



REGULAR COUNCIL MEETING

SEPTEMBER 25, 2023

The Regular Council meeting will be called to order at 6:00pm and Council will immediately recess to the Committee of the Whole (Closed Session) from 6:00-7:00pm, which will be held in Conference Room A/B and closed to the public, pursuant to the *Community Charter*, Sections 90(1)(c) [labour relations], 90(1)(e) [land matter] and 90(1)(k) [proposed services].

The Regular Council meeting will resume at approximately 7:00pm in the Council Chamber.

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AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, SEPTEMBER 25, 2023 AT 6:00 PM

Watch Livestream at cnv.org/LiveStreaming
View complete Agenda Package at cnv.org/CouncilMeetings

The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and Səlíl̓wətał (Tsleil-Waututh) Nations.

CALL TO ORDER

RECESS TO CLOSED SESSION

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, September 25, 2023

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 24, 2023
3. Special Regular Council Meeting Minutes, August 25, 2023
4. Special Regular Council Meeting Minutes, September 20, 2023

PROCLAMATIONS

Truth and Reconciliation Week and Day – September 25 to 29 and September 30, 2023

Canadian Library Month – October 2023

PUBLIC INPUT PERIOD

CONSENT AGENDA

Item *5 is listed in the Consent Agenda for consideration.

CORRESPONDENCE

- *5. Board in Brief – Metro Vancouver Regional District, July 28, 2023

PRESENTATIONS

North Vancouver City Library – 2024 Priorities – Library Board Chair and Chief Librarian, North Vancouver City Library

Information Report, September 12, 2023 – “City Library 2024 Priorities”

PRESENTATIONS – Continued

North Vancouver Recreation and Culture Update – A Healthy City for All –
Director and Deputy Director, North Vancouver Recreation and Culture

Information Report, September 12, 2023 – “North Vancouver Recreation and Culture Update”

REPORT

6. Council Strategic Plan – 2022-2026

PRESENTATION

2024-2028 Financial Plan Update – Chief Financial Officer

REPORT

7. 2023-2027 Revised Financial Plan

BYLAW – FIRST, SECOND AND THIRD READINGS

8. “Financial Plan for the Years 2023 to 2027 Bylaw, 2023, No. 8962, Amendment Bylaw, 2023, No. 8978” (Revised Financial Plan)

REPORT

9. 2024 Permissive Tax Exemptions

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “Taxation Exemption Bylaw, 2023, No. 8990”

REPORTS

11. Rezoning Application: 442 East 16th Street (Mehrdad Rahbar / Vernacular Studio Inc.)
12. Rezoning Application: 412 East 11th Street (Mehrdad Rahbar / Vernacular Studio Inc.)
13. Re-Dedication of Portions of Derek Inman Park

BYLAW – FIRST, SECOND AND THIRD READINGS

14. “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8993” (Derek Inman Parklands Adjustment)

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

RECESS TO CLOSED SESSION

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

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, September 25, 2023

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 24, 2023
3. Special Regular Council Meeting Minutes, August 25, 2023
4. Special Regular Council Meeting Minutes, September 20, 2023

PROCLAMATIONS

Truth and Reconciliation Week and Day – September 25 to 29 and
September 30, 2023

Canadian Library Month – October 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 may only speak on the same matter once in a 3-month period.

Speakers during the Public Input Period are permitted to join the meeting in person in the Council Chamber or electronically via Webex. There are 2 ways to sign up to speak during the Public Input Period.

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

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

PUBLIC INPUT PERIOD – Continued

The Public Input Period provides an opportunity for comment only and places the speaker's concern on record, without the expectation of a response from Council. Speakers must comply with the General Rules of Conduct set out in section 5.1 of "Council Procedure Bylaw, 2015, No. 8500" and may not speak with respect to items as listed in section 12.25(2).

Speakers are requested not to address matters that refer to items from a concluded Public Hearing/Public Meeting or to Public Hearings, Public Meetings and Committee meetings when those matters are scheduled on the same evening's agenda, as an opportunity for public input is provided when the particular item comes forward for discussion.

Please address the Mayor as "Your Worship" or "Mayor, followed by their surname". Councillors should be addressed as "Councillor, followed by their surname".

CONSENT AGENDA

Item *5 is listed in the Consent Agenda for consideration.

RECOMMENDATION:

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

START OF CONSENT AGENDA

CORRESPONDENCE

- *5. Board in Brief, Metro Vancouver Regional District, July 28, 2023
– File: 01-0400-60-0006/2023

Re: Metro Vancouver – Board in Brief

RECOMMENDATION:

THAT the correspondence from Metro Vancouver, dated July 28, 2023, regarding the "Metro Vancouver – Board in Brief", be received and filed.

END OF CONSENT AGENDA

PRESENTATIONS

North Vancouver City Library – 2024 Priorities – Library Board Chair and Chief Librarian, North Vancouver City Library

Information Report, September 12, 2023 – “City Library 2024 Priorities”

North Vancouver Recreation and Culture Update – A Healthy City for All – Director and Deputy Director, North Vancouver Recreation and Culture

Information Report, September 12, 2023 – “North Vancouver Recreation and Culture Update”

REPORT

6. Council Strategic Plan – 2022-2026 – File: 01-0620-02-0005/1

Report: Manager, Strategic Initiatives, September 13, 2023

RECOMMENDATION:

PURSUANT to the report of the Manager, Strategic Initiatives, dated September 13, 2023, entitled “Council Strategic Plan – 2022-2026”:

THAT the 2022-2026 Council Strategic Plan be adopted;

AND THAT staff be directed to use the 2022-2026 Council Strategic Plan to incorporate into the Corporate Business Plan and Financial Plan.

PRESENTATION

2024-2028 Financial Plan Update – Chief Financial Officer

REPORT

7. 2023-2027 Revised Financial Plan – File: 05-1715-20-0020/2023

Report: Chief Financial Officer, September 13, 2023

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated September 13, 2023, entitled “2023-2027 Revised Financial Plan”:

THAT the amendments to the 2023-2027 Financial Plan for new projects identified, to be funded by the Growing Communities Fund, be endorsed;

THAT the amendments to the 2023-2027 Financial Plan for emerging priority projects, to be funded by the General Reserve Fund, be endorsed;

Continued...

REPORT – Continued

7. 2023-2027 Revised Financial Plan – File: 05-1715-20-0020/2023 – Continued

THAT (Funding Appropriation #2331) an amount of \$1,750,000 be appropriated from the Growing Communities Fund for the purpose of funding the 2023-2027 Revised Financial Plan;

THAT (Funding Appropriation #2332) an amount of \$1,320,000 be appropriated from the General Capital Reserve for the purpose of funding the 2023-2027 Revised Financial Plan;

THAT the transfer of \$33,500 from “St. Andrews Park Improvements” (Project 50158) to new project “Outdoor Sports and Recreation Fees and Charges Framework Study” (Project 47225) be approved;

THAT an amount of \$2,428,720 be returned to the Tax Sale Land Principal Reserve from the Civic Amenity Reserve;

THAT should any of the amounts remain unexpended as at December 31, 2026, the unexpended balances shall be returned to the credit of the respective fund;

AND THAT “Financial Plan for the Years 2023 to 2027 Bylaw, 2023, No. 8962, Amendment Bylaw, 2023, No. 8978” (Revised Financial Plan) be considered.

Item 8 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

8. “Financial Plan for the Years 2023 to 2027 Bylaw, 2023, No. 8962, Amendment Bylaw, 2023, No. 8978” (Revised Financial Plan)

RECOMMENDATION:

THAT “Financial Plan for the Years 2023 to 2027 Bylaw, 2023, No. 8962, Amendment Bylaw, 2023, No. 8978” (Revised Financial Plan) be given first, second and third readings.

REPORT

9. 2024 Permissive Tax Exemptions – File: 05-1970-07-0001/2023

Report: Chief Financial Officer, September 13, 2023

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated September 13, 2023, entitled “2024 Permissive Tax Exemptions”:

THAT “Taxation Exemption Bylaw, 2023, No. 8990” be considered.

Item 10 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “Taxation Exemption Bylaw, 2023, No. 8990”

RECOMMENDATION:

THAT “Taxation Exemption Bylaw, 2023, No. 8990” be given first, second and third readings.

REPORTS

11. Rezoning Application: 442 East 16th Street (Mehrdad Rahbar / Vernacular Studio Inc.) – File: 08-3400-20-0099/1

Report: Planning Assistant, September 13, 2023

RECOMMENDATION:

PURSUANT to the report of the Planning Assistant, dated September 13, 2023, entitled “Rezoning Application: 442 East 16th Street (Mehrdad Rahbar / Vernacular Studio Inc.)”:

THAT the application submitted by Mehrdad Rahbar / Vernacular Studio Inc., to rezone the property located at 442 East 16th Street from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*,

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

12. Rezoning Application: 412 East 11th Street (Mehrdad Rahbar / Vernacular Studio Inc.) – File: 08-3400-20-0105/1

Report: Planning Assistant, September 13, 2023

RECOMMENDATION:

PURSUANT to the report of the Planning Assistant, dated September 13, 2023, entitled “Rezoning Application: 412 East 11th Street (Mehrdad Rahbar / Vernacular Studio Inc.)”:

THAT the application submitted by Mehrdad Rahbar / Vernacular Studio Inc., to rezone the property located at 412 East 11th Street from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*,

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

REPORTS – Continued

13. Re-Dedication of Portions of Derek Inman Park – File: 06-2240-01-0001/2023

Report: City Solicitor, September 18, 2023

RECOMMENDATION:

PURSUANT to the report of the City Solicitor, dated September 18, 2023, entitled “Re-Dedication of Portions of Derek Inman Park”:

THAT “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8993” (Derek Inman Parklands Adjustment) be considered.

Item 14 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

14. “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8993” (Derek Inman Parklands Adjustment)

RECOMMENDATION:

“Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8993” (Derek Inman Parklands Adjustment) be given first, second and third readings.

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)(c) [labour relations], 90(1)(e) [land matter] and 90(1)(k) [proposed services].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

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**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE
COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY
HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, JULY 24, 2023**

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
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
K. Graham, Corporate Officer
J. Peters, Acting Deputy Corporate Officer
L. Sawrenko, Chief Financial Officer
H. Granger, City Solicitor
K. Magnusson, Director, Engineering, Parks and Environment
D. Hutch, Deputy Director, Parks and Public Spaces
B. Willock, Deputy Director, Infrastructure Management
J. Hall, Manager, Public Realm Infrastructure
S. Galloway, Director, Planning and Development
R. Basi, Manager, Development Planning
L. Maultsaid-Blair, Development Planner
R. de St. Croix, Manager, Long Range and Community Planning
E. Elliott, Manager, Transportation Planning
M. Friesen, Manager, Environmental Sustainability
A. Dempster, Environmental Sustainability Planning Assistant
A. Garcha, Environmental Sustainability Planning Assistant
J. Robertson, Sr. Manager, Communications and Engagement
G. Schalk, Public Safety Director and Fire Chief
S. Smith, Manager, Economic Development
B. Lin, Economic and Business Development Coordinator
E. Doran, Director, People and Culture
J. Roy, Manager, Civic Facilities
C. Bulman, Committee and Records Clerk

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

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Valente

1. Regular Council Meeting Agenda, July 24, 2023

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Back, seconded by Councillor Shahriari

2. Regular Council Meeting Minutes, July 17, 2023

CARRIED UNANIMOUSLY

PROCLAMATION

Mayor Buchanan declared the following proclamation:

Pride Week – July 31 to August 6, 2023

PUBLIC INPUT PERIOD

Moved by Councillor Bell, seconded by Councillor Valente

THAT the Public Input Period be extended to hear more than 5 speakers listed on the sign-up sheet.

CARRIED UNANIMOUSLY

- Laurie Parkinson, 634 East 4th Street, North Vancouver, spoke regarding Item 9 – draft Climate and Environment Strategy.
- Tyla Doyle, 712 St. Andrews Avenue, North Vancouver, spoke regarding Item 10 – St. Andrews Safety Improvement Project.
- Gordon Doyle, 712 St. Andrews Avenue, North Vancouver, spoke regarding Item 10 – St. Andrews Safety Improvement Project.
- Carolyn Langton, 352 East 8th Street, North Vancouver, spoke regarding Item 10 – St. Andrews Safety Improvement Project.
- Dennis Hilton, 818 St. Andrews Avenue, North Vancouver, spoke regarding Item 10 – St. Andrews Safety Improvement Project.
- Wendy Easton, 109 West 1st Street, North Vancouver, spoke regarding the Lower Lonsdale sandwich boards and wayfarer signage.
- Jennifer Branston, 103-900 Berkley Road, North Vancouver, spoke regarding Item 9 – draft Community Wellbeing Strategy and accessibility.
- Wendy Nielsen, 725 St. Andrews Avenue, North Vancouver, spoke regarding Item 10 – St. Andrews Safety Improvement Project.
- Brad Hodson, 279 East 8th Street, North Vancouver, spoke regarding Item 10 – St. Andrews Safety Improvement Project.
- Kyle Robertson, 737 St. Andrews Avenue, North Vancouver, spoke regarding Item 10 – St. Andrews Safety Improvement Project.
- Martino Ciambrelli, 1108 St. Andrews Avenue, North Vancouver, spoke regarding Item 10 – St. Andrews Safety Improvement Project.
- Robyn Newton, 2104 Grand Boulevard, North Vancouver, spoke regarding Item 9 – draft Community Wellbeing Strategy and draft Climate and Environment Strategy.
- Fiona Walsh, 453 East 13th Street, North Vancouver, spoke regarding Item 10 – St. Andrews Safety Improvement Project.
- Ben Woodyatt, 318 East 14th Street, North Vancouver, spoke regarding Item 10 – St. Andrews Safety Improvement Project.
- Alexis Chicoine, 480 Sundance Crescent, West Vancouver, spoke regarding Item 9 – draft Community Wellbeing Strategy and accessibility.
- Nicole Hiebert, 488 Seymour River Place, North Vancouver, spoke regarding public art.
- Derrick Daniels, 1651 Westover Road, North Vancouver, spoke regarding Item 10 – St. Andrews Safety Improvement Project.

CONSENT AGENDA

Moved by Councillor Valente, seconded by Councillor Bell

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

- *3. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835" (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733)

Moved by Councillor Valente, seconded by Councillor Bell

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835" (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

- *4. "Housing Agreement Bylaw, 2021, No. 8864" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments)

Moved by Councillor Valente, seconded by Councillor Bell

THAT "Housing Agreement Bylaw, 2021, No. 8864" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

- *5. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740)

Moved by Councillor Valente, seconded by Councillor Bell

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874" (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

CONSENT AGENDA – Continued

BYLAWS – ADOPTION – Continued

- *6. “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments)

Moved by Councillor Valente, seconded by Councillor Bell

THAT “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

BYLAW – FIRST, SECOND AND THIRD READINGS

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8959” (David Iaquina / Cobblestone Homes Ltd., 259 East 23rd Street, CD-750)

Moved by Councillor Valente, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8959” (David Iaquina / Cobblestone Homes Ltd., 259 East 23rd Street, CD-750) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Valente, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8959” (David Iaquina / Cobblestone Homes Ltd., 259 East 23rd Street, CD-750) be given third reading.

CARRIED UNANIMOUSLY

REPORT

8. Street Naming in the North Harbour Development Area – File: 01-0360-20-0017/2023

Report: Project Manager, Public Realm Infrastructure, July 13, 2023

Moved by Councillor Bell, seconded by Councillor Shahriari

PURSUANT to the report of the Project Manager, Public Realm Infrastructure, dated July 13, 2023, entitled “Street Naming in the North Harbour Development Area”:

THAT the name “Harbour Way” be approved for the proposed east-west street, south of Harbourside Drive, connecting development lots A through D.

CARRIED UNANIMOUSLY

PRESENTATION

City Policy Framework

- Overview – Director, Planning and Development
- Draft Economic Strategy – Manager, Economic Development
- Draft Community Wellbeing Strategy – Manager, Long Range and Community Planning
- Draft Climate and Environment Strategy – Manager, Environmental Sustainability

The Director, Planning and Development, Manager, Economic Development, Manager, Long Range and Community Planning, and Manager, Environmental Sustainability, provided a PowerPoint presentation regarding the “City Policy Framework” and responded to questions of Council.

REPORT

9. Draft Strategies Update – File: 13-6480-01-0001/2023

Report: Manager, Long Range and Community Planning
Manager, Environmental Sustainability
Manager, Economic Development
Director, Planning and Development, July 12, 2023

Moved by Councillor McIlroy, seconded by Councillor Shahriari

PURSUANT to the report of the Manager, Long Range and Community Planning, Manager, Environmental Sustainability, Manager, Economic Development, and Director, Planning and Development, dated July 12, 2023, entitled “Draft Strategies Update”:

THAT the draft Economic Strategy, Community Wellbeing Strategy and Climate and Environment Strategy be endorsed for engagement and refinement.

CARRIED UNANIMOUSLY

PRESENTATION

St. Andrews Safety Improvement Project – Next Steps – Director, Engineering, Parks and Environment, and Manager, Public Realm Infrastructure

The Director, Engineering, Parks and Environment, and Manager, Public Realm Infrastructure, provided a PowerPoint presentation regarding “St. Andrews Safety Improvement Project – Next Steps” and responded to questions of Council.

Mayor Buchanan declared a recess at 9:55 pm and reconvened the meeting at 10:06 pm.

REPORT

10. St. Andrews Safety Improvement Project – Next Steps – File: 16-8350-20-0038/1

Report: Manager, Public Realm Infrastructure, July 12, 2023

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Manager, Public Realm Infrastructure, dated July 12, 2023, entitled “St. Andrews Safety Improvement Project – Next Steps”:

THAT staff proceed with the implementation of design adjustments that respond to community feedback and continue to improve safety and comfort of the street for all roadway users;

THAT \$130,000 of existing funding from “Esplanade Complete Streets” (Project #53257) be reallocated to “Priority Mobility Network Strategy” (Project #53255) to allow for the implementation of the design adjustments;

AND THAT should any of the amount remain unexpended as at December 31, 2026, the unexpended balance shall be returned to the credit of the respective fund.

Moved by Councillor Shahriari, seconded by Councillor McIlroy

THAT the first active clause be amended as follows:

“THAT staff proceed with the implementation of design adjustments that respond to community feedback and continue to improve safety and comfort of the street for all road users from 9th Street and St. Andrews Avenue, north to 13th Street;

THAT Council consider any improvements from 9th Street and St. Andrews Avenue, south to Keith Road, in the fall;”

Amendment motion, **CARRIED UNANIMOUSLY**

Main motion, as amended, **CARRIED UNANIMOUSLY**

Moved by Councillor Valente, seconded by Councillor Bell

THAT the meeting continue past 10:30 pm.

CARRIED UNANIMOUSLY

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

COUNCIL REPORTS

Councillor Bell reported on his attendance at the Metro Vancouver Water Committee meeting, shared a brochure on the Seymour-Capilano Filtration Plant and commented on other meetings and events he attended over the past month, including Canada Day, Philippine Day, green roof tour of City Market and Squamish Nations’ Voices of Elders.

NEW ITEMS OF BUSINESS

Nil.

NOTICE OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Shahriari, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(k) proposed service.

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 10:37 pm and reconvened at 10:42 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

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

Report: Corporate Officer, July 18, 2023

Moved by Councillor Shahriari, seconded by Councillor Back

PURSUANT to the report of the Corporate Officer, dated July 18, 2023, regarding a proposed service:

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

AND THAT the wording of the recommendation and the report of the Corporate Officer, dated July 18, 2023, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Shahriari, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:43 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

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**MINUTES OF THE SPECIAL REGULAR MEETING OF COUNCIL HELD
ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH
VANCOUVER, BC, ON **FRIDAY, AUGUST 25, 2023****

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor S. Shahriari
Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
B. Pearce, Deputy CAO
K. Graham, Corporate Officer
S. Galloway, Director, Planning and Development
L. Sawrenko, Chief Financial Officer
D. Hutch, Deputy Director, Parks and Public Spaces
S. Smith, Manager, Economic Development
R. de St. Croix, Manager, Long Range and Community Planning

ABSENT

Councillor J. McIlroy

The meeting was called to order at 12:00 pm.

APPROVAL OF AGENDA

Moved by Councillor Bell, seconded by Councillor Girard

1. Special Regular Council Meeting Agenda, August 25, 2023

CARRIED UNANIMOUSLY

RECESS TO CLOSED SESSION

Moved by Councillor Bell, seconded by Councillor Girard

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

CARRIED UNANIMOUSLY

The meeting recessed to the Special Committee of the Whole, Closed Session, at 12:01 pm
and reconvened at 12:57 pm.

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

2. Land Matter – File: 13-6750-01-0001/2023

Report: Director, Planning and Development, and Manager, Economic Development, August 18, 2023

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Director, Planning and Development, and the Manager, Economic Development, dated August 18, 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 Director, Planning and Development, and the Manager, Economic Development, dated August 18, 2023, remain in the Closed session.

CARRIED UNANIMOUSLY

3. Labour Relations – File: 01-0560-20-0001/2023

Report: Deputy Chief Administrative Officer, August 18, 2023

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Deputy Chief Administrative Officer, dated August 18, 2023, regarding labour relations:

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 Chief Administrative Officer, dated August 18, 2023, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Valente, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 12:58 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER



**MINUTES OF THE SPECIAL REGULAR MEETING OF COUNCIL HELD IN
THE MACKENZIE 1 MEETING ROOM AT THE FAIRMONT WATERFRONT
HOTEL, 900 CANADA PLACE WAY, VANCOUVER, BC, ON **WEDNESDAY,**
SEPTEMBER 20, 2023**

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor J. McIlroy
Councillor S. Shahriari
Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
S. Galloway, Director, Planning and Development
K. Magnusson, Director, Engineering, Parks and Environment

The meeting was called to order at 1:30 pm.

APPROVAL OF AGENDA

Moved by Councillor McIlroy seconded by Councillor Back

1. Special Regular Council Meeting Agenda, September 20, 2023

CARRIED UNANIMOUSLY

RECESS TO CLOSED SESSION

Moved by Councillor McIlroy, seconded by Councillor Back

THAT Council recess to the Special Committee of the Whole, Closed Session,
pursuant to the *Community Charter*, Sections 90(1)(e) [land matter] and 90(2)(c)
[intergovernmental relations].

CARRIED UNANIMOUSLY

ADJOURN IN CLOSED SESSION

The meeting recessed at 1:31 pm and did not reconvene. A motion to adjourn was approved in the Special Committee of the Whole (Closed Session) at 3:12 pm.

"Certified Correct by the Corporate Officer"

CORPORATE OFFICER

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Office of the Mayor
CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

TRUTH AND RECONCILIATION WEEK AND DAY

- Whereas* from September 25 to 29, Canadians will be provided the opportunity to deepen their understanding of Indigenous history and advancing reconciliation;
- Whereas* the City of North Vancouver values Indigenous lives and is committed to strengthening its relationships with First Nations, Métis and Inuit peoples;
- Whereas* the City of North Vancouver recognizes that public commemoration of the history and legacy of residential schools remains a vital component of reconciliation;
- Whereas* the Truth and Reconciliation Commission's Call to Action #80 called on the Federal government to establish, as a statutory holiday, a National Day for Truth and Reconciliation to honour survivors of residential schools, their families and communities;
- Whereas* the government of Canada and the Province of British Columbia mark September 30th as a day of public commemoration and reflection;
- And Whereas* the City of North Vancouver Council identified Equity, Diversity, Inclusion and Reconciliation as essential components to the City's vision of being the Healthiest Small City in the World;
- Now Therefore* I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **September 25 to 29, 2023** as **Truth and Reconciliation Week** and **September 30, 2023** as **Truth and Reconciliation Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, September 25, 2023

Linda C. Buchanan

Mayor Linda Buchanan



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

CANADIAN LIBRARY MONTH

Whereas

the City of North Vancouver is a city for people – deeply invested in the health and wellbeing of its residents and committed to equitable access and inclusion;

Whereas

the critical importance of libraries in expanding access, helping to create equity, and solidifying the importance of social infrastructure was illuminated;

Whereas

the North Vancouver City Library, other public libraries, academic libraries and school libraries add immensely to the culture, creativity and growth of citizens by promoting and supporting lifelong learning by helping people to access the information and tools they need to live, learn and work; inspiring wonder, curiosity, creativity and promoting dialogue and understanding;

And Whereas

this October, communities across Canada are celebrating the important role libraries play in enhancing the quality of life for all Canadians;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **October 2023** as **Canadian Library Month** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, September 25, 2023

Mayor Linda Buchanan

For Metro Vancouver meetings on Friday, July 28, 2023

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

Metro Vancouver Regional District

E1.1 Contribution Funding Request – Derby Reach Brae Island Parks Association

APPROVED

The 2023-2027 Metro Vancouver Regional Parks five-year financial plan includes annual allocations for six park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect, and enhance regional parks, while advocating for greater public connection to nature.

The Board approved a contribution agreement with the Derby Reach Brae Island Parks Association for a three-year term in the aggregate amount of \$45,000 (\$15,000 in 2024, \$15,000 in 2025, and \$15,000 in 2026), commencing January 1, 2024, and ending December 31, 2026. The funding supports the association's capacity to provide community benefit to Metro Vancouver through the Regional Parks volunteer programs and services.

E1.2 Contribution Funding Request – Minnekhada Park Association

APPROVED

The 2023-2027 Metro Vancouver Regional Parks five-year financial plan includes annual allocations for six park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect, and enhance regional parks, while advocating for greater public connection to nature.

The Board approved the contribution agreement with the Minnekhada Park Association for a three-year term in the aggregate amount of \$45,000 (\$15,000 in 2024, \$15,000 in 2025, and \$15,000 in 2026), commencing January 1, 2024, and ending December 31, 2026. The funding supports the association's capacity to provide community benefit to Metro Vancouver through the Regional Parks volunteer programs and services.

E1.3 Contribution Funding Request – Burnaby Lake Park Association

APPROVED

The 2023-2027 Metro Vancouver Regional Parks five-year financial plan includes annual allocations for six park associations active in regional parks. Funding is used to support opportunities for citizens to help preserve, protect, and enhance regional parks, while advocating for greater public connection to nature.

The Board approved a contribution agreement with the Burnaby Lake Park Association for a three-year term in the aggregate amount of \$36,000 (\$6,000 in 2024, \$15,000 in 2025 and \$15,000 in 2026), commencing January 1, 2024, and ending December 31, 2026. The funding supports the association's capacity to provide community benefit to Metro Vancouver through the Regional Parks volunteer programs and services.

Reviewed by:



CAO

E1.4 Contribution Funding Request – Colony Farm Park Association

APPROVED

The 2023-2027 Metro Vancouver Regional Parks five-year financial plan includes annual allocations for six park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect, and enhance regional parks, while advocating for greater public connection to nature.

The Board approved a contribution agreement with the Colony Farm Park Association for a three-year term in the aggregate amount of \$45,000 (\$15,000 in 2024, \$15,000 in 2025, and \$15,000 in 2026), commencing January 1, 2024, and ending December 31, 2026. This funding supports the association's capacity to provide community benefit to Metro Vancouver through the Regional Parks volunteer programs and services.

E1.5 Regional Park at Cape Roger Curtis – Park Planning and Municipal Update

RECEIVED

The purchase of 24 parcels of land at Cape Roger Curtis on Bowen Island has been finalized. Regional Park staff continue to work through the Bowen Island Municipality (BIM) rezoning and Official Community Plan (OCP) amendment process required to allow for supervised overnight tent camping in the park.

Additional submittals, requested by the municipality, were provided in June. A preliminary park concept was developed to communicate key values and the basic arrangement of protected areas and park activities on the landscape.

BIM council met on June 14, 2023 to discuss conditional requirements for rezoning and OCP amendment approval. It is expected that BIM council will receive the additional submittals, along with a draft list of conditional requirements for rezoning and OCP amendment approval, at the July 10 council meeting and refer it to municipal advisory committees and public engagement at that time, in advance of an anticipated second reading in September 2023.

The Board received the report for information.

E2.1 Annual Regional Greenhouse Gas Emissions for On-Road Transportation and Buildings

RECEIVED

Metro Vancouver is preparing annual GHG emissions inventories for the region and for its member jurisdictions to track progress towards emission reduction targets. This report presents annual inventories for the two largest sources of GHG emissions in the region: on-road transportation and buildings.

Regional GHG emissions from on-road transportation were 6.3 million tonnes CO₂e in 2022, which is relatively unchanged from 2010. Despite significant increases in both vehicle population (29 per cent increase) and distance travelled (25 per cent increase), regional GHG emissions have held steady, due to improvements in vehicle fuel efficiency and increasing uptake in zero-emission technology. GHG emissions from buildings increased from 2010 to 2022, although emissions have been relatively constant from 2019 to 2022.

Important indicators such as increasing numbers of zero-emission vehicles and heat pump incentives, together with regional and other government initiatives, are expected to result in future GHG emission

reductions. As annual GHG inventories are completed, results will be available through a publicly accessible platform.

The Board received the report for information.

E2.2 Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia APPROVED

Richmond city council has sent letters to the Province, asking the Government of British Columbia to reform the BC Utilities Commission (BCUC) and to enact legislation to regulate greenhouse gas emissions from gas utilities in British Columbia. Richmond city council has requested that Metro Vancouver send similar letters to the Province in support of these issues.

The Board resolved to send letters to the Premier, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy, and the Minister of Energy, Mines and Low Carbon Innovation, in response to Richmond city council's request for support, asking the Government of British Columbia to reform the British Columbia Utilities Commission in the context of a changing climate and urgently enact legislation that regulates greenhouse gas emissions from gas utilities, in alignment with the strategies and actions in the *Climate 2050* Energy Roadmap; and to request meetings between Metro Vancouver staff and the appropriate provincial ministries to discuss the issues raised in the letters.

E2.3 Phase 2 Engagement Summary and Next Steps for Managing Emissions from Cannabis Production and Processing APPROVED

Volatile organic compound (VOC) emissions from cannabis production are air contaminants that can contribute to the formation of harmful ground-level ozone. These VOCs are also odorous. Hotter, drier summers, due to climate change, are expected to increase concentrations of ground-level ozone in urban areas. In May 2019 and July 2021, the Board directed staff to undertake two phases of engagement on proposed approaches for managing emissions from cannabis production and processing. Feedback from residents and municipal staff indicated strong support for enhanced management of emissions from cannabis production and processing, while cannabis producers and the agricultural sector expressed significant concerns about the anticipated cost of compliance, emission estimates, and perceived risk of regulatory expansion into other agricultural operations.

Metro Vancouver engaged with staff from the ministries of Agriculture and Food, Environment and Climate Change Strategy, and Public Safety and the Solicitor General. Different ministry mandates and priorities have led to challenges with moving this work forward, despite being aligned on our mutual interests in public health, environmental protection, regional economic prosperity, and public safety. Metro Vancouver and the Ministry of Agriculture and Food conducted separate emission estimates that led to different conclusions about projected VOC emission levels and impacts from cannabis production. Closer collaboration with the Province on refined emission projections could inform the development of a mutually agreeable, coordinated emission management approach, which is needed to ensure that our future actions advance our mutual interests.

The Board resolved to send a letter to the ministers of Agriculture and Food, Environment and Climate Change Strategy, and Public Safety and the Solicitor General requesting collaboration with Metro Vancouver on developing a concerted approach for managing emissions from cannabis production and

processing in the Metro Vancouver region in a manner that protects public health and regional economic prosperity.

