 inches);
  - (b) where eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.92 metres (3 feet) from any Lot Line;
  - (c) where Bay Windows project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.61 metres (2 feet) from any Lot Line;
  - (d) where Unenclosed balconies project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in the Bylaw may be reduced by 0.3 metres (1 foot) from any Lot Line;
  - (e) where Unenclosed Porches or steps project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
  - (f) 0.76 metres (2.5 feet) from an abutting Interior Side Lot Line or Exterior Side Lot Line; and
  - (g) 1.22 metres (4 feet) from an abutting Front Lot Line or Rear Lot Line;
  - (h) where eaves project beyond the face of an Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
  - (i) 0.76 metres (2.5 feet) from an abutting Interior Side Lot Line or Exterior Side Lot Line; and
  - (j) 1.22 metres (4 feet) from an abutting Front Lot Line or Rear Lot Line;
  - (k) an Underground Structure may be sited in any portion of a Lot with the exception of any portion of the Lot within a Special Setback scheduled in Section 411 of this Bylaw; and
  - (l) where a Green Wall or a Solar Collector projects beyond the face of the Principal Building or Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced to that required by the British Columbia Building Code, as amended from time to time, but may not project into any portion of the Lot within a Special Setback scheduled in Section 411 of this Bylaw.
6. Division III: Zone Standards of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by adding, in Part 5A: Special Residential Zone Regulations, after section 562, as follows:

## **562A RG-2A Ground-Oriented Residential 2A**

### **(1) Purpose**

To permit a range of ground-oriented housing types, including Townhouses, with densities up to 0.75 FSR.

### **(2) Principal and Accessory Uses**

Subject to the regulations contained in this Bylaw, the Principal and Accessory Uses permitted in the RG-2A Ground-Oriented Residential 2A shall be as indicated by the shaded area in Figure 562A-1.

### **(3) Minimum Dwelling Unit size**

A Dwelling Unit shall have a minimum Gross Floor Area of 37.2 square metres (400 square feet).

### **(4) Density**

The combined and in total Gross Floor Area shall at no time exceed 0.75 times the Lot Area, where:

#### **(a) Gross Floor Area (One-Unit and Two-Unit Residential)**

##### **(i) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed the lesser of:**

- a. 0.50 times the Lot Area; or
- b. 0.35 times the Lot Area plus 92.9 square metres (1,000 square feet);

##### **(ii) Notwithstanding subsection 562A(5)(a)(i) above:**

- a. Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential); and
- b. of the total allowed in subsection 562A(5)(a)(i), the maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use shall not exceed the lesser of 92.9 square metres (1,000 square feet).

### **(5) Lot Coverage**

Principal Buildings together with Accessory Buildings shall not exceed a Lot Coverage of 40 percent.

### **(6) Building Height**

Principal Buildings shall not exceed a Building Envelope of 8.23 metres (27.0 feet) as measured from average Building Grades:

- (a) from the Street for the Lot Area between the Front Lot Line and the Mid Lot Line; and
- (b) from the Lane for the remainder of the Lot.

## (7) Building Siting

Principal Buildings shall not be sited less than:

- (a) 3 metres (9.8 feet) from a Front Lot Line or Exterior Side Lot Line;
- (b) 1.6 metres (5.2 feet) from an Interior Side Lot Line;
- (c) 2.4 metres (7.9 feet) from an Exterior Side Lot Line; and
- (d) 1.6 metres (5.2 feet) from a Rear Lot Line.

**Figure 562A-1 Principal and Accessory Uses in RG-2A Zone**

		Accessory Use										
Principal Use		(a) Accessory Secondary Suite Use subject to subsection 507(10)	(b) Accessory Coach House Use subject to subsection 507(12)	(c) Accessory Bed and Breakfast Use subject to subsection 507(9)	(d) Accessory Hen Keeping subject to Sections 412 and 514	(e) Accessory Boarding Use subject to subsection 507(8)	(f) Accessory Dwelling Unit Use subject to subsection 507(13)	(g) Accessory Lock-Off Unit Use subject to subsection 507(14)	(h) Accessory Home Occupation Use subject to subsections 507(5), (6) and (7)	(i) Accessory Home Office Use	(j) Accessory Off-Street Parking Use	(k) Accessory Off-Street Loading Use
(1) One-Unit Residential Use												
(2) Two-Unit Residential Use												
(3) Townhouse Residential Use												
(4) Rental Apartment Residential Use												
(5) Child Care Use subject to subsection 507(4)												
(6) Residential Care Facility Use												

READ a first time on the <> day of <>, 2023.

READ a second time on the <> day of <>, 2023.

READ a third time on the <> day of <>, 2023.

ADOPTED on the <> day of <>, 2023.

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MAYOR

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CORPORATE OFFICER

**C-1A and RG-2A**

Amending Bylaw No. 8952

## **SCHEDULE A**

**Page 1 of 1**

### **TITLE: Rezoning Map**



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## Registration opens for UBCM's housing summit



**Publishing Date:** February 13, 2023

Premier David Eby and Housing Minister Ravi Kahlon are among the speakers who will be featured at UBCM's housing summit, *Housing BC Together*. The event, which runs April 4-5 at the Sheraton Vancouver Wall Centre, will bring together innovators from local government, industry, the not-for-profit and Indigenous housing sectors to identify solutions for improving housing affordability and attainability across our province. **Registration** is now open.

The **agenda** will include sessions focused on increasing supply; Indigenous housing partnerships; densification & upzoning; tackling homelessness; rural & northern challenges; immigration and housing demand; speculative demand; and expediting development approvals. Full agenda details will be provided in the coming weeks.

The program will also provide local government delegates with opportunities to provide input on the ongoing development of UBCM's housing **policy**.

"Restoring housing affordability requires improved policy by all orders of government. UBCM's housing summit provides an opportunity for local government leaders to share their stories of innovation, learn from others and accelerate the renewal of housing affordability in B.C.'s communities."

*Councillor Jen Ford, president of the Union of B.C. Municipalities*

"As British Columbia's new Housing Minister, I have already connected with many local leaders to discuss housing issues in communities across the province. We all know that every community in our province is affected by the need for attainable and affordable housing, and our government is committed to working together with UBCM and mayors and councils to address this and deliver the housing that people need. I applaud UBCM for bringing people together to focus on these important issues and I look forward to participating in the conference and hearing more."

*Hon. Ravi Kahlon, Minister of Housing*



"Municipalities across BC are coming alive to the importance of Indigenous partnerships in creating affordable housing that contributes to a more equitable society. The current housing crisis looms large in all communities and it impacts every family on some level. Indigenous-led solutions work for those who are most vulnerable to housing insecurity because they are trauma-informed and culturally supportive. It will take everyone working together to tackle this human rights issue, but we can do it through reconciliACTION."

*Margaret Pfoh, CEO, Aboriginal Housing Management Association*

"The discussions at UBCM's Housing Summit will be critical to clearing a path forward for affordable housing development in communities throughout BC. By having all housing stakeholders engaged in frank conversation, my hope is that we will move beyond discussion and commit to action. British Columbians expect nothing less."

*Jill Atkey, CEO, BC Non-Profit Housing Association*

## ACCOMMODATION

**Host Hotel:** Sheraton Vancouver Wall Centre

**Group Name:** UBCM Housing Summit

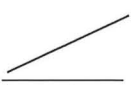
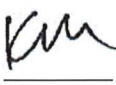

**Contracted rate:** \$239 / night

The hotel rate is available to UBCM delegates from March 31 to April 11. Reservations may be made **online**, via **email** or by calling 604-331-1000.

The deadline to book is March 3, 2023. We recommend booking early to ensure you receive the group rate before the block is sold out. **\*\*PLEASE NOTE THAT THE DEADLINE TO BOOK IS March 3, 2023**

[Home](#) > [About the UBCM](#) > [Latest News](#) > Registration opens for UBCM's housing summit



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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Luke Gillies, Section Manager, Utilities  
Magda Kwaterska, Manager, The Shipyards & Waterfront

Subject: CAPITAL PROJECTS END OF YEAR FUNDING REALLOCATION

Date: February 15, 2023 File No: 11-5240-01-0001/2023

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

**RECOMMENDATION**

PURSUANT to the report of the Section Manager, Utilities, dated February 15, 2023, entitled "Capital Projects End of Year Funding Reallocation":

THAT the following transfers be approved:

- \$85,000 from Project 56015 – Connection Replacement to Project 56004 – Connection Installation be approved;
- \$70,000 from Project 54006 – IC & Connection Replacement and Rehabilitation and \$85,000 from Project 54066 – Sewer Main: Relining and Rehabilitation to Project 54002 – Sanitary Sewer Connection be approved;
- \$140,000 from Project 55073 – Stream Environmental Enhancement to Project 55002 – Storm Sewer Connection be approved;
- \$104,000 from Project 55066 – Storm Water Quality Infrastructure to Project 55034 – City Wide Culvert Repair & Replacement be approved;
- \$403,662 from Project 50143 – One-Time Shipyards Commons to Project 45342 – The Shipyards Destination Infrastructure Upgrade be approved;

AND THAT should any of the amounts remain unexpended as at December 31, 2025, the unexpended balances shall be returned to the credit of the respective fund.

## SUMMARY

The Engineering, Parks and Environment Department have a number of 2022 capital projects that have been underspent, making the funds available to be reallocated to fund projects within the same functional service area of the department. Council approval is required for these projects due to the values of the reallocations.