E3.1 Greater Vancouver Regional Fund – Application for Scope Change to Previously Approved Project **APPROVED**

TransLink submits applications annually to the Greater Vancouver Regional Fund (GVRF) to support the ongoing expansion and modernization of the region’s transit system. The applications are considered and awarded by the Board based on the consideration of a staff analysis of the criteria set out in the GVRF Application Guide. TransLink has requested that the Board consider an amendment to the previously approved GVRF application from January 2021 to add eight additional elevators at a cost of approximately \$3.8 million at the following SkyTrain facilities:

- Royal Oak, Gateway, Operations & Maintenance Centre (Edmonds)
- Surrey Central
- King George
- Scott Road
- Burrard

The Board approved the proposed scope change to TransLink’s January 29, 2021 application as set out in the report.

E3.2 Greater Vancouver Regional Fund – 2022 Annual Report **RECEIVED**

TransLink has submitted its annual report containing budget and schedule information on active projects funded with federal gas tax funds through the Greater Vancouver Regional Fund as of December 31, 2022. Although TransLink has historically delivered the majority of its projects on or ahead of schedule, 22 of 29 active projects are currently experiencing delays exceeding three months due to supply chain shortages, uncertainties in ridership recovery following COVID-19, and interdependencies between projects. \$11.9 million remains available for project funding.

The Board received the report for information.

E3.3 Greater Vancouver Regional Fund – Program Overview and Renewal Process **APPROVED**

Metro Vancouver administers the Greater Vancouver Regional Fund (GVRF) program, which has delivered approximately \$1.97 billion in federal infrastructure funding to TransLink for the expansion and modernization of transit infrastructure since its inception in 2005. The 10-year federal funding agreement that enables the GVRF is set to expire in March 2024 and is expected to be replaced by a new agreement. To inform the new federal agreement and a possible associated renewed Metro Vancouver program, the Board will need to make key decisions about the pooling and strategic allocation of future federal funds in the coming months before the current agreement expires.

This report provides an overview of how the GVRF program works and outlines some key considerations for a renewed program. Staff recommend that a workshop be held with the Board in September, with the

objective of exploring options and receiving direction to assist in finalizing the terms of the renewed program by the end of 2023.

The Board directed staff to organize a Board workshop in September 2023 to review options for the renewal of the Greater Vancouver Regional Fund program.

E3.4 Sasamat Fire Protection Service – Communication Upgrades

APPROVED

Radio communications are essential infrastructure for the Sasamat Fire Protection Service. The Belcarra Fire Hall requires a new antenna along with a non-penetrating roof mount. In addition, Ladder Truck #7 and Tender #2 require new antennas. Finally, there are ancillary items relating to communications that also require attention. Funds are not set aside in the 2023 budget to address these matters. The SVFD Board of Trustees supports the use of reserve funds up to \$30,000 to facilitate the purchase of the new communications.

The Board approved the release of up to \$30,000 from the Sasamat Fire Protection Service Communications Capital Equipment Reserve Fund to be used for communication upgrades at Belcarra and Anmore fire halls.

E4.1 Water Tech Cluster Initiative Update

RECEIVED

Beginning in early 2022, the Invest Vancouver Water Tech Cluster Initiative was launched to strengthen the water technology sector and innovation ecosystem in the Metro Vancouver region. In partnership with Foresight Canada, this initiative is comprised of three phases: a research phase; targeted support for water technology ventures; and events to enhance the cluster. The initial phase involved conducting research to gain a better understanding of the strengths and gaps in Metro Vancouver's water tech sector. Subsequently, Foresight Canada focused on building the water cluster at the company level through acceleration activities. Lastly, events were organized with stakeholders to focus on the development of the water tech cluster at the regional level. The initiative has successfully enriched the region's understanding of water tech sector and mapped potential pathways to enhance collaboration. Going forward, Invest Vancouver will build upon this by continuing to promote the water tech sector and its ventures, supporting clustering to build a stronger regional ecosystem, and also working to attract increased foreign direct investment with high quality employment opportunities.

The Board received the report for information.

E4.2 Investment Attraction Update – Second Quarter 2023

RECEIVED

The key performance indicators related to the strategic investment function are:

- the value of new investment facilitated and retained in the region (\$ millions)
- number of jobs associated with investment facilitated and/or retained
- the number of leads identified

- percentage of leads identified within Invest Vancouver's seven priority industry clusters

Invest Vancouver has seen significant growth in the number of leads during Q2 2023 with an addition of 54 prospects to the pipeline. This is a 426 per cent increase over Q1. As of June 30, the current pipeline of prospective investors is 75 companies representing 1,693 jobs and \$2.47 billion in investment potential. The Invest Vancouver team started the year with 10 companies with a stated interest in investing in the region. These leads were generated in 2022 and are still active. In Q1 the team added 13 additional interested/prospective companies to bring the Q1 pipeline total to 23 prospects.

Q2 saw momentum with respect to strategic investment activity and results as Invest Vancouver continues to develop its outreach by participating in a variety of events both locally and globally to generate leads. Further, Invest Vancouver is addressing increased interest in the region through a notable uptick in foreign delegations and inbound enquiries since Q1.

The Board received the report for information.

E4.3 Invest Vancouver Communications Update

RECEIVED

Invest Vancouver continues to grow its reach through various communications channels and initiatives. As approved by the Board through the 2023 budget process, one of Invest Vancouver's organizational performance targets for 2023 is 10,000 unique visits to the Invest Vancouver website, and we are currently tracking to meet this goal. Between January 1 and May 31, 2023, 4,200 unique users visited the site a total of 6,700 times (a 13 per cent increase and nine per cent increase compared to the previous period), and Invest Vancouver's posts were viewed over 48,000 times on social media (29 per cent increase).

Initiatives included increased video content, a quarterly newsletter, and work supporting the launch of the April 2023 life sciences report. In 2023, Invest Vancouver is further refining digital content, assets, and overall strategy across platforms, including with a specific focus on growing reach in foreign markets in alignment with the events-based foreign direct investment strategy. This includes creating content and optimizing investvanancouver.ca and social media posts for both a global and local audience.

The Board received the report for information.

E5.1 Invest Vancouver Overview and Update

RECEIVED

Invest Vancouver, a service of Metro Vancouver, is the region's economic development leadership service. This service continues to promote the advantages and opportunities of the Metro Vancouver region globally to advance strategic investment and economic development. This report provides background information on recent activities and accomplishments, including key performance indicators such as the number of new investments facilitated and retained in the region, as well as the number of leads identified.

Invest Vancouver has seen significant growth in the number of leads during Q2 2023 with an addition of 54 prospects to the pipeline. This is a 426 per cent increase over Q1. As of June 30, the current pipeline of prospective investors is 75 companies representing 1,693 jobs and \$2.47 billion in investment potential. In

compliment to the investment pipeline, global promotion activities have also seen substantial growth, with a social media reach increasing by 29 per cent (48,000 impressions) and website page views increasing by nine per cent (6,700) between January 1 and May 31, 2023 to comparison to the previous period. In addition, Invest Vancouver has completed nine strategic partnerships to date, surpassing the total number of partnerships achieved in 2022.

The Board received the report for information.

E5.2 2022-2026 Board Strategic Plan

APPROVED

The *Board Strategic Plan* is the guiding document for the Metro Vancouver Board of Directors for their four-year mandate. The Board Strategic Planning Session held in March 2023 was an opportunity for the Board to provide guidance on common themes and key drivers to inform the development of the 2022-2026 Board Strategic Plan.

Building from the 2019-2022 plan, and responding to the current regional and global context, the feedback from Board Directors was to develop a strategic plan centred around five key strategic priorities:

- Financial Sustainability and Regional Affordability
- Climate Action
- Resilient Services and Infrastructure
- Reconciliation
- Affordable Housing

The Board approved the 2022-2026 *Board Strategic Plan* as presented.

E5.3 Due Diligence Improvements for Major Projects

RECEIVED

Responding to capacity needs due to population growth and meeting regulatory requirements have led to a dramatic increase in the scope of Metro Vancouver's capital program, and in the scale and complexity of capital projects. In light of these challenges, Metro Vancouver has undertaken extensive continuous improvement measures to enhance the management and delivery of projects, particularly those of the highest value, risk, and consequence.

Significant measures taken since 2020 include the establishment of a Project Delivery Department as a centre of project delivery expertise for the organization, and the development of a restructured Procurement and Real Estate Services Department, as well as implementation of enhanced project management and permitting processes.

The Board received the report for information.

G1.1 MFA Fall 2023 Borrowing for the Village of Anmore – MVRD Security Issuing Bylaw No. 1367, 2023 **APPROVED**

Metro Vancouver serves as a borrowing conduit between member municipalities and the Municipal Finance Authority of British Columbia (MFA). As set out in the *Community Charter*, MVRD must adopt a security issuing bylaw in order for a member municipality to proceed with long-term borrowing from the MFA. The Village of Anmore requested long-term borrowing of \$2,500,000 to finance the construction of the Anmore Community Hub. The Village of Anmore's total estimated annual debt servicing costs for existing and new proposed debt combined is approximately \$165,830 which is roughly 13.8 per cent of their liability servicing limit of \$1,203,442. The Village of Anmore has met the regulatory requirements and has the legislative authority to undertake the planned borrowing.

The Board gave consent to Village of Anmore's request, then gave first, second, and third readings to a security issuing bylaw to authorize the entering into an agreement for financing between the MVRD and MFA, then passed and finally adopted *MVRD District Security Issuing Bylaw No. 1367, 2023* and forwarded it to the Inspector of Municipalities for a Certificate of Approval.

G2.1 Regional Growth Strategy Amendment Bylaw No. 1364 – Gloucester Industrial Park, Township of Langley **APPROVED**

In April 2023, the Board initiated a Type 3 Amendment to *Metro 2050*, the regional growth strategy, and gave first, second, and third readings to a regional growth strategy amendment bylaw to re-designate a site in the Township of Langley from agricultural to industrial and move the Urban Containment Boundary to allow for 14.59 hectares of land, at 26477, 26695, 26601, 26575, 26713 – 56 Avenue; 26500 Block of 56 Avenue; 5670 – 264 Street; and 5625 – 268 Street, to be added to the Gloucester Industrial Park.

As required by the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments and agencies of the proposed amendment. Eight responses were received from affected local governments and agencies, plus responses from q̓w̓a:ḥłəḥ̓ (Kwantlen First Nation) and the Greater Langley Chamber of Commerce.

The Board received for information the comments from the affected local governments and agencies as presented, adopted *MVRD Regional Growth Strategy Amendment Bylaw No. 1364, 2023*; and accepted the Township of Langley's amended, and corresponding, Regional Context Statement regarding the change in regional land use designation.

G2.2 COVID-19 Vaccination Policy, Governance Group **RESCINDED**

The *COVID-19 Vaccination Policy, Governance Group* was adopted on January 28, requiring all Board and Committee members as well as the CAO to provide proof of vaccination before attending any Metro Vancouver workplace, event, or Board- or committee-related activity.

The Board rescinded the policy.

G2.3 Public Engagement on Development Cost Charges

APPROVED

Per Board policy *GV-018 Public Engagement*, the Board of Directors is responsible for authorizing engagement processes. Proposed changes to GVS&DD, GVWD, and MVRD Development Cost Charges have the potential to impact the public and stakeholders. The input received through this process will inform the budget process in October 2023.

The Board directed staff to consult with member jurisdictions, the Urban Development Institute and other parties on proposed updates to Development Cost Charges as recommended.

I 1 Committee Information Items and Delegation Summaries

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

Regional Parks Committee – July 5, 2023

Delegations:

3.1 Ellen Hayakawa

Subject: Regional Park at Cape Roger Curtis - Park Planning and Municipal Update

Information Items:

5.5 Draft 2024 – 2028 Regional Parks Capital Plan

The draft *2024 – 2028 Regional Parks Capital Plan* has been prepared following direction received at the April 19, 2023 Metro Vancouver Board Budget Workshop and continues to maintain levels of customer service for people visiting regional parks. As part of Metro Vancouver's focus on enhancing transparency and governance of the capital plan, this report allows for the Regional Parks Committee to provide comments on the draft capital plan, which will then be incorporated into the *Regional Parks Financial Plan* and included in the fall budget presentations to the Regional Parks Committee and MVRD Board. The estimated 2024 capital cash flow is \$32 million with a total estimated spend of \$171.7 million over the five years. Adjustments to the *2024 – 2028 Capital Plan* are due to updated timing of investment on projects to reflect project progress, planning, and permitting requirements, and ongoing advanced design for park initiatives and greenway development.

Climate Action Committee – July 6, 2023

Information Items:

5.4 2023 Update on Water Sustainability Innovation Fund Projects

This report provides an update on 16 projects approved for funding between 2018 and 2022 under the Water Sustainability Innovation Fund. The project topics range from assessing contaminants of emerging concern, microplastics and disinfection byproducts, to water supply monitoring and information

management, grey water reuse, earthquake early warning systems, and digitizing and updating existing hydrological and hydraulic analytical processes.

George Massey Crossing Task Force – July 6, 2023

Information Items:

5.1 Fraser River Tunnel Project Environmental Assessment Process Update

The Fraser River Tunnel Project is proposing to replace the existing George Massey Tunnel on Highway 99 with a new, eight-lane immersed tube tunnel. The project is undergoing an environmental assessment by the BC Environmental Assessment Office and is currently in the readiness decision phase of the review process. Metro Vancouver staff are participating in the environmental assessment review. TI Corp is anticipating that a readiness decision will be reached on the project in summer 2023 and the project may then proceed to the process planning stage. TI Corp is expecting to complete the environmental assessment certificate process before fall 2025.

5.2 Fraser River Tunnel Project Procurement Process Update

The Ministry of Transportation and Infrastructure has issued a request for qualifications for the Fraser River Tunnel Project. The new crossing will be an eight-lane immersed tube tunnel with three general-purpose travel lanes and one dedicated transit lane in each direction. The new tunnel will have bike and pedestrian crossings to support active transportation options in the region. A progressive design build with target price procurement model has been selected for the project. Responses to the request for qualifications are due by September 14, 2023. Following the request for qualifications, the Province will issue a request for proposals for a design-early works agreement from a shortlist of qualified teams to select a single proponent to move forward in the procurement process. The request for proposals for the design-early works agreement is scheduled for award in spring 2024. Award of a separate design-build request for proposals is scheduled for 2025. The estimated cost of the George Massey Crossing immersed tube tunnel is approximately \$4.15 billion and is projected to be completed in 2030.

Finance Committee – July 13, 2023

Information Items:

5.6 Metro Vancouver Quarterly Financial Report – June 30, 2023

The June 30, 2023 quarterly financial report presented in this report is the second quarterly financial report for fiscal 2023. The 2023 second quarter results indicates that the year-to-date operating variance to budget is currently at \$39.3 million. Overall revenues are two per cent higher than budget, whereas expenditures lower than budget, at 92 per cent of the year-to-date budget. Key factors contributing to lower than expected expenditures include staff vacancies, deferred operating projects, and seasonality of expenditures. Capital spending is 41.4 per cent of the prorated budget; however, it is expected that projects in the construction phase will increase in activity throughout the summer and into the remainder of the year. Investment returns are averaging 4.05 per cent. Cash flow projections and accounts receivable collections are on target and remain positive in both the likely and pessimistic scenarios.

Invest Vancouver Management Board – July 14, 2023

Information Items:

5.1 Economic Reconciliation Update

Invest Vancouver continues to pursue economic reconciliation efforts as one of its priorities outlined in the Invest Vancouver 2023 Annual Plan. The proposed approach to economic reconciliation reflects a long-term commitment to a shared journey of learning and relationship-building.

Proposed actions include acknowledging past and present injustices that impact community well-being and economic outcomes, engaging in dialogue to develop shared visions and values, and identifying opportunities for collaboration and partnership. Invest Vancouver, as part of Metro Vancouver, seeks to collaborate with Indigenous Peoples in the region to identify and advance economic development opportunities in alignment with shared vision and values, ultimately supporting actualization of Indigenous prosperity. This report was deferred at the April 21, 2023 Invest Vancouver Management Board meeting due to lack of time to thoroughly engage with the content. Since then this report has been updated to include reference to the United Nations Declaration on the Rights of Indigenous Peoples and supporting federal and provincial frameworks for reconciliation.

Greater Vancouver Water District

E1.1 Award of Phase B Detailed Design Consulting Engineering Services from Request for Proposal No. 20-287 Coquitlam Main No. 4 Tunnel – Preliminary Design, Detailed Design and Construction Consulting Engineering Services **APPROVED**

Coquitlam Main No. 4 Tunnel Section is a key component of the Coquitlam Water Supply Projects to expand the Coquitlam supply system, which will both address a current shortfall in transmission capacity and meet the growing demand for drinking water in the region. The Board awarded Phase A Preliminary Design Consulting Engineering Services for the Coquitlam Main No. 4 Tunnel Section to Hatch Limited in 2021. Preliminary design is anticipated to be complete in summer 2023. As stipulated in Request for Proposal No. 20-287, award of Phase B Detailed Design Consulting Engineering Services was to be negotiated upon successful completion of Phase A services.

The Board approved the award of Phase B, Detailed Design Consulting Engineering Services, for an amount up to \$13,671,153 (exclusive of taxes) to the Phase A consultant, Hatch Limited, for Request for Proposal No. 20-287 Coquitlam Main No. 4 Tunnel – Preliminary Design, Detailed Design and Construction Consulting Engineering Services, subject to final review by the Commissioner.

E1.2 Award of Tender No. 22-178 – Construction Services for Douglas Road Main No. 2 (South Open Cut Section) **APPROVED**

The Douglas Road Main No. 2 South Open Cut Section project consists of approximately 1,100 metres of 1,500-millimetre-diameter welded steel water main and a large underground valve chamber located in Burnaby. The new main is the last section that is required to replace the existing Douglas Road Main No. 1 between North Burnaby and New Westminster that was built in the 1940s.

The Board approved the award of Tender No. 22-178 for Construction Services for Douglas Road Main No. 2 – South Open Cut Section; in the amount of up to \$20,626,875 (exclusive of taxes) to Sandpiper Contracting LLP, subject to final review by the Commissioner.

E1.3 Guide to Metro Vancouver Utility Capital Projects for Member Jurisdictions and Impact Mitigation Framework

RECEIVED

Metro Vancouver currently mitigates and compensates member jurisdictions for the impact of projects taking place within their jurisdiction through various means, which are generally negotiated on a case-by-case basis. Mitigation and compensation for member jurisdictions may take the form of changes to a design resulting in higher project costs, addition of community amenities, upgrades to member’s infrastructure, provision of resources to our members to handle increased workload resulting from our projects, as well as payment of fees for various permits, lost revenue, letters of credit, and other charges.

Metro Vancouver staff continue to work with member jurisdictions to review practices with a goal to create a predictable, consistent, and equitable approach to mitigating and compensating member jurisdictions for the impacts to their community during construction of region-serving infrastructure. This report provided an update on this work, including publishing the Guide to Metro Vancouver Utility Capital Projects for Member Jurisdictions.

The Board received the report for information.

G1.1 Water Conservation Update

RECEIVED

The Commissioner provided a verbal update regarding water conservation.

G1.2 Public Engagement on Development Cost Charges

APPROVED

Per Board policy *GV-018 Public Engagement*, the Board of Directors is responsible for authorizing engagement processes. Proposed changes to GVS&DD, GVWD and MVRD Development Cost Charges have the potential to impact the public and stakeholders. The input received through this process will inform the budget process in October 2023.

The Board directed staff to consult with member jurisdictions, the Urban Development Institute and other parties on proposed updates to Development Cost Charges as recommended.

I 1 Committee Information Items and Delegation Summaries

The Board received an information item from a standing committee.

Water Committee – July 12, 2023

Information Items:

5.1 Draft Water 2024 – 2028 Capital Plan

The draft *2024 – 2028 Water Capital Plan* has been prepared based on direction received at the April 19, 2023 Metro Vancouver Board Budget Workshop and continues to maintain the customer service levels for water customers. As part of Metro Vancouver's focus on enhancing transparency and governance of the capital plan, this report allows the Water Committee to provide comments on the draft *2024 – 2028 Water Capital Plan*, which will then be incorporated into the Water Capital Plan and included in the fall budget presentations to the Water Committee and GVWD Board.

The estimated 2024 Capital Cash Flow is \$432.9 million with a total estimated spend of \$3 billion over the five years (2024 – 2028). With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has decreased by \$198.8 million, or 8.7 per cent, primarily due to project deferrals to ensure projects are deliverable within internal and market capacity. Project deferral savings are offset by cost escalations.

5.5 GVWD Capital Program Expenditure Update to April 30, 2023

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures three times per year. This report includes both the overall capital program for the water utility with a multi-year view of capital projects, and the actual capital spending for the fiscal year to April 30, 2023 in comparison to the prorated annual capital cash flow. In 2023, the annual capital expenditures for GVWD are \$58.2 million to date compared to a prorated annual capital cash flow of \$133.3 million. Forecasted expenditures for the current water utility capital program remain within the approved budgets through to completion.

Greater Vancouver Sewage and Drainage District

E1.1 Guide to Metro Vancouver Utility Capital Projects for Member Jurisdictions and Impact Mitigation Framework

RECEIVED

Metro Vancouver currently mitigates and compensates member jurisdictions for the impact of projects taking place within their jurisdiction through various means, which are generally negotiated on a case-by-case basis. Mitigation and compensation for member jurisdictions may take the form of changes to a design resulting in higher project costs, addition of community amenities, upgrades to member's infrastructure, provision of resources to our members to handle increased workload resulting from our projects, as well as payment of fees for various permits, lost revenue, letters of credit, and other charges.

Metro Vancouver staff continue to work with member jurisdictions to review practices with a goal to create a predictable, consistent, and equitable approach to mitigating and compensating member jurisdictions for the impacts to their community during construction of region-serving infrastructure. This report provides an update on this work, including publishing the Guide to Metro Vancouver Utility Capital Projects for Member Jurisdictions.

The Board received the report for information.

E1.1 Phase 2 Design Build Consulting Services for the Lions Gate Secondary Wastewater Treatment Plant - Change Order to AECOM Contract PC14-0408 **APPROVED**

As a result of extensive deficiencies in the prior contractor's design and construction works, Phase 2 of the North Shore Wastewater Treatment Plant will require extensive effort for AECOM, the new contractor.

Phase 2 activities include completion of the detailed design, provision of support for the procurement of owner-supplied equipment, providing design and comprehensive construction support over an extended construction duration, leading the wastewater commissioning process, condensing the design duration and implementing design optimization opportunities for the project.

The Board approved Phase 2 Design Consulting Services for the Lions Gate Secondary Wastewater Treatment Plant of AECOM Contract PC-0408 through a change order in the amount of \$113,000,000, for a total contract value of \$153,000,000 (exclusive of taxes), subject to final review by the Commissioner.

E1.3 Award of RFP No. 23-121 Technical Services for the North Shore Wastewater Treatment Plant Project **APPROVED**

To support Metro Vancouver's due diligence and oversight of the work to complete the North Shore Wastewater Treatment Plant Project, the Board issued *RFP No. 23-121* on April 14, 2023 to secure an Owner's Engineer.

The Board approved award a contract for the North Shore Wastewater Treatment Plant Project, in the amount of \$25,000,000 (exclusive of taxes) to Stantec Consulting Ltd., subject to final review by the Commissioner.

G1.1 Greater Vancouver Sewerage and Drainage District Sewer Use Amendment Bylaw No. 366, 2023 **APPROVED**

Metro Vancouver routinely reviews and updates bylaws to ensure accuracy, clarity, and enforceability.

Revisions to the sewer use bylaw include changes to definitions, wording, and terminology improvements to existing clauses and new provisions that improve interpretation, enforceability, and administration of the bylaw. The scope of the revisions does not constitute policy or material changes and thus do not require engagement with stakeholders.

The Board gave first, second, and third readings to *GVS&DD Sewer Use Amendment Bylaw No. 366, 2023*; then passed and finally adopted said bylaw.

G1.2 Greater Vancouver Sewerage and Drainage District Hospital Pollution Prevention Amendment Bylaw No. 367, 2023 **APPROVED**

This bylaw amendment includes terminology and consistency improvements to address operational and enforceability issues, and to improve accuracy and clarity. No policy or material revisions were made, and thus no engagement with stakeholders is required.

The Board gave first, second, and third reading to *GVS&DD Hospital Pollution Prevention Amendment Bylaw No. 367, 2023* then passed and finally adopted said bylaw.

G1.2 Public Engagement on Development Cost Charges

APPROVED

Per Board policy *GV-018 Public Engagement*, the Board of Directors is responsible for authorizing engagement processes. Proposed changes to GVS&DD, GVWD and MVRD Development Cost Charges have the potential to impact the public and stakeholders. The input received through this process will inform the budget process in October 2023.

The Board directed staff to consult with member jurisdictions, the Urban Development Institute and other parties on proposed updates to Development Cost Charges as recommended.

I 1 Committee Information Items and Delegation Summaries

The Board received information items from standing committees.

Zero Waste Committee – July 13, 2023

Delegations:

3.1 Lori Bryant, Waste Management Association of BC (WMABC)

Subject: Smart Waste Program

Information Items:

5.1 Draft Solid Waste Services 2024 – 2028 Capital Plan

The draft *2024 – 2028 Solid Waste Services Capital Plan* has been prepared following direction received at the April 19, 2023 Metro Vancouver Board Budget Workshop and continues to maintain the Solid Waste customer level of service objectives. As part of Metro Vancouver's focus on enhancing transparency and governance of the capital plan, this report allows the Zero Waste Committee to provide comments on the draft capital plan, which will then be incorporated into the *Solid Waste Services Capital Plan* and included in the fall budget presentations to the Zero Waste Committee and the Board. Capital program expenditures are funded through debt charges in the annual operating budget. Solid Waste Services closely monitors waste flows as tipping fees are the primary revenue source for the solid waste system.

The estimated 2024 capital cash flow is \$44.1 million with a total estimated spend of \$314.7 million over the five years. With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has increased by \$36.6 million. This is offset by 2023 projects re-budgeted in later years, so the overall 2023 – 2027 plan is increasing by \$15.5 million. Increases in recycling and waste centre and waste-to-energy facility costs are offset by projects moved out of the capital plan window. The first year of costs for Phase 2 of the district energy system, connecting to Burnaby's district energy utility, is included in 2028 of the capital plan. Increases in the expected scale of the district energy project will result in an increased GHG reduction, from an estimated 45,000 tonnes CO₂e to 70,000 tonnes CO₂e annually, equivalent to removing 15,000 vehicles from the road in perpetuity.

5.2 Solid Waste Services Capital Program Expenditure Update as of April 30, 2023

The capital expenditure reporting process, as approved by the Board, provides for status reports on capital expenditures three times per year. This is the first report for 2023, which includes both the overall capital program for the solid waste utility with a multi-year view of capital projects and the actual capital spending for the fiscal year to April 30, 2023, in comparison to the annual capital cash flow. As of April 30, 2023, the capital expenditures for Solid Waste Services are \$1.3 million compared to a prorated annual Capital Cash Flow of \$14.3 million. The underspend is primarily due to the timing of the pre-construction phases of Waste-to-Energy Facility and recycling and waste centre projects. Projects underway are expected to be completed within approved budgets.

5.3 Solid Waste Management Plan: Vision and Guiding Principles Engagement Initial Feedback

In spring 2023, Metro Vancouver launched engagement on the vision and guiding principles for an updated solid waste management plan. Metro Vancouver has reached out to First Nations, member jurisdictions, adjacent regional districts, and advisory committees. A range of feedback has been received on values, interests, and priorities to be considered. Themes heard so far include accountability, climate resilience, convenience, environmental stewardship, and promoting a circular economy through increased reuse and repair. Feedback received will contribute to the development of the vision and guiding principles for the updated solid waste management plan. Following a public engagement period later this year, staff will report back with a full engagement summary report, a draft vision statement, and guiding principles for consideration.

5.4 Draft Tipping Fee Bylaw Updates

Metro Vancouver has a North America-leading recycling rate and continues to strive towards zero waste, greenhouse gas emission reduction, and a circular economy. This success is in large part due to a robust solid waste policy and regulatory framework that encourages waste reduction and recycling, guided by the solid waste management plan. Key components of that framework include the generator levy and disposal bans on recyclable materials, which are implemented through the *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 306, 2017*, as amended (*Tipping Fee Bylaw*). The generator levy encourages the use of Metro Vancouver and City of Vancouver solid waste facilities (regional solid waste facilities) where recyclable materials are banned from disposal, and ensures all garbage generators contribute to funding the cost of the regional solid waste system. The generator levy is included in the garbage tipping fee charged at regional solid waste facilities; however, if garbage is delivered to other facilities, haulers must pay the per-tonne generator levy directly to Metro Vancouver. Draft updates to the *Tipping Fee Bylaw* streamline definitions, strengthen records management requirements, and promote generator levy compliance. Metro Vancouver will engage with the solid waste and recycling industry and others on the draft updates, and engagement feedback will be communicated to the Zero Waste Committee and Board along with any proposed updates to the *Tipping Fee Bylaw*.

5.5 Smart Waste Program

Metro Vancouver is initiating a smart waste program that involves the use of location-based electronic devices to observe the movement of garbage around the region. Gathering and analyzing data on the movement of garbage helps inform waste management trends and assists in solid waste system planning. The information will also help confirm compliance with the generator levy provisions of the *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 306, 2017*, as amended. Similar programs have been implemented by other organizations to understand the

movement of waste both within Canada and internationally. Environmental, health and safety, and privacy impact assessments were conducted as part of planning for implementation of the smart waste program. Those analyses confirmed the use of the devices has the lowest environmental impact of observation methodologies reviewed, creates negligible health and safety risks, and does not involve collection of any personal information.

5.6 2022 Disposal Ban Program Update

The disposal ban program is a key tool for Metro Vancouver to encourage waste reduction and recycling. Under the program, garbage loads are visually inspected for banned materials and surcharges are applied if banned materials are present. Approximately 24 per cent of the garbage loads received at Metro Vancouver and City of Vancouver solid waste facilities were inspected in 2022, and of those loads approximately 12 per cent contained banned materials and 1.8 per cent received surcharge notices. Inspectors were able to work with customers and provide alternative recycling options to prevent more than 20,000 loads containing banned materials from being disposed as garbage. Electronic waste, corrugated cardboard, and food waste were the top three banned materials identified.

Metro Vancouver has contracted with a consultant to review the disposal ban program with the goal of identifying any opportunities for improvement. Results of the review and subsequent engagement feedback on any improvement opportunities will be brought back to the Zero Waste Committee.

Liquid Waste Committee – July 19, 2023

Information Items:

5.1 Draft Liquid Waste 2024 – 2028 Capital Plan

The draft *2024 – 2028 Liquid Waste Capital Plan* has been prepared based on direction received at the April 19, 2023 Metro Vancouver Board Budget Workshop and continues to meet the goals of the Liquid Waste Customer Level of Service Objectives. As part of Metro Vancouver's focus on enhancing transparency and governance of the capital plan, this report allows the Liquid Waste Committee to provide comment on the draft capital plan, which will then be incorporated into the *Liquid Waste Financial Plan* and included in the fall budget presentations to the committees and the Boards.

The estimated 2024 Capital Cash Flow is \$736.6 million with a total estimated spend of \$5.4 billion over the five years (2024 – 2028). With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has decreased by \$486.1 million, or 12 per cent primarily due to project schedule changes.

5.2 Liquid Waste Services Capital Program Expenditure Update as at April 30, 2023

The capital expenditure reporting process as approved by the GVS&DD Board provides for status reports on capital expenditures three times per year. This is the first report for 2023 which includes the overall capital program for Liquid Waste Services with a multi-year view of capital projects, and the actual capital spending for the fiscal year to April 30, 2023 in comparison to the annual capital cash flow. As of April 30, 2023, the capital expenditures for Liquid Waste Services are \$69.1 million, compared to a prorated annual capital cash flow of \$227.3 million. This shortfall is primarily due to invoicing and project delays and the timing of some construction work for the latter portions of the year. Forecasted expenditures for the

current Liquid Waste Services capital program generally remain within the annual capital cash flow planned for 2023.

Metro Vancouver Housing Corporation

E1.1 BC Rental Protection Fund – Metro Vancouver Housing Pre-Qualification

APPROVED

In January 2023, the Government of British Columbia announced the Rental Protection Fund, a \$500 million program to assist non-profit organizations with acquiring purpose-built rental buildings to preserve existing affordable rental housing, and protect tenants by preventing rental unit loss as a result of speculation. Metro Vancouver Housing may be able to leverage this fund to acquire rental buildings to add to its portfolio, in particular by exploring the acquisition of buildings adjacent to existing Metro Vancouver Housing sites, which could open up opportunities for future expansion. The fund may also provide a means of advancing Metro Vancouver Housing's regional equity objectives by enabling the acquisition of buildings in municipalities that are currently underserved by Metro Vancouver Housing. While details about the program are still limited, staff anticipate that pre-qualification for the Rental Protection Fund will open in summer 2023.

The Board directed staff to submit an application for pre-qualification to the BC Rental Protection Fund program, and support exploration of potential options for future consideration under the program.

E1.2 Decarbonization Plan – Meeting Metro Vancouver Housing's 10-Year Plan Targets

RECEIVED

The *Metro Vancouver Housing 10-Year Plan* includes a GHG emissions reduction target of 45 per cent by 2030 (against 2010 levels). Since 2010, energy and GHG emission reduction projects implemented have resulted in a 12 per cent absolute reduction up to 2022. Through the integration of the Asset Management Program, Energy Management Program, and Capital Investment Methodology, a Decarbonization Plan has been developed to ensure Metro Vancouver Housing continues to reduce GHG emissions and remain on track to meeting the 10-Year Plan targets as well as Metro Vancouver's regional climate targets in *Climate 2050*.

MVH's Decarbonization Plan currently shows a 42 per cent reduction in GHGs; however, Metro Vancouver Housing expects to exceed the 45 per cent reduction target in the *10-Year Plan* with additional funding and grants.

The Board received the report for information.

I 1 Committee Information Items and Delegation Summaries

The Board received information items from standing committees.

Housing Committee – July 7, 2023

Information Items:

5.3 Draft Metro Vancouver Housing 2024 – 2028 Capital Development and Capital Maintenance Plans

The draft 2024 – 2028 Metro Vancouver Housing Capital Development and Capital Maintenance Plans have been prepared following direction received at the April 19, 2023 Metro Vancouver Board Budget Workshop and continues to be guided by key objectives of the *Metro Vancouver Housing 10-Year Plan*. As part of Metro Vancouver's commitment to transparency and governance of the capital plan, this report allows for the Housing Committee to provide comments on the draft capital plan, which will then be incorporated into the Housing Financial Plan and included in the fall budget presentations to the Housing Committee and MVHC Board. The draft 2024 capital development cash flow is \$108.2 million with a total estimated spend of \$550.3 million over the next five years. The draft *2024 – 2028 Capital Maintenance Plan* proposes a budget of \$35.2 million for 2024 and a total of \$108.2 million over the five-year budget cycle. As MVH has begun planning for Tranche 2 of expansion, the budget five-year cycle-over-cycle development plan has increased by \$163.3 million (42.2 per cent). To ensure assets are kept within the targeted facility condition, capital maintenance has been front loaded, and the five-year cycle-over-cycle capital maintenance plan has increased by \$20.1 million (22.8 per cent) from the corresponding years in the prior year capital plans.

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North Vancouver City Library

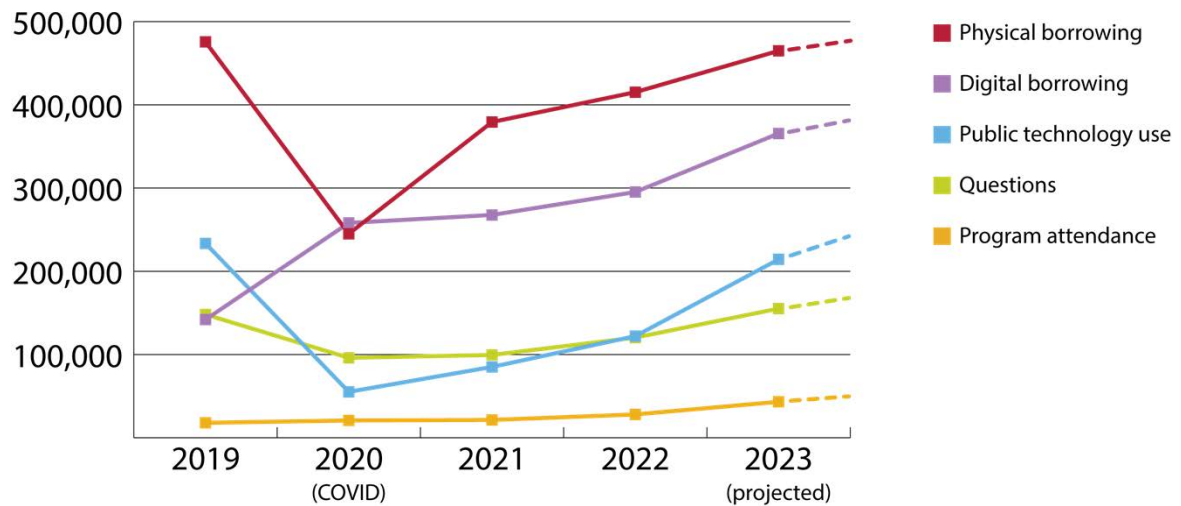
2024 Priorities

Brendan Harvey, Chair, City Library Board of Trustees
Deb Hutchison Koep, Chief Librarian



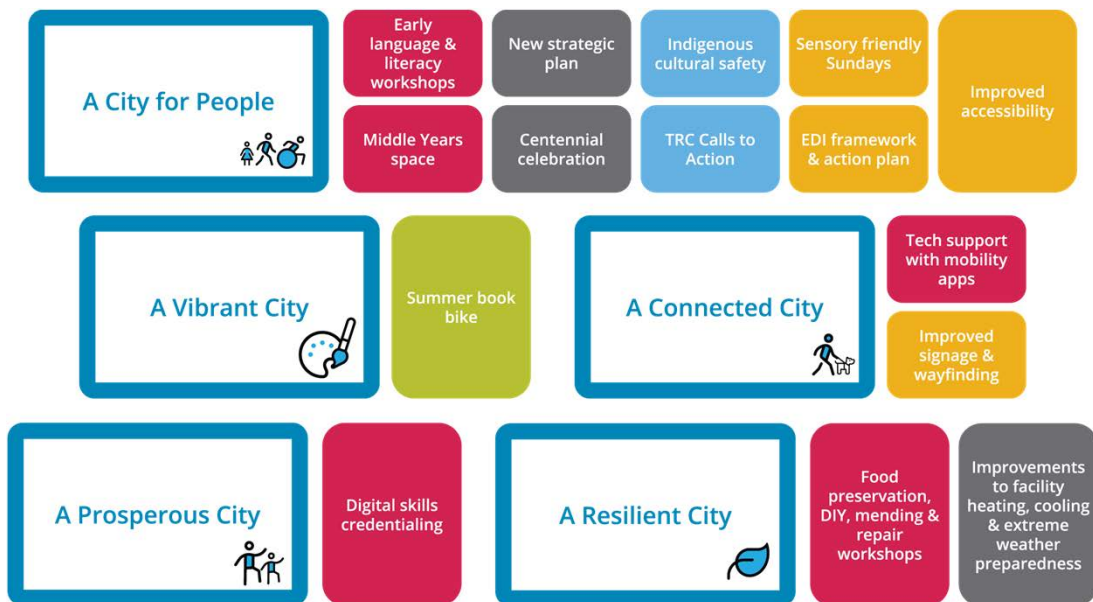
LIBRARY USE

Back to normal, and then some:



2024 LIBRARY PRIORITIES



COUNCIL ALIGNMENT - DRAFT**2024 Library Budget Context**

- Maintain existing service levels & staffing
- Inflationary pressures
- Increased demand for ebooks and e-audiobooks
- Increase in interest income, earned revenues
- Essential maintenance, replacement and planning

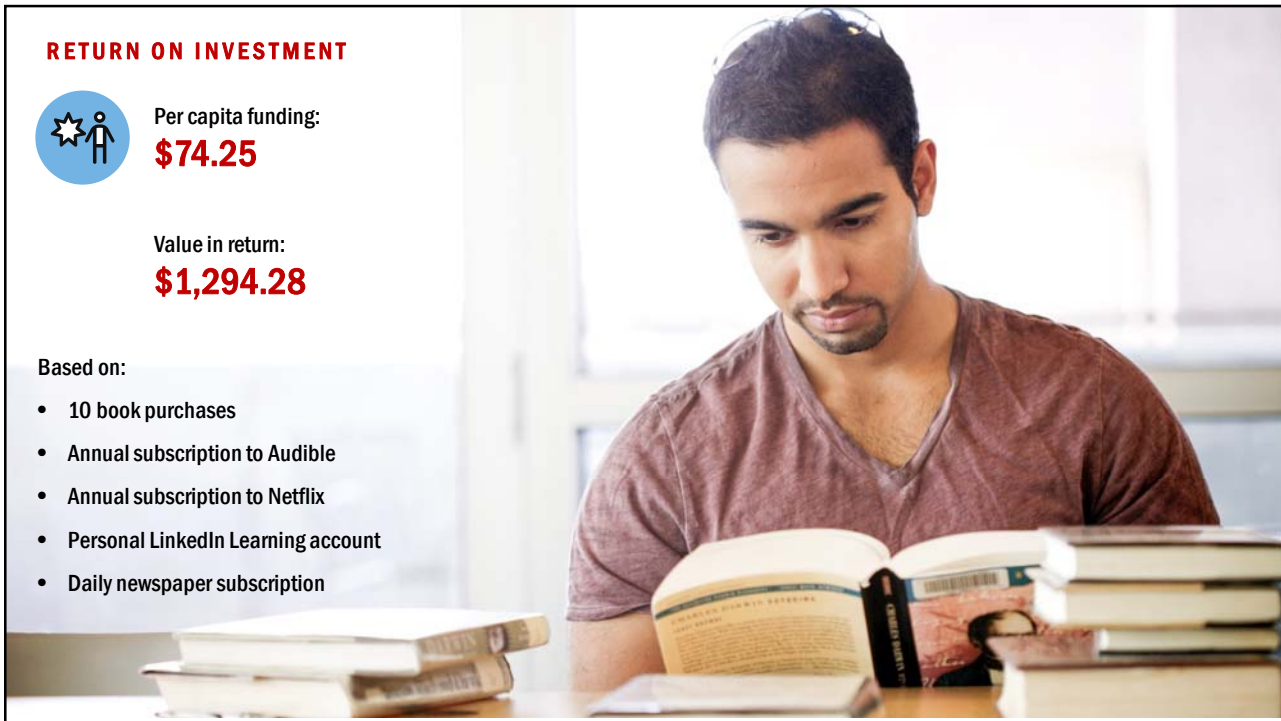
RETURN ON INVESTMENT

Per capita funding:
\$74.25

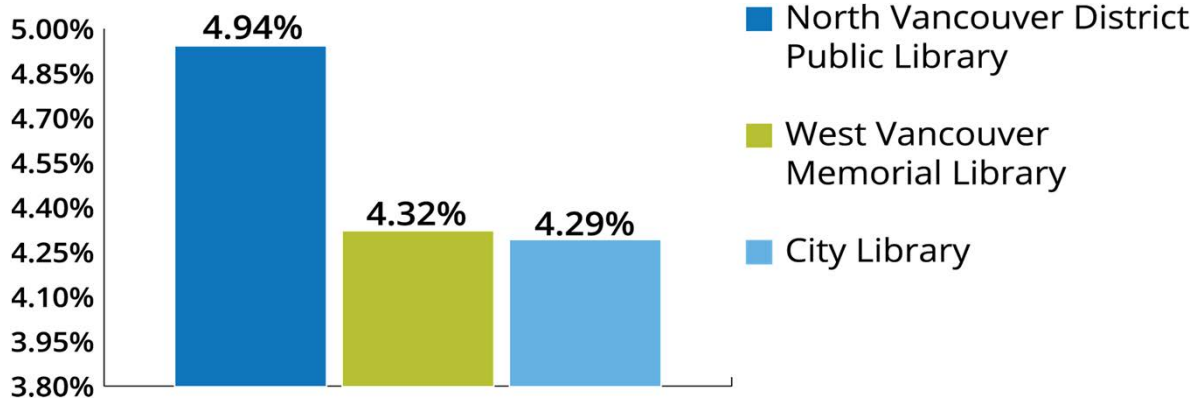
Value in return:
\$1,294.28

Based on:

- 10 book purchases
- Annual subscription to Audible
- Annual subscription to Netflix
- Personal LinkedIn Learning account
- Daily newspaper subscription

**LOCAL COMPARISONS**


2023 library budget as a % of total municipal operating expenditures
(excluding utilities)





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Department Manager	Director	CAO 
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The Corporation of **THE CITY OF NORTH VANCOUVER**
NORTH VANCOUVER CITY LIBRARY

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Deb Hutchison Koep, Chief Librarian
Brendan Harvey, Chair, North Vancouver City Library Board of Trustees

Subject: CITY LIBRARY 2024 PRIORITIES

Date: September 12, 2023 File No: LB-0110-01-0001/2023

PURPOSE

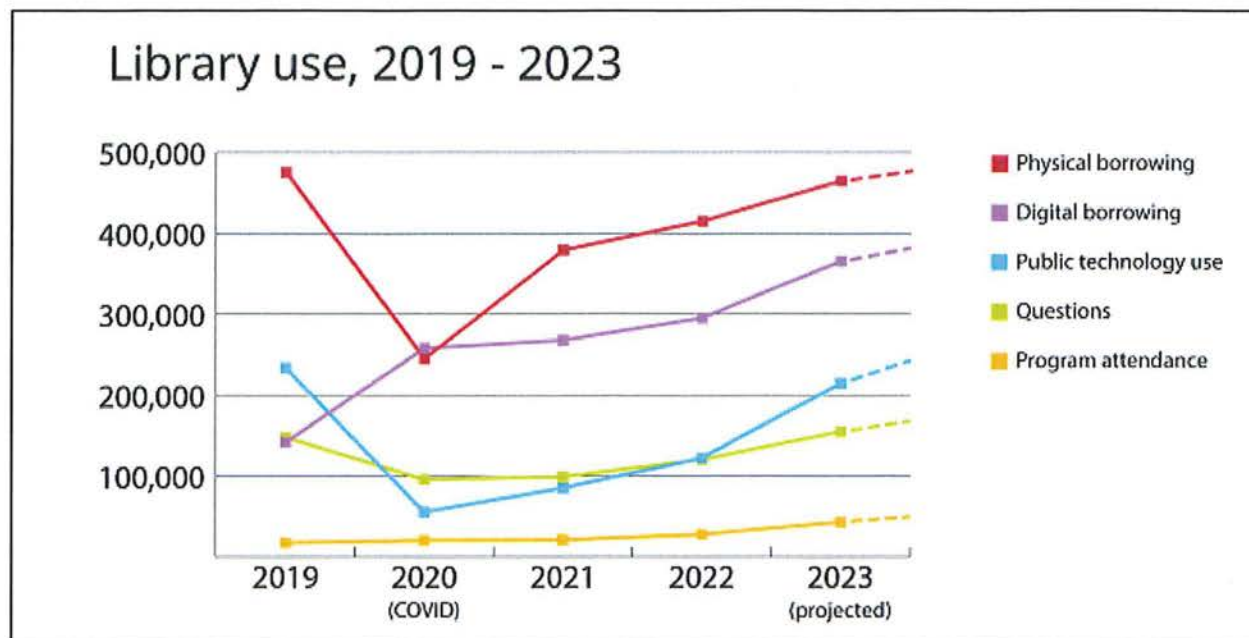
The purpose of this report is to inform City Council about the library's performance and priorities in advance of the 2024 budget process, in order to provide context for the library's budget proposal and give Council the opportunity to ask questions.

DISCUSSION

North Vancouver City Library delivers high-quality, heavily-used library services and responds to the unique needs of our community. The library's budget supports delivery of core services, maintenance of a critical community asset, and progress on strategic priorities informed by community input and municipal strategies.

Current State

After several years of pandemic-related disruption, City Library has seen activity levels return to normal in 2023. People are visiting the library, asking questions, attending programs and using public computers as much as ever. In addition, borrowing of ebooks and eaudiobooks, which jumped at the start of the pandemic, has continued to increase year over year, even as borrowing of traditional formats returns to pre-pandemic levels.



2024 Priorities

The main considerations that are influencing planning for 2024 at the library include:

- **Work in progress** – completing projects that are underway, sustaining already-implemented initiatives, and evaluating pilot projects.
- **External requirements** – carrying out work driven by legislation and new standards such as updates to our privacy management to reflect changes to FOIPPA, implementation of an accessibility plan in compliance with the Accessible BC Act, and activities to meet standards for psychological health and safety in the workplace.
- **Community needs** – responding to changing and emerging needs including the rising cost of living, increased demand for services in additional languages (such as Ukrainian), and support for extreme weather response.
- **Strategic planning cycle** – undertaking research and engagement to deeply understand our environment and stakeholder needs, in order to establish strategic priorities for our next strategic plan.
- **Council priorities and strategies** – continuing to deliver library services that align with Council's strategic priorities, and identifying initiatives that support key municipal strategies.

In addition, 2024 marks the 100th anniversary of public library service in the City of North Vancouver.

City Library has established a theme of “consolidate and plan” for 2024: the focus will be to complete work that has arisen out of the library’s 2018-2024 strategic plan, and to develop a new strategic plan for 2025 and beyond.

With this theme and these considerations in mind, activities anticipated for 2024 include:

2024 Activity	Draft Council Strategic Alignment
In-depth research and engagement in support of a new strategic plan for 2025 onward.	A City for People Include more storytelling and civic engagement opportunities and campaigns throughout policies, projects, initiatives and public spaces
Recognition and celebration of the library’s 100th anniversary through programming, displays and events in the library and the community throughout the year	A City for People Include more storytelling and civic engagement opportunities and campaigns throughout policies, projects, initiatives and public spaces
Continued work on Indigenous cultural safety and reconciliation – including public programming and an audit of organizational progress on implementing the Truth and Reconciliation Commission Calls to Action <i>City Library strategic priority: Honour Indigenous Perspectives</i>	A City for People Continue advancing relationships with local Indigenous communities and the City’s urban Indigenous population as one-step toward Truth and Reconciliation
Initiatives to improve accessibility of library spaces and services – including monthly sensory-friendly service hours on Sunday mornings and accessibility upgrades to equipment <i>City Library strategic priority: Champion Equity, Diversity, Access & Inclusion</i>	A City for People Improve all forms of accessibility in the City, including physical accessibility (public gathering spaces, seating, public washrooms), and digital, language and cognitive access
Initial implementation of our diversity, equity and inclusion framework and action plan so that staff and community members experience equity and inclusion in our policies, services and spaces <i>City Library strategic priority: Champion Equity, Diversity, Access & Inclusion</i>	A City for People Improve all forms of accessibility in the City, including physical accessibility (public gathering spaces, seating, public washrooms), and digital, language and cognitive access

2024 Activity	Draft Council Strategic Alignment
<p>Early years workshops for childcare providers to learn literacy-based activities to share with children in their care, in order to expand capacity for early literacy programming in the community</p> <p><i>City Library strategic priority:</i> Inspire Learning, Discovery & Creation</p>	<p>A City for People Improve access to early childhood development opportunities, childcare and afterschool care and programs</p>
<p>Completion of a new Middle Years space in the library to meet the unique social, developmental and educational needs of young people aged 8-12, and continued daily, free after-school programming for tweens and teens</p> <p><i>City Library strategic priorities:</i> Inspire Learning, Discovery & Creation Create Vibrant Spaces</p>	<p>A City for People Improve access to early childhood development opportunities, childcare and afterschool care and programs</p>
<p>Delivery of community-based library services and programming with summer book bike staffing (year three of a three-year pilot project)</p> <p><i>City Library strategic priority:</i> Create Vibrant Spaces</p>	<p>A Vibrant City Activate public spaces—parks, streets, plazas, outdoor areas— for residents to gather together, interact and engage in activities</p>
<p>Improvements to facility heating and cooling and resiliency during extreme weather</p>	<p>A Resilient City Improve building cooling efficiencies through new designs and retrofits</p>
<p>Promotion of library materials and workshops about food preservation, DIY, mending and repair to support food production, reduce waste and alleviate impacts of the rising cost of living</p> <p><i>City Library strategic priority:</i> Inspire Learning, Discovery & Creation</p>	<p>A Resilient city Increase biodiversity, food production and community gardens throughout the City</p> <p>Continue to develop opportunities to reduce food waste through partnerships with the business community and non-profit organizations</p>
<p>Public instruction and technology support about mobility-related apps to support residents in accessing public transit and mobility sharing resources</p> <p><i>City Library strategic priority:</i> Inspire Learning, Discovery & Creation</p>	<p>A Connected City Increase the proportion of residents with safe and convenient access to transit and active transportation infrastructure (e.g. bus shelters, active mode storage)</p>

2024 Activity	Draft Council Strategic Alignment
<p>Assessment and renewal of signage and wayfinding in order to improve visibility and accessibility of the library facility</p> <p><i>City Library strategic priority:</i> Champion Equity, Diversity, Access & Inclusion</p>	<p>A Connected City Continue to expand City wayfinding—the use of signage, colour, and design to help people move around the City</p>
<p>Introduction of a free digital skills credentialing program in partnership with Capilano University so that individuals can learn essential technology skills and receive a certificate</p> <p><i>City Library strategic priority:</i> Inspire Learning, Discovery & Creation</p>	<p>A Prosperous City Continue to explore opportunities to support local businesses</p>
<p>Measures to strengthen staff skills, safety and wellness so that healthy, resilient staff can support a healthy, resilient community.</p>	-
<p>Replacement and renewal of furniture and equipment at end of life in order to maintain a critical community asset.</p>	-

2024 Budget Proposals

North Vancouver City Library will be submitting budget proposals for Council's consideration that reflect these planned priorities and focus on sustaining current service levels and delivering core activities aligned with library and municipal strategic priorities.

Most anticipated activities for 2024 are expected to be accomplished within the existing resources of the library. We will not be requesting additional support for new staffing, programs or services through the library's operating budget submission in 2024.

The library is seeing increased costs resulting from inflation as well as increased demand for digital content, and expects to significantly offset these with increased revenue from interest, printing and copying, and public room rentals.

2024 project funding requests for Council's consideration will prioritize essential maintenance, replacements and planning.

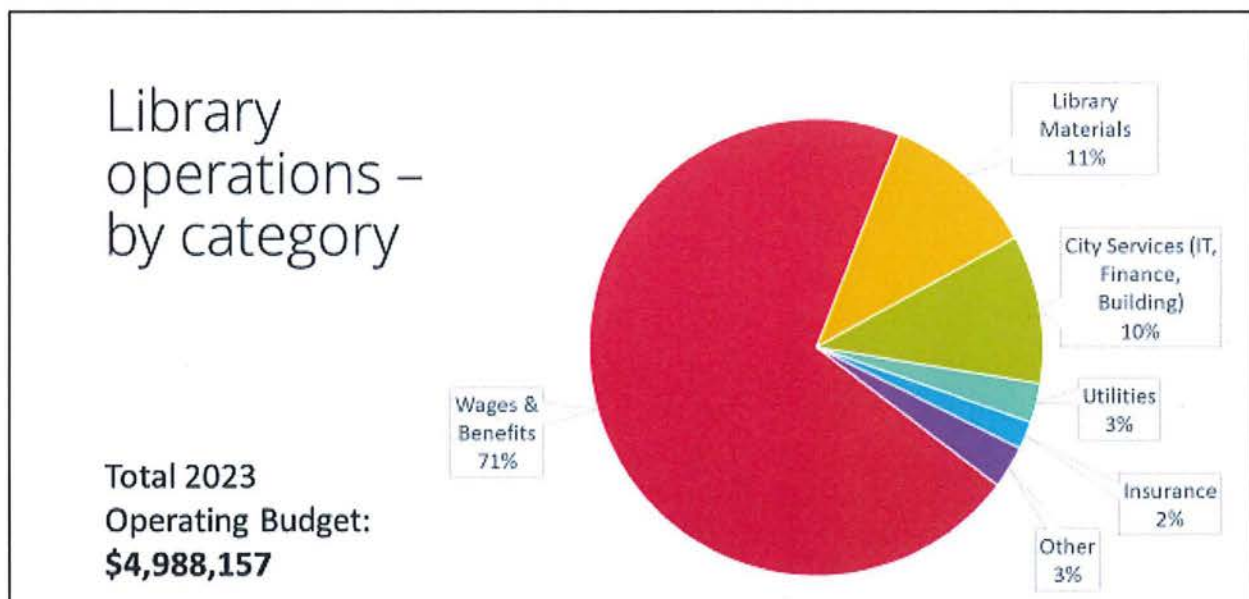
Operating Budget and Core Services

On a typical day at City Library (2023 data):

- 1,436 people visit the library in person
- 1,861 people visit the digital branch at nvcl.ca
- 21 new residents register for a library card
- 2,627 books, ebooks and other items are checked out
- 490 customer questions are asked and answered
- 678 people use a public computer or access public WiFi
- 137 people attend 8 programs from storytime to seniors' gathering
- 2 community groups or organizations host meetings at no cost

These activities are supported by the operating budget, which breaks down as follows (2023 data):

- **Staff costs** make up the largest portion of the annual operating budget (\$3,526,200). The majority of staff are engaged in direct public service delivery and support.
- **Library materials** (books, movies, magazines and newspapers, ebooks and eaudiobooks) account for the next largest amount (\$551,985).
- **Payments to the City** for financial services, building services, and IT services total \$523,987; bills for **utilities** (hydro, heat, water and sewer) total \$137,815 and costs for **insurance** (liability, property, cybersecurity, etc.) total \$98,010.
- City Library's total **discretionary budget** ("other") is \$150,160, which covers all other costs including supplies, staff training, postage, program honoraria, minor repairs, printing, and more.



Valuing Library Services

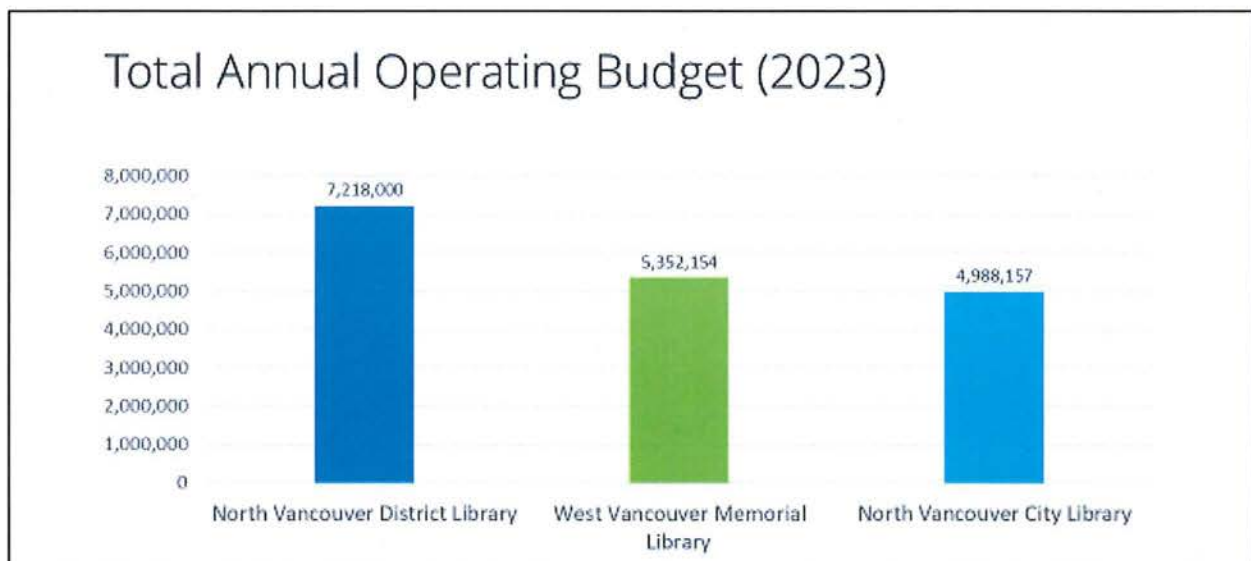
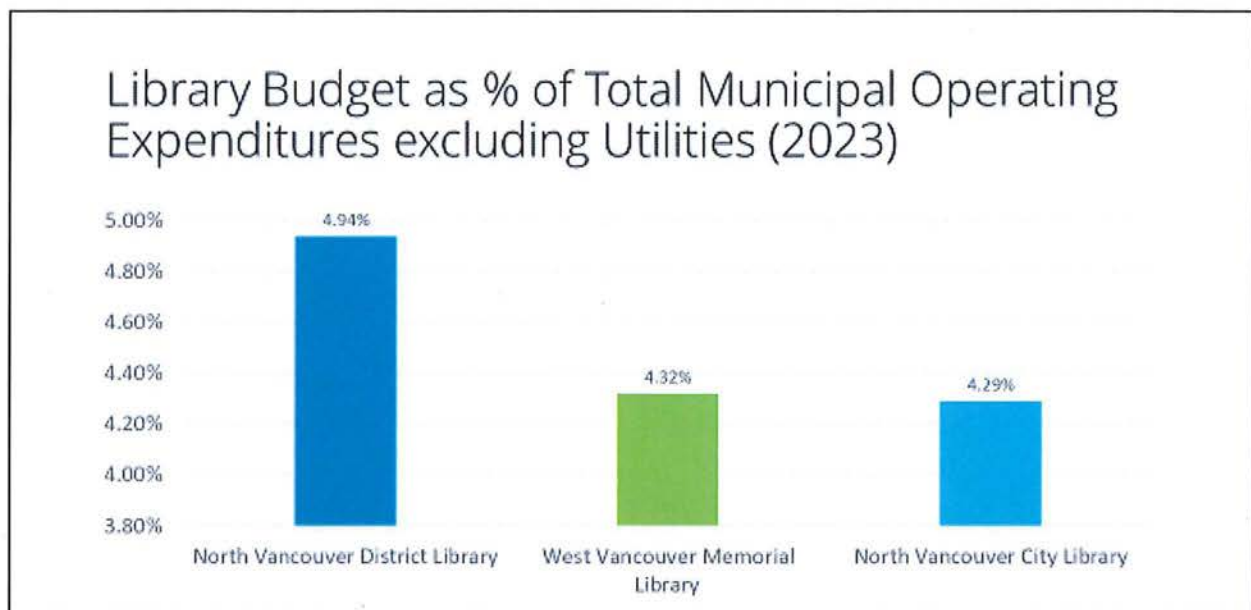
For 2023, per capita funding for library services was \$74.25. In return for that investment, individuals and families in our community receive unfettered access to:

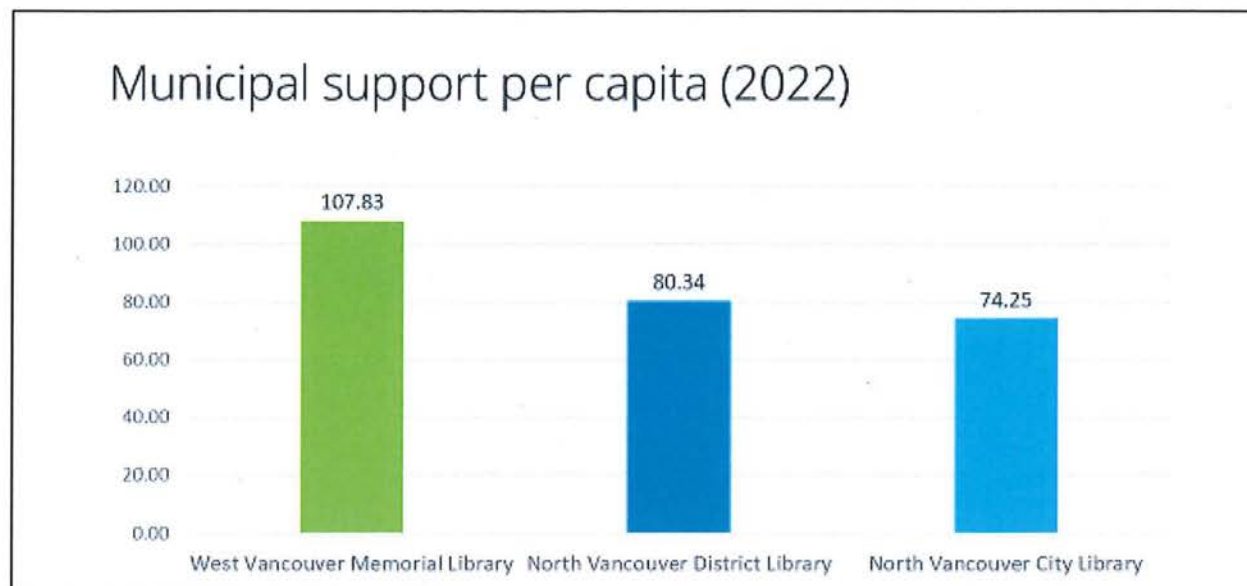
- A shared collection of more than 500,000 **books, audiovisual materials, newspapers and magazines** in multiple formats and languages
- Non-traditional collections like **laptops, power meters, CO2 monitors, radon monitors, mending kits, birdwatching kits and hiking kits**
- **Streaming and downloadable digital content**
- **Welcoming library spaces** where people can study, work, collaborate and feel connected to their community
- Expert **information and research support**
- **Programs and workshops** for all ages that introduce new realms of knowledge and inspire learning
- **Alternative formats for people with disabilities** that prevent them from enjoying conventional books and audiovisual materials
- **Home delivery service** for those who cannot travel to City Library
- Public **computers and Internet access**, as well as one-to-one and small group technology learning, to help bridge the digital divide
- **Digitization equipment** and an **audio-video recording booth** where people can capture and share their stories
- **Exam invigilation** services for individuals pursuing distance and self-directed learning
- Early literacy **programming that introduces pre-reading skills and supports parents** and caregivers as their child's first and best teachers
- After-school programming and volunteer opportunities to engage **teens and tweens** and help them build positive social and academic skills
- Print and digital resources to support **career exploration, job searching, resume writing, interview preparation, and ongoing workplace skills development**
- Information, English language learning classes, and materials in multiple languages to support **newcomers** as they settle in our community
- Access to the **collections and services of 70 other public library systems** in BC and a network of university, government and public libraries across North America through resource sharing and InterLibrary Loan

For comparison, if an individual were to purchase 10 books a year (the average number of library items borrowed each year for every City resident), subscribe to Audible audiobooks and Netflix for streaming content, maintain a personal account with LinkedIn Learning, and receive a daily newspaper – only a fraction of what is available through the library – they would pay **\$1,294.28** per year for those services.