The five capital projects that require reallocation of available funds:

- Utility Connections for development sites;
  - New water connections for development sites;
  - New sanitary sewer connections for development sites;
  - New storm sewer connections for development sites;
- Storm Culvert Repair and Replacement; and,
- The Shipyards Destination Infrastructure Upgrade Project.

## DISCUSSION

### Utility Connections for Development Sites

The Water Utility Bylaw and the Sewerage and Drainage Bylaw establishes the flat rate fees for new service connections for smaller developments. Larger developments, like those with sprinkler requirements, do not use flat rate fees and instead follow an at-cost model. These fees are collected at the time of the building permit and the connections are typically installed in the months leading up to occupancy of the property, which means the time lag between collecting the fees and installing the connections can range from six months to as much as four years later. While these flat-rate fees are increased from time to time, the increases have not kept pace with recent dramatic increases in costs due to inflationary pressures on materials, equipment, and labour.

The increase in costs and the time lapse between fee collection and construction creates a structural deficit in this program. In 2020, the City began to participate in a national benchmarking exercise and is undertaking improved data collection around as-built costs as part of our asset management initiatives. With this information, we expect to be able to identify methods for improved cost control and budgeting for the work performed. Finance will be reviewing the flat rate fees charged in 2023 to better meet the cost recovery principle of the bylaws. These findings will be reported out to Council as part of the 2024 utility budgets, along with any associated bylaw updates once the review is completed. Finally, there will still be a number of years where a shortfall (albeit decreasing) may still exist due to the fees already having been collected. To alleviate this, a dedicated reserve has been set up in each utility to help fund these gaps in future years.

### Source of Funds for each Utility Connection Shortfall

#### Water Connections

In 2022, 24 connections were completed at a \$90,000 over expenditure. This deficit will be funded by the Connection Replacement Project, which is used to fund City initiated



service connections when they are at end-of-life with no anticipated property change that would trigger development funded work.

### Sanitary Sewer Connections

In 2022, 27 connections were completed at a \$165,000 over expenditure. This deficit will be funded by a combination of funds from the following projects in the Sanitary Sewer Utility:

- Inspection Chamber and Connection Rehabilitation Project \$70,000. These Project funds are used for the repair of existing sewage connections and the installation of inspection chambers on these existing connections. Inspection chambers assist with maintenance and are critical to resolve blockages that can create backups.
- Sanitary Sewer Repair and Replacement Project \$95,000 - Sanitary Sewer Repair and Replacement Project funds are used for sanitary sewer mainline repair and replacement.

### Storm Sewer Connections

In 2022, 24 connections were completed at a \$140,000 over expenditure. The sources of funds to make up the shortfall in the storm sewer utility will be from the Stream Environmental Enhancement Project, which is used to fund environmental protection and improvements to the City's storm sewer and drainage system including streams and waterways.

### City Wide Culvert Repair and Replacement

Annually, Council has previously approved funds for the Storm Utility Project - City Wide Culvert Repair and Replacement. At the start of 2022, remaining budget was approximately \$75,000. In June 2022, an additional \$50,000 was reallocated to this project accounting for a known increase in the 2022 summer work plan. The combined \$125,000 budget was exhausted at the end of the summer work program with improvements completed at both a major drainage ditch located adjacent to Greenwood Park at Ridgeway Avenue and 23<sup>rd</sup> Street and a storm water outfall on Mosquito Creek adjacent to Marine Drive.

In summer 2022, investigation work began on a reoccurring flooding issue located at St. David's Avenue, between 1<sup>st</sup> Street and 2<sup>nd</sup> Street. The findings of this investigation concluded that there was a constricted section of pipe that needed to be replaced. Given the impending rainy season, this work was initially funded through the Storm Operating Program with costs later transferred to their correct Storm Utility Project - City Wide Culvert Repair and Replacement. This facilitated the works taking place without delay, with repairs completed in late September just before the fall rain.

This repair work was not planned as part of the 2022 work plan for this project and was therefore unfunded. Given the reoccurring flooding issue at this location, the Utilities Section delayed other projects in favour of completing this important work. The final costs for this work totaled approximately \$104,000. The source of funds to balance the corresponding overage come from the Storm Water Quality Infrastructure project.

### The Shipyards Destination Infrastructure Upgrade Project.

The Shipyards is a burgeoning community hub with a rich history, attracting both residents and visitors with a variety of seasonal programming and amenities. Staff have identified key areas of development to support large public gatherings and year-round economic activities; project funding will enhance and remediate deficiencies in the public realm. The Shipyards Destination Infrastructure Upgrade information report, dated January 31, 2022, outlined the source of funding and proposed infrastructure improvements that will allow for additional site activity at The Shipyards. The City applied for the Community Economic Recovery Infrastructure Program (CERIP) grant in October 2020 and was awarded \$1,000,000. The application included a commitment of approximately \$700,000 of City funds, \$500,000 in existing project funding and \$200,000 proposed capital funding in 2022.

The CERIP grant expires in March 2024 and the infrastructure upgrades at The Shipyards are required to be completed by that date. The City currently has the capacity to commence the improvements. The upgrades are instrumental to maintaining a vibrant and safe area for the public to gather along with supporting a vibrant and robust year-round tourism destination. To support the upgrades at The Shipyards, \$403,662 from project 50143 "One-Time Shipyards Commons" will need to be extended and reallocated to project 45342 "The Shipyards Destination Infrastructure Upgrade".

### **FINANCIAL IMPLICATIONS**

Each budget reallocation is supported within the wider capital budget of each section. As such, there are no expected financial implication as the transfers are from funds previously appropriated to each section. The sources of funds to transfer were considered and reviewed by staff in the Finance and Engineering Departments.

#### Utility Connections for Development Sites

To fund the shortfall on development water service connections (Project 56004 – Connection Installation), \$90,000 will be transferred from unspent money in Project 56015 - Connection Replacement.

To fund the shortfall in development sanitary sewage connections (Project 54002 – Sanitary Sewer Connection), the following transfers of unspent funds will be made:

- \$70,000 will be reallocated from Inspection Chamber and Connection Rehabilitation Project;
- \$95,000 will be reallocated from the Sanitary Sewer Repair and Replacement Project.

To fund the shortfall on development storm connections (Project 55002 – Storm Sewer Connection), \$140,000 of unspent funds will be transferred from the Stream Environmental Enhancement Project.



### City Wide Culvert Repair and Replacement

To fund the overages on the City Wide Culvert Repair and Replacement Project \$104,000 of unspent funds will be transferred from the Storm Water Quality Infrastructure project.

### The Shipyards Destination Infrastructure Upgrade Project

To fund the transfer to The Shipyards Destination Infrastructure Upgrade, \$403,662 will be transferred from unspent funds in One-Time Shipyards Commons. It should be noted that transfer of funding is necessary as it is a requirement of the CERIP grant recipient to utilize internal funding sources to meet project costs incurred over the grant amount. Furthermore, it could be financially detrimental to The Shipyards and vendors if transfers are not made and upgrades were not completed in order to maintain a vibrant place for the public throughout the year.


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

These projects each support Council's Strategic Plan. The four Utilities projects support "A Livable City" and The Shipyards Destination Infrastructure Upgrade supports "A Vibrant City" and "A Prosperous City."

Principally, each project is in alignment with the following OCP objectives:

- Utilities Projects:
  - 3.2.3 Ensure that there is the appropriate infrastructure and equipment to support the ability of public safety agencies to respond to the City's evolving built form and land use pattern;
  - 4.2.1 Maintain and enhance biodiversity and ecological health in the City; and,
  - 8.2.1 Maintain or improve service levels related to water supply, sewers, transportation, communication and energy infrastructure.
- Shipyards Destination Infrastructure Upgrade
  - 6.2 Enhance and expand on the development of a well-planned mix of cultural facilities and creative community spaces;
  - 7.1.6 Collaborate with local businesses in developing a plan for activities, events and amenities that will increase patronage of both visitors and nearby residents for each major shopping district;
  - 7.2 Create an attractive environment for economic development; and,
  - 3.3 Support community resiliency and increase the capacity to recover from emergencies and disasters.

RESPECTFULLY SUBMITTED:



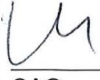
  
\_\_\_\_\_  
Luke Gillies, MEM, P.Eng, CIM  
Section Manager, Utilities

  
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Magda Kwaterska  
Manager, The Shipyards & Waterfront

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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: Larisa Lensink, Planner 2, Environmental Sustainability  
Tim Ryce, Chief Building Official

Subject: PROPOSED CONSULTATION ON STRENGTHENED BC ENERGY  
STEP CODE BUILDING REQUIREMENTS AND NEW MECHANICAL  
PERMIT PROCESS

Date: February 15, 2023 File No: 11-5280-14-0001/2022

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, Environmental Sustainability and Chief Building Official, dated February 15, 2023, entitled "Proposed Consultation on Strengthened BC Energy Step Code Building Requirements and New Mechanical Permit Process":

THAT staff be directed to consult with industry groups with respect to proposed amendments to the Construction Regulation Bylaw and new mechanical permit to strengthen Energy Step Code requirements for Part 9 buildings.

**ATTACHMENTS**

1. Report to Council from the Chief Building Official and Manager, Environmental Sustainability, dated November 4, 2020, entitled "Low Carbon Building Bylaw Amendments" (CityDocs #1995130)
2. Information Report dated November 9, 2022, entitled "BC Building Code Update Public Review" (CityDocs #2296493)

**PURPOSE**

The purpose of this report is to seek direction to consult with industry groups regarding proposed amendments to the City's Construction Regulation Bylaw to strengthen BC Energy Step Code requirements for homes and the introduction of a mechanical permit

process to support the administration of low carbon mechanical systems. The proposed changes to the Step Code requirements and new mechanical permit process will continue to advance high performance, healthy construction and take another step towards net zero new homes, a key strategy in meeting the City's climate targets.