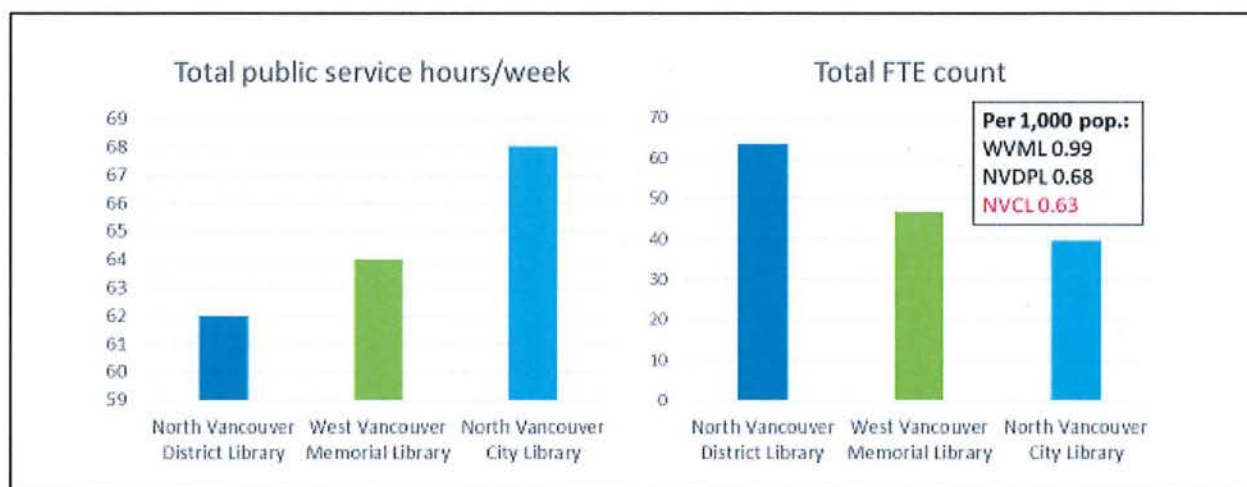
Local Comparisons

The following three charts illustrate how North Vancouver City Library's budget compares to the two other North Shore libraries in relative, absolute and per capita terms.





City Library also delivers more public service hours (68 hours/week) than West Vancouver Memorial Library (64 hours/week) or the North Vancouver District Public Library (62 hours/week) and with a smaller staff complement in both absolute and per capita terms.



CONCLUSION

North Vancouver City Library continues to provide significant value – both tangible and intangible – to the community. With a priority on strategic planning in 2024, the library will be submitting operating and capital budget requests for 2024 that will sustain current service levels, deliver core activities that align with library and municipal strategic priorities, and enable essential maintenance and replacement projects.

Robust research and stakeholder engagement in support of a new strategic plan will help to set direction for future priorities and projects.

RESPECTFULLY SUBMITTED:



Deb Hutchison Koep
Chief Librarian

NVRC Update A Healthy City For All

September 2023



NVRC by the numbers



80% of CNV households use indoor/outdoor recreation & sport facilities*

35,800+ programs offered

458,700+ program participants

72% of CNV households participate in indoor physical activities (for example: fitness centre, yoga, swimming)*

88% of CNV households participate in outdoor physical activities (for example: walking, hiking, cycling, gardening)*

453,300+ scans from fitness pass holders

657 people received financial assistance

6,122 volunteer hours from 119 volunteers

2,400+ rentals (room, pool, arena, gym, park, field)

32 arts & culture grants awarded

9 new public art installations

20 community events coordinated

188 event permits issued

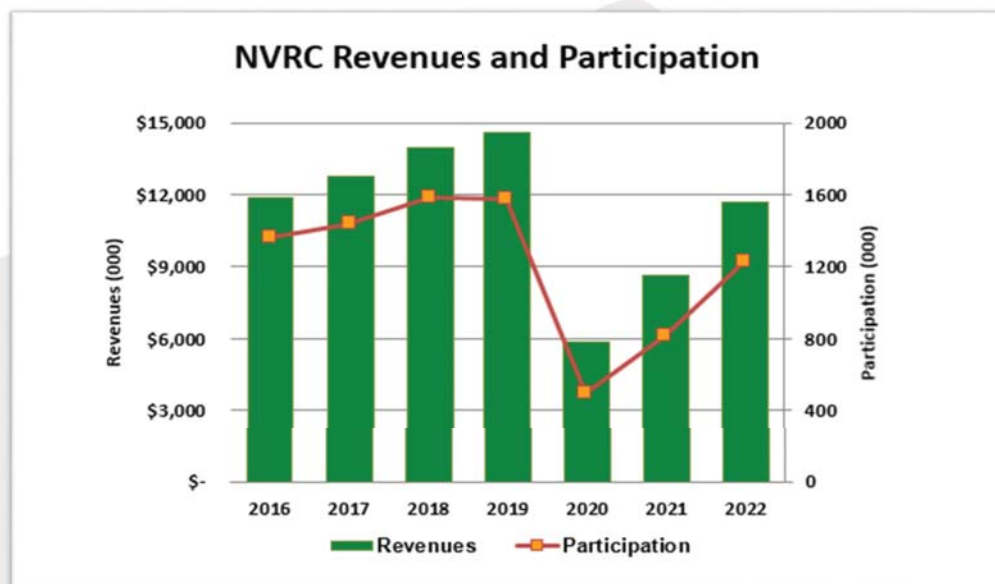
All data 2022 except starred items which are 2023 data.

North Vancouver Recreation & Culture

3

The post-pandemic recovery

- 2022 total revenues increased 35% over 2021 to \$11.6 million
- 2022 participation in programs and services increased 50% from 2021
- Trends are continuing in 2023



North Vancouver Recreation & Culture

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2024 highlights

- Supporting diversity, equity, inclusion and accessibility
- Community engagement strategy
- Facility planning



North Vancouver **Recreation & Culture**

5

2024 highlights (continued)

- Opening Lynn Creek Community Recreation Centre (replacing Seyllynn CRC)
- Arts and culture strategy
- Aquatic services review



North Vancouver **Recreation & Culture**

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—	N/A	
Department Manager	Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
NORTH VANCOUVER RECREATION & CULTURE COMMISSION

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather A. Turner, Director of Recreation & Culture

Subject: NORTH VANCOUVER RECREATION & CULTURE UPDATE

Date: September 12, 2023

PURPOSE:

This report is to inform Council on current and planned priorities, highlight a few capital projects and operating budget items and demonstrate how the North Vancouver Recreation & Culture Commission (NVRC) supports Council's vision and strategic priorities.

ATTACHMENTS:

1. Draft Community Engagement Strategy
2. Lynn Creek Community Recreation Centre

BACKGROUND:

The NVRC is an entity of the City of North Vancouver and District of North Vancouver created in 1970 and mandated to fulfill the municipalities' responsibilities for recreation, arts and culture. These responsibilities include service planning and delivery; facility planning, maintenance and operation; support to relevant community organizations; allocation of arts, sport and recreation grant funding; public art and being a resource to the City and District.

The Commission's mission is to improve the health and well-being of all North Vancouver individuals, families and communities and to inspire residents through quality recreation and arts opportunities. NVRC promotes creativity, celebrates diversity and contributes to North Vancouver's unique sense of place through accessible public cultural and recreation services.

DISCUSSION:

The NVRC supports City Council's vision to be "The Healthiest Small City in the World" by providing opportunities for all residents to connect, play, learn, be active, explore and create in safe, accessible and welcoming environments. Recreation, arts and culture are important components of a healthy lifestyle and healthy communities.

NVRC's work is guided by the vision and priorities of both municipalities. City Council's five key priorities are:

- A City for People
- A Resilient City
- A Vibrant City
- A Connected City
- A Prosperous City

While three of these priorities are more directly aligned with NVRC's mandate than the others (as highlighted below), they all influence the focus, planning and delivery of recreation and culture services.

A City for People: welcoming, inclusive, safe and accessible and supports the health and well-being of all

The Commission operates and provides services through the Harry Jerome Community Recreation Centre (HJCRC), with satellite sites Memorial and Mickey McDougall Community Recreation Centres, Centennial Theatre and John Braithwaite Community Centre (JBCC). A high priority is placed on ensuring that these facilities, surrounding spaces and services are welcoming, inclusive, safe and accessible to all residents (of all ages, backgrounds, genders, etc.). In addition, initiated during the pandemic and continuing beyond, is the provision of a number of outdoor programs and services and support to the municipalities and the community to animate public spaces.

Current priorities include:

- **Diversity, Equity and Inclusion (DEI)**
 - Initial efforts have been internally focused, including staff engagement, training, and a review of relevant policies and procedures. For 2024/2025, the plan is to expand the scope to both staff and customer experience while also establishing metrics to measure impact and effectiveness. A request for project funding is included in the draft 2024 Project Plan.
 - Addressing barriers to serve families, young children, youth/teens, adults and older adults of all backgrounds and circumstances
 - Financial assistance and low-cost programs are available to support residents that experience financial barriers to participation
 - Supporting staff to be informed on DEI and accessibility, to recognize unconscious bias, to intervene when possible and taking further steps to be a truly diverse, equitable and inclusive employer and service provider.

- **Accessibility**
 - Enhanced accessibility efforts related to services, facilities, hiring and consultation with persons living with disabilities. NVRC employs an Access Programmer who works with agencies and individuals to serve persons with a disability.
 - A review of relevant policies, programs and services in compliance with the BC Accessibility Act has been incorporated into the proposed 2024/2025 DEI plan.
- **First Nations conversations**
 - Workshops by local Indigenous leaders to increase understanding of Indigenous history and culture
 - Regular meetings with recreation teams of Squamish Nation and Tsleil-Waututh Nation to explore collaboration efforts
 - Established connections regarding protocol, language, employment opportunities, events, public art and celebrations
- **Data-informed service planning**
 - Regular needs assessments, surveying, demographic and other data analysis support the goal to be informed by data and to respond quickly to gaps and opportunities
 - Using new systems and refining processes to provide timely access to data and to standardize reporting
 - Collaboration with community organizations to best understand and serve the needs of vulnerable and underserved populations
- **Draft Community Engagement Strategy**
 - A new strategy to enhance NVRC engagement efforts has been drafted (Attachment 1) which reflects the priority that City and District Councils place on public consultation and the need to hear from many voices in the community.
- **Staffing**
 - Labour shortages, particularly in auxiliary and casual positions, have impacted service offerings and operating hours. New recruitment campaigns and best practices are being employed to support filling of these important positions.
- **Facilities**
 - Indoor facilities support the offering of recreation and culture programs, events and rental opportunities, as well as gathering and connecting spaces, cooling, warming, clean air, and occasionally emergency reception and temporary emergency lodging centres.
 - Lions Gate Community Recreation Centre opened in April 2022 and the Lynn Creek Community Recreation Centre (see Attachment 2) is scheduled to open in mid- 2024. This new centre replaces the Seylynn CRC, will offer expanded programs and services, and is easily accessible to City residents via the Spirit Trail.

- Planning for transitioning from the existing HJCRC, Memorial and Mickey McDougall CRCs to the new HJCRC
- Mickey McDougall CRC will not be operated as a recreation centre as of the end of 2024 to allow the City to prepare the building for Flicka Gymnastics.
- The 20th anniversary of JBCC is in 2024. NVRC programming at this centre is consistent with other similarly sized centres and is supplemented by community services offered by North Shore Neighbourhood House.
- The Indoor/Outdoor Recreation and Sport Facility Plan is underway through a collaborative effort of NVRC, City and District staff. The consultation and input phase (almost complete) will help to inform the process of identifying recreational infrastructure needs based on Council-approved decision-making criteria.
- Staff are planning an assessment of Centennial Theatre to identify minor improvements to better integrate the theatre with the look of the new HJCRC & Silver Harbour Centre.

A Resilient City: leading the way in climate action and stewards of the environment for future generations

NVRC works with the owner municipalities to access information and funding to improve energy efficiency and reduce the environmental impact of buildings managed by the Commission. In addition, adjacent grounds maintenance is conducted in accordance with best environmental practices.

Current priorities include:

- Capital planning to reduce environmental impact of Centennial Theatre and JBCC
- Supporting the sustainable design and material selection of the new HJCRC and planning for environmentally friendly building operations to significantly reduce greenhouse gas emissions and advance the City's [Corporate Climate Action Plan](#).

A Vibrant City: where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their culture and history

This priority speaks directly to the role that recreation, arts and culture, along with public spaces, play in creating a healthy community. NVRC staff focus on enabling connections through spaces, events and programming and, via arts and culture in particular, supporting learning and celebration of the history and culture of North Vancouver. The importance of these services was highlighted during the pandemic when facilities were ordered closed and services restricted.

Current priorities include:

- **Programs and services**
 - Programming at all centres, including HJCRC and JBCC, is increasing in September 2023 as demand has increased and instructors have been hired. Services are offered in social recreation, camps, art, sport, recreation and fitness programs for preschoolers through to older adults. Rentals of gymnasiums, multipurpose rooms, arenas and pools are also available and increasing.
 - Centennial Theatre utilization is anticipated to exceed 2022 this year. The theatre plays an important role on the North Shore, particularly as a rentable space for productions, school and community events. A new series called AMPS (Aspiring Musicians Performance Series) begins in November and will showcase local rising musical talent.
- **Intergenerational programming and volunteer opportunities**
 - Continuing to provide opportunities for multiple generations to recreate, play, create and celebrate at the same time and to learn from each other
 - Volunteering is a form of recreation for many residents, supports skill development and enables NVRC to better serve residents. A robust volunteer program enables people of all ages to offer their time to provide one-on-one support to participants who need assistance, for children's camps, to help at events, to provide facility tours, etc. In 2022, 120 volunteers provided 6,120 hours of support.
- **Outdoor services**
 - Continuing outdoor programs and services that have proven popular with City residents
 - NVRC supports permitting and planning for community events in parks and public spaces as well as animating spaces through programming and events. Events provide opportunities for social connections, supporting and showcasing local artists and musicians, celebrating diversity and creating vibrancy in public spaces.
 - NVRC is responsible for the scheduling and permitting of community sports fields and other outdoor amenities and coordinates the permits to support local businesses to offer recreation services in City parks.
- **Arts & Culture**
 - Consultations are occurring with arts & culture organizations to understand challenges and opportunities within the sector and to identify support needed through NVRC.
 - An Arts & Culture Strategy is planned for 2024 (subject to project funding). This Strategy will include a vision for arts and culture in North Vancouver, the roles within the sector and priorities to fulfill the vision.
 - Public art helps celebrate the cultural spirit and identity of the community while supporting artists and adding to community livability, vibrancy, diversity, a sense of place and beauty. Projects in 2024 include HJCRC, Eastern Park, Lower Lonsdale lands and Punch Clock Plaza, plus approximately ten active developer public art projects.

- **Review of aquatics services**

- Aquatic spaces accommodate lessons, public swim, lane swimming, aquafit training and competitions. In order to maximize the utilization of the aquatic venues, address gaps in lesson progressions created by the pandemic restrictions and ensure lessons are best meeting the needs of residents, a review is planned for 2024. Project funding has been requested in the 2024 Capital Plan.

CONCLUSION:

Recreation, arts and culture play an important role in creating the communities where residents want to live, work and play, and in fulfilling the City's vision to be the healthiest small city in the world.

The COVID-19 pandemic significantly impacted the ability of people to connect, create and recreate and the recovery has taken some time. Service offerings are growing and participation is increasing.

NVRC priorities are shaped by the vision and goals of the City and District and by public needs and input.

RESPECTFULLY SUBMITTED:



Heather A. Turner
Director, Recreation & Culture

NVRC's engagement strategy is based on deep respect for community input and it includes three important types of engagement:

1. Feedback and consultation with the community on systematic/strategy level matters
2. Feedback from customers and community members on matters relevant to them
3. Feedback and consultation with organizations involved in recreation, sport, and arts and culture

Broadened and systematic community input:

This category targets input at the NVRC system level – regarding policy, strategic and service planning.

- Add a public input session at the beginning of Commission meetings
- Provide and promote a year-round online feedback portal on issues of broad importance
- Host “talk to us” opportunities at public venues and events twice per year
- Conduct a comprehensive needs assessment every five years

Increased customer and community feedback:

This category is designed for customers and community members to give feedback and input on issues relevant to them.

- Provide and promote an online portal, suggestion boxes, and screens for immediate feedback. These mechanisms will be available year round.
- Continue to conduct program and service evaluations with customers
- Host “talk to us” opportunities twice per year between customers and staff

Inform and consult with community organizations:

This category targets information sharing, consultation and feedback with local organizations involved in arts and culture, recreation and sport. Staff will provide support and relay information as appropriate to the Commission.

- Launch an arts and culture advisory process where representatives of arts and culture organization are invited to participate.
- Launch a recreation advisory process where representatives of organizations and entities that play a role in recreation are invited to participate.
- Launch a sport advisory process where representatives of sport organizations are invited to participate.

In order to reach as many residents as possible, there will be more outreach and greater collaboration with/through local organizations and entities (examples below):

- **People living on low income:** individuals/families who receive financial assistance through NVRC and individuals served by North Vancouver social agencies, Squamish Nation, Tsleil-Waututh Nation, Harvest Project
- **Newcomers:** Impact North Shore, North Shore Immigrant Inclusion Partnership, existing NVRC customers
- **2SLGBTQIA+* and IBPOC** community members:** North Shore Pride Alliance, Impact North Shore, North Shore Immigrant Inclusion Partnership, Squamish Nation, Tsleil-Waututh Nation, existing NVRC customers and relevant local organizations
- **People living with disabilities:** North Shore Disability Resource Centre, North Shore ConneXions, Ministry of Children & Family Development, North Shore Supported Child Development, North Shore Advisory Committee on Disability Issues (NS ACDI), Squamish Nation, Tsleil-Waututh Nation, existing NVRC customers
- **Children and youth:** local youth centres, Parkgate Society, North Shore Neighbourhood House, Capilano Community Services Society, Squamish Nation, Tsleil-Waututh Nation, North Vancouver School District, the Foundry existing NVRC customers
- **Older adults:** Silver Harbour, Parkgate Society, North Shore Neighbourhood House, Capilano Community Services Society, community service agencies, Squamish Nation, Tsleil-Waututh Nation, existing NVRC customers

* Two-spirit, lesbian, gay, bisexual, transgender, queer and/or questioning, intersex, asexual and the plus reflects the countless ways in which people choose to self-identify

** Indigenous, Black and people of colour

Lynn Creek Community Recreation Centre

The new Lynn Creek Community Recreation Centre (CRC) will replace the end-of-life Seyllynn Community Recreation Centre and is scheduled to be completed and open in summer 2024. It will be located at 1401 Hunter Street.

The Lynn Creek CRC will be a District-owned centre in the heart of the residential core of the Lynn Creek town centre and operated by the North Vancouver Recreation & Culture Commission (NVRCC). The centre is designed to meet current needs and to complement the network of public centres across North Vancouver.

The centre will be approximately 26,000 sq. ft. and will include the following spaces:

- Full-sized gymnasium
- Community living room
- Three multipurpose spaces
- Community meeting spaces
- Covered street-level outdoor area for casual use
- Express library space and service
- 37-space child care centre (12 infant/toddler spaces and 25 spaces for three to five year-olds). The District, through a public process, selected Parkgate Society to deliver child care services.
- Washrooms and change rooms designed for universal access
- Dedicated parking stalls adjacent to and below the centre

The services planned for the centre include though are not limited to:




- Visual arts and dance programs
- Fitness, yoga and other active programs
- Sport and recreation programs
- Summer camps, birthday parties, etc.
- Events in the nearby park
- Gymnasium and multipurpose space rentals
- Express library services
- Child care services
- Indoor and outdoor events

It is anticipated that, as with other community recreation centres, residents of both municipalities will participate in programs and services at this new centre. In the case of Lynn Creek, easy access by bicycle or foot is enabled by pathways including the Spirit Trail.

The 2024 net operating costs for the centre, supporting start up and partial year services, are being budgeted at \$539,200. As with other Core Facilities, the utilities will be paid by the owner municipality and other costs shared by the District and City in accordance with the existing cost-sharing formula.

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 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
OFFICE OF THE DEPUTY CHIEF ADMINISTRATIVE OFFICER

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Christina Stevens, Manager, Strategic Initiatives

Subject: COUNCIL STRATEGIC PLAN – 2022-2026

Date: September 13, 2023 File No: 01-0620-02-0005/1

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

RECOMMENDATION

PURSUANT to the report of the Manager, Strategic Initiatives, dated September 13, 2023, entitled "Council Strategic Plan – 2022-2026":

THAT the 2022-2026 Council Strategic Plan be adopted;

AND THAT staff be directed to use the 2022-2026 Council Strategic Plan to incorporate into the Corporate Business Plan and Financial Plan.

ATTACHMENTS

1. 2022-2026 Council Strategic Plan (CityDocs)

PURPOSE

The adoption of the 2022-2026 Council Strategic Plan establishes Council's Vision over the next four years, and will be incorporated into the Corporate Business Plan and Financial Plan. The 2022-2026 Council Plan builds off of the work accomplished in the 2018-2022 Council Strategic Plan.

DISCUSSION

The 2022-2026 Council Strategic Plan is the result of collaborative discussions amongst all members of Council and continues the City's Vision to be "The Healthiest Small City in the World" created in 2018. The five key priorities are: a City for People, a Resilient

City, a Vibrant City, a Connected City and a Prosperous City. Each priority includes a description of “Where we are going,” “How we will get there” and a new area on “Measuring our impact” outlining Key Performance Indicators (KPIs), which will be developed following adoption of the Council’s Strategic Plan. Staff will report back to Council this fall as part of the KPI development process.

The priorities are intended to support Council’s decision making for future initiatives, projects and plans, and will provide guidance to City staff, our partners, and our community.

FINANCIAL IMPLICATIONS

Financial implications of initiatives, projects, and plans that support the 2022-2026 Council Strategic Plan will be reported when they are brought forward for approval.

INTER-DEPARTMENTAL IMPLICATIONS

Adoption of the 2022-2026 Council Strategic Plan will provide high level direction to all City departments in the development and implementation of future initiatives, projects, and plans and provides alignment to all other City plans and strategies.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS

A formal Corporate Business Plan will be developed utilizing the Vision and Priorities set out in the 2022-2026 Council Strategic Plan.

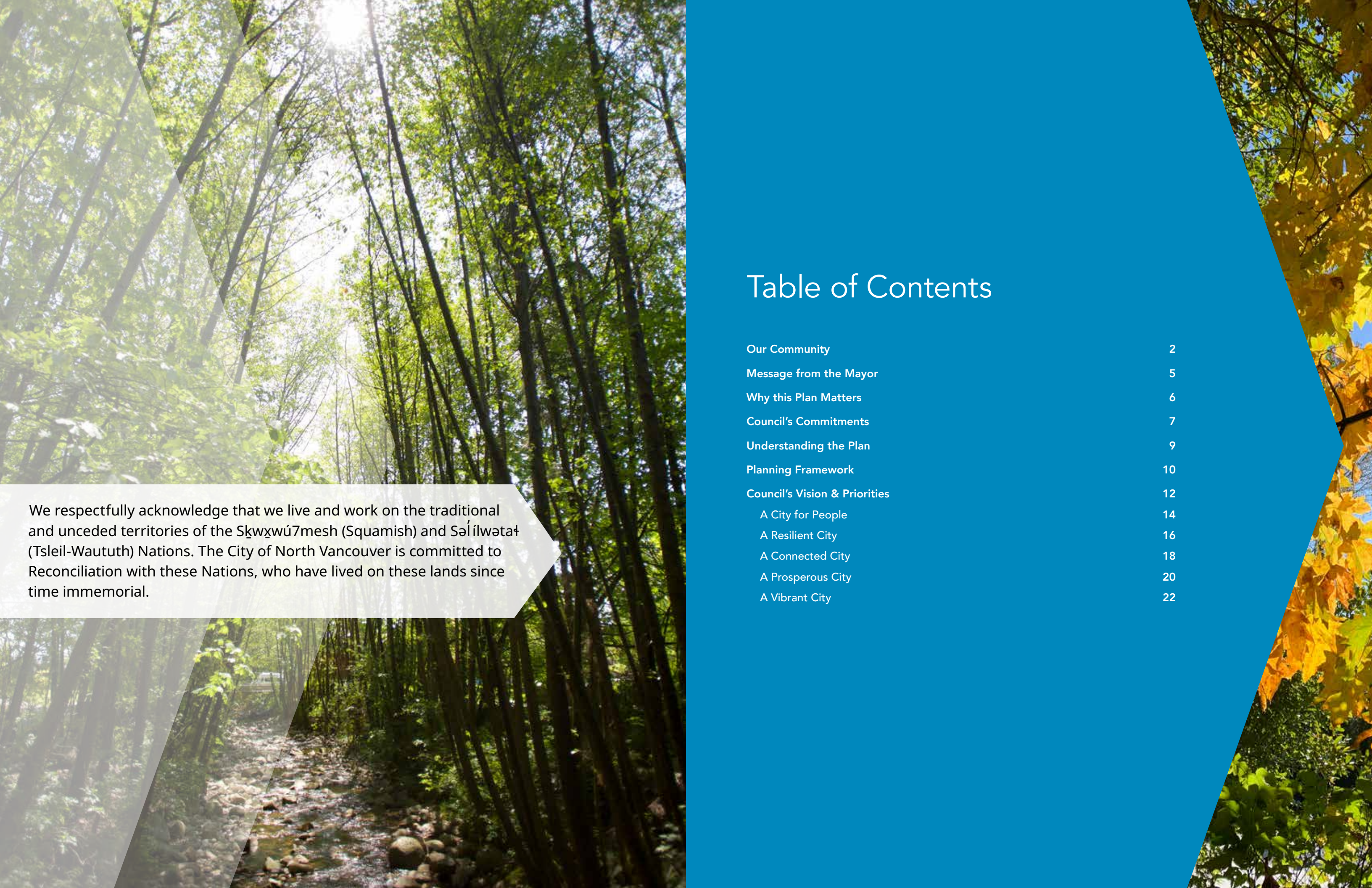
RESPECTFULLY SUBMITTED:



Christina Stevens
Manager, Strategic Initiatives



Council Strategic Plan 2022-2026



We respectfully acknowledge that we live and work on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and Səlílŵətał (Tseil-Waututh) Nations. The City of North Vancouver is committed to Reconciliation with these Nations, who have lived on these lands since time immemorial.

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Our Community

Nestled between the sparkling waters of Burrard Inlet and the majestic North Shore mountains, the City of North Vancouver is a thriving, progressive and growing community. Don't let our modest size fool you—our 12-square kilometres are packed with amenities, attractions, supportive services, community-focused programming and flourishing industries like shipping, tourism, film production, manufacturing and advanced technology.

From scenic parks to top-rated restaurants to cultural festivals and bustling markets, the City of North Vancouver is a diverse community that draws new residents, visitors and businesses with its dynamic energy and unbeatable urban charm.





Message from the Mayor



On behalf of the City of North Vancouver Council, it is my honour to introduce our 2022-2026 Strategic Plan. This plan was developed carefully and collaboratively by members of Council, supported by the expertise of City staff. It charts our path forward and encompasses the shared vision we have for the community we are proud to call home.

In 2019, Council adopted its first-ever Strategic Plan with the goal of becoming the ‘Healthiest Small City in the World.’ Together we have accomplished much, but we recognize there is more to do to achieve our goal of being the ‘Healthiest Small City in the World.’ Healthy cities are about much more than just physical health, they are about the social determinants that shape community well-being. Health touches every aspect of our lives and that is why we have placed it at the centre of our agenda.

The commitments we have made to residents are unchanged. We are focused on advancing us as a resilient, welcoming, vibrant, connected, and prosperous city for all people. These are our strategic priorities. This is where we are going as a city and in this you will see how we intend to get there. As we look to these focus areas, and turn vision into action, we are guided by strong fiscal responsibility, equity, Reconciliation, and good governance.