## BACKGROUND

### Transitioning to Zero Carbon, High Performance New Homes

In the City, carbon pollution from buildings account for 43% of community-wide emissions with the majority being attributed to natural gas combustion to heat space and water. Addressing emissions from buildings means reducing the amount of energy used through better constructed buildings, and meeting remaining energy needs with low carbon energy sources. Transitioning to zero carbon, high performance new homes will reduce emissions from the building sector and supports better quality construction, improved comfort, and better indoor air quality.

### BC Energy Step Code

The provincial government uses the BC Energy Step Code to allow local government to require better building energy performance and ultimately to support market transformation towards higher performance buildings. The Step Code establishes a series of incremental energy efficiency targets for new buildings; the higher the “Step”, the better the building performance. The Step Code also communicates the intent of Building Code requirements whereby all new buildings will be “net zero ready” by 2032 (Figure 1).

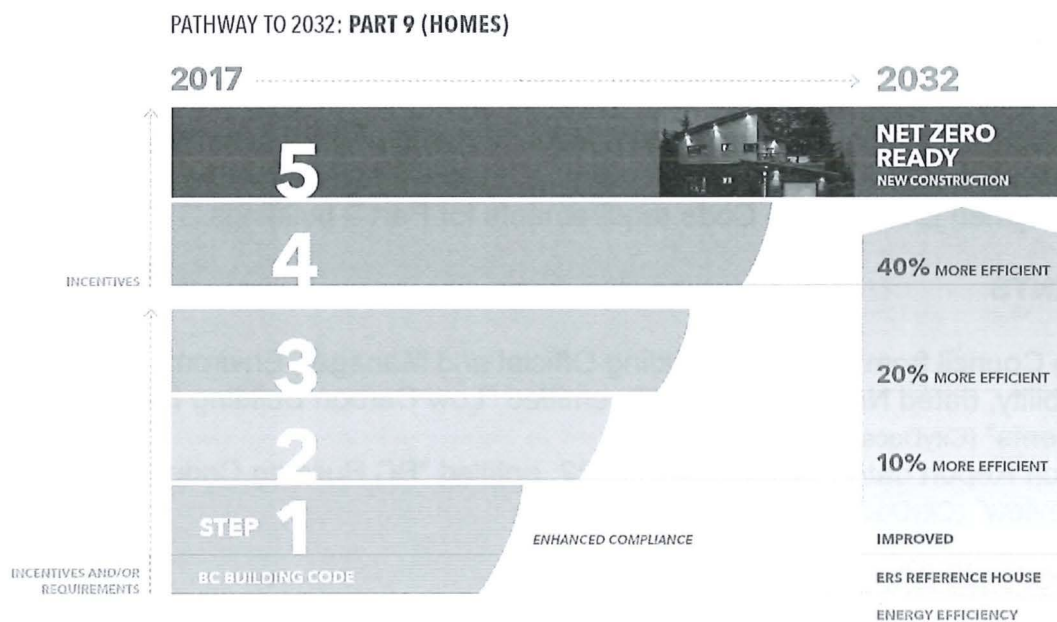


Figure 1. The BC Energy Step Code for new Part 9 homes.



## Building Types in the BC Building Code

The BC Building Code regulates buildings in two main categories:

- **Part 3 Buildings (Complex):** Larger and taller (over three storeys) buildings with a variety of uses including multi-family buildings, commercial buildings and institutional buildings.
- **Part 9 Buildings (Simple):** Smaller (single family dwellings, duplexes, and small townhouse buildings under three storeys) buildings, with the most common use being residential.

This report addresses the City's regulation of Part 9 residential buildings.

## Step Code Requirements for Part 9 Homes on the North Shore

The City was the first municipality to introduce Step Code requirements for all buildings in December 2017. Since then, the City has coordinated closely with the District of West Vancouver and the District of North Vancouver to provide builders with consistent requirements across the North Shore.

The City's Step Code requirements for Part 9 (simple) residential buildings have changed twice since the Step Code was first introduced in 2017 (Table 1). The City started with Step 2 in 2017 and then increased the requirements to Step 3 in July of 2018. In July of 2021, the City began to incentivize low carbon space and water heating systems (usually electric heat pumps), by allowing builders two options: build to Step 5; or build to Step 3 with low carbon space and water heating. Electric heat pumps are low carbon and also provide mechanical cooling, increasing the resiliency of homes to higher summer temperatures and heat events.

	December 2017	July 2018	July 2021
<b>Residential buildings over 1,200 sq. ft.</b>	Step 2 of 5	Step 3 of 5	<b>Pathway 1: Low Carbon</b> Step 3 of 5 + Low Carbon
<b>Small residential buildings<sup>1</sup> (houses under 1,200 sq. ft.)</b>	BC Building Code only	Step 1 of 5 steps	<b>Pathway 2: Higher Step</b> Step 5 of 5

Table 1. The City's requirements for Part 9 (small and simple) residential buildings since the introduction of the Step Code.

## Upcoming Changes to the BC Building Code for Part 9 Buildings

In 2022, the Province announced upcoming changes to the BC Building Code to support cleaner, more energy efficient new construction. The City provided comments to the Province on the proposed changes through the public review process (Attachment #2). The most substantial proposed change to the BC Building Code is the increase of

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<sup>1</sup> An exception was originally made for coach houses as the cost differential is higher for smaller buildings, however this was removed in July 2021.

minimum energy efficiency standards by 20% for all buildings. For Part 9 buildings, this means Step 3 will be required province-wide.

The release of the finalized BC Building Code update has been delayed from its original timeline of December 2022 and is anticipated imminently.

## DISCUSSION

The provincial update to the BC Building Code provides an opportunity to strengthen the City's Step Code requirements and align permitting process with climate action objectives in order to continue the City's leadership in the provision of healthy and climate-resilient homes.

### Impacts of the BC Building Code Changes on the City's Leadership

The update to the BC Building Code to increase energy efficiency of new buildings by 20% means that the City's requirements for energy efficiency for new homes will become the minimum code requirements. For over a decade, the City has had measures in place to ensure new buildings achieve progressive energy targets above the minimum requirements of the BC Building Code and has been recognized as a leader in moving industry towards high performance construction. The high quality construction which has resulted from the City's energy efficiency standards offers a number of benefits to residents including reduced energy costs, better indoor air quality and improved comfort - especially during heat and wildfire events.

### Proposed Step Code Requirements for Part 9 Residential Buildings: Increase low carbon pathway to Step 4

An increase from Step 3 to Step 4 is proposed to the City's current low carbon compliance pathway for Part 9 buildings (Table 2) to achieve higher energy performance in new homes. As homes move to the higher steps of the Step Code, more stringent standards require the integration of high performance building strategies and materials to allow the buildings to be more efficient. A Step 3 home and a Step 5 home will look nearly identical, but the incorporation of additional insulation, and higher quality doors and windows will result in homes that are more comfortable, quieter, and that require less energy to heat or cool.

Current Requirement	Proposed Requirement
<b>Pathway 1: Low Carbon</b> Step 3 of 5 + Low Carbon	<b>Pathway 1: Low Carbon</b> Step 4 of 5 + Low Carbon
<b>Pathway 2: Higher Step</b> Step 5 of 5	<b>Pathway 2: Higher Step</b> Step 5 of 5

Table 2. Proposed change to Step Code requirements for Part 9 buildings.



This change is recommended to be considered through consultation as it offers a number of advantages:

- Maintains the City's leadership in advancing high performance construction by requiring energy efficiency standards above minimum code requirements;
- Prepares industry for net zero energy ready homes by taking another incremental step towards this goal;
- Continues to incentivize low carbon mechanical systems, especially electric heat pumps, through the voluntary compliance pathway which reduces emissions and increases resiliency through mechanical cooling;
- Harmonizes requirements with the Districts of West and North Vancouver, maintaining consistency across the North Shore; and
- Ensures new homes are efficient, healthy, comfortable and cost-effective to operate.

### **Proposed New Mechanical Permit Process**

A new mechanical permit process is proposed for Part 9 homes to provide the design review and installation oversight necessary to effectively monitor the low carbon heating, domestic hot water, and ventilation systems in high performance new construction. This permit would be required for the installation of any space heating or cooling systems and domestic hot water systems, as well as for ventilation systems other than kitchen exhaust and bathroom fans.

The proposed mechanical permit will consolidate information currently dispersed across building, gas, plumbing, and electrical permits, and allow for better coordination between the project's designer, energy advisor, and mechanical contractor. No new technical requirements are anticipated to be created through this proposed permit process.

### **NEXT STEPS**

Should Council direct staff to proceed with consultation regarding the above proposed requirements, staff will initiate industry consultation this spring following the release of the BC Building Code update and report back to Council with the results before the summer break. Staff will work closely with the Districts of North and West Vancouver to coordinate consultation and work towards consistency across the North Shore. The timeframe for the implementation of new regulations will be informed via the engagement process; a more detailed timeline will be presented when staff next report to Council.

### **CONCLUSION**

Continuing to advance high performance construction and ensuring quality installation of low carbon mechanical systems are critical strategies in reducing emissions from buildings. The proposed increase to Step 4 for the low carbon compliance pathway, supported by a new mechanical permit process, will ensure new homes are low carbon, climate-resilient and healthy, and one step closer to being net zero energy ready.

Bringing these requirements forward now for consideration aims to maintain a coordinated North Shore approach and achieve greater consistency for industry.