These values and principles are foundational in our framework. In the years to come we will continue to prioritize public safety, we will deliver the services, homes, and infrastructure that people need, and we will grow our economy. The choices we make today will shape our future. That is why we are putting you at the heart of all of our decision-making. Our Strategic Plan is an intentional and mindful direction that honours where we have been, what we love about our community, and looks ahead to the future so we leave behind an even better city for generations to come. It is our roadmap.

We will not let the challenges of today define us. Instead, we set ourselves apart by using them as opportunities to adapt, grow, and emerge stronger than ever before. We have long been called ‘The Ambitious City.’ We earned this title by focusing on what is possible, rather than what is not. We can again harness our potential and bring new meaning to civic ambition.

As we progress on this journey, Council will be transparent and accountable to the community. Cities are about people, and engaging with the people who live, work, and play in the City of North Vancouver is critical to our success. New ideas and co-creating solutions is how we can inspire innovation, foster belonging, and embrace inclusion. I have never been more optimistic about what we can accomplish together. I invite you to join us.

Linda C Buchanan
Sincerely,

Mayor Linda Buchanan
City of North Vancouver

Why this Plan Matters

Municipal government touches almost every aspect of daily life. From emergency services to sidewalks and roads to parks, housing and social programming—the vision and decisions of City Council directly influence quality of life.

In short, this Strategic Plan matters because it’s a roadmap for the next four years, an indispensable tool for tackling big issues and opportunities, ensuring resources are used effectively and continuing our efforts to create a healthy, thriving, and resilient community.

The plan will help advance our efforts to make sure everyone who lives or visits the City feels welcome, especially those who have been historically excluded because of their race, gender, sexuality or ability. It matters because we want the economy to thrive by getting more businesses and investments, which in turn, creates more jobs and makes the local economy stronger. The plan matters in terms of improving buildings and services and using resources in ways that help the community the most.

Taking care of the environment, reducing waste, improving public transportation, and planning the City in a smart way—this plan is what brings all of us together, guiding the City’s progress for people who live here now and for those who will in the future.



(L-R) Councillors Angela Girard, Shervin Shahriari, Tony Valente, Mayor Linda Buchanan, Councillors Jessica McIlroy, Don Bell and Holly Back

City Council Commitments

As we carry out the responsibility residents have placed with us, we promise to be:

OPEN

By being accessible, transparent, accountable and communicative, we strengthen relationships and build trust with the community.

INCLUSIVE

By respecting, considering and including the diverse perspectives of all residents, we create a community fully involved in civic life.

RESPONSIBLE

By being strategic stewards of City resources in balancing our responsibility to forward-thinking planning, environmental conservation, fiscal responsibility, and community well-being, we ensure long-term sustainability.

PROGRESSIVE

By finding innovative approaches and partnerships that advance our City, we maintain high standards of service and an emphasis on continuous improvement.

ENGAGED AND INFORMED

By harnessing the power of data, the professional expertise of City staff and the invaluable insights of our community, we can make informed decisions that move us forward together.

Angela Girard

Shervin Shahriari

Tony Valente

Mayor Linda Buchanan

Jessica McIlroy

Don Bell

Holly Back



Understanding the Plan

Where We’re Going

Our vision is to be the Healthiest Small City in the World.

Five key priorities guide our work in support of our vision:

- A City for People
- A Resilient City
- A Connected City
- A Prosperous City
- A Vibrant City



How We Will Get There

For each priority, we have identified our aspirations and key actions over the next four years.

There are many ways we can achieve our priorities. Some are the City’s to **deliver**, while others require the **support** and **involvement** of others. For each, the City’s role is defined as:

- Provide:** The City is the lead for the work
- Partner:** The City will partner with others to deliver
- Facilitate:** The City will convene organizations, individuals, and other levels of government and jurisdictions to deliver
- Advocate:** The City will advocate to senior levels of government and other agencies to deliver

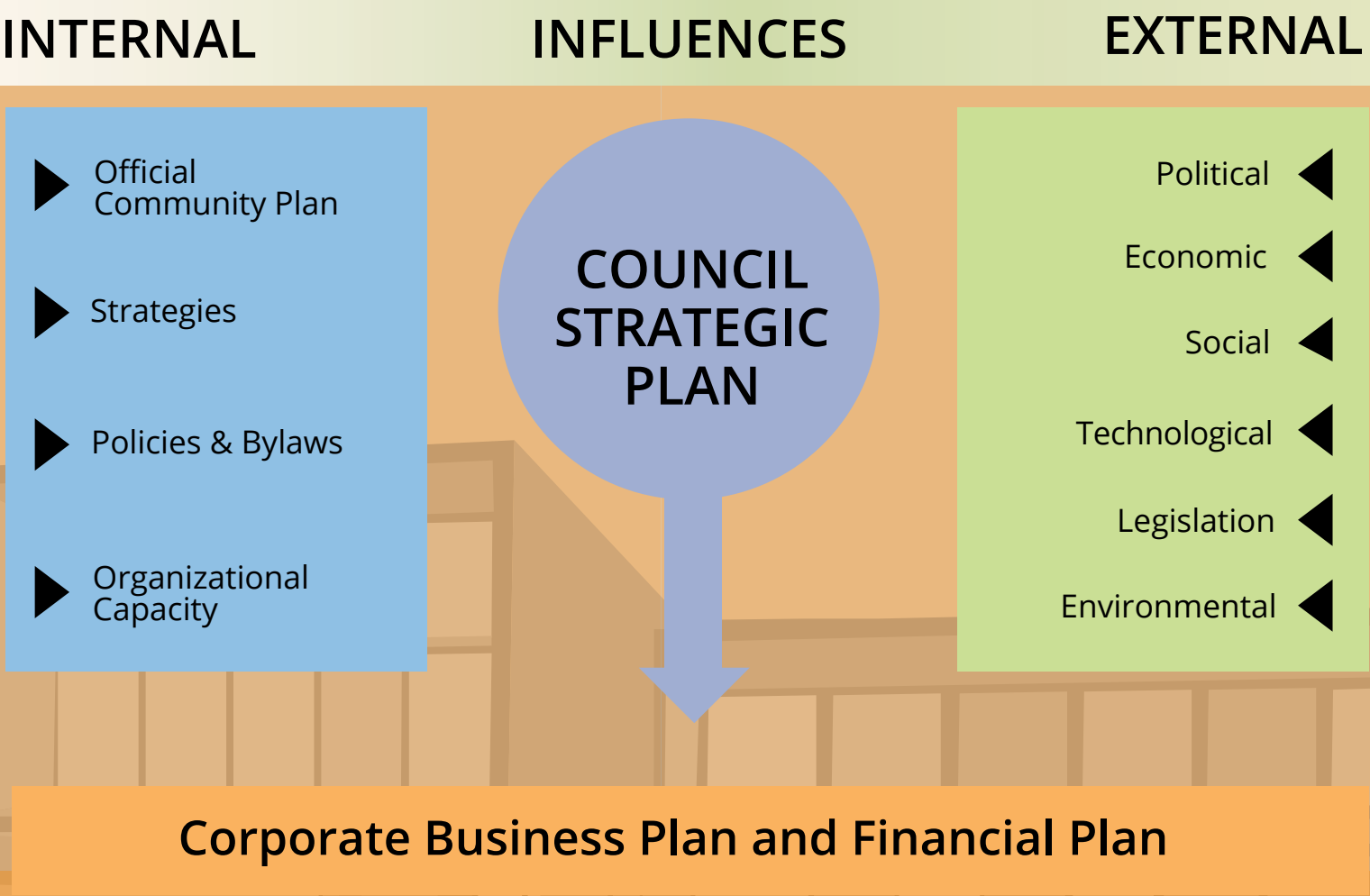
Measuring Our Impact

The successful delivery of our strategic priorities is measured by the benefits realized by our community.

Good data is crucial to making informed decisions. The City’s census data is one way that helps us to understand the make-up of our community and informs our evidence-based decision-making.

Currently, the City reports progress to Council and the community annually through its Financial Statements and Annual Municipal Report. Over the course of this Strategic Plan, key performance indicators will be developed so the City can further measure performance, identify areas for improvement, adjust to changing environments and circumstances, and continue to make informed decisions.

Our Planning Framework



- **Council's Strategic Plan:**
Outlines the vision and four-year direction of Council and informs the work of the organization.
- **Corporate Business Plan:**
Presents the actions staff will take to support Council in achieving its vision and priorities.
- **Financial Plan:**
A five-year plan that shows how the City can fund programs and projects.
- **The Official Community Plan:**
Provides long-term policy guidance and aspirations.



COUNCIL'S VISION & PRIORITIES

The Healthiest Small City in the World



A CITY FOR PEOPLE

An equitable, accessible and healthy community that is inclusive, welcoming and safe.



A VIBRANT CITY

Dynamic public spaces and places that provide for connection and celebration of residents' culture and history.



A CONNECTED CITY

Active and sustainable ways for people and goods to move safely and efficiently.



A RESILIENT CITY

Leads the way in climate action and is a steward of the environment for future generations.



A PROSPEROUS CITY

A diverse economy where new and existing businesses can grow and thrive.

city
of north
vancouver



A CITY FOR PEOPLE

A City for People is welcoming, inclusive, safe and accessible and supports the health and well-being of all.

WHERE WE'RE GOING

Council will strive to ensure our housing meets the diverse needs of our community. We will facilitate access to equitable spaces and services for connection, recreation and community services to improve our residents' health and well-being.

HOW WE'LL GET THERE

- Adopt the Community Well-being Strategy [Provide](#)
- Deliver housing that aligns with the actions and needs established in the City's Housing Action Plan [Provide/Partner/Facilitate/Advocate](#)
- Advance to explore innovative housing policy that includes protection and expansion of rental-housing stock [Provide/Facilitate/Advocate](#)
- Continue to build partnerships with other levels of government and housing providers to deliver more housing diversity and affordability [Partner/Advocate](#)
- Advance relationships with local Indigenous communities and the City's urban Indigenous population as one step toward Truth and Reconciliation [Partner](#)
- Encourage and support early childhood development opportunities, childcare and afterschool care and programs [Partner/Facilitate/Advocate](#)
- Improve accessibility in the City, making information, activities and the environment meaningful and usable to all people [Provide/Partner/Facilitate](#)
- Streamline development approvals process, ensuring options for early input from development community [Provide](#)
- Include more storytelling and civic engagement opportunities and campaigns throughout policies, projects, initiatives and public spaces [Provide/Facilitate](#)





A RESILIENT CITY

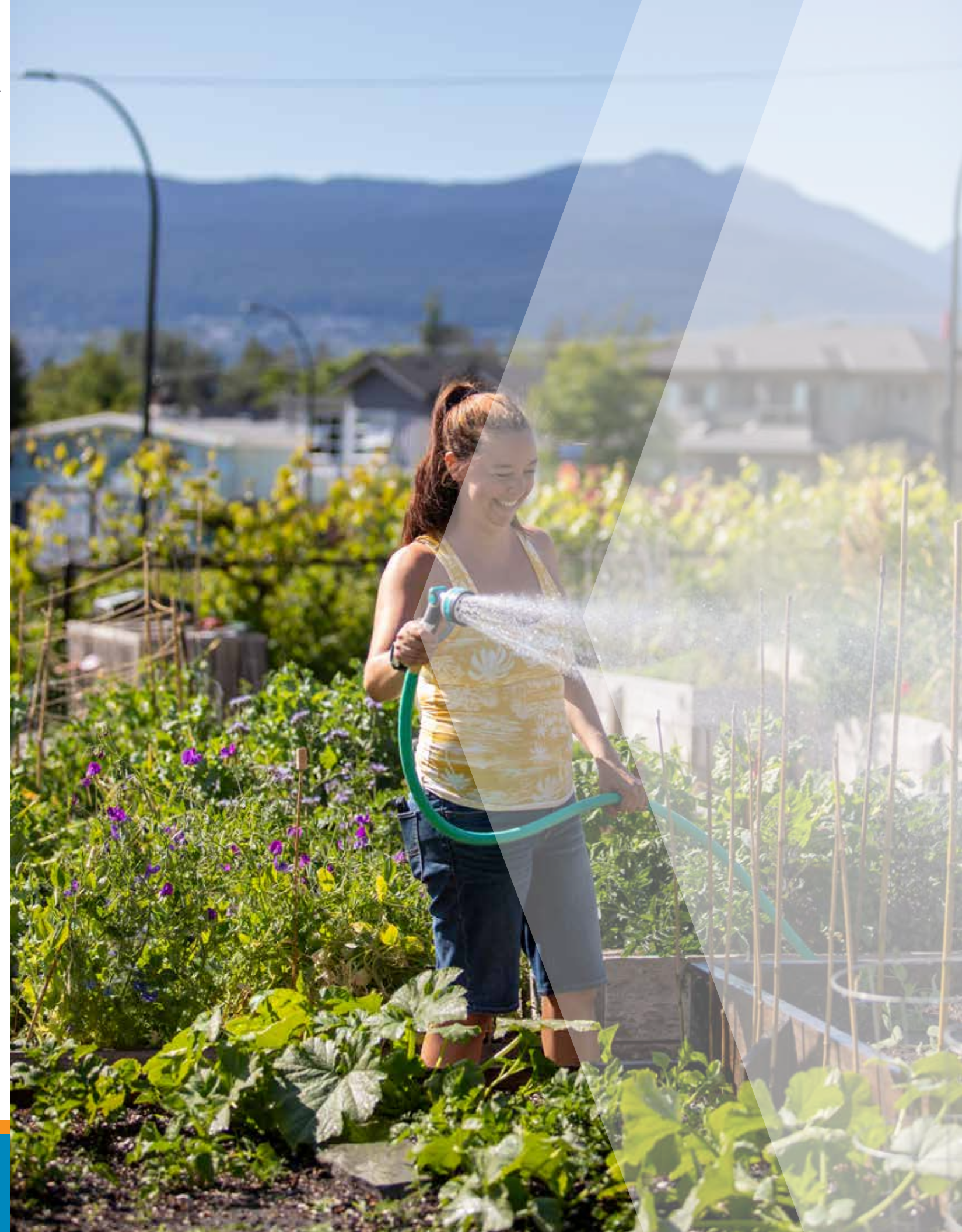
A Resilient City leads the way in climate action and acts as a steward of the environment for future generations.

WHERE WE'RE GOING

Council will create new and expanded environmental programs, services and outreach to respond to the climate crisis, protect our assets and community members, and achieve our goal of net-zero emissions by 2050, while enhancing and protecting the health of our environment.

HOW WE'LL GET THERE

- Adopt the Climate and Environment Strategy [Provide](#)
- Champion the improvement of cooling efficiencies in buildings through innovative designs and retrofits [Provide/Partner](#)
- Implement new climate adaptation and environmental improvement measures, including accelerating the expansion of the urban tree canopy, connecting our urban forests, and restoring natural areas [Provide/Partner/Facilitate](#)
- Support Lonsdale Energy Corporation in advancing its decarbonization strategy in order to transition to a net-zero emissions system [Partner/Facilitate](#)
- Continue to support the increase of the City's water management systems such as rain gardens, permeable surfaces and stormwater management [Provide/Partner/Facilitate](#)
- Increase biodiversity, food production and community gardens throughout the City [Provide/Partner/Facilitate](#)
- Maintain focus on fostering opportunities to reduce food waste through partnerships with the business community and non-profit organizations [Partner/Facilitate/Advocate](#)
- Continue to explore opportunities to reduce noise levels and the impact of noise on our community [Provide/Partner/Facilitate](#)
- Continue to reduce transportation emissions through the implementation of the Mobility Strategy [Provide/Partner](#)





A CONNECTED CITY

A Connected City provides active and sustainable ways for people and goods to move to, from, and within the City safely and efficiently.

WHERE WE'RE GOING

Council will deliver safe, efficient and innovative transportation options that will improve walking, cycling and public transit for people of all ages and abilities.

HOW WE'LL GET THERE

- Undertake planning for rapid transit expansion (Burrard Inlet Rapid Transit) [Partner/Advocate](#)
- Support the effective use of curbside space through updated parking policy and practices [Provide](#)
- Increase the proportion of residents with safe and convenient access to transit and active transportation infrastructure [Provide/Facilitate](#)
- Advance the Priority Mobility Network focusing on increasing the number of mobility lanes (in kilometres), providing more education, communication and engagement around them [Provide/Partner](#)
- Begin construction of the Casano-Loutet Bridge, a new pedestrian and cycling overpass over Highway 1, linking the City's Loutet and Cedar Village neighbourhoods [Provide/Partner](#)
- Continue to build out the sidewalk network to improve and support the walking experience [Provide/Partner](#)
- Continue to expand City wayfinding using signage, colour and design to support people to move throughout the City [Provide/Partner](#)
- Explore upgrades to the Lonsdale/Highway 1 overpass to improve accessibility, safety and comfort for people using active modes of transportation [Provide/Partner](#)





A PROSPEROUS CITY

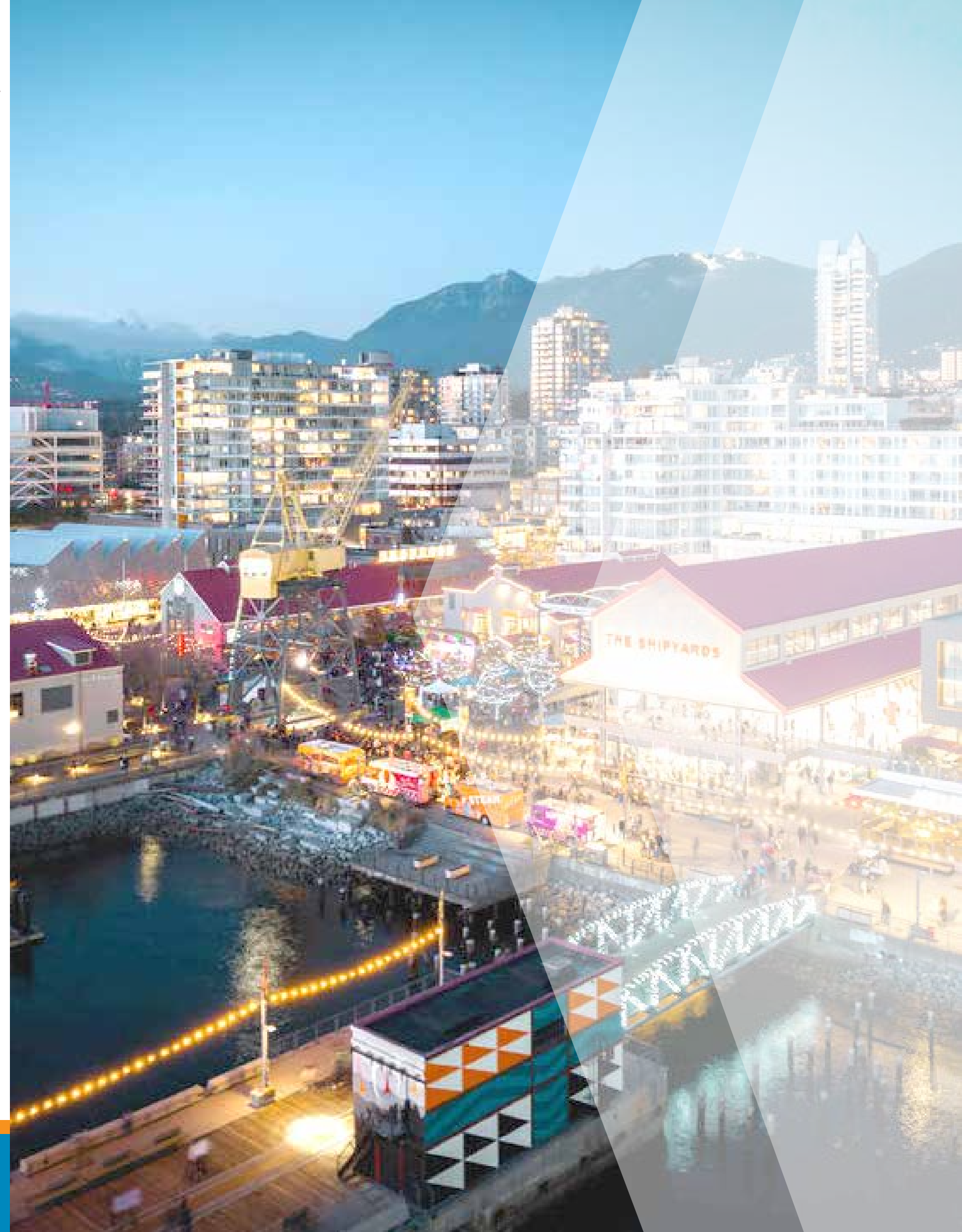
A Prosperous City supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.

WHERE WE'RE GOING

Council will make the City a destination of choice for economic opportunity by improving the services, leveraging assets through innovation, and engaging with the local business community to increase job opportunities that support both individuals and families.

HOW WE'LL GET THERE

- Adopt the Economic Investment Strategy [Provide](#)
- Explore and foster the growth of a health economic hub in Central Lonsdale [Provide/Partner](#)
- Develop a Strategic Land Stewardship Model that includes City land holdings, acquisitions, and use in the public interest [Provide](#)
- Increase the visibility and promotion of the City as a tourism destination [Partner/Advocate](#)
- Continue to explore opportunities to support local businesses [Advocate/Facilitate](#)
- Modernize the business licensing system and support continuous innovations in the delivery of City services to support businesses and attract investment [Provide](#)
- Foster the expansion of Business Improvement Associations throughout the City [Partner](#)
- Explore a land-use plan for the western areas of the City that are predominately office employment and light industrial [Provide](#)





A VIBRANT CITY

A Vibrant City is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community, and celebrate their culture and history.

WHERE WE'RE GOING

Council will celebrate the rich diversity and heritage of our community through arts, culture, recreation and creative initiatives that foster a sense of place, enhance social connection and inclusion, invite play and support happiness while building a strong sense of belonging throughout the City.

HOW WE'LL GET THERE

- Activate public spaces—parks, streets, plazas, outdoor areas—for residents to gather together, interact and engage in activities [Provide/Partner](#)
- Implement the Kings Mill Walk Park Master Plan [Provide/Partner](#)
- Reimagine, revitalize and repurpose Central Lonsdale Avenue as a 'great street' to support commercial activity, enhance esthetics, walkability, vibrancy and history [Provide/Partner/Facilitate](#)
- Create a Waterfront Park Masterplan that celebrates the history and culture of **Skwxwú7mesh** (Squamish) and **Səlilwətaɬ** (Tsleil-Waututh) Nations, emphasizes the park's regional importance and enhances and improves the connection to Burrard Inlet [Provide/Partner](#)
- Create partnerships and host a multicultural festival to support connections, economic opportunities and showcase arts, culture and heritage [Partner/Facilitate](#)
- Develop an Arts and Culture Strategy [Provide](#)
- Establish a memorial for victims of Flight PS752 [Provide/Partner](#)





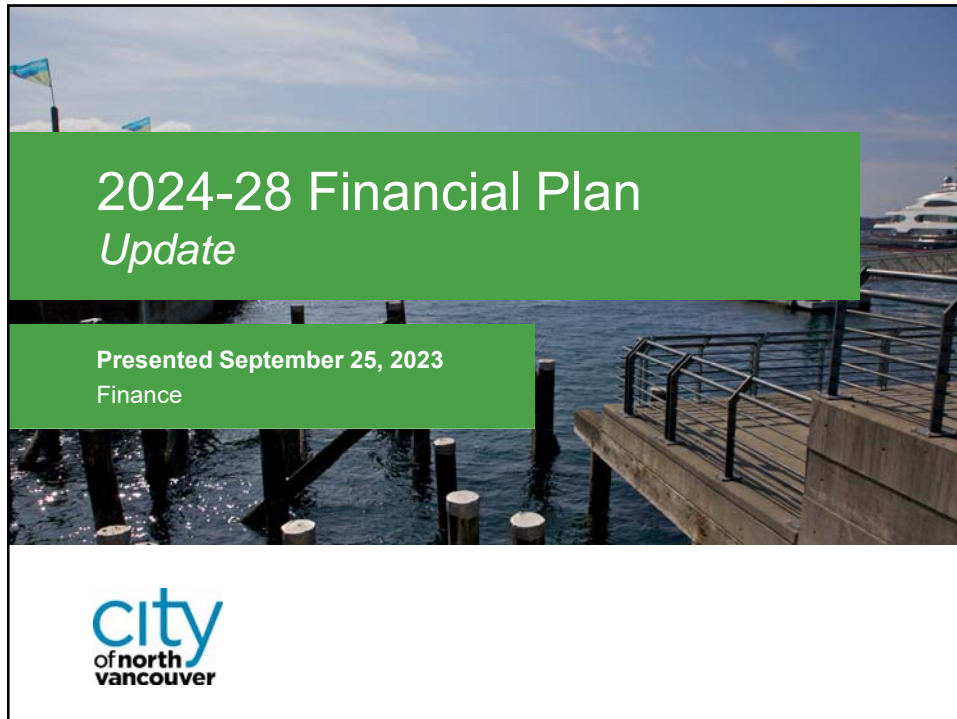
Our Vision: THE HEALTHIEST SMALL CITY IN THE WORLD



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Summary

- CNV's financial performance is on track for 2023
 - Some new opportunities can be capitalized on with the Revised 2023-2027 Financial Plan
- Through 2023, some key financial drivers have changed, and continue to change
- The net impact of these drivers are currently uncertain, but are likely to create increased fiscal pressures for CNV and impact the 2024-2028 Financial Plan

Outline

- 2023 Financial Highlights
- 2024-2028 Financial Plan Drivers
- Conclusions

2023 Financial Highlights

Harry Jerome CRC



Construction of the Rec Centre, the biggest project in City history, is progressing on budget.

Mahon Park



Funding (including external) was secured for the new change room, washroom, and childcare facility.

Government Grants



Growing Communities Fund established, and \$11M secured.

Housing Supply



CNV continues to delivery needed housing supply. Permit revenues in 2023 have been strong.



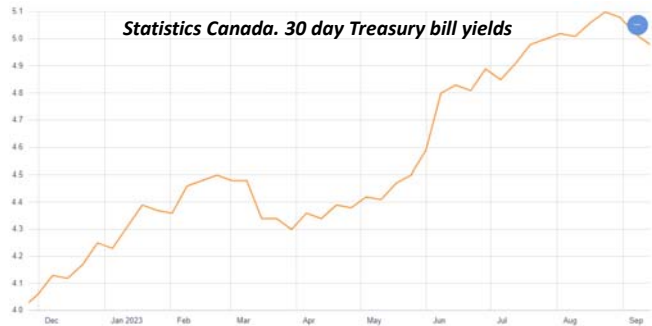
Council's 2022-2026 Strategic Plan

- Council's latest Strategic Plan is being considered on September 25, 2023
- This plan provides direction on how CNV can achieve its Vision, to be the "Healthiest Small City in the World" with
 - 5 key priorities
 - 41 ambitious initiatives
- These initiatives will need to be resourced over the coming 4 years



Interest Rates

- Increasing interest rates are improving CNV's investment income



- In its Sept 6th announcement to leave policy interest rates at current levels, the Bank of Canada also indicated a tightening bias
- Increasing rates will also increase CNV's borrowing costs for projects like the Harry Jerome Community Recreation Centre

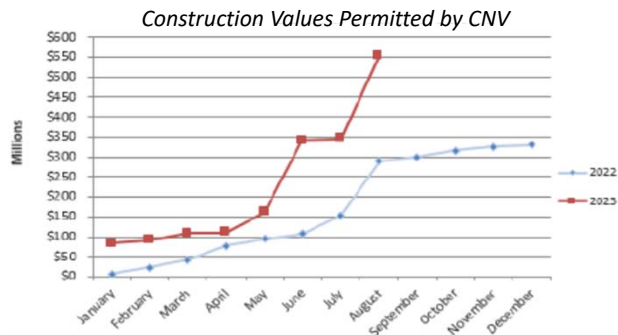
Regional Growth

Per Metro 2050 – the regional growth strategy

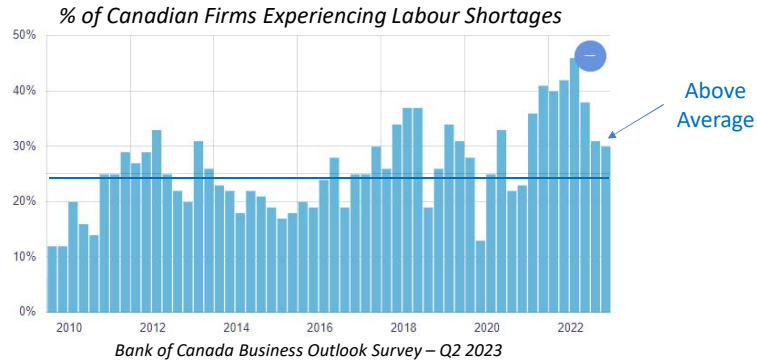
North Shore	2020	2030	Growth p.a.
Population	207,600	236,400	1.3%
Dwelling Units	83,500	100,500	1.9%

- Metro Vancouver's regional growth strategy identifies the need for additional housing on the North Shore

- Construction values permitted by CNV in 2023 and permit revenues are strong
- There will be additional pressure on the development team as a result of high volumes

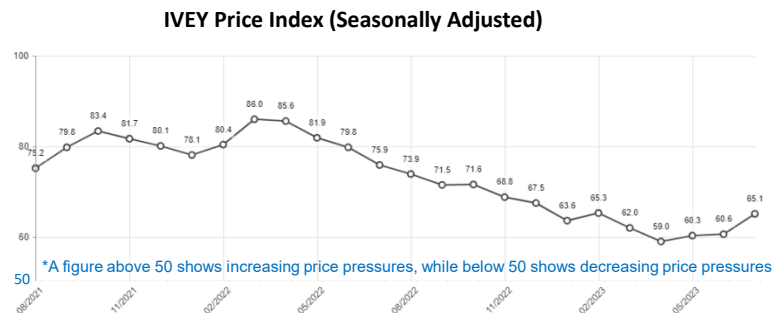


Labour Market



- Prospective employees are expecting higher salaries and greater flexibility of work location and hours
- These factors are contributing to current vacancy rates, and are expected to place increasing pressure on future hiring

Procurement Trends



- Month over month prices continue to increase in Canada.
- Price stabilization is anticipated "in the middle of 2025" (Bank of Canada July Monetary Policy Report)
- Construction prices from CNV tenders continue to come in higher than expected

Affordability

- CNV has a lower median household income than DNV & DWV



Product Group	Aug '22 YoY Increase	Aug '23 YoY Increase
Food	9.8%	6.8%
Shelter	6.6%	6.0%
Transportation	10.3%	2.3%
Health/Personal Care	4.4%	5.8%
Recreation & Education	5.7%	2.2%
Energy	19.0%	1.8%
Goods	8.5%	3.7%
Services	5.5%	4.3%
All Items	7.0%	4.0%

Statistics Canada. Consumer Price Index by product group, monthly, percentage change, not seasonally adjusted

- The Bank of Canada projects that inflation will return to the 2% target by the middle of 2025.
- Inflation of core food and shelter items currently remains high

Community Amenity Contributions

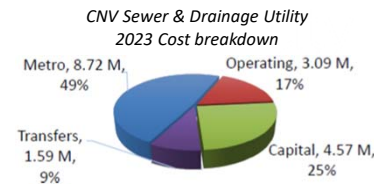
- B.C. Housing Minister Ravi Kahlon said reforms to CAC use will be announced after the legislature is recalled in October
- Developers are asking the Province to use that legislation to formally lay out what local governments can charge via CACs
- CNV has historically budgeted for \$6M of CAC's annually

Notable projects in the 2023-2027 Financial Plan funded by CAC's include:

- Upper Levels Greenway
- King's Mill Walk Master Plan
- Priority Mobility Network Improvements
- And more...



Metro Vancouver




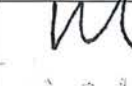
- North Shore Wastewater Treatment Plant was last planned for \$1.06 billion and was expected to be complete in 2020.
- MV terminated its NSWWTP contractor Acciona in January 2022 when MV concluded Acciona would be unable to meet its obligations:
 - Acciona sued MV for \$250M in April 2022 ,for delays and cost overruns
 - MV counter sued Acciona in July 2022, arguing that Acciona's breaches will cost MV \$500M
- Since Feb 2022, PCL Constructors has been working to finalize project design and provide an updated cost estimate
- In March 2023, MV reports were released:
 - of "significant deficiencies" in the design and construction of the project and "in some cases, more extensive deficiencies than originally anticipated"
 - that repair work is taking longer than planned because of "the high number of deficiencies" found in buildings already completed and "more challenging repair procedures required"
 - that "the extent of the problem was not apparent until Metro Vancouver took over the site"
- Release of the cost estimate has been delayed, but is now expected "Fall 2023"
- Increases to the MV sewer and drainage levy will have a material impact on CNV's Utility Rates

Conclusion

- There have been some positive developments over the past year
- However, some developments are materializing that will likely create fiscal pressures for CNV in the upcoming planning period
- With these materialized fiscal pressures, there will be implications for tax and utility rates and/or the speed at which Council's initiatives can be resourced and delivered





 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
FINANCE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2023-2027 REVISED FINANCIAL PLAN

Date: September 13, 2023 File No: 05-1715-20-0020/2023

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

RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer, dated September 13, 2023, entitled "2023-2027 Revised Financial Plan":

THAT the amendments to the 2023-2027 Financial Plan for new projects identified to be funded by the Growing Communities Fund be endorsed;

THAT the amendments to the 2023-2027 Financial Plan for emerging priority projects to be funded by the General Reserve Fund be endorsed;

THAT (Funding Appropriation #2331) an amount of \$1,750,000 be appropriated from the Growing Communities Fund for the purpose of funding the 2023-2027 Revised Financial Plan;

THAT (Funding Appropriation #2332) an amount of \$1,320,000 be appropriated from the General Capital Reserve for the purpose of funding the 2023-2027 Revised Financial Plan;

THAT the transfer of \$33,500 from "St. Andrews Park Improvements" (Project 50158) to new project "Outdoor Sports and Recreation Fees and Charges Framework Study" (Project 47225) be approved;

THAT an amount of \$2,428,720 be returned to the Tax Sale Land Principal Reserve from the Civic Amenity Reserve;

THAT should any of the amounts remain unexpended as at December 31, 2026, the unexpended balances shall be returned to the credit of the respective fund;

AND THAT "Financial Plan for the Years 2023 to 2027 Bylaw, 2023, No. 8962, Amendment Bylaw, 2023, No. 8978" (Revised Financial Plan) be considered.

ATTACHMENTS

1. 2023-2027 Capital Plan – Growing Communities Fund (CityDocs#[2408823](#))
2. 2023-2027 Capital Plan – Emerging Priorities (CityDocs#[2408824](#))
3. Financial Plan for the Years 2023 to 2027 Bylaw, 2023, No. 8962, Amendment Bylaw, 2023, No. 8978 (CityDocs [2408235](#))

SUMMARY

This report proposes amendments to the 2023-2027 Financial Plan in order to release funding from the Growing Communities Fund, fund additional emerging priorities, replenish funds previously drawn from the Tax Sale Land Reserve and reallocate surplus project funds.

BACKGROUND

The Community Charter requires CNV to prepare and adopt a 5-year Financial Plan. On April 24, 2023, Council considered and adopted CNV's 2023 - 2027 Financial Plan. Expenditures for items not included in the plan are unlawful, but amendments to the Financial Plan are allowed, by bylaw, at any time.

DISCUSSION

Growing Communities Fund

On February 10, 2023, the Ministry of Municipal Affairs (the "Ministry") announced the Growing Communities Fund ("GCF"), a \$1 billion one-time investment in B.C.'s 188 municipalities and regional districts. The principle objective of the GCF is to support communities that are increasing the local housing supply with funding to help them make new investments in community infrastructure and amenities. CNV's grant of \$10,986,000 was received on March 23, 2023. An amendment to the Financial Plan is required to make use of these funds.

It is proposed that the following projects be appropriated from the GCF at this time:

GCF Appropriations (\$000's):	2023	2024	2025	Total
Opening Balance	10,986	9,236	5,446	
Lonsdale Great Street ¹	360	1,640	-	2,000
Mid-Town Connector ²	400	1,000	-	1,400
Waterfront Connections & Wayfinding ³	800	-	400	1,200
Enhanced Bicycle Parking Facilities ⁴	100	900		1,000
Lonsdale Highway Overpass Mobility Improvements ⁵	90	200	-	290
Transit Experience Improvement Plan ⁶	-	50	20	70
	1,750	3,790	420	5,960
Closing balance	9,236	5,446	5,026	5,026

¹ Lonsdale Great Street - \$360,000

The revitalization of Central Lonsdale Avenue is a strategic initiative included in Council's Draft 2022-2026 Strategic Plan. This work will include the development of a complete design framework and commercial district plan, as well as deep community engagement within the neighbourhood and city. Work is anticipated to be ongoing for 2 years with leading external expertise and in-house project management and oversight, led by an inter-departmental steering committee and an integrated staff-level working group. Funding of \$360K to engage a Project Manager is needed in 2023 for a Pre-Project Planning phase.

² Mid-Town Connector - \$400,000

This project will execute on the route refinement, community engagement, and design of the Mid-town Connector - the next priority in the Mobility Network Strategy (2019). The Mid-town route is a key east-west connector identified in CNV's Bike Master Plan (2012) and TransLink's Major Bike Network. The route connects Lynn Valley to Central Lonsdale and beyond to the Marine Drive area with connections into the broader regional network. The project will be developed to the 'Comfortable For Most' AAA (All Ages and Accessibility) standard suitable for a broad range of mobility devices.

Funding of \$400K to engage a Project Manager is needed in 2023 for a Pre-Project Planning phase. Up to \$1.0M of funding in 2024 may be needed to fund route refinement, community engagement, and design process. Construction is anticipated for 2025 with an additional cost of up to \$8.35M (construction and construction management), should Council want to proceed with the project.

³ Waterfront Connections & Wayfinding- \$800,000

This project will see the design and implementation of a city-wide wayfinding system. The first tranche of work would start with The Shipyards & Waterfront, including SeaBus gateway, Lower Lonsdale and the Brewery District.

The project is to provide on-the-ground information in key locations to allow residents, visitors and tourists navigate the city and find and discover destinations through the city. Additionally the project will reinforce identity, connect places, support businesses and tourism, and help shift modes of transportation through boosting confidence in people's understanding and ability to navigate the city - with an aim to ultimately reduce dependence on cars.

The project will generally follow the phases outlined below – subject to refinement with further detailed scope definition. A project charter will be developed to define project governance. Stakeholder and Public Engagement will be integrated into the concept development phases of the project.

Phase 1: 2023 \$800K

- Inventory + Analysis Wayfinding Audit and Best Practice Review.
- Concept development + mapping – options review and refinement and concept approval.
- Detailed design of mapping, graphics, wayfinding elements and sign product family.

Phase 2: 2025 \$400K

- Implementation – fabrication and installation of wayfinding elements throughout Shipyards & Waterfront, including SeaBus gateway, Lower Lonsdale and the Brewery District.

⁴ Enhanced Bicycle Parking Facilities - \$100,000

The initial funding requested for phase 1 of this project will begin a needs assessment to identify desirable locations and opportunity sites throughout key destination areas like the Lonsdale Quay exchange. The project will study a range of enhanced bicycle parking facilities options to provide secure, high volume, high quality amenities.

Options will be brought forward to Council upon completion of phase 1 and an implementation plan will be developed for delivery and maintenance of the new facilities. Funding requests in 2024 and onwards will be dependent on options selected.

⁵ Lonsdale Highway Overpass Mobility Improvements - \$90,000

This funding will enable the evaluation of the Lonsdale Highway Overpass to identify opportunities to improve safety and accessibility for pedestrians traveling north and south across the highway. This work will be incorporated into the ongoing efforts to improve the east-west crossing north of the highway through the Upper Levels Greenway project.

Working with the Ministry of Transportation and Infrastructure, the project team will identify issues, evaluate traffic operation and physical adjustments, and develop options for improvements within the constraints of the existing structure which could include accessible let downs, shortened crossing distances, and adjustments to the 'slip lanes'. A provision of \$200K has been included for construction in 2025. Dependent on the outcome of the study and support from Council, implementation of the improvements will be delivered with the construction of the Upper Levels Greenway.

⁶ Transit Experience Improvement Plan (Bus Stop Shelters)

The funding will complement existing Translink funds and deliver transit shelters at high demand locations as well as accessibility and transit access improvements. The project will complete a needs assessment to identify transit stop locations that lack a shelter or require additional shelter capacity to meet the demand. The work will also include a strategy for prioritizing implementation and delivery. Existing Translink funding is sufficient to advance the project in 2023. Additional funding may be required in future years to support design and construction of the identified improvements.

Emerging Priorities – Additional Capital Requests

Council endorsed CNV's 2023-2027 Financial Plan on March 15, 2023. New information is constantly emerging and it is common for unforeseen needs to manifest themselves as the year progresses. Staff are recommending appropriations from the General Capital Reserve to address the emerging needs highlighted below.

2023-2027 Additional Capital Requests:	
Asset Management ⁷	590,000
Proactive Communication and Storytelling ⁸	480,000
Election Bylaw Amendments ⁹	150,000
Subdivision and Development Control Bylaw Update ¹⁰	100,000
	\$1,320,000
Funding Sources:	
General Capital	\$1,320,000

⁷ Asset Management - \$590,000

This project is to accelerate and expand Asset Management efforts to include asset management plans for pavements, bridges, shipyards/waterfront, facilities, and parks. These plans are required to inform CNV's long-range financial plan and satisfy emerging reporting requirements from senior government (regional, provincial, federal).

The funding being requested at this time will be used for the following:

- \$40k for internal "state of practice" workshop with CNV staff
 - Intended outcomes include developing a common understanding of the terminology, concepts, and expectations of the BC Framework for Sustainable Service Delivery as it relates to the CNV's infrastructure such as pavements, bridges, shipyards/waterfront, facilities, and parks assets, to reflect on our current practice and look ahead to our desired practice of the framework.
- \$150k for Marine Structure Condition Assessments
 - Burrard Dry Dock, St. Roch Dock, Cate's Deck, South Plaza Deck and Goldsworthy Pier.
- \$400k for Program Manager (2 year TFT) to complete the three Utility Asset Management plans (Water, Sanitary Sewer, Drainage) currently underway.

An additional \$500k will be requested as a part of the 2024-2028 Financial Plan process for creation of the individual Asset Management plans for pavements, bridges, Shipyards/Waterfront, Facilities, and Parks.

⁸ Proactive Communication and Storytelling –\$480,000

Funding for two temporary two-year positions to deliver proactive communication in support of Council's strategic priority of a City for People. These roles will promote civic participation and engagement, transparency from the CNV to taxpayers and residents, , and share information through storytelling to build trust and relationships with the community. The positions will support increased proactive media relations, development of annual editorial plans, writing and report production, and public education on Council priorities and initiatives, policy, CNV operations and capital projects, services, and lifestyle.

⁹ Election Bylaw Amendments –\$150,000

At the June 5, 2023 Regular Council Meeting, a Notice of Motion for “Amendments to Election Bylaw Supporting Citizen Engagement” was unanimously approved by Council.

The purpose of this project is to review CNV's current Election Sign Bylaw, 2018, No. 8643, and bring forward recommendations to allow for election signs to be placed in areas that seek to encourage public discourse, such as the Shipyards Commons and Library Plaza. This initiative will also evaluate additional locations for the placement of election signage as well as review the grant application regarding stipend values available to community associations and organizations to encourage All Candidates' Meetings during municipal election times. The requested funding is to be used for external consultants, with the expectation of suggestions being brought forward to Council in Fall 2024.

¹⁰ Subdivision and Development Control Bylaw Updates –\$100,000

Council's draft 2022-2026 Strategic Plan includes an initiative to streamline the development approvals process. A Development Approval Process Review (“DAPR”) in underway, and in the review it was identified that the CNV's Subdivision and Development Control Bylaw (“SDCB”) required updates to ensure consistent and transparent development requirements. The SDCB is the CNV's regulatory bylaw to secure appropriate infrastructure and servicing to facilitate and mitigate the impacts of development. An update to the SDCB paired with other regulatory and process improvements, such as the Coordinated, Lean and Effective Approvals Refresh (“CLEAR”) project will provide a high level of customer service that supports the construction of housing in the CNV.

In spring 2023 a consultant was hired to complete an overhaul of the SDCB bylaw to align with best practices. The project has been funded through a \$150,000 grant from UBCM to support accelerated development approvals. During Phase 1 of the project a number of areas were identified that required additional efforts to achieve the desired

outcome for the Bylaw. An additional \$100,000 is requested to support the development of additional technical aids that will help developers produce readily acceptable plan submissions to reducing delay from back and forth revisions, staff training on the new Bylaw, and related fee review. Proceeding with the existing scope of work will leave gaps in the SDCB, diminish clarity, and ultimately not realize the full potential of efficiency gains within the development approvals process.

Funding Sources

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

Reallocation of Existing Project Funding

Outdoor Sports & Recreation Fees and Charges Framework Study \$33,500

Indoor and outdoor recreation services and assets are funded by a combination of user fees, charges, and municipal taxation. This project will define and implement a structured approach to setting user fees and charges for North Shore recreation to ensure that user fees are based on a sound rationale, are logical and equitable, and can be justifiably explained. The project will also provide other guidance, including how to consider ability to pay. An opportunity exists to partake in a collaborative study with the North Vancouver Recreation and Culture Commission and District of North Vancouver. \$33,500 from CNV and \$66,500 from DNV, totaling \$100,000, will be contributed to undertake this work.

This project is proposed to be funded from surplus funds in the existing St. Andrews Park Improvements project, which is nearing completion under budget due to favourable costs of materials and the utilization of CNV staffing to construct components of the park.

Replenishing Tax Sale Land Principal Reserve

On June 12, 2023, Council reviewed a report on "North Shore Neighborhood House (NSNH) - Site Preparation Project - Request for Additional Funding" and appropriated an amount of \$985,000 from the Tax Sale Land Principal Reserve ("TSLPR") for the purpose of funding the "Strategic Land Acquisition" project included in the 2023-2027 Capital Plan, which was then transferred to project "NSNH Site preparation". The Financial Implications section of this report indicated that staff planned to consider replenishing the TSL Principal Reserve from the Civic Amenity Reserve ("CAR") when developing a Revised Financial Plan for Council consideration in the Fall.

On June 19, 2023, Council reviewed a report on "Mahon Park Childcare, Park Washrooms and Change rooms Facilities Request for Additional Funding" and

appropriated an amount of \$1,443,720 from the TSLPR for the purpose of funding the "Strategic Land Acquisition" project included in the 2023-2027 Capital Plan, which was then transferred to project "Childcare – Mahon Park". The Financial Implications section of this report indicated that staff again planned to consider replenishing the TSLPR from the CAR when developing a Revised Financial Plan for Council consideration in the Fall.

Appropriated from TSLP	
NSNH – Site Preparation	\$ 985,000
Mahon Park Childcare	1,443,720
Total	\$2,428,720

The TSLPR is made up of the proceeds of sale of all lands sold by the CNV, which originally became CNV property through non-payment of taxes. Most of this land came to the CNV in the 1930's, during the Great Depression. The balance in the TSLPR reserve is used to invest in projects that have a high rate of return, to invest in infrastructure and land management in order to enhance the marketability and increase the value of marketed lands, or to invest in the purchase of land assets to be held by the CNV. By long-standing Council policy, Tax Sale Land principal is not used to fund depreciable assets such as civic buildings, infrastructure or equipment and is considered a "Financial Safety Net" for CNV. It is financially prudent to ensure its balance is maintained over the long run for future generations.

FINANCIAL IMPLICATIONS

The bylaw recommended for adoption in this report incorporates the adjustments discussed in this report.

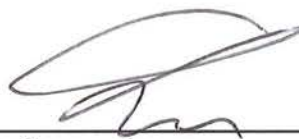
INTER-DEPARTMENTAL IMPLICATIONS

This report has been reviewed by the CNV's Leadership Team.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The 5-year Financial Plan is an integral piece of the planning framework included in the Council Strategic Plan.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

Growing Communities Fund

Project Name	Department	2023	2024	2025	2026	2027	2023-2027 Total Project Appropriations	Description
Lonsdale Great Street	Finance	360,000	1,640,000	-	-	-	2,000,000	This work will include the development of a complete design framework and commercial district plan, as well as deep community engagement within the neighbourhood and City. Work is anticipated to be ongoing for 3 years with leading external expertise and in-house project management and oversight, led by an inter-departmental steering committee and an integrated staff level working group.
Mid-Town Connector Design and Consultation	Engineering: Infrastructure Planning - Streets	400,000	1,000,000	-	-	-	1,400,000	This project will execute on the route refinement, community engagement, and design of the Mid-town Connector. This project connects Lynn Valley to Central Lonsdale via the future Casano-Loutet Overpass, and beyond to the Marine Drive area and connections into the broader regional network. The All Ages and Accessibility design will be tailored to suit the unique street contexts along the corridor and be suitable for a broad range of mobility devices. The initial work will help refine costs estimates in preparation for construction in 2025.
Waterfront Connections & Wayfinding	Engineering: Parks & Public Spaces	800,000	-	400,000	-	-	1,200,000	This project will fund a consultant team to develop a CNV Wayfinding Strategy starting with The Shipyards & Waterfront, including Lower Lonsdale and the Brewery District. Wayfinding will reinforce identity, connect places, modes of transportation and boost confidence to reduce dependence on cars. The feasibility study will inform the scope of the project with a phased approach including a: Wayfinding Audit and Best Practice, Stakeholder and Public Engagement, detailed design of map and sign product family followed by implementation beginning in 2025.
Enhanced Bicycle Parking Facilities	Engineering: Infrastructure Planning - Traffic	100,000	900,000	-	-	-	1,000,000	This project will complete a needs assessment to identify desirable locations and opportunity sites for upgraded bicycle parking facilities throughout key destination areas. The project will study a range of enhanced bicycle parking facilities options to provide secure, high volume, high quality amenities. An implementation plan will be developed for delivery and maintenance of the new facilities.
Lonsdale Highway Overpass Mobility Improvements	Engineering: Infrastructure Planning - Traffic	90,000	200,000	-	-	-	290,000	This project will evaluate the Lonsdale Highway Overpass to identify opportunities to improve safety and accessibility for pedestrians traveling north and south across the highway. This work will be incorporated into the ongoing efforts to improve the east-west crossing north of the highway through the Upper Levels Greenway project.
Transit Experience Improvement Plan	Engineering: Infrastructure Planning - Streets	-	50,000	20,000	-	-	70,000	The project will complete a needs assessment to identify transit stop locations that lack a shelter or require additional shelter capacity to meet the demand. The work will also include a strategy for prioritizing implementation that enables more rapid delivery of transit shelters at high demand locations like Grand Boulevard East at 19th Street near Sutherland Secondary School. Existing Translink funding is sufficient to advance the project in 2023.
Total Funding Requested		1,750,000	3,790,000	420,000	-	-	5,960,000	
Total Contributions		-	-	-	-	-	-	
Net Funding Requested		1,750,000	3,790,000	420,000	-	-	5,960,000	

Emerging Priorities

Project Name	Department	2023	2024	2025	2026	2027	2023-2027 Total Project Appropriations	Description
Asset Management	Engineering: All other	590,000	-	-	-	-	590,000	Accelerate and expand Asset Management efforts to include asset management plans for pavements, bridges, shipyards/waterfront, facilities, and parks: - \$40k for internal "state of practice" workshop refresh with CNV staff - \$400k for Program Manager (2 year TFT)
Proactive Communication and Storytelling	Office of the Deputy CAO: Communication & Engagement	480,000	-	-	-	-	480,000	This project will fund two, two-year TFT positions in the Communication and Engagement division to help share stories about the City, its policies, projects and initiatives and to advance and expand the City's engagement and public information/education efforts in new and creative ways.
Election Bylaw Amendments	Office of the Deputy CAO: Legislative Services	150,000	-	-	-	-	150,000	The purpose of this project is to review CNV's current Election Sign Bylaw, 2018, No. 8643, and bring forward recommendations to allow for election signs to be placed in areas that seek to encourage public discourse, such as the Shipyards Commons and Library Plaza.
Subdivision and Development Control Bylaw Update	Planning & Development	100,000	-	-	-	-	100,000	The CNV's Subdivision and Development Control Bylaw (SDCB) required updates to ensure consistent and transparent development requirements. The SDCB is the CNV's regulatory bylaw to secure appropriate infrastructure and servicing to facilitate and mitigate the impacts of development. An update to the SDCB paired with other regulatory and process improvements, such as the CLEAR (Coordinated, Lean and Effective Approvals Refresh) project will provide a high level of customer service that supports the construction of housing in the CNV.
Total Funding Requested		1,320,000	-	-	-	-	1,320,000	
Total Contributions		-	-	-	-	-	-	
Net Funding Requested		1,320,000	-	-	-	-	1,320,000	

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8978

Financial Plan for the Years 2023 to 2027

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 “**Financial Plan for the Years 2023 to 2027 Bylaw, 2023, No. 8962, Amendment Bylaw, 2023, No. 8978**” (Revised Financial Plan).
2. Schedule “A” attached hereto is the Financial Plan of The Corporation of the City of North Vancouver for the period commencing January 1, 2023, and ending December 31, 2027.

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.

MAYOR

CORPORATE OFFICER

**SCHEDULE "A" TO BYLAW NO. 8978
CITY OF NORTH VANCOUVER FINANCIAL PLAN
FOR THE YEARS 2023 – 2027**

(1) 2023 – 2027 Financial Plan (000's)

For the year ended December 31	2023	2024	2025	2026	2027
Revenue					
Property Value Tax	75,715	78,124	80,605	83,153	85,772
Levies (Storm and Eco)	4,143	4,447	4,773	5,171	5,533
Revenue from Fees and Services	49,976	53,142	56,556	60,286	63,466
Revenue from Other Sources	14,915	3,804	3,842	3,880	3,919
	144,749	139,517	145,776	152,490	158,690
Transfers					
Collections for Other Governments	57,415	58,563	59,734	60,929	62,148
Transfer from Reserves	65,116	83,621	51,462	45,845	42,754
External Contributions	28,719	5,328	3,822	3,120	3,751
Transfer from Capital Assets	17,700	18,054	163,415	18,783	19,159
	168,950	165,566	278,433	128,677	127,813
Total Revenues	313,699	305,083	424,209	281,167	286,503
Expenditures					
Operating Expenses					
General Government	27,607	28,297	29,004	29,729	30,472
Transportation and Transit	8,344	8,552	8,766	8,985	9,210
Health, Social Services, Housing	4,000	4,100	4,203	4,308	4,416
Development Services	8,307	8,515	8,728	8,946	9,170
Protective Services	31,247	32,029	32,830	33,651	34,492
Parks, Recreation and Culture	26,489	27,151	27,830	28,526	29,239
Water	12,053	18,246	20,861	20,697	22,523
Sewer	12,514	18,871	22,788	24,862	26,655
Solid Waste	4,098	4,210	4,327	4,446	4,570
	134,658	149,971	159,337	164,150	170,747
Capital Expenditures	79,513	64,316	27,547	23,055	20,895
Transfers					
Collections for Other Governments	57,415	58,563	59,734	60,929	62,148
Equity	19,525	18,819	19,289	19,771	20,265
Reserves	22,588	9,414	45,302	13,262	12,448
Debt Servicing	0	4,000	113,000	0	0
	99,528	90,796	237,325	93,962	94,861
Total Expenditures	313,699	305,083	424,209	281,167	286,503

**SCHEDULE "A" TO BYLAW NO. 8978
CITY OF NORTH VANCOUVER FINANCIAL PLAN
FOR THE YEARS 2023 – 2027**

(2) Revenue Proportions by Funding Source
(Excluding Transfers)

	(\$000's)									
	2023	%	2024	%	2025	%	2026	%	2027	%
Property Value Tax	75,715	52	78,124	56	80,605	55	83,153	55	85,772	54
Levies (Storm and Eco)	4,143	3	4,447	3	4,773	3	5,171	3	5,533	4
Revenue from Fees and Services	49,976	35	53,142	38	56,556	39	60,286	39	63,466	40
Revenue from Other Sources	14,915	10	3,804	3	3,842	3	3,880	3	3,919	2
Total Revenues	144,749	100	139,517	100	145,776	100	152,490	100	158,690	100

Background: Property Taxes are CNV's major source of revenue. CNV's reliance on property tax as a source of revenue has increased gradually over the past several years. This trend is partially due to the lack of access to other types of revenues. Where feasible, CNV charges user fees for services, however this is not possible for many services. The 2023-2027 Financial Plan projects the percentage of revenue coming from property taxes to decrease gradually, due to the assumptions in place surrounding growth of revenue from Fees and Services, particularly within Utilities where rate increases need to account for significant future costs from Metro Vancouver.

Policy: The City will continue to look for ways to reduce the overall percentage of revenue that comes from property tax, by pursuing alternate revenue sources, and remains committed to charging user fees for services where feasible.

(3) Distribution of Property Taxes among the Property Classes

Property Class and Description		Tax Allocation %	
		2022	2023
1	Residential	56.38%	56.79%
2	Utilities	0.49%	0.45%
3	Major Industry – Capped	10.70%	10.53%
4	Major Industry – Non capped	0.62%	0.61%
5	Light Industry	1.02%	0.94%
6	Business	30.74%	30.63%
8	Recreation/Non-Profit	0.05%	0.05%

Background: In 2008 Council adopted a Long Term Property Tax Strategy to shift taxes from the business and light industrial tax classes to the residential tax class. The goal of this strategy was to move CNV's tax rates and tax rate multiples to a competitive position within the Metro Vancouver Region, while maintaining principles of fairness and equity. As CNV's tax rates and tax rate multiples are now competitive within the region, Council endorsed an across the board tax rate increase for 2023.

Policy: CNV will continue to distribute property taxes among the various property classes to keep tax rates and tax rate multiples competitive within the Metro Vancouver Region, while maintaining the principles of fairness and equity.

**SCHEDULE “A” TO BYLAW NO. 8978
CITY OF NORTH VANCOUVER FINANCIAL PLAN
FOR THE YEARS 2023 – 2027**



(4) Use of Permissive Tax Exemptions

Background: Council currently allows permissive tax exemptions to organizations within the City, in accordance with eligibility criteria defined under the Community Charter. This criteria shows various types of institutions as eligible, including religious institutions, providers of social housing, and not for profit societies and service organizations.

Policy: CNV has adopted a policy that includes a set of criteria for approving permissive tax exemptions. This criteria links taxation exemptions to desired community needs and outcomes. Applications are also assessed on whether or not uses are available to a significant portion of community residents, if there is ongoing involvement of community volunteers, if benefiting organizations have competent management, and if funding comes from multiple sources. Council also carefully considers the total amount of permissive tax exemptions granted each year when reviewing the annual Property Tax Exemption bylaw, giving consideration to the equity of shifting the exempted tax burden to other property owners in the City.

All existing permissive tax exemptions are reviewed each year and staff continue to work with all organizations who receive a Permissive Tax Exemption to ensure that their services align with CNV's goals and objectives.



 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
FINANCE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2024 PERMISSIVE TAX EXEMPTIONS

Date: September 13, 2023 File No: 05-1970-07-0001/2023

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

RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer, dated September 13, 2023, entitled "2024 Permissive Tax Exemptions":

THAT "Taxation Exemption Bylaw, 2023, No. 8990" be considered.

ATTACHMENTS

1. Taxation Exemption Bylaw, 2023, No. 8990 (CityDocs [2403682](#))
2. Excerpt from the Community Charter – Division 7, General Authority for Permissive Exemptions (CityDocs [1321033](#))
3. Permissive Tax Exemption (PTE) Policy (CityDocs [1323187](#))
4. Permissive Tax Exemptions requested for 2024 Tax Year (CityDocs [2397717](#))
5. Estimated 2024 Municipal Permissive Tax Exemptions by Category (CityDocs [2397721](#))

PURPOSE

The proposed 2024 Taxation Exemption Bylaw, 2023, No. 8990 (**Attachment 1**) is being presented for Council's consideration.

BACKGROUND

Section 224 of the *Community Charter* (**Attachment 2**) gives Council the authority to exempt certain lands or improvements, or both, of property located in the City of North Vancouver, from municipal taxation. If this exemption is granted, related legislation also exempts the properties from regional, school, and transit taxes. The municipal tax exemption bylaw must be adopted by October 31st of the year prior to the exemption being granted.

Each year when updating its Taxation Exemption Bylaw, Cnv staff request annual declarations from past Permissive Tax Exemption ("PTE") recipients for the upcoming tax year. The annual declarations confirm that the exempt property continues to be used for the purposes for which the PTE was previously granted. The policy and procedures for new and renewing applicants is outlined in our PTE Policy (**Attachment 3**).

DISCUSSION

Annual declarations have been received from all 2023 PTE recipients. CNV has also received the following three new applications for a PTE for the 2024 tax year.

1. Hollyburn Community Services Society

Property Address: 439 East 17th Street

Operations: This house will be a residential program for youth, used to provide emotional, financial, and physical support to children youth and their families who are in need.

Funding Sources: Includes Federal & Provincial Government Grants, CNV, District of North Vancouver and District of West Vancouver Community Facilities Grant, memberships, fundraising and donations.

The estimated 2024 municipal property tax exemption is \$5,264.

Hollyburn Community Services Society currently leases six strata units from the City of North Vancouver that are currently used for below market rental units located at 210 West 13th Street. These units are on the current PTE list. The addition of this new property supports another type of supportive service that the organization offers to children, youth and families categorized under Community Care & Assisted Living.

2. Auxiliary to the Lions Gate Hospital-Thrift Shop (new location)

Property Address: 132 West 16th Street

Operations: The Auxiliary to the Lions Gate Hospital will continue to operate the thrift shop at this new location. The sale of low cost merchandise provides a tangible benefit to low income residents, seniors and new

immigrants of the community. All net proceeds from the sale of donated merchandise are used to fund medical equipment and capital projects that improve patient care at Lions Gate Hospital.

Funding Sources: Sale of Goods, Fundraising, Private Donations, CNV PTE.

The estimated 2024 municipal property tax exemption is \$11,459.

The Auxiliary to the Lions Gate Hospital received a PTE in 2022 from CNV at its previous 128 15th St W location, and is currently awaiting for its tenant improvements to be completed on its new-leased space at 132 West 16th St. Although the Thrift Store is not yet operational at its new location, it would qualify for a PTE as per section 224(2)(a)(i) of the Community Charter as the land or improvements are held by a charitable, philanthropic or other not for profit corporation.

3. Catalyst Community Developments Society

Property Address: 144 E St. Georges Avenue

Operations: This new development will be used for senior's respite with 18 beds and 25 spaces for senior day programs on the main level and the five floors above will consist of 89 apartments of below market rental housing.

Funding Sources: Rental Income, Grants, Consulting and Development Advisory Services, CNV PTE.

The estimated 2024 municipal property tax exemption is \$24,943.

The Catalyst development will be located on a portion of the existing North Shore Neighbourhood House site at 225 East 2nd Street and the lot previously occupied by the North Shore Community Garden at 207 East 2nd Street. Both existing parcels were on CNV's PTE list for 2023. The new subdivision is expected to be finalized and registered in the Land Titles Office in the next few weeks. The 2024 estimate of the new parcel for Catalyst of \$24,943 is based on the assessment land value only, which has recently been updated by BC Assessment. In future years, this exemption amount is expected to increase even more once the improvement values are added to the BC Assessment roll.