## **FINANCIAL IMPLICATIONS**

Should Council endorse the report recommendation, staff will proceed with consultation with industry using funds that have already been appropriated.

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

This policy approach supports the City's target of achieving net zero emissions by 2050 and is consistent with the City's Official Community Plan, Council's Strategic Plan, and early directions of the forthcoming Climate and Environment Strategy.

RESPECTFULLY SUBMITTED:



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Larisa Lensink  
Planner 2, Environmental Sustainability



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Tim Ryce  
Chief Building Official

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM  
CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, NOVEMBER 16, 2020**

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**REPORT**

9. Low Carbon Building Bylaw Amendments – File: 11-5280-14-0001/2020

Report: Chief Building Official and Manager, Environmental Sustainability,  
November 4, 2020

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Chief Building Official and the Manager,  
Environmental Sustainability, dated November 4, 2020, entitled “Low Carbon Building  
Bylaw Amendments”:

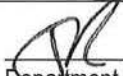


THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020,  
No. 8810” (Low Carbon Pathway Amendments Under the BC Energy Step Code) be  
considered;

AND THAT the City’s Sustainable Development Guidelines be updated to reflect the  
new requirements.

**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: Tim Ryce, Chief Building Official  
Caroline Jackson, Manager, Environmental Sustainability

Subject: LOW CARBON BUILDING BYLAW AMENDMENTS

Date: November 4, 2020 File No: 11-5280-14-0001/2020

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

**RECOMMENDATION**

PURSUANT to the report of the Chief Building Official and the Manager, Environmental Sustainability, dated November 4, 2020, entitled "Low Carbon Building Bylaw Amendments":

THAT "Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8810" (Low Carbon Pathway Amendments Under the BC Energy Step Code) be considered;

AND THAT the City's Sustainable Development Guidelines be updated to reflect the new requirements.

**ATTACHMENTS**

1. Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8810 (Low Carbon Pathway Amendments Under the BC Energy Step Code) (Document [#1987950](#))
2. Report to Council from the Manager, Environmental Sustainability, and the Chief Building Official, dated June 17, 2020, entitled "Proposed Consultation on Low Carbon Building Bylaw Amendments (Document [#1928254](#))

**SUMMARY**

The purpose of this report is to provide Council with the results of stakeholder consultation regarding low carbon building bylaw amendments, and to present for

Council's consideration Construction Regulation Amendment Bylaw, No. 8810 to introduce a low carbon compliance pathway for the City's BC Energy Step Code requirements. This policy directly supports the City's target of zero emissions by the year 2050.

## **BACKGROUND**

At the June 22, 2020 Council meeting, the following resolution was unanimously endorsed:

"PURSUANT to the report of the Manager, Environmental Sustainability, and Chief Building Official, dated June 17, 2020, entitled "Proposed Consultation on Low Carbon Building Bylaw Amendments":

THAT staff be directed to consult with stakeholders with respect to proposed low carbon amendments to "Construction Regulation Bylaw, 2003, No. 7390".

The transition to low carbon heating systems presents a significant opportunity to reduce greenhouse gas emissions from buildings and is a key strategy in achieving the City's target of zero emissions by 2050. While the BC Energy Step Code provides a pathway to more energy efficient and higher quality construction homes, it does not specify limits for greenhouse gas emissions from buildings. In BC, due to the Province's low carbon electricity supply, buildings that rely on electricity compared to natural gas produce relatively few emissions, regardless of the Step under the Energy Step Code.

This report provides an update to Council on the results of consultation with stakeholders and presents a bylaw amendment informed by this consultation for consideration for Part 9 buildings. Part 9 buildings under the Building Code are small residential buildings (three storeys and under) including single family homes, duplexes, coach homes and some townhouses. Further background on the BC Energy Step Code and the low carbon compliance pathway is summarized in the staff report entitled "Proposed Consultation on Low Carbon Building Bylaw Amendments," dated June 17, 2020 (Attachment #2).

## **DISCUSSION**

Staff held a series of meetings with various stakeholder groups to obtain feedback on the proposed changes to the Construction Regulation Bylaw. For Part 9 buildings, these changes consist of updating the City's Step Code requirement to Step 5, the highest step of Energy Step Code while adding a low carbon compliance pathway of the current step, Step 3, provided a low carbon energy system, potentially an electrically powered heat pump, is in place. For Part 3 buildings, these changes consisted of migrating the City's existing Rezoning Policy requirements into the Construction Regulation Bylaw to achieve greater administrative efficiency.

## Stakeholder Consultation

Meetings were held to obtain feedback on the proposed approach as outlined in the following table:

Stakeholder Group	Meeting Date
Urban Development Institute (UDI) and Homebuilders Association Vancouver (HAVAN) members	July 7, 2020
Climate and Environment Task Force	July 7, 2020
HAVAN members	July 22, 2020
Thermal Environmental Comfort Association (TECA) members and Heating, Ventilation and Air Conditioning (HVAC) contractors	October 2, 2020

Through these meetings, follow up correspondence with stakeholders and conversations with industry experts, staff heard the following:

- General support for pursuing low carbon requirements for new buildings as a response to the climate crisis;
- Maintaining consistency of requirements across the North Shore and the broader region is very important;
- Proposed Step 3 with low carbon system option is reasonable since it is one of two options provided and only requires a change in mechanical system, not in energy performance;
- Industry is ready for widespread installations of air to air heat pumps for space heating in new Part 9 homes, although contractor certification requirements are advisable to avoid poor installations of low quality heat pumps;
- Significant challenges remain for air to water heat pump system installations due to a lack of technology available on the market and a lack of industry installation capacity and experience;
- A greenhouse gas intensity limit could be easily met with conventional electric tanks or electric baseboards;
- Encouragement to also consider embodied carbon, especially the impact of higher steps on embodied carbon of building materials, and to collect data to make informed policy decisions and understand their unintended consequences;
- Concerns remain about the impact of building electrification to affordability and the ability of BC Hydro to meet increased demand; and
- An extended implementation timeline would be appreciated to allow for sufficient contractors to go through certification and training programs that have recently been developed.

## Flexible Approach

Feedback obtained from stakeholders provided significant insight into industry readiness for the proposed low carbon compliance pathway and has influenced the bylaw requirements and implementation timeline outlined in this report. While the air to air heat pump market and industry is well developed, gaps in technology and capacity



exist for the air to water heat pump market, making a heat pump requirement premature in staff's view.

Bylaw 8810 thus requires that low carbon energy system homes must simply meet an overall greenhouse gas intensity (GHGI) limit for the building. The GHGI limit can be met in a number of ways and staff expect that some builders will choose to install air to air heat pumps or air to water heat pumps, while others may choose to install electric baseboards. While this is a departure from the District of West Vancouver's approach, where heat pump technology is a requirement, this approach is consistent with the City of Vancouver's approach (regulations coming into effect in January 2022).

Natural gas fireplaces and cooktops can also still be accommodated within the GHGI limit proposed in the bylaw.

### **Energy Step Code Requirements for Part 9 (Simple) Buildings**

The Energy Step Code for Part 9 buildings consists of five steps with the highest (Step 5) similar to net zero building performance. The City has required Step 3 since July 1, 2018 for all Part 9 buildings. Bylaw 8810 increases the City's current requirement for Part 9 buildings to Step 5, while also offering an alternate pathway of Step 3 with a low carbon energy system (Table 1). The low carbon energy system option is defined as a maximum modeled greenhouse gas intensity (GHGI) for all space and water heating systems in the building. This approach provides flexibility in the technologies installed and is consistent with the performance-based approach of the Energy Step Code.

**Table 1. Summary of Part 9 Changes**

	Current Requirement	Proposed Requirement	
		Pathway 1: Low Carbon	Pathway 2: Higher Step
Small Part 9 residential buildings	Step 1 of 5	Step 3 of 5 + Low Carbon	Step 5 of 5
Part 9 residential buildings over 1,200 sq. ft.	Step 3 of 5	Step 3 of 5 + Low Carbon	Step 5 of 5

### **Energy Step Code Requirements for Part 3 (Complex) Buildings**

As discussed in the June 2020 staff report, migrating the current Rezoning Policy requirements for Part 3 buildings into the Construction Regulation bylaw (Table 2) will achieve greater administrative efficiency. As the majority of Part 3 projects undergo a rezoning process prior to Building Permit application, this proposal will standardize the energy efficiency requirements that are largely already in effect for Part 3 buildings. Part 3 buildings under the Building Code are larger buildings (over three storeys) with a variety of uses including multi-family residential, commercial and institutional buildings.

An Energy Step Code requirement of Step 1 for institutional buildings is also included, as the Energy Step Code was recently expanded to include buildings with institutional occupancies such as schools and hospitals. Currently, the Step Code for these

buildings consists of only one step, Step 1, which requires energy modeling and airtightness testing for new buildings, but does not require specific energy performance targets to be achieved. Performance requirements beyond Step 1 have yet to be set by the Province for institutional buildings.

**Table 2. Summary of Proposed Part 3 Changes**

Use	Current Requirement	Proposed Requirement
Residential	Step 2 of 4 (Rezoning: Step 3 of 4)	Step 3 of 4
Commercial	Step 1 of 3 (Rezoning: Step 2 of 3)	Step 2 of 3
Institutional	None	Step 1

### **North Shore Coordination and Implementation Timeline**

Since the Energy Step Code was first implemented in December 2017, the City has collaborated with the neighbouring North Shore municipalities regarding Energy Step Code requirements, and all three municipalities intend to introduce a low carbon compliance pathway to take effect in 2021. The District of West Vancouver adopted a low carbon Energy Step Code bylaw amendment in March 2020 with an implementation date of March 2021, while the District of North Vancouver Council recently directed staff to introduce low carbon Energy Step Code requirements with an anticipated implementation date of July 1, 2021.