As a result of the new subdivision, a portion of the existing North Shore Neighbourhood House lot at 225 East 2nd Street will be reduced, which will lower the assessment value. The estimated reduction in the 2024 municipal property tax exemption is \$12,288.

All three new applicants could qualify for a PTE under section 224 (2) (a) of the *Community Charter*, which reads:

- (i) land or improvements that are owned or held by a charitable, philanthropic or other not for profit corporation, and
- (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;

FINANCIAL IMPLICATIONS

The following table breaks down the 2024 financial impact of the proposed three new PTEs, compared to the 2024 base estimate.

Column 1	Municipal Taxes
Total Estimated Value of Existing Permissive Tax Exemptions for 2024	\$ 1,076,783
Add: New PTE's	
Hollyburn Community Services Society	\$ 5,264
The Auxiliary to the Lions Gate Hospital (Thrift Store)	\$ 11,459
Catalyst Community Developments Society	\$ 24,943
Total New PTE's	\$ 41,666
Deduct: Removed PTE's	
Portion of North Shore Neighbourhood House	\$ 12,288
Total Deducted PTE's	\$ 12,288
Total Estimated Value of Permissive Tax Exemptions for 2024	\$ 1,106,161
Total % Increase	2.7%

The municipal portion of the PTEs relating to the new applications and portion for NSNH removed, if approved, is estimated to increase by \$29,378 or 2.7%, in 2024.

The complete list of PTEs is shown in **Attachment 4**.

The following table shows the estimated municipal property exemptions by category for 2024 including the new proposed PTE applications. The highest proportion of PTEs are allocated to Recreation and Culture (35.9%) followed by Service Clubs (16.2%) and General Social Services (10.8%). This aligns with several Council Strategic priorities, but specifically "A City For People" and "A Vibrant City".

Category	Municipal PTE's*	% of Estimated 2024 Municipal PTE's
Community Care & Assisted Living	\$ 72,575	6.6%
Daycare - Not for Profit	\$ 18,163	1.6%
General Social Services	\$ 119,637	10.8%
Non-Market Housing	\$ 108,334	9.8%
Public Worship (areas surrounding)	\$ 77,505	7.0%
Recreation and Culture	\$ 396,693	35.9%
Service Clubs	\$ 179,213	16.2%
Social Housing	\$ 21,168	1.9%
Tourism and Business	\$ 112,873	10.2%
Total	\$ 1,106,161	100%

Attachment 5 includes a detailed list of organizations by category.

The table below illustrates that the City's top five PTE recipients represent 35% of the total PTE value.

Organization	Use	Estimated 2024 PTE's	% of PTE Value
North Vancouver Museum & Archives	Cultural	\$105,184	10%
BC Photography & Media Arts Society	Cultural	\$80,847	7%
Silver Harbour Centre	Recreational	\$71,843	6%
North Vancouver Lawn Bowling Club	Recreational	\$65,547	6%
North Shore Multicultural Society	General Social Services	\$60,185	5%
Total		\$383,605	35%

The total proposed 2024 municipal property PTEs, as a percentage of the approved Financial Plan 2023 municipal tax levy, is approximately 1.5%. CNV's PTEs have been on average about 1.5% of the total municipal tax levy in previous years. It is important to note that granting of PTEs does not change CNV's total tax requirement and the value of these exemptions is therefore shifted onto all the other properties in the City.

STRATEGIC PLAN, OCP, OR POLICY IMPLICATIONS

This report is in accordance with CNV's PTE Policy (**Attachment 3**) adopted by Council, which considers the services provided by organizations for the betterment of the local community. A review and update of CNV's PTE Policy is planned for 2024 following the completion of the Community Support Funding review, expected later in 2023.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8990

A Bylaw to exempt certain lands and improvements in the City of North Vancouver from taxation for the year 2024

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 “**Taxation Exemption Bylaw, 2023, No. 8990**”.
2. Tax exemptions under section 224 of the *Community Charter*.

The following lands situated, lying and being in the Corporation of the City of North Vancouver, Province of British Columbia, and any and all improvements thereon are hereby exempt from taxation imposed by the Corporation of the City of North Vancouver under section 224 of the *Community Charter* for the year 2024:

A. land or improvements that:

- i. are owned or held by a charitable, philanthropic or other not for profit corporation; and
- ii. the council considers are used for a purpose that is directly related to the purposes of the corporation:
 1. Anavets Senior Citizens' Housing, District Lot 274 Block 142 Lot 1 Plan BCP48496, PID: 028-616-260, 245 East 3rd Street, registered in the name of Anavets Senior Citizens' Housing Society, Roll # 142001.100;
 2. Army, Navy Air Force Veterans in Canada, Unit 45, District Lot 274 Block 141 Lot 11 Plan 878, PID: 015-077-179, 119 East 3rd Street, registered in the name of Army, Navy Air Force Veterans in Canada, Roll # 141011.000;
 3. The Cascadia Society for Social Working, District Lot 547 Block 4 Lot G 3846, PID: 012-111-902, 348 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 004081.000;
 4. The Cascadia Society for Social Working, District Lot 547 Block 21 Lot H Plan 20988, PID: 005-163-064, 325 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 021010.001;
 5. The Cascadia Society for Social Working, District Lot 547 Block 21 Lot F Plan 20141, PID: 003-683-702, 351 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 021004.001;
 6. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 1 Plan BCS2790, PID: 027-428-613, 170 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.001;
 7. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 2 Plan

BCS2790, PID: 027-428-621, 168 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.002;

8. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 3 Plan BCS2790, PID: 027-428-630, 166 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.003;
9. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 4 Plan BCS2790 PID: 027-428-648, 164 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.004;
10. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 5 Plan BCS2790 PID: 027-428-656, 162 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.005;
11. HYAD Society (Housing for Young Adults with Disabilities), District Lot 545 Block 206 Lot C Plan BCP44933, PID: 028-231-619, 2130 Chesterfield Avenue, registered in the name Provincial Rental Housing Corporation leased to HYAD Society, Roll # 206011.400;
12. Kiwanis Senior Citizens Homes Ltd., District Lot 271 Block 139 Lot D Plan 13604, PID: 008-538-191, 170 West 2nd Street, registered in the name of Kiwanis Senior Citizens Homes Ltd., Roll # 139026.000;
13. Kiwanis Care Homes Ltd., District Lot 550 Block 52 Lot 1 PI BCP23494 PID: 026-683-211, 1480 St. Andrews, registered in the name of Kiwanis Senior Citizens Homes Ltd., Roll # 052100.100;
14. Lighthouse Harbour Ministries, District Lot 274 SL1 Plan VR786, PID: 005-892-244, 1 - 260 East Esplanade, registered in the name of Lighthouse Harbour Ministries, Roll # 980786.001;
15. Intellectual Disabilities (North & West Vancouver) Society, District Lot 547 Block 4 Lot 2 Plan 14515, PID: 007-780-591, 1924 Jones Avenue, registered in the name of North Shore Connexions Society, Roll # 004045.000;
16. North Shore Disability Resource Centre Association, District Lot 616 Block B Lot 218 Plan 20292, PID: 006-672-728, 2412 Wilding Way, registered in the name of North Shore Disability Resource Centre Association, Roll # 950001.218;
17. North Shore Multicultural Society, Portion of District Lot 549 Block 50 Lot B Plan 15169, PID: 007-671-032, 123 East 15th Street, Units 100, 202, 203, 204, 204A, 205, 207, 301, 302, 303, 304, 305 only, registered in the name of Horizon Square Properties Ltd. leased to North Shore Multicultural Society, Roll # 050010.000;
18. North Vancouver Chamber of Commerce, District Lot 274 Block 274 SL2 Plan LMS4443, PID: 025-073-591, 102-124 West 1st Street, registered in the name of North Vancouver Chamber of Commerce, Roll # 994443.002;
19. Royal Canadian Legion Branch 118, District Lot 548 Strata Lot 1 Plan LMS4102, PID: 024-750-638, 123 West 15th Street, registered in the name of Royal Canadian Legion Branch 118, Roll # 994102.001;

20. Royal Canadian Legion Branch 118, District Lot 548 Strata Lot 2 Plan LMS4102, PID: 024-750-646, 121 West 15th Street, registered in the name of Royal Canadian Legion Branch 118, Roll # 994102.002;
21. Silver Harbour Seniors' Activity Centre, District Lot 545 Block 207 Lot C Plan 15014, PID: 007-711-280, 144 East 22nd Street, registered in the name of Silver Harbour Seniors' Activity Centre, Roll # 207050.000;
22. St Leonard's Society of North Vancouver, District Lot 547 Block 67 Lot 26 Plan 750, PID: 015-141-926, 312 Bewicke Avenue, registered in the name of St Leonard's Society of North Vancouver, Roll # 067027.000;
23. Family Services of the North Shore, Portion of District Lot 548/549 Block 86 Lot G Plan LMP29334, PID: 023-499-486, Suite 203 and 206, 1111 Lonsdale Avenue, registered in the name of Djavad Mowafaghian Foundation leased to Family Services of the North Shore, Roll # 086015.100;
24. Canadian Mental Health Association North and West Vancouver Branch, Portion of District Lot 548/549 Lot A Plan EPP22742, excluding 2,223 sq. ft. of the subleased rental office space of the total 3,596 sq. ft. leased space, PID 028-911- 237, 300-1835 Lonsdale Avenue, registered in the name of Solitude Investments Ltd. leased to Canadian Mental Health Association, North and West Vancouver Branch Roll #019033.100;
25. The British Columbia Photography and Media Arts Society, Portion of District Lot 271 Lot A Plan EPP30712, and excluding the commercial retail space, PID 029-093-554, 101 Carrie Cates Court, registered in the name of the Corporation of the City of North Vancouver and leased to The British Columbia Photography and Media Arts Society, Roll # 177035.301;
26. Young Women's Christian Association (YWCA), District Lot 549, Block 61, Lot Air Space Parcel 5, Plan EPP68325, PID 030-180-741, 125 East 14th Street, Units 203, 204, 401, 402, 403, 404, 405, 406, 407 and 408, registered in the name of Young Women's Christian Association, Roll # 061011.600;
27. Girl Guides of Canada District Lot 271, Lot 220, Plan EPS4482, PID 030-250-218, Unit 107-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.220;
28. Girl Guides of Canada District Lot 271, Lot 221, Plan EPS4482, PID 030-250-226, Unit 108-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.221;
29. Girl Guides of Canada District Lot 271, Lot 222, Plan EPS4482, PID 030-250-234, Unit 109-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.222;
30. Girl Guides of Canada District Lot 271, Lot 229, Plan EPS4482, PID 030-250-307, Unit 207-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.229;

31. Girl Guides of Canada District Lot 271, Lot 230, Plan EPS4482, PID 030-250-315, Unit 208-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.230;
32. Girl Guides of Canada District Lot 271, Lot 231, Plan EPS4482, PID 030-250-323, Unit 209-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.231;
33. Hollyburn Community Services Society, District Lot 548 Lot 4 Plan BCS4407 PID: 028- 810-317, 104-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver and leased to Hollyburn Family Services Society, Roll # 994407.004;
34. Hollyburn Community Services Society, District Lot 548 Lot 6 Plan BCS4407, PID: 028- 810-333, 106-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Family Services Society, Roll # 994407.006;
35. Hollyburn Community Services Society, District Lot 548 Lot 7 Plan BCS4407, PID: 028- 810-341, 107-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Family Services Society, Roll # 994407.007;
36. Hollyburn Community Services Society, District Lot 548 Lot 13 Plan BCS4407, PID: 028-810-406, 205-210 West 13th Street, registered in the name the Corporation of the City of North Vancouver leased to of Hollyburn Family Services Society, Roll # 994407.013;
37. Hollyburn Community Services Society, District Lot 548 Lot 14 Plan BCS4407, PID: 028-810-414, 206-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Family Services Society, Roll # 994407.014;
38. Hollyburn Community Services Society, District Lot 548 Lot 15 Plan BCS4407, PID: 028-810-422, 207-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Family Services Society, Roll # 994407.015;
39. Hollyburn Community Services Society, District Lot 550 Block 34 Lot 8 Plan 1698, PID: 014-409-941, 439 East 17th Street, registered in the name of Hollyburn Community Services Society, Roll # 034008.000;
40. The Auxiliary to the Lions Gate Hospital, (Thrift Shop), Portion of District Lot 548 Block 30 Lot L Plan 1085, PID: 007-233-540, 132 16th Street West, registered in the name of Royal Trust Corporation of Canada Limited, managed by Goodwood Property Investments Ltd. leased to The Auxiliary to the Lions Gate Hospital, Roll # 030021.000;
41. North Shore Neighbourhood House, District Lot 274 Lot C Block 154 Plan EPP130457, 225 East 2nd Street, (new PID and Roll # to be determined), registered in the name of the Corporation of the City of North Vancouver leased to North Shore Neighbourhood House (formerly portion of District Lot 274 Block

154 Lot M Plan 22039, PID: 012-590-975, 225 East 2nd Street and registered in the name of the Corporation of the City of North Vancouver leased to North Shore Neighbourhood House, Roll # 154001.002);

42. Catalyst Community Developments Society , District Lot 274 Lot A Block 154 Plan EPP130457, 144 St. Georges Avenue, (new PID and Roll # to be determined), registered in the name of the Corporation of the City of North Vancouver leased to Catalyst Community Developments Society (formerly portion of District Lot 274 Block 154 Lot M Plan 22039, PID: 012-590-975, 225 East 2nd Street and registered in the name of the Corporation of the City of North Vancouver leased to North Shore Neighbourhood House, Roll # 154001.002 and formerly District Lot 274 Block 154 Lot L Plan 22039, PID: 012-590-924, 207 East 2nd Street, registered in the name of the Corporation of the City of North Vancouver leased to North Shore Neighbourhood House (Community Garden), Roll # 154001.001);

B. land or improvements that:

- i. are owned or held by a municipality, regional district or other local authority; and,
- ii. the council considers are used for a purpose of the local authority:
 1. The Pipe Shop, District Lot 274 Block 176 Lot 4 Plan BCP 39824, PID: 027-842-215, 115 Victory Ship Way, registered in the name of 366466 BC LTD, leased to the Corporation of the City of North Vancouver, operated by Quay Property Management Corp., Roll # 175100.400;
 2. The Shipyard Commons, District Lot 274, Block 176, Portion of Lot 5, Plan BCP 39824, PID 027-842-223, 125 Victory Ship Way, registered in the name of the Corporation of the City of North Vancouver leased to Shipyards Development Ltd, includes 1,317 ft² Office Space and 6,290 ft² Public Support Space and 28,310 ft² Public Plaza SRW leased back to the Corporation of the City of North Vancouver, Roll # 175100.500;
 3. North Vancouver Museum and Archives, District Lot 271 Lot 131 Plan ELSP6231, PID: 030-942-667, 115 Esplanade W, registered in the name of the Corporation of the City of North Vancouver, leased by the North Vancouver Museum and Archives Commission, Roll# 996231.131;

C. land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use:

1. The Lonsdale Creek Daycare Centre Society, operating in Lonsdale Annex Elementary School, Portion of District Lot 545 Block 205 Lot 8/14 Plan 3181, PID: 013-068-831, 230 West 21st Street, registered in the name of North Vancouver School District #44, leased to Lonsdale Creek Daycare Centre Society, Roll # 205008.000;

D. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:

- i. the land or improvements are owned by a public authority or local authority; and,

- ii. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:
 - 1. Lookout Emergency Aid Society, NS Shelter, District Lot 265 Lot 2 Plan BCP8797, PID: 025-819-828, 705 West 2nd Street, registered in the name of the Corporation of the City of North Vancouver, leased to Lookout Emergency Aid Society, Roll # 510061.300;
 - 2. North Shore Neighbourhood House, District Lot 274, Lot 63, Plan EPS 1235, PID 029-140-676, 113 East 3rd Street, registered in the name of the Corporation of the City of North Vancouver licenced to use by North Shore Neighbourhood House, Roll # 991235.063;
 - 3. North Shore Neighbourhood House (Centreview Childcare Centre), District Lot 549, Block 61, Lot Air Space Parcel 4, Plan EPP68325, PID 030-180-732, 143 East 14th Street, registered in the name of the City of North Vancouver, leased to North Shore Neighbourhood House, Roll # 061011.500;
 - 4. Margaret Fulton Adult Day Centre, District Lot 547 Lot A Plan LMP42825, PID: 024-562-874, 1601 Forbes Avenue, registered in the name of the Corporation of the City of North Vancouver leased to Vancouver Coastal Health Authority, subleased to Margaret Fulton Adult Day Centre, Roll # 003002.100;
 - 5. Navy League of Canada, District Lot 547, Block 27, Lot 27, Plan 12205, PID 008- 935-629, 1555 Forbes Avenue, registered in the name of the City of North Vancouver leased to the Navy League of Canada, Roll #003004.000;
 - 6. Presentation House Cultural Society, District Lot 274 Block 134 Lot 15 &16 Plan 735 and District Lot 247 Block 134 Lots 12 to 21 Plan 735, 333 Chesterfield Avenue, registered in the name of the Corporation of the City of North Vancouver leased to Presentation House Cultural Society, Roll # 134013.000;
 - 7. North Vancouver Community Arts Council, District Lot 274, Lot 9, Plan LMS3740, PID 024-324-523, 335 Lonsdale Avenue, registered in the name of the City of North Vancouver leased to the North Vancouver Community Arts Council, Roll #993740.009;
- E. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
 - i. the land or improvements are owned by a person who is providing a municipal service under a partnering agreement;
 - ii. an exemption under section 225 [partnering and other special tax exemption authority] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service;
 - iii. the partnering agreement expressly contemplates that the council may provide an exemption under this provision; and,

- iv. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:

NIL

F. in relation to property that is exempt under section 220 (1) (h) [buildings for public worship]:

- i. an area of land surrounding the exempt building;
- ii. a hall that the council considers is necessary to the exempt building and the land on which the hall stands; and,
- iii. an area of land surrounding a hall that is exempt under subparagraph (ii):
 - 1. North Shore Bethel Christian Mennonite Brethren Church, District Lot 274 Block 114 Lot 19 Plan 878, PID: 015-069-141, 185 East Keith Road, registered in the name of The B. C. Conference of the Mennonite Brethren Churches, Roll # 114025.000;
 - 2. Holy Trinity Catholic Church. District Lot 545 Block 239 Lot 3 Plan BCP45481, PID: 028-295-943, 2705 Lonsdale Avenue, registered in the name Roman Catholic Archbishop of Vancouver, Roll # 239066.100;
 - 3. North Shore Alliance Church, District Lot 545 Block 208 Lot 1 Plan 20958, PID: 005-061-563, 201 East 23rd Street, registered in the name of Christian and Missionary Alliance (Canadian Pacific District), Roll # 208001.001;
 - 4. North Shore Alliance Church, District Lot 545/546 Block 208 Lot 2 Plan 20958, PID: 005-061-571, 201 East 23rd Street, registered in the name of Christian and Missionary Alliance (Canadian Pacific District), Roll # 208001.002;
 - 5. King's Temple Missionary Society (N S Christian Centre), District Lot 616 Block 12 Lot C Plan 21170, PID: 006-853-838, 1400 Sutherland Avenue, registered in the name of King's Temple Missionary Society (N S Christian Centre), Roll # 912009.001;
 - 6. Parish of St. Agnes Anglican Church of Canada, District Lot 550 Block 78 Lot A Plan LMP40523, PID: 024-355-712, 530 East 12th Street, registered in the name of Synod of the Diocese of New Westminster, Roll # 078014.100;
 - 7. Parish of St. John The Evangelist Anglican Church, District Lot 548 Block 72 Plan 20861, PID: 004-364-970, 209 West 13th Street, registered in the name of Parish of St. John The Evangelist Anglican Church, Roll # 072001.001;
 - 8. Salvation Army North Vancouver Community Church, District Lot 548/549 Block 86 Lot C Plan 1464, PID: 014-606-950, 105 West 12th Street, registered in the

name of The Governing Council of the Salvation Army of Canada, Roll # 086009.001;

9. St. Andrew's & St. Stephen's Presbyterian Church, District Lot 545 Block 227A Lot A Plan 2836, PID: 013-252-409, 2641 Chesterfield Avenue, registered in the name of Congregation of St. Andrew's & St. Stephen's Presbyterian Church, Roll # 227100.000;
10. St. Andrew's United Church, District Lot 549 Block 88 Lot B Plan 750 PID: 015-136-931, 1046 St. Georges Avenue, registered in the name of The Trustees of the Congregation of St. Andrew's United Church, Roll # 088003.000;
11. St. Andrew's United Church, District Lot 549 Block 88 Lot 27/28/29 Plan 4328, PID: 011-642-483, PID:011-642-475, PID:011-642-491, 1044 St. Georges Avenue, registered in the name of The Trustees of the Congregation of St. Andrew's United Church, Roll # 088038.000;
12. The Way Church, District Lot 550 Block 12 Lot C Plan 9445, PID: 009-653-309, 630 East 19th Street, registered in the name of The Way Church, Inc, No. S0035748 Roll # 012028.000;
13. St. Edmund's Parish, District Lot 271 Block 71 Lot B Plan 8415, PID: 010-087-460, 613 Mahon Avenue, registered in the name of the Roman Catholic Archbishop of Vancouver-St. Edmund's Parish, Roll # 071009.000;

- G. land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied:

NIL

- H. in relation to property that is exempt under section 220 (1) (i) [seniors' homes], (j) [hospitals] or (l) [private schools], any area of land surrounding the exempt building:

NIL

- I. land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes:

1. North Vancouver Lawn Bowling Club, Portion of District Lot 546 Block 217 Lot B Plan 18193, PID: 007-204-001, 249 East 24th Street, registered in the name of the Corporation of the City of North Vancouver leased to the North Vancouver Lawn Bowling Club, (Includes 60,170 sq. ft. for Licensed Area 1,2,2A and 3 per Schedule A of License Agreement) Roll # 217000.002;

- J. land or improvements owned or held by a person or organization and operated as a licensed community care facility and registered assisted living residence under the Community Care and Assisted Living Act:

1. Marineview Housing Society, District Lot 548 Block E.48 Lot A Plan 12729 PID:

008-811-946, excluding land and improvement portions relating to market rental units #202 and #204, 1415 Chesterfield Avenue, registered in the name of Marineview Housing Society, Roll # 048019.000;

2. Marineview Housing Society, District Lot 272 Block 5 Lot 12 Plan 3875 PID: 005-751-390, 1057 Cloverley Street, registered in the name of Marineview Housing Society, Roll # 605012.000;
 3. Magnolia House Residential Mental Health Facility, District Lot 616 Block 6 Lot 73 Plan 1763, PID: 004-276-914, 720 East 17th Street, registered of in the name of Provincial Rental Housing Corporation leased to Vancouver Coastal Health Authority, subleased to Magnolia House Residential Mental Health Facility, Roll # 906073.000;
 4. Community Living Society, District Lot 274 Block 116 Lot 4 Plan 878, PID: 015-131-548, 317 & 319 East Keith Road, registered in the name of Community Living Society, Roll # 116003.000;
 5. Community Living Society, District Lot 544 SL21 Plan LMS531, PID: 017-957-826, 1003-555 West 28th Street, registered in the name of Community Living Society, Roll # 990531.021;
 6. Marineview Housing Society, District Lot 550, Block 91, Lot 8, Plan 1647, PID 005-751-454, 1053 Grand Boulevard, registered in the name of Marineview Housing Society, Roll #091008.000;
- K. land or improvements for which a grant has been made, after March 31, 1974, under the Housing Construction (Elderly Citizens) Act before its repeal:

NIL

3. The effective date of this bylaw is January 1, 2024 to December 31, 2024.

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.

MAYOR

CORPORATE OFFICER

EXCERPT FROM THE COMMUNITY CHARTER SBC CHAP. 26-2003

Division 7 - Permissive Exemptions

General authority for permissive exemptions

224. (1) A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection (2) from taxation under section 197(1)(a) [*municipal property taxes*], to the extent, for the period and subject to the conditions provided in the bylaw.

- (2) Tax exemptions may be provided under this section for the following:
- (a) land or improvements that
 - (i) are owned or held by a charitable, philanthropic or other not for profit corporation, and
 - (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;
 - (b) land or improvements that
 - (i) are owned or held by a municipality, regional district or other local authority, and
 - (ii) the council considers are used for a purpose of the local authority;
 - (c) land or improvements that the council considers would otherwise qualify for exemption under section 220 [*general statutory exemptions*] were it not for a secondary use;
 - (d) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if
 - (i) the land or improvements are owned by a public authority or local authority, and
 - (ii) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;
 - (e) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if
 - (i) the land or improvements are owned by a person who is providing a municipal service under a partnering agreement,
 - (ii) an exemption under section 225 [*partnering and other special tax exemption authority*] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service,
 - (iii) the partnering agreement expressly contemplates that the council may provide an exemption under this provision, and
 - (iv) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;
 - (f) in relation to property that is exempt under section 220 (1)(h) [*buildings for public worship*],
 - (i) an area of land surrounding the exempt building,
 - (ii) a hall that the council considers is necessary to the exempt building and the land on which the hall stands, and
 - (iii) an area of land surrounding a hall that is exempt under subparagraph (ii);
 - (g) land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied;
 - (h) in relation to property that is exempt under section 220 (1) (i) [*seniors' homes*] or (j) [*hospitals*], any area of land surrounding the exempt building;
 - (h.1) in relation to land or improvements, or both, exempt under section (220) (1) (l) [*independent schools*], any area of surrounding the exempt land or improvements;
 - (i) land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes;
 - (j) land or improvements owned or held by a person or organization and operated as a private hospital licensed under the *Hospital Act* or as a licensed community care facility, or registered assisted living residence, under the *Community Care Facility Act*;
 - (k) land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal;
- (3) The authority under subsection (2)(e) and (g) to (j) is not subject to section 25 (1) [*prohibition against assistance to business*].
- (4) Subject to subsection (5), a bylaw under this section
- (a) must establish the term of the exemption, which may not be longer than 10 years,
 - (b) may only be adopted after notice of the proposed bylaw has been given in accordance with section 227 [*notice of permissive tax exemptions*], and
 - (c) does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.
- (5) Subsection (4)(a) and (b) does not apply in relation to exemptions under subsection (2)(f), (h) and (h.1).
- (6) If only a portion of a parcel of land is exempt under this section, the bylaw under this section must include a description of the land that is satisfactory to the British Columbia Assessment Authority.
- (7) A bylaw under this section ceases to apply to property, the use or ownership of which no longer conforms to the conditions necessary to qualify for exemption and, after this, the property is liable to taxation.

City of North Vancouver

COUNCIL POLICY



Policy Name Permissive Tax Exemptions
Policy Number P27

POLICY

General Policy

The City recognizes permissive tax exemptions (“PTEs”) as a tool to support the City’s goals and guiding principles by supporting organizations in the community which provide services for the general public good. It is the City’s intention that organizations accessing PTEs are offering services for the general public good (as defined by the goals from the Social Plan and OCP Guiding Principles) and that the overall financial effect on the organization and the City are considered.

The policy establishes eligibility and criteria against for evaluating PTEs, and, if Council directs, provides that the total dollar value of exemptions may be limited to a fixed percentage of the total tax levies.

Relevant goals and guiding principles in the City’s Social Plan and Official Community Plan (“OCP”) will be supported through the provision of PTEs. In addition, all applications must be consistent with the City’s policies, plans, bylaws and regulations.

Eligibility and Assessment Criteria

PTE applicants will be asked to complete an application form. Applications will be assessed for eligibility and the City’s criteria: statutory and municipal compliance, community benefit, and the applicant’s financial organizational viability and financial position.

1. Statutory and Municipal Compliance

All applicants must meet the following eligibility criteria:

- Demonstrate and declare that the principal use of the property qualifies under the Section 224 of the Community Charter;
- Not in arrears with the City; and
- Using the property in a way that is consistent and in compliance with City policies, bylaws and legislation.

2. Community Benefit

Applications will be evaluated on their overall benefit to the community and the public good:

(a) Link between the services provided on the property with City goals and objectives.

- The principal use of property is in alignment with relevant City goals and objectives
- Justify community need for the services offered
- Demonstrate active and regular community oriented use of the property

(b) Provision of services for the general public good and accessibility of services to City residents.

- Services and activities should be available to a significant proportion of City residents, or a broad and attainable membership

3. Ownership and Financial Position

Applications will be evaluated on their financial position and viability:

- Ongoing involvement of community volunteers in the delivery of services
- Seeking funding from multiple sources
- Clear mandate and demonstration of competent management and administration

Recipients of PTEs must publicly acknowledge the exemption.

REASON FOR POLICY

The Official Community Plan (Policy 1.3.7) states that the City will “Assist organizations and individuals that provide community supports through the responsible allocation of City resources.” This policy establishes criteria and procedures for consistent and accountable consideration of PTE applications.

Legislation

Tax exemptions are either statutory or permissive and are both governed by the Community Charter, i.e. a property must qualify under the Community Charter to receive either of these exemptions.

Statutory tax exemptions are allowed under Section 220 of the Community Charter for properties such as provincially or municipally held buildings and land; public libraries; buildings set apart for public worship; public hospitals; and schools. Council does not have any authority over these statutory exemptions. Statutory exemptions are administered by the BC Assessment Authority and the exemption is applied automatically to the tax role without any intervention by Council. Generally, statutory exemptions are for building(s) and the land on which the building(s) stand(s), with some exceptions. For the surrounding lands and improvements to be exempt from taxation, a permissive exemption is required.

To receive consideration for a PTE, properties must qualify for an exemption under Sections 224 (general authority), 225 (special exemptions such as partnering and heritage) and 226 (revitalization exemptions) of the *Community Charter*. Should a property be eligible for an exemption under the *Charter*, the application for the PTE will be assessed according to this PTE Policy. The application form and associated submissions also form an integral part of this PTE Policy. PTEs are at the discretion of Council and are authorized by bylaw, for the period and subject to the conditions provided in the bylaw. PTEs apply to property taxes and other assessment based levies only and not user fees like water, sewer or solid waste. In addition to the exemption from City taxes and levies, related legislation also exempts the properties from some regional, school and transit taxes.

AUTHORITY TO ACT

Administration of this policy is delegated to the Finance Department.

PROCEDURE

The policy sets a four-year term for the exemption, with an intention to provide some multi-year certainty to PTE beneficiaries and ease administrative burden of the application process. Current legislation allows for up to 10 years; however four years was chosen to coincide with Council mandate. Permissive tax exemptions must be passed by bylaw prior to October 31 for the following taxation year.

The following procedure is used to implement this policy and may be amended at the discretion of the Finance Department.

Application Process

Bylaws are in effect for four year terms. At the beginning of a new bylaw term, all organizations applying for PTE's must:

1. Use the prescribed City application form;
2. Declare under what sub-section(s) of the legislation they qualify;
3. Provide a full description of the organization and the programs, services and benefits delivered from the exempted property, including use by City residents;
4. Describe how the services provided link with the goals and objectives of the City as stated in this Policy;
5. Describe any third party use including user group names, fees charged and conditions of use (e.g. rental of space to third party);
6. State the percentage of funding by the provincial and federal governments or agencies;
7. Provide all required and supporting documentation;
8. Provide financial statements;
9. Complete all sections of the application; and,
10. Complete and submit the application within deadlines as published by the City of North Vancouver.

In year two, three and four of the bylaw, new applicants must follow the process above. Existing recipients must provide a copy of their most recent financial statements and complete a statutory declaration annually stating that the property is still being used for the purposes outlined in the full application.