Should Council adopt Bylaw 8810, requirements would take effect on July 1, 2021, consistent with the District of North Vancouver's expected timeline and exactly three years after Energy Step Code requirements were last increased across the North Shore. While staff had originally considered an implementation date of March 2021 consistent with the District of West Vancouver, following the feedback received during industry consultation, an extended implementation timeline is advisable to allow the industry additional time to deliver new certification and training programs already underway. The extended timeline will also allow staff sufficient time to develop robust internal administration processes. The timeline is approximately six months ahead of similar low carbon requirements taking effect in the City of Vancouver (January 2022).

### **Carbon Pollution Impact**

Implementing a low carbon Energy Step Code compliance pathway for Part 9 buildings in the City is estimated to result in a reduction in greenhouse gas emissions of over 1,500 tonnes, the equivalent of taking almost 500 passenger vehicles off the road over the next 30 years.

### **FINANCIAL IMPLICATIONS**

The implementation of the proposed low carbon Energy Step Code requirements will be accommodated within existing budgets and staff resources.

## **INTER-DEPARTMENTAL IMPLICATIONS**

This report and accompanying bylaw amendment were reviewed by the City Solicitor.

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

This policy supports the City's Livable City goal as articulated in Council's Strategic Plan along with the City's climate target of achieving net zero emissions by 2050.

RESPECTFULLY SUBMITTED:



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Tim Ryce, P. Eng.  
Chief Building Official



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Caroline Jackson, M.Sc.  
Manager, Environmental Sustainability

# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8810

### A Bylaw to amend “Construction Regulation Bylaw, 2003, No. 7390”

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 “**Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8810**” (Low Carbon Pathway Amendments Under the BC Energy Step Code).
2. “Construction Regulation Bylaw, 2003, No. 7390” is amended as follows:

- A. In Part 3 – Definitions, by adding the following definitions:

“Energy Step Code” means the incremental energy performance requirements defined in sections 9.36.6 and 10.2.3 of the Building Code.

“Low Carbon Energy Systems” means all mechanical systems in a Building that provide thermal conditioning and domestic hot water heating such that the modeled Greenhouse Gas Intensity for the floor area of conditioned space of the Building is no more than 3 kg CO<sub>2</sub>e/m<sup>2</sup>/year.

- B. By deleting Subsections 8.7.3. and 8.7.4. and replacing with the following:

8.7.3 Applications for a Building Permit for a Building that contains one or more uses contained in Table 1 and is required to comply with Part 3 of the Building Code shall:

- (a) be designed to meet or exceed the specified Energy Step Code requirements for the Step indicated in Table 1; and
- (b) provide sufficient documentation to demonstrate compliance with this Step to the satisfaction of the Chief Building Official.

Table 1

Use	Energy Step Code Step
Schools other than colleges	Step 1
Libraries	Step 1
Colleges	Step 1
Recreation Centres	Step 1
Hospitals	Step 1
Care Centres	Step 1



Hotels and Motels	Step 3
Other Residential Occupancies	Step 3
Offices	Step 2
Other Business and Personal Service or Mercantile Occupancies	Step 2

8.7.4 Applications for a Building Permit for a building containing a residential Occupancy that is required to comply with Part 9 of the Building Code shall:

- (a) be designed to meet or exceed the specified Energy Step Code requirements for the Step indicated in Table 2; and
- (b) provide sufficient documentation to demonstrate compliance with this Step to the satisfaction of the Chief Building Official.

Table 2

Energy System	Energy Step Code Step
Buildings equipped with Low Carbon Energy Systems	Step 3
Buildings not equipped with Low Carbon Energy Systems	Step 5

C. By deleting Subsections 8.7.5 and 8.8.4. in their entirety.

3. This Bylaw is to come into force and take effect on July 1, 2021.

READ a first time on the <> day of <>, 2020.

READ a second time on the <> day of <>, 2020.

READ a third time on the <> day of <>, 2020.

ADOPTED on the <> day of <>, 2020.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE CAO MEETING ROOM, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, JUNE 22, 2020**

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**REPORTS**

16. Proposed Consultation on Low Carbon Building Bylaw Amendments  
– File: 11-5280-14-0001/2020

Report: Manager, Environmental Sustainability, and Chief Building Official,  
June 17, 2020


Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Manager, Environmental Sustainability, and Chief Building Official, dated June 17, 2020, entitled “Proposed Consultation on Low Carbon Building Bylaw Amendments”:

THAT staff be directed to consult with stakeholders with respect to proposed low carbon amendments to “Construction Regulation Bylaw, 2003, No. 7390”.

**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: Caroline Jackson, Manager, Environmental Sustainability  
Tim Ryce, Chief Building Official

Subject: PROPOSED CONSULTATION ON LOW CARBON BUILDING BYLAW  
AMENDMENTS

Date: June 17, 2020 File No: 11-5280-14-0001/2020

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

**RECOMMENDATION**

PURSUANT to the report of the Manager, Environmental Sustainability, dated June 17, 2020, entitled "Proposed Consultation on Low Carbon Building Bylaw Amendments":

THAT staff be directed to consult with stakeholders with respect to proposed low carbon amendments to the Construction Regulation Bylaw as detailed in this report.

**PURPOSE**

The purpose of this report is to advise Council of the need for a low carbon pathway in the City's BC Energy Step Code requirements for new buildings in order to achieve the City's climate targets, and to seek direction to consult with stakeholders regarding proposed low carbon amendments to the City's Construction Regulation Bylaw.

**BACKGROUND**

**A Critical Decade for Climate Action**

The International Panel on Climate Change (IPCC) released a report in October 2018 warning that urgent and unprecedented action is required over the next decade to avoid the most far-reaching effects of climate change. In February 2019, Council unanimously adopted new community-wide greenhouse gas emissions reduction targets of an 80% reduction in emissions by 2040 and net zero emissions by 2050, and directed staff to incorporate these targets into plans, policies, and business practices.

## Building Emissions

Approximately half of the City's greenhouse gas emissions, on a community-wide basis, are attributed to building energy use. These emissions are primarily due to space and water heating using natural gas heating systems. Transitioning to electric and other low carbon heating systems represents a significant opportunity to reduce emissions from buildings and will be a critical strategy in achieving the City's emissions reduction targets.

Given that buildings constructed today will be in operation in 2050 and beyond, it is important that they are powered by zero emission heating systems. Equipping buildings with low emission electric heating systems at the time of construction is simpler and more cost-effective than retrofitting them later.

## BC Energy Step Code

The BC Energy Step Code was introduced in 2017 to support market transformation towards higher performance buildings through progressive energy efficiency targets, and to provide consistency in building requirements across BC. As a voluntary compliance pathway in the BC Building Code, the Energy Step Code establishes a series of incremental energy efficiency targets for new buildings that local governments can encourage or require. The Energy Step Code also communicates the future intent of Building Code requirements with the goal of all new buildings being net zero energy ready by 2032 (all energy needs could be met through on-site energy generation).

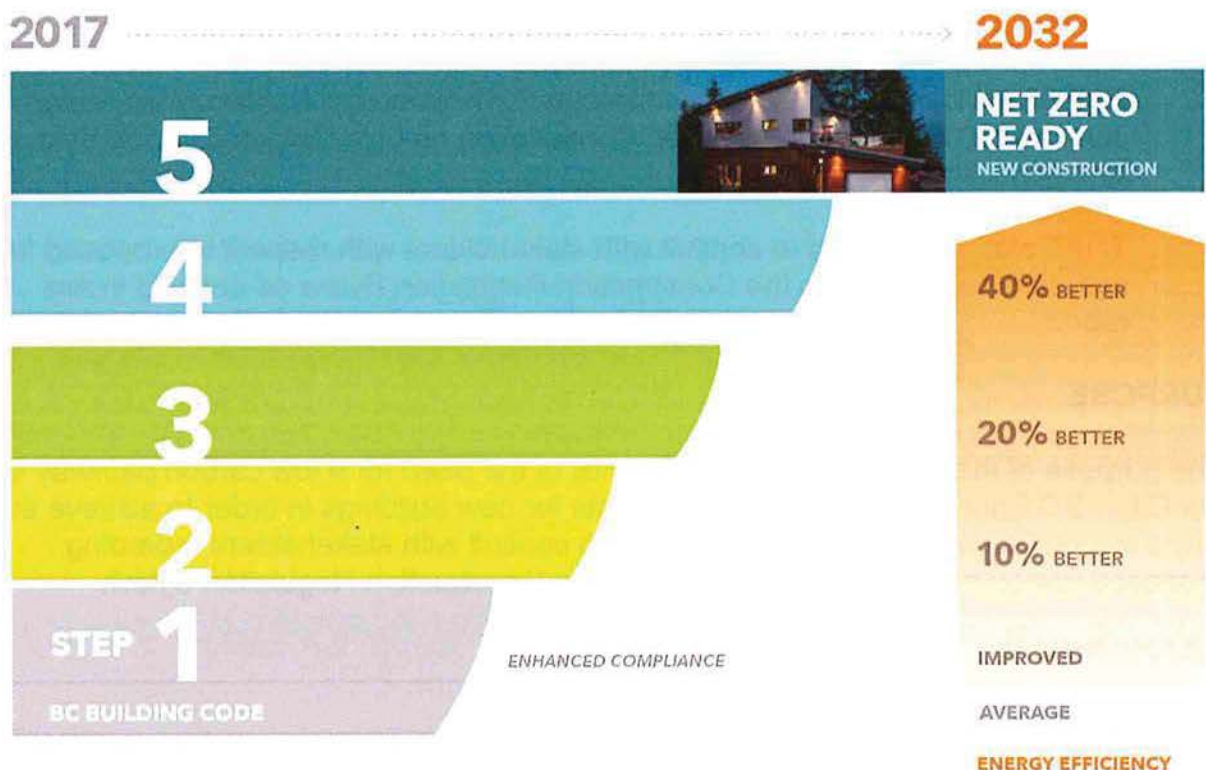


Figure 1. BC Energy Step Code

The Step Code thus allows local governments to require higher levels of energy efficiency in new construction above the minimum requirements of the BC Building Code. Over time, the minimum requirements of the Building Code will be increased



according to the Steps with the target of all buildings achieving the highest Step by 2032.

The transition to higher performance buildings through the Energy Step Code supports better quality construction, improved comfort, and better indoor air quality.

### **Step Code Requirements on the North Shore**

The City first introduced Step Code requirements in December 2017, becoming one of the first municipalities in BC to implement Step Code requirements for all buildings. The City has coordinated closely with the District of West Vancouver (DWV) and the District of North Vancouver (DNV) to provide builders with consistent requirements across the North Shore. Builders have now been building to the current Step Code requirements for approximately two years and have consistently met or exceeded the energy performance targets.

**Part 9 (Simple) Buildings.** Part 9 buildings under the Building Code are typically small residential buildings (three storeys and under) and other non-complex buildings. The City has required Step 3 of 5 for the majority of residential buildings in this category (with the exception of coach houses, where Step 1 is required) since 2018. The exception was made for coach houses as the cost differential is higher for smaller buildings.

**Part 3 (Complex) Buildings.** Part 3 buildings under the Building Code are typically larger and taller (over three storeys) buildings with a variety of uses including multi-family residential buildings, commercial buildings and institutional buildings. The City has required Step 2 of 4 for the majority of Part 3 residential buildings and Step 1 of 3 for Part 3 commercial buildings since 2018. In both cases, projects seeking rezoning are required to achieve an additional step above these base requirements per the Step Code Rezoning Policy.

## **DISCUSSION**

While the Energy Step Code has been successful in increasing overall energy efficiency, achieving better construction quality and building more comfortable and climate resilient homes, it does not alone accomplish the emissions reductions necessary to achieve the City's climate targets.

### **BC Energy Step Code and Greenhouse Gas Emissions**

In BC, due to the Province's low carbon electricity supply, building-related greenhouse gas emissions are directly correlated with heating type. Buildings that rely on electricity compared to natural gas produce relatively few emissions, regardless of the step under the Energy Step Code.

While the Step Code can result in emissions reductions, it can still result in buildings that continue to emit significant emissions over their lifetimes, and does not guarantee the level of emissions reductions necessary to drive emission to zero or near-zero levels.

Depending on the home heating system selected, the greenhouse gas emissions intensity can vary by over 90%, since the Step Code does not require designers to select a low-carbon heating system. For example, when a home is heated using natural gas, even at the highest Step, emissions are only reduced by half (Figure 2).

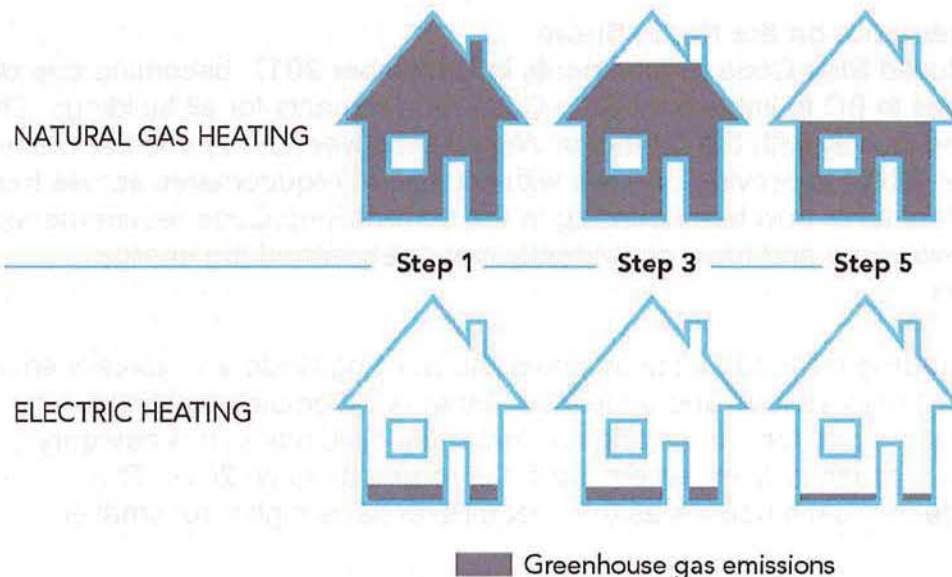


Figure 2. Greenhouse gas emissions by heating type and step of Energy Step Code  
(Source: Metro Vancouver Climate 2050 Buildings Discussion Paper)

### Low Carbon Path in Part 9 Buildings

To achieve the necessary reductions in emissions from buildings, low carbon heating systems are needed in addition to the Energy Step Code performance requirements. Recent guidance from the Province has highlighted that local governments can use the inherent flexibility of the Energy Step Code requirements to advance emissions reductions goals by offering a low carbon compliance pathway.

A number of municipalities, including Surrey, Burnaby, and Richmond have implemented a Step Code low carbon path option by requiring a higher step and offering a voluntary compliance of a lower step with a low carbon (electric) heating system. Most recently, the District of West Vancouver implemented a requirement for Part 9 buildings for Step 5 with an option permitting Step 3 (the City's current step) when a low carbon heat pump energy system is used.

### Heat Pump Technology in Part 9 Buildings

Heat pumps are increasingly being implemented as heating systems in Part 9 buildings. Heat pump technology involves using a small amount of energy to pull heat from the outside air to heat a building. Heat pumps work very efficiently, as they simply transfer heat rather than burning a fuel to create heat.

A key advantage of heat pumps is that they also function in reverse to provide cooling, resulting in a more resilient housing stock. Climate projections predict that over the coming decades, our region will experience summer heat similar to that currently



experienced in Southern California, and mandatory mechanical cooling is already being considered by Provincial authorities to safeguard health under a warming climate. During heat and forest fire smoke events, heat pumps can contribute to maintaining comfortable temperatures and good air quality in homes.

**Proposed Requirement for Part 9 Residential Buildings: Increase to highest step with voluntary low carbon compliance option**

An increase is proposed to the City's current requirement for most Part 9 buildings to the highest Step (Step 5) while offering a voluntary compliance option of the City's current (2018) requirements along with a low carbon (electric heat pump) heating system (Table 1). This proposed requirement is consistent with bylaws adopted by the District of West Vancouver earlier this year, and with a proposed approach currently under consideration by the District of North Vancouver.

This approach offers a number of advantages:

- Harmonized approach with the Districts of West and North Vancouver, maintaining consistency across the North Shore;
- Maintaining the City's existing Step 3 standard for Part 9 residential buildings (in place since 2018), with the addition of a low carbon heating system requirement thus providing flexibility and reducing the need for industry to adopt substantial new building practices; and
- Ensuring mechanical cooling can be provided, creating a more resilient future-proof residential building stock; and
- Avoiding future retrofit costs for these buildings to ensure zero emissions are achieved by 2050.

**Table 1. Summary of Proposed Part 9 Changes**

	Current Requirement	Proposed Requirement	
		Pathway 1: Low Carbon	Pathway 2: Higher Step
<b>Small Part 9 residential buildings</b>	Step 1 of 5	Step 3 of 5 + Low Carbon	Step 5 of 5
<b>Part 9 residential buildings over 1,200 sq. ft.</b>	Step 3 of 5	Step 3 of 5 + Low Carbon	Step 5 of 5

**Approach for Part 3 (Complex) Buildings**

Staff are also examining requirements for Part 3 buildings to determine options for achieving the City's 2050 target. Given the complexity and diversity of these building types, analysis specific to Part 3 buildings is required before determining any future proposed changes.

For these building types, the B.C. Energy Step Code consists of four steps for residential Part 3 buildings, and three steps for commercial Part 3 buildings. Under the City's current requirements in the Construction Regulation Bylaw, residential Part 3

buildings are required to meet Step 2 of 4 while commercial Part 3 buildings are required to meet Step 1 of 3. However, the majority of these Part 3 buildings undergo a rezoning process and thus are subject to the City's 2017 Step Code Rezoning Policy, where residential buildings are required to be built to Step 3 of 4 and commercial buildings are required to be built to Step 2 of 3.

Most Part 3 buildings are over 1,000 m<sup>2</sup> and thus are required to connect to the City's Lonsdale Energy Corporation (LEC) district energy system. LEC is currently incorporating low carbon heat sources including waste heat from the new North Shore Wastewater Treatment Plant to reduce emissions.

Further research and dialogue is required with internal and external stakeholders to determine potential policy options for consideration for Part 3 buildings, and staff will bring forward further information in due course for Council's consideration.

### **Proposed Requirement for Part 3 (Complex) Buildings**

A measure under consideration would be to achieve greater administrative efficiency by migrating the current Rezoning Policy requirements into the Construction Regulation bylaw directly, while continuing to review possible future changes to achieve low carbon objectives.

As the majority of projects undergo a rezoning process prior to Building Permit application, this proposal will standardize the energy efficiency requirements that are largely already in effect for Part 3 buildings.

**Table 2. Summary of Proposed Part 3 Changes**

	<b>Current Requirement</b>	<b>Proposed Requirement</b>
<b>Part 3 residential buildings</b>	Step 2 of 4 (Rezoning: Step 3 of 4)	Step 3 of 4
<b>Part 3 commercial buildings</b>	Step 1 of 3 (Rezoning: Step 2 of 3)	Step 2 of 3

### **NEXT STEPS**

Should Council direct staff to proceed with consultation regarding the above proposed requirements, staff will initiate industry consultation, and work to achieve consistency across the North Shore, with the goal of matching the District of West Vancouver's implementation date of March 2021. Staff will report back to Council in the fall.

### **CONCLUSION**

Incentivizing low carbon heating systems in new construction will play a significant role in reducing emissions from buildings. Given the long lifespan of buildings and high retrofit cost, it is important that this transition happens in the near term in order to advance carbon reduction goals. Bringing these requirements forward now for

consideration will maintain a coordinated North Shore approach and achieve greater consistency for industry.

### **FINANCIAL IMPLICATIONS**

Should Council endorse the report recommendation, staff will proceed with consultation with industry using existing resources and will report back to Council.

### **INTER-DEPARTMENTAL IMPLICATIONS**

This report and recommendation were reviewed by the City Solicitor.

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

This policy supports the City's Livable City goal as articulated in Council's Strategic Plan of achieving net zero emissions by 2050, and is considered an early action in progressing the City's Environment Strategy.

RESPECTFULLY SUBMITTED:



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Caroline Jackson, M.Sc.  
Manager, Environmental Sustainability

RESPECTFULLY SUBMITTED:



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Tim Ryce, P. Eng.  
Chief Building Official



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

**INFORMATION REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Larisa Lensink, Planner 2, Environmental Sustainability

Subject: BC BUILDING CODE UPDATE PUBLIC REVIEW

Date: November 8, 2022 File No: 11-5280-14-0001/2022

**ATTACHMENTS**

1. City of North Vancouver's Submission to the Office of Housing and Construction Standards in the BC Building Code Public Review (City Docs [#2239370](#))

**PURPOSE**

The purpose of this report is to provide a summary of the proposed updates to the BC Building Code and to provide Council the attached submission to the recent public review process (Attachment 1).

**DISCUSSION**

On September 23, 2022, the Province of BC launched a public review of changes to the BC Building Code to support cleaner, more energy efficient construction. The proposed updates can be summarized into two key changes:

1. Increasing the energy efficiency requirements for most new buildings by 20%  
 According to the previously announced timeline for energy efficiency regulatory requirements (Figure 1), the Province is proposing to update the BC Building Code to increase the minimum energy efficiency of new construction by approximately 20%. This would mean increasing the base code requirements to Step 3 for Part 9 (small) buildings and Step 2 for Part 3 (large) buildings.



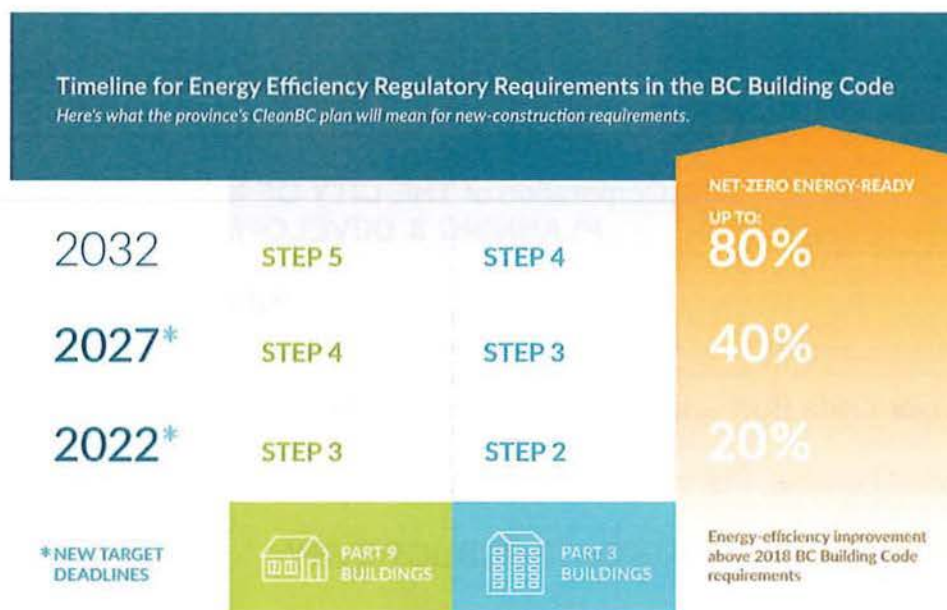


Table 1. Target Energy Step Code timeline showing energy efficiency improvements over 2018 BC Building Code requirements.

Step 3 for Part 9 buildings requires the use of an energy advisor to perform energy modeling and airtightness testing. In anticipation of a shortage of energy advisors in some areas, the Province is proposing a prescriptive compliance pathway, requiring specific building components, instead of energy performance metrics. The prescriptive option would be available to builders in all areas of the province where Step 3 is required, including the City. For the City and other municipalities that have already been requiring the modeled performance metrics of Step 3 through use of an energy advisor, the prescriptive pathway is a deviation this performance-based approach and requires an additional compliance and inspection process for building departments to administer.

## 2. Introducing a carbon pollution standard for local governments

To support the transition to zero carbon buildings by 2030, the Province is proposing to introduce a new tool to set emissions targets for new buildings. The carbon pollution standard is a response to advocacy from local governments for the ability to regulate emissions from new buildings, recognizing this limitation of the Step Code which focuses on energy efficiency. Similar to the implementation of the Step Code, the carbon pollution standard would be available to local governments to opt-in at first, and provides multiple options for levels of stringency. Local governments could set targets to require medium, low and zero carbon-ready buildings, measured by the modeled emissions from operational energy use. Over time, the Province would incorporate these requirements into the BC Building Code to achieve zero carbon new construction by 2030.

To enable a compliance pathway for the carbon pollution standard that does not require use of an energy advisor, the Province has developed a prescriptive option achieved by "decarbonizing" energy sources of building systems. In the BC Building Code "decarbonize" means the energy source achieves an emissions factor equal to or less than that of electricity. To meet the targets of the carbon pollution standard, natural gas would need to be up to 90% renewable

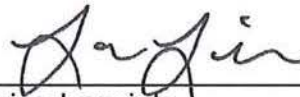


and to achieve the policy intent, this would need to be sustained for the lifetime of the building. Currently, the British Columbia Utilities Commission is reviewing a proposal from FortisBC to provide 100% renewable gas to every newly constructed home connecting to the gas system, which would achieve the intention of the carbon pollution standard if approved. However, given the availability of electric technology options for home heating, the supply of renewable gas in the province might be better utilized in harder to decarbonize sectors such as industry, existing buildings and heavy-duty vehicles.

While these two changes represent significant progress towards low carbon, high performance new construction, a number of concerns have been raised by local governments. The City has provided the attached comments in the BC Building Code public review process to communicate the concerns identified and anticipated impacts to leading local governments.

The changes to the BC Building Code are expected to take effect in December 2022. Staff will continue to follow the BC Building Code update and keep Council apprised of significant advancements.

RESPECTFULLY SUBMITTED:



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Larisa Lensink  
Planner 2, Environmental Sustainability

November 4, 2022

Office of Housing and Construction Standards  
Province of British Columbia  
[BSSB.Public.Review@gov.bc.ca](mailto:BSSB.Public.Review@gov.bc.ca)

To Whom It May Concern,

**Re: British Columbia Building Code 2018 Public Review  
Emissions and Energy Efficiency Standards**

I am writing on behalf of the City of North Vancouver to provide our comments regarding the proposed emissions and energy efficiency standards included in the BC Building Code (BCBC) update. The City is committed to transitioning to a low carbon, resilient building stock and meeting the targets set by Council to reduce emissions by 80% below 2007 levels by 2040 and achieve net zero emissions by 2050. Addressing carbon pollution from buildings is a priority for the City, where buildings account for 40% of community-wide emissions.

The City is a leader and innovator in energy efficiency requirements for new construction. Highlights from the City's leadership includes:

- Transitioning to performance-based energy efficiency regulation beginning in 2011 through the Energy Efficient Buildings Initiative;
- Being the first municipality in BC to adopt the BC Energy Step Code for all buildings in 2017; and
- Introducing a low carbon compliance pathway in 2021 to ensure new homes are built with low carbon energy systems.

The City appreciates the opportunity to provide comments on the proposed updates to the BCBC and the effort taken to incorporate feedback received from local governments to date. The proposed updates to increase energy efficiency of new buildings by 20% province-wide as the next step towards the goal of net zero energy ready buildings by 2032 furthers BC's leadership in the country and is commendable. The City is supportive of the proposed updates to introduce a carbon pollution standard to the BCBC as a critical tool in addressing emissions from new construction and moving towards the goal of zero carbon buildings by 2030. With these goals in mind, the City has concerns about three components of the proposed updates:

1. Proposed prescriptive backstop for Part 9 for "20%-better" (Step 3)

The proposed prescriptive compliance pathway for Step 3 for Part 9 buildings represents a significant deviation from the City's regulatory approach since the introduction of performance-based requirements in 2011 and Step 3 of the Step Code in 2018. As such, the City is concerned about the following anticipated impacts of the prescriptive compliance pathway for Step 3:



- Undermining of the significant effort taken over the past decade to transition the building industry towards performance-based metrics as a cost-effective and flexible approach to achieve energy efficiency objectives;
- Same level of energy performance will not be achieved consistently without the requirements of airtightness testing and energy modeling to confirm energy efficiency objectives have been met;
- Significant additional building department resources will be required to add a second compliance and inspection process; and
- Delays to permitting – and therefore delivery of new housing during a housing and affordability crisis – as a result of building department capacity constraints.

2. Proposed prescriptive pathway for the Part 9 carbon pollution standard

The City understands that the proposed prescriptive pathway for the Part 9 carbon pollution standard was developed in response to the request from local governments for an optional compliance pathway explicitly related to electrification as a proven, viable and clear way to reduce emissions from the building sector. By taking a 'fuel-neutral' approach, the current proposed carbon pollution standard does not achieve this intent and raises the following concerns:

- Authorities having jurisdiction have no way of verifying a long-term supply of renewable natural gas as required by the City of Vancouver Energy Modelling Guidelines for purchased renewable energy;
- Without a tool to require all-electric systems, local governments will need to use incentive-based systems to achieve their emissions reductions objectives, which are more costly and less effective than direct regulation and lead to inconsistent requirements for industry across municipalities; and
- Proposed prescriptive pathway does not follow the best practice of enabling all-electric buildings set by leading jurisdictions including Quebec, New York City, Seattle, and many California cities.

3. Omission of embodied carbon

The proposed updates to the BCBC including carbon pollution standards do not address emissions associated with building materials. As adoption of low carbon mechanical systems in new construction increases through implementation of the carbon pollution standard and local government incentive programs, carbon embodied in building materials will become an increasingly significant portion of emissions from the building sector. Where low carbon alternatives for many materials are readily available in BC today, there is no need to delay progress in this critical area for emissions reduction to the next BCBC update.

To address the above concerns, the City encourages the Office of Housing and Construction Standards to:

1. Enable the proposed prescriptive backstop for "20% better" to be an opt-in for local governments in areas that have limited access to energy advisors, or who have not yet adopted performance-based metrics to enable continued advancement in high performance construction.

2. Revise the proposed prescriptive pathway for the Part 9 carbon pollution standard to explicitly reference electric systems, or remove the prescriptive option to achieve the policy intent of equipping buildings with low or zero carbon systems for the entirety of the buildings' lifespan.
3. Incorporate or communicate a plan to incorporate a tool to address embodied carbon in the BCBC, to form a comprehensive approach to emissions reduction from the building sector.

Thank you for the opportunity to review the proposed emissions and energy efficiency standards in the BC Building Code update. We look forward to continuing to work collaboratively with the Province towards our shared goal of low carbon, resilient new buildings.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Draper', with a stylized, cursive script.

Jennifer Draper  
Acting Director  
Planning & Development



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## **NOTICE OF MOTION**

9. YWCA City Shift – Creating More Inclusive Cities – File: 10-4710-01-0001/2023

Submitted by Councillor McIlroy

### **RECOMMENDATION:**

WHEREAS systemic inequities are present in all municipalities and prevent all citizens from fully participating in civic life;

WHEREAS numerous municipalities across British Columbia and Canada have made progress towards becoming more equitable by committing to embed equity in all government action through the use of analytical processes for the assessment of systemic inequities (e.g., Gender-Based Analysis Plus);

WHEREAS the Province of British Columbia and the Government of Canada have adopted Gender-Based Analysis Plus to assess how diverse Canadians experience policies, programs and government initiatives;

THEREFORE BE IT RESOLVED THAT the Union of BC Municipalities (UBCM) calls upon the Province of British Columbia and the Government of Canada to provide resources and policy direction to enable municipalities to implement said processes across municipal capital investments, operations and strategic initiatives;

BE IT FURTHER RESOLVED THAT UBCM urges local governments across British Columbia to adopt said processes to ensure all citizens can participate fully in civic life and to make measurable progress towards dismantling systemic inequality in our communities.

*Background Information, February 15, 2023*

# We are asking local governments for bold action in their pursuit of equity

YWCA City Shift is asking local governments in Metro Vancouver to commit to using an intersectional lens, such as Gender-Based Analysis Plus, across the scope of their work.

Gender-Based Analysis Plus (GBA+) is a free tool that can help cities successfully apply an intersectional lens to how they do business.

## Making cities work for all

Our identities impact how we experience city life. Dark streets feel different depending on your gender; a crack in the sidewalk may be an obstacle depending on your mobility or if you are pushing a stroller.

Women, especially racialized and Indigenous women and others with intersecting barriers, have not had an equal voice in how we build and grow our cities. YWCA City Shift is committed to changing that by working with cities to ensure all residents are seen, heard, and accounted for.

Using a tool like GBA+ is a cost-effective way to ensure every resident can fully participate in civic life. It helps cities ask questions, challenge assumptions, and identify potential impacts, taking into account the diversity of their communities. This leads to fairer, more equitable policy, funding, and service decisions.



**Cities have always  
been about progress:  
building denser, greener,  
brighter, smarter.  
It's time we build fairer.**



**CITY  
SHIFT**



Women and Gender  
Equality Canada

Femmes et Égalité  
des genres Canada

**Canada**



## How can local governments lead?

Your municipality will join others like Edmonton, New Westminster, Ottawa, and Vancouver—cities that are already using equity lenses in decision- and policy-making. Improvements can be achieved in areas like housing, transit, child care, urban planning, and more.

**By working with YWCA City Shift, municipalities will go beyond general commitments to equity and inclusion and move to tangible action.**

You will have support to build policies that include underrepresented groups in civic decision-making processes, and tools and resources to assess how you are making your city more equitable.

This work will require leadership and commitment, but the results will improve life for residents in your region and position your city for growth and innovation.

## How can YWCA City Shift support you?

We invite you to take bold action on this important work. Our project team and advisory council members are available to meet with your municipal staff and councillors to talk about options that meet your community's needs.

**We can also provide you with a Kick-Start Guide that includes sample motions and policies from other jurisdictions, helpful examples, and other tools to support the process. All we need from you is leadership and commitment.**

## To get involved

Contact Amy Juschka, Director of Communications and Advocacy at [ajuschka@ywcavan.org](mailto:ajuschka@ywcavan.org) or 778-868-7164.

***YWCA City Shift*** aims to make our cities more equitable, prosperous, and just by supporting Metro Vancouver municipalities to adopt an intersectional lens across policy, funding, and service decisions. City Shift is funded by Women and Gender Equality Canada.

[cityshift.ca](http://cityshift.ca)



Women and Gender  
Equality Canada

Femmes et Égalité  
des genres Canada





## **Memo: Creating more inclusive cities - a call to action**

Social inequities like sexism, racism and ableism can shape our cultures and cities.

Gender-based Analysis Plus (GBA+) is a user-friendly tool that was developed by the federal government and is used provincially in BC. GBA+ provides a rigorous method for the assessment of systemic inequalities, as well as a means to assess how diverse groups of people may experience policies, programs and initiatives.

- GBA+ has been adopted by cities across Canada, including Edmonton, Ottawa and Montreal, and has a free certificate program.

**Key insight:** When cities commit to using an equity tool like GBA+, they are prompted to ask questions, challenge assumptions and identify potential impacts, taking into account the diversity of their communities. This leads to fairer, more equitable policy, funding and service decisions.

### **Why prioritize equity work?**

- Women, especially diverse women, continue to be underrepresented on local government councils.<sup>1</sup>
- Policy decisions are not neutral – they impact people differently. Review this report on how GBA+ shed light on the unequal impacts of climate change in BC.<sup>2</sup>

### **Addressing barriers for local government**

Municipalities across Canada are recognizing that diversity, equity and inclusion are important priorities, and many cities have already made significant progress. But there is still much to be done.

Resource and capacity constraints are often cited as barriers towards advancing equity at the local government level. For this reason, we are asking the federal and provincial governments to provide policy direction and resourcing to BC municipalities so they can make meaningful progress.

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<sup>1</sup> <https://vancouver.sun.com/news/local-news/fewer-women-elected-to-council-in-several-metro-cities>

<sup>2</sup> <https://www2.gov.bc.ca/gov/content/environment/climate-change/adaptation/resources>

## **Creating more inclusive cities - a call to action**

Whereas systemic inequities are present in all municipalities and prevent all citizens from fully participating in civic life;

Whereas numerous municipalities across British Columbia and Canada have made progress towards becoming more equitable by committing to embed equity in all government action through the use of analytical processes for the assessment of systemic inequities (e.g., Gender-Based Analysis Plus);

Whereas the Province of British Columbia and the Government of Canada have adopted Gender-Based Analysis Plus to assess how diverse Canadians experience policies, programs, and government initiatives;

Be it resolved that the Union of BC Municipalities (UBCM) calls upon the Province of British Columbia and the Government of Canada to provide resources and policy direction to enable municipalities to implement said processes across municipal capital investments, operations and strategic initiatives;

Be it further resolved that UBCM urges local governments across British Columbia to adopt said processes to ensure all citizens can participate fully in civic life and to make measurable progress towards dismantling systemic inequality in our communities.

## **Contact information?**

## **Resources:**

- For more information on GBA+ and why local governments should consider adopting this tool, please see the following GBA+ fact sheet developed by the BC Government's Gender Equity Office: <https://www2.gov.bc.ca/gov/content/gender-equity/factsheets>
- To learn why Edmonton uses GBA+ as a tool to create a more inclusive city, watch this short video: <https://www.youtube.com/watch?v=p6w-d1mmjFU>