PTE Review and Approval Process

Subsequent to advertising the deadline for PTE application submissions:

1. City staff will notify existing PTE recipients of the application process and deadline.
2. City staff will receive and review all applications / declarations.
3. City staff will compile a list of qualified applicants.
4. City staff will provide notice of permissive tax exemptions as required by Section 227 of the Community Charter.
5. City staff will present a report and proposed tax exemption bylaw ("bylaw") to Council.
6. Council will approve the bylaw once every four years in the first year of their four year mandate. The bylaw will be in effect for four years and is supported by a thorough review of all applications over the four year term.
7. If there are no new applications in any of year two, three or four of a Council mandate, no Council action is required.
8. New applications received in year two, three or four of a Council mandate will be reviewed and considered as received, and a bylaw amendment presented to Council Public notice of the bylaw amendment will be provided as stated in point 3 above.
9. After the bylaw receives final adoption in Council, City staff will notify successful applicants by letter of the tax exemption received.

The City will present the approved list of PTE's in its Annual Municipal Report each year.

Approval date:	July 6, 2009	Approved by:	Council
Effective date:	July 6, 2009	Revision date:	September 14, 2015
			July 10, 2019

PERMISSIVE TAX EXEMPTIONS - COMMUNITY CHARTER, SECTION 224
EXEMPTIONS REQUESTED FOR THE 2024 TAX YEAR
ESTIMATED IMPUTED TAXES ON EXEMPT PROPERTIES

Attachment 4

NO.	ORGANIZATION	CLASS	PROPERTY ADDRESS	ROLL #	LEGAL DESCRIPTION	ASSESSMENT VALUES			TOTAL MUN TAX EST
						LAND	IMPROVEMENTS	TOTAL	
1	Anavets Senior Citizens Housing	1	245 3rd St. East	142001.100	D/L 274 BL 142 LOT 1 PL BCP48496	2,067,000	5,935,000	8,002,000	13,411
2	Army, Navy Air Force Veterans in Canada	6/8	119 East 3rd Street	141011.000	D/L 274 BL 141 LOT 11 PL 878	4,600,000	8,800	4,608,800	20,527
3	BC Photography and Media Arts Society	6	101 Carrie Cates Court	177035.301	D/L 271 LOT A PLAN EPP30713	4,388,000	10,830,000	15,218,000	80,847
4	Canadian Mental Health Association	6	300-1835 Lonsdale Ave	019033.100	D/L 548/549 LOT A PL EPP22742	409,000	364,000	773,000	4,107
5	The Cascadia Society for Social Working	1	325 West 19th Street	021010.001	D/L 547 BL 21 LOT H PL 20988	2,831,000	10,000	2,841,000	4,762
6	The Cascadia Society for Social Working	1	351 West 19th Street	021004.001	D/L 547 BL 21 LOT F PL 20141	1,745,000	575,000	2,320,000	3,888
7	The Cascadia Society for Social Working	1	348 West 19th Street	004081.000	D/L 547 BL 4 LOT G 3846	2,595,000	10,000	2,605,000	4,366
8	Community Living Society	1	317 & 319 East Keith Road	116003.000	D/L 274 BL 116 LOT 4 PL 878	2,739,000	120,000	2,859,000	4,792
9	Community Living Society	1	1003-555 West 28th Street	990531.021	D/L 544 SL21 PL LMS531	977,000	52,400	1,029,400	1,725
10	CNV (Pipe Shop)	6B	115 Victory Ship Way	175100.400	D/L 274 BL 176 LOT 4 PL BCP39824	5,263,000	2,148,000	7,411,000	39,372
11	City of North Vancouver - The Shipyard Common	6BIAH/8	125 Victory Ship Way	175100.500	D/L 274 BL 176 LOT 5 PL BCP39824	13,675,000	4,840,000	18,515,000	53,733
12	Family Services North Shore	6	1109-1117 Lonsdale Avenue	086015.100	D/L 548/549 BL 86 LOT G PL LMP293	2,368,000	1,473,000	3,841,000	20,406
13	Fraternal Order of Eagles, North West Aerie 2638	6B	170 West 3rd Street	992790.001	D/L 274 LOT 1 PL BCS2970	950,000	105,000	1,055,000	5,605
14	Fraternal Order of Eagles, North West Aerie 2638	6B	168 West 3rd Street	992790.002	D/L 274 LOT 2 PL BCS2970	1,102,000	130,000	1,232,000	6,545
15	Fraternal Order of Eagles, North West Aerie 2638	6B	166 West 3rd Street	992790.003	D/L 274 LOT 3 PL BCS2970	1,149,000	129,000	1,278,000	6,789
16	Fraternal Order of Eagles, North West Aerie 2638	6B	164 West 3rd Street	992790.004	D/L 274 LOT 4 PL BCS2970	1,102,000	130,000	1,232,000	6,545
17	Fraternal Order of Eagles, North West Aerie 2638	6B	162 West 3rd Street	992790.005	D/L 274 LOT 5 PL BCS2970	1,184,000	141,000	1,325,000	7,039
18	Girl Guides of Canada	6B	Unit 107- 252 Esplanade V	994482.220	D/L 271 LOT 220 PL EPS4482	1,992,000	354,000	2,346,000	12,463
19	Girl Guides of Canada	6B	Unit 108- 252 Esplanade V	994482.221	D/L 271 LOT 221 PL EPS4482	1,972,000	350,000	2,322,000	12,336
20	Girl Guides of Canada	6B	Unit 109- 252 Esplanade V	994482.222	D/L 271 LOT 222 PL EPS4482	3,341,000	636,000	3,977,000	21,128
21	Girl Guides of Canada	6B	Unit 207- 252 Esplanade V	994482.229	D/L 271 LOT 229 PL EPS4482	1,438,000	329,000	1,767,000	9,387
22	Girl Guides of Canada	6B	Unit 208- 252 Esplanade V	994482.230	D/L 271 LOT 230 PL EPS4482	1,531,000	351,000	1,882,000	9,998
23	Girl Guides of Canada	6B	Unit 209- 252 Esplanade V	994482.231	D/L 271 LOT 231 PL EPS4482	2,545,000	590,000	3,135,000	16,655
24	Hollyburn Family Services Society	1	104-210 West 13th Street	994407.004	D/L 548 LOT 4 PL BCS4407	482,000	115,000	597,000	1,001
25	Hollyburn Family Services Society	1	106-210 West 13th Street	994407.006	D/L 548 LOT 6 PL BCS4407	516,000	133,000	649,000	1,088
26	Hollyburn Family Services Society	1	107-210 West 13th Street	994407.007	D/L 548 LOT 7 PL BCS4407	516,000	133,000	649,000	1,088
27	Hollyburn Family Services Society	1	205-210 West 13th Street	994407.013	D/L 548 LOT 13 PL BCS4407	575,000	137,000	712,000	1,193
28	Hollyburn Family Services Society	1	206-210 West 13th Street	994407.014	D/L 548 LOT 14 PL BCS4407	562,000	135,000	697,000	1,168
29	Hollyburn Family Services Society	1	207-210 West 13th Street	994407.015	D/L 548 LOT 15 PL BCS4407	561,000	136,000	697,000	1,168
30	Hyad Housing for Young Adults with Disabilities	1	2130 Chesterfield Avenue	206011.400	D/L 545 BL206 Lot545 DISTRICT LOT 5	531,000	1,132,000	1,663,000	2,787
31	Intellectual Disabilities (North & West Vancouver)	1	1924 Jones Avenue	004045.000	D/L 547 BL 4 LOT 2 PL 14515	1,694,000	87,900	1,781,900	2,986
32	Kiwanis North Shore Housing Society	1	170 West 2nd Street	139026.000	D/L 271 BL 139 LOT D PL 13604	19,328,000	12,844,000	32,172,000	53,920
33	Kiwanis North Shore Housing Society	1	1480 St. Andrews	052100.100	D/L 550 BL 52 Lot 1 PI BCP23494	449,000	1,657,000	2,106,000	3,530
34	Lighthouse Harbour Ministries	6	1 - 260 East Esplanade	980786.001	D/L 274 SL1 PL VR786	1,328,000	86,600	1,414,600	7,515
35	The Lonsdale Creek Daycare Society	1	230 West 21st Street	205008.000	D/L 545 BL 205 LOT 8/14 PL 3181	4,615,000	4,284,000	8,899,000	14,915

PERMISSIVE TAX EXEMPTIONS - COMMUNITY CHARTER, SECTION 224
EXEMPTIONS REQUESTED FOR THE 2024 TAX YEAR
ESTIMATED IMPUTED TAXES ON EXEMPT PROPERTIES

NO.	ORGANIZATION	CLASS	PROPERTY ADDRESS	ROLL #	LEGAL DESCRIPTION	ASSESSMENT VALUES			TOTAL MUN TAX EST
						LAND	IMPROVEMENTS	TOTAL	
36	Lookout Emergency Aid Society, NS Shelter	1	705 West 2nd Street	510061.300	D/L 265 LOT 2 PL BCP8797	6,651,000	4,170,000	10,821,000	18,136
37	Chesterfield House Society - Marineview Housing	1	1415 Chesterfield Avenue	048019.000	D/L 548 BL E.48 LOT A PL 12729	1,051,000	1,030,000	2,081,000	3,488
38	Marineview Housing Society - Grand Blvd	1	1053 Grand Blvd	091008.000	D/L 550 BL 91 LOT 8 PL 1647	1,955,000	1,137,000	3,092,000	5,182
39	Marineview Housing Society - Cloverly House	1	1057 Cloverley Street	605012.000	D/L 272 BL 5 LOT 12 PL 3875	1,766,000	125,000	1,891,000	3,169
40	Navy League of Canada	6	1555 Forbes Ave	003004.000	D/L 547 LOT 27 BL 27 PL 12205	3,531,000	292,000	3,823,000	20,310
41	The North Shore Disability Resource Centre Association	1	2412 Wilding Way	950001.218	D/L 616 BL B LOT 218 PL 20292	1,827,000	255,000	2,082,000	3,489
42	North Shore Multicultural Society	6	123 East 15th Street, Units	050010.000	D/L 549 BL 50 LOT B PL 15169	11,248,000	80,700	11,328,700	60,185
43	North Shore Neighbourhood House	1/6	225 East 2nd Street	154001.002	D/L 274 BL 154 LOT M PL 22039	3,643,000	2,484,000	6,127,000	39,234
44	North Shore Neighbourhood (Centre view childca	1	143 14th Street East	061011.500	D/L 549 BL 61 LOT ASP4 PL EPP68325	202,000	1,736,000	1,938,000	3,248
45	North Shore Neighbourhood House	6B	113 3rd St E	991235.063	D/L 274 LOT 63 PL EPS1235	30,000	60,000	90,000	478
46	North Vancouver Chamber of Commerce	6B	102-124 West 1st Street	994443.002	D/L 274 BL274 SL2 PL LMS4443	1,373,000	191,000	1,564,000	8,309
47	North Vancouver Community Arts Council	6	335 Lonsdale Ave	993740.009	D/L 274 LOT 9 PL LMS3740	2,965,000	427,000	3,392,000	18,020
48	North Vancouver Lawn Bowling Club	6/8	249 E 24th Street	217000.002	D/L 546 BL 217 LOT B PL 18193	16,652,000	1,523,600	18,175,600	65,547
49	North Vancouver Museum and Archives Commis	6B	115 Esplanade W	996231.131	D/L 271 LOT 131 PL ESP6231	16,281,000	3,518,000	19,799,000	105,184
50	Presentation House Cultural Society	6B	333 Chesterfield Avenue	134013	D/L 271 BL 134 LOT 13 PL 735	8,407,000	692,000	9,099,000	48,339
51	North Vancouver Royal Canadian Legion	6	123 West 15th Street	994102.001	D/L 548 SL1 PL LMS4102	3,076,000	974,000	4,050,000	21,516
52	North Vancouver Royal Canadian Legion	8	121 West 15th Street	994102.002	D/L 548 SL2 PL LMS4102	1,067,000	192,000	1,259,000	2,370
53	Silver Harbour Centre	6	144 East 22nd Street	207050.000	D/L 545 BL207 Lot C PL 15014	13,490,000	33,100	13,523,100	71,843
54	St. Edmund's Parish	6/8	613 Mahon Avenue	071009.000	D/L 271 LOT B PL 8415	3,650,000	8,000	3,658,000	6,913
55	St Leonard's Society of North Vancouver	1	312 Bewicke Avenue	067027.000	D/L 547 BL 67 LOT 26 PL 750	1,462,000	347,000	1,809,000	3,032
56	Vancouver Coastal Health Authority- Magnolia Hc	1	720 East 17th Street	906073.000	D/L 616 BL 6 LOT 73 PL 1763	1,705,000	346,000	2,051,000	3,437
57	Vancouver Coastal Health Authority- Margaret Fu	6	1601 Forbes Avenue	003002.100	D/L 547 LOT A PL LMP42825	3,647,000	1,384,000	5,031,000	26,728
58	Young Women's Christian Association	1	125 14th Street East	061011.600	D/L 549 LOT ASP5 PL EPP68325	418,000	976,000	1,394,000	2,336

PERMISSIVE TAX EXEMPTIONS - COMMUNITY CHARTER, SECTION 224
EXEMPTIONS REQUESTED FOR THE 2024 TAX YEAR
ESTIMATED IMPUTED TAXES ON EXEMPT PROPERTIES

NO.	ORGANIZATION	CLASS	PROPERTY ADDRESS	ROLL #	LEGAL DESCRIPTION	LAND	ASSESSMENT VALUES	TOTAL	TOTAL MUN TAX EST	
PERMISSIVE AREAS SURROUNDING BUILDINGS FOR PUBLIC WORSHIP										
59	North Shore Bethel Christian Mennonite Brethren	8	185 East Keith Road	114025.000	D/L 274 BL 114 LOT 19 PL 878	1,424,000	-	1,424,000	2,681	
60	Holy Trinity Catholic Church	8	2705 Lonsdale Avenue	239066.100	D/L 545 BL 239 LOT 3 PL BCP45481	2,244,000	27,000	2,271,000	4,275	
61	North Shore Alliance Church	8	201 East 23rd Street	208001.001	D/L 545/546 BL 208 LOT 1 PL 20958	4,192,000	-	4,192,000	7,891	
62	North Shore Alliance Church	8	201 East 23rd Street	208001.002	D/L 545/546 BL 208 LOT 2 PL 20958	7,536,000	-	7,536,000	14,186	
63	King's Temple Missionary Society (N S Christian	8	1400 Sutherland Avenue	912009.001	D/L 616 BL 12 LOT C PL 21170	1,234,000	-	1,234,000	2,323	
64	Parish of St. Agnes Anglican Church	8	530 East 12th Street	078014.100	D/L 5550 BL 78 LOT A PL LMP40523	467,000	-	467,000	879	
65	Parish of St. John The Evangelist Anglican Church	8	209 West 13th Street	072001.001	D/L 548 BL 72 PL 20861	10,484,000	-	10,484,000	19,736	
66	Salvation Army North Vancouver Community Church	8	105 West 12th Street	086009.001	D/L 548/549 BL 86 LOT C PL 1464	5,958,000	-	5,958,000	11,216	
67	St. Andrew's & St. Stephen's Presbyterian Church	8	2641 Chesterfield Avenue	227100.000	D/L 545 BL 227A LOT A PL 2836	3,001,000	-	3,001,000	5,649	
68	St. Andrew's United Church	8	1046 St. Georges Avenue	088003.000	D/L 549 BL 88 LOT B PL 4328	642,000	-	642,000	1,209	
69	St. Andrew's United Church	8	1044 St. Georges Avenue	088038.000	D/L 549 BL 88 LOT 28/29 PL 4328	1,244,000	-	1,244,000	2,342	
70	The Way Church	8	630 East 19th Street	012028.000	D/L 550 BL 12 LOT C PL 9445	2,719,000	-	2,719,000	5,118	
						TOTAL PTE'S RENEWALS				1,076,783
NEW APPLICATIONS										
71	Auxiliary to Lions Gate Hospital, Thrift Shop	1/6	130 West 16th Street	030021.000	D/L 548 BL 39 LOT L PL 1085	1,038,000	1,119,000	2,157,000	11,459	
72	Catalyst Community Developments Society	6	207 East 2nd Street	154001.001	D/L 274 BL 154 LOT L PL 22039	4,695,000	-	4,695,000	24,943	
73	Hollyburn Community Services Society	1	439 East 17th Street	034008.000	D/L 550 BL 34 LOT 8 PL 1698	1,934,000	1,207,000	3,141,000	5,264	
REMOVED										
X	Portion of N Shore Neighbourhood House	6	225 East 2nd Street	154001.002	D/L 274 BL 154 LOT M PL 22039	2,313,000	-	2,313,000	(12,288)	
						TOTAL ESTIMATED 2024 PTE'S				1,106,161




Estimated 2024 Municipal Permissive Tax Exemptions by Category

Organization	Municipal Taxes
<u>Community Care and Assisted Living</u>	
Community Living Society	6,517
Hollyburn Family Services Society **NEW**	5,264
HYAD Housing for Young Adults with Disabilities	2,787
Intellectual Disabilities (North & West Vancouver) Society	2,986
Marineview Housing Society - Cloverley House	3,169
Marineview Housing Society - Grand Blvd	5,182
The Cascadia Society for Social Working	13,016
The North Shore Disability Resource Centre Association	3,489
Vancouver Coastal Health Authority - Magnolia House	3,437
Vancouver Coastal Health Authority - Margaret Fulton Adult Day Centre	26,728
Subtotal - Community Care and Assisted Living	72,575
<u>Daycare - Not for Profit</u>	
North Shore Neighbourhood House - Centreview Childcare Centre	3,248
The Lonsdale Creek Daycare Society	14,915
Subtotal - Daycare Not for Profit	18,163
<u>General Social Services</u>	
Canadian Mental Health Association	4,107
Family Services North Shore	20,406
Lighthouse Harbour Ministries	7,515
North Shore Multicultural Society	60,185
North Shore Neighbourhood House (2nd St.)	26,946
North Shore Neighbourhood House (Strata Unit 3rd St.)	478
Subtotal - General Social Services	119,637
<u>Non-Market Housing</u>	
Anavets Senior Citizens Housing	13,411
Catalyst Community Developments Society **NEW**	24,943
Chesterfield House Society - Marineview Housing Society	3,488
Hollyburn Family Services Society	6,706
Kiwanis North Shore Housing Society	57,450
Young Women's Christian Association (YWCA)	2,336
Subtotal - Non-Market Housing	108,334
<u>Public Worship (areas surrounding)</u>	
Holy Trinity Catholic Church	4,275
King's Temple Missionary Society (North Shore Christian Centre)	2,323
North Shore Alliance Church	22,077
North Shore Bethel Christian Mennonite Brethren Church	2,681

Estimated 2024 Municipal Permissive Tax Exemptions by Category

Organization	Municipal Taxes
<u>Public Worship (areas surrounding) (Cont'd)</u>	
Parish of St. Agnes Anglican Church	879
Parish of St. John The Evangelist Anglican Church	19,736
Salvation Army North Vancouver Community Church	11,216
St. Andrew's & St. Stephen's Presbyterian Church	5,649
St. Andrew's United Church	3,551
The Way Church	5,118
Subtotal - Public Worship (areas surrounding)	77,505
<u>Recreation and Culture</u>	
BC Photography and Media Arts Society	80,847
North Vancouver Community Arts Council	18,020
North Vancouver Lawn Bowling Club	65,547
North Vancouver Museum and Archives Commission	105,184
Presentation House Cultural Society	48,339
Silver Harbour Centre	71,843
St. Edmund's Parish	6,913
Subtotal - Recreation and Culture	396,693
<u>Service Clubs</u>	
Army, Navy, Air Force Veterans in Canada	20,527
Fraternal Order of Eagles - North West Aerie 2638	32,523
Girl Guides of Canada	81,967
Navy League of Canada	20,310
North Vancouver Royal Canadian Legion	23,886
Subtotal - Service Clubs	179,213
<u>Social Housing</u>	
Lookout Emergency Aid Society (North Shore Shelter)	18,136
St. Leonard's Society of North Vancouver	3,032
Subtotal - Social Housing	21,168
<u>Tourism and Business</u>	
Auxiliary to the Lions Gate Hospital, Thrift Shop **NEW**	11,459
City of North Vancouver - Pipe Shop	39,372
City of North Vancouver - The Shipyard Commons	53,733
North Vancouver Chamber of Commerce	8,309
Subtotal - Tourism and Business	112,873
Total 2024 Municipal PTE's	1,106,161



 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: Sara Rasooli, Planning Assistant

Subject: REZONING APPLICATION: 442 EAST 16TH STREET (MEHRDAD RAHBAR / VERNACULAR STUDIO INC.)

Date: September 13, 2023 File No: 08-3400-20-0099/1

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

RECOMMENDATION

PURSUANT to the report of the Planning Assistant, dated September 13, 2023, entitled "Rezoning Application: 442 East 16th Street (Mehrdad Rahbar / Vernacular Studio Inc.):

THAT the application submitted by Mehrdad Rahbar / Vernacular Studio Inc., to rezone the property located at 442 East 16th Street from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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

ATTACHMENTS

1. Context Map (City Docs [#2370807](#))
2. Public Consultation Summary (CityDocs [#2338359](#))
3. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8988" (CityDocs [#2397290](#))

SUMMARY

This report presents an application to rezone the property located at 442 East 16th Street from One-Unit Residential 1 (RS-1) Zone to One-Unit Residential 2 (RS-2) Zone to allow for future subdivision of the subject site from one lot into two lots. The intent of the subdivision is to develop a single family dwelling with a detached garage and a secondary suite on each lot.

BACKGROUND

On February 28, 2022, Council directed staff to continue processing RS-2 rezoning applications on a case-by-case basis. Council also approved the simplified process for these applications, where at the rezoning stage there would be a focused review on zoning, subdivision and servicing requirements. No design review would be conducted on any proposed building. This is to a set clear expectation with the applicant and the public that under the *Local Government Act*, the City does not have design control over single family homes.

DISCUSSION

Site Context

The site is located in the Central Lonsdale neighborhood and is sited mid-block on the north side of East 16th Street, between Moody Avenue to the east and Ridgeway Avenue to the west (Attachment #1). The area mainly consists of one and two level single family homes with varying lot widths. The adjoining lot to the west was recently rezoned to the RS-2 Zone (416-418 E 16th Street).

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

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	443 East 17 th Street (across the lane)	Single Detached Dwelling	RS-1
South	445 East 16 th Street (across the street)	Single Detached Dwellings	RS-1
East	446 East 16 th Street	Single Detached Dwelling	RS-1
West	438 East 16 th Street	Single Detached Dwelling	RS-1

PLANNING ANALYSIS

Official Community Plan

The Official Community Plan (OCP) designates the subject site as Residential Level 1 (R1), which provides for ground-orientated housing with non-strata accessory uses with a maximum density of 0.5 FSR. Secondary Suites and Coach Houses may not be stratified per the *Condominium Act*.

The proposal represents a minimal increase in the number of units to the land area with one additional net unit being permitted through the RS-2 rezoning and subdivision. The proposed density is consistent with the OCP and planned character of the neighbourhood.

Zoning Bylaw

The proposal to allow for one lot to be subdivided into two new lots each with a single family dwelling requires a rezoning from RS-1 (One-Unit Residential 1) to RS-2 (One-Unit Residential 2) to allow for a narrower Minimum Lot Frontage as described in Table 2 below.

Table 2. Requested Changes to the Zoning Bylaw

	Current RS-1 Zone	Proposed RS-2 Zone
Buildings	One Principal Building per lot	One Principal Building per lot
Use	One-Unit Residential Use	One-Unit Residential Use
Units	Three units per lot: <ul style="list-style-type: none"> One Principal Dwelling Unit; One Accessory Secondary Suite; One Accessory Coach House 	Two units per lot (total four): <ul style="list-style-type: none"> One Principal Dwelling Unit; One Accessory Secondary Suite
GFA	Lesser of 0.3 FSR + 92.9 sq.m. (1,000 sq.ft.), or 0.5 FSR. For the subject site, the maximum GFA is 0.3 FSR + 92.9 sq.m. (1,000 sq.ft.) = 297.67 sq.m. (3204.09 sq.ft.)	Lesser of 0.3 FSR + 92.9 sq.m. (1,000 sq.ft.), or 0.5 FSR. For both proposed sites, combined maximum GFA is, 0.5 FSR - Lot A (West lot) = 170.03 sq.m. (1830.20 sq.ft.); - Lot B (East lot) = 170.63 sq.m. (1836.60 sq.ft.)
Lot Coverage	30% for Principal Building	Same as per the RS-1 Zone
Minimum Lot Frontage	10 m (50 ft.)	7.5 m (24.6 ft.)
Principal Building Setbacks	Front Lot Line – 4.6 m (15 ft.) Rear Lot Line – 15.0 m (49.33 ft.) Interior Lot Lines – 1.2 m (4 ft.)	Same as per the RS-1 Zone
Minimum off-street parking	1 parking stall for Principal Dwelling unit; 1 parking stall for Accessory units	Same as per the RS-1 Zone

LANDSCAPING & TREE RETENTION

The site is not subject to the City's Tree Bylaw. There is an existing cherry tree at the front of the property that the applicant is proposing to remove. Staff support the removal of the tree because a storm water management tank needs to be constructed in the front yard in order to meet the City's storm water management guidelines. Additionally, retaining the tree is not feasible due to its potential impact on future constructability.

COMMUNITY CONSULTATION

The applicant hosted a Virtual Development Information Session (VDIS) on February 14, 2023 to introduce the application to the community, as well as receive input from the comment sheets that were distributed. Following the VDIS, the City received correspondence from one resident, who raised the following concerns:

- The proposed design of the buildings made them look like more like apartment buildings versus single-detached homes and that the designs were identical.
- The character of the neighborhood would be negatively impacted with these kind of developments.

PROCESS WHEN NO PUBLIC HEARING IS HELD

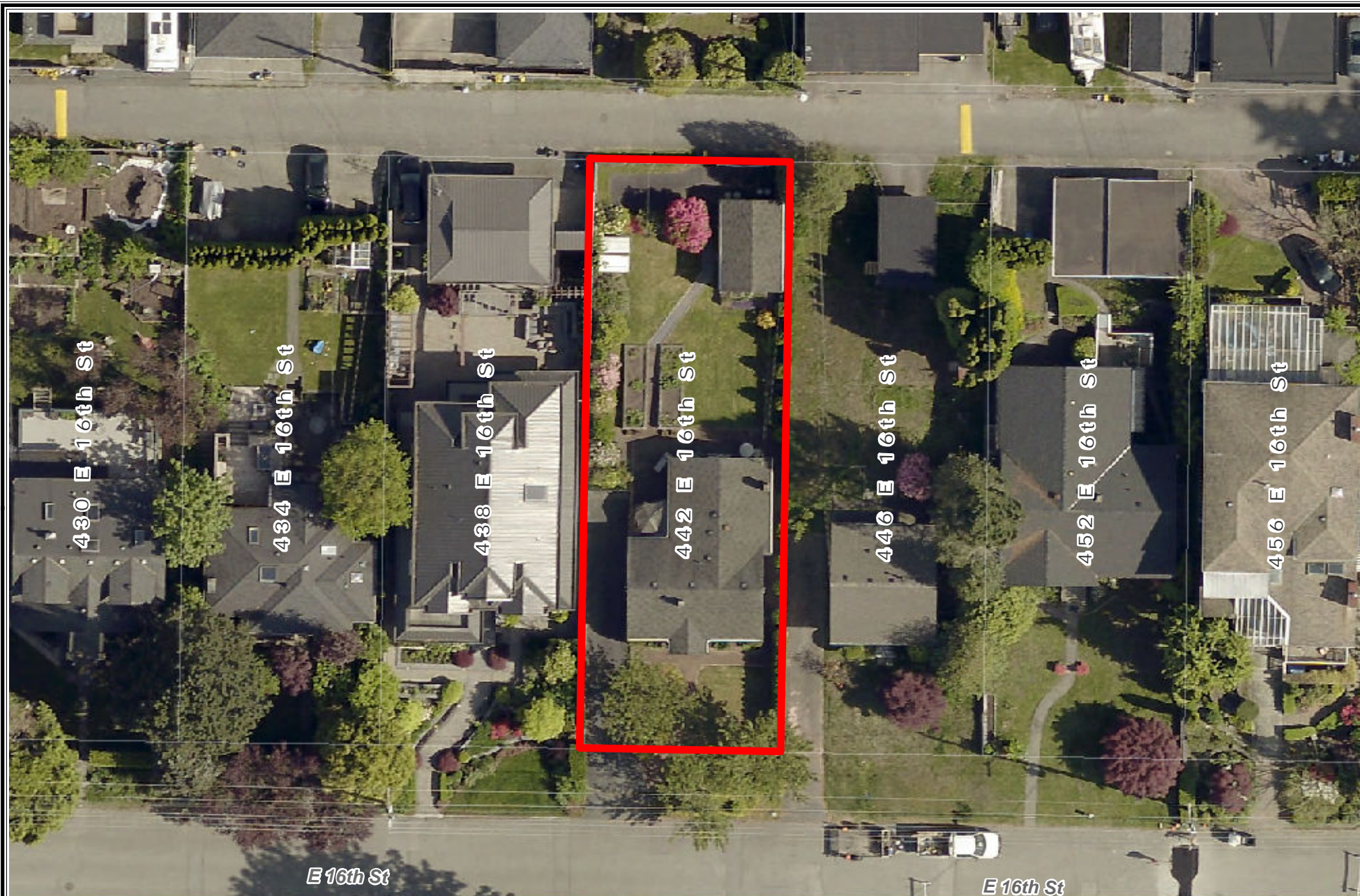
Given the conformity of the proposal with the OCP and existing character of the area, staff are recommending that no Public Hearing be held. Should Council wish to refer the application to a Public Hearing the first active clause in the resolution should be amended to read:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8988"
(Mehrdad Rahbar / Vernacular Design Inc., 442 East 16th Street, RS-2) be
considered and referred to a Public Hearing;

RESPECTFULLY SUBMITTED:



Sara Rasooli
Planning Assistant





SUMMARY REPORT OF VIRTUAL DEVELOPMENT INFORMATION SESSION

March 3, 2023
 Linden Maultsaid-Blair, Planner
 City of North Vancouver
 141 West 14th Street
 North Vancouver, BC, V7M 1H9

Re: 442 East 16th Street, Subdivision and Rezoning

Location: Virtual Zoom Room

Host: Vernacular Group

Development Team:

Marie F. Del Borrello, Vernacular Group
 Mehrdad Rahbar, Vernacular Group

CNV Representative

Linden Maultsaid-Blair & Sara Rasooli

Residents attended

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

The meeting was held on the zoom platform hosted by the applicant, Vernacular Group on February 14th, 2023, between 6:00 PM. and 8:00 PM.

During virtual meeting 7 residents attended on video. The undersigned hosted the meeting and Mehrdad Rahbar presented the proposal in detail then answered the residents questions. In addition, Linden Maultsaid-Blair of the City of North Vancouver answered to some of the residents questions relating to City policies and Zoning.

The two opponents of the proposal were against RS2 Zoning. They were also concerned about street parking and traffic on the street and prefer duplexes. We only received one comment form (see attached).

Mehrdad explained about the cost and market value of large Single-family houses in North Vancouver. He further alluded a large Single-family house having a larger secondary Suite and a Coach House, there would be perhaps even more vehicles on the property.

There were also 4 residents who were in support of the proposal but did not speak. However, we received two comment forms (see attached). One resident feels like he doesn't know enough about the proposal to support or oppose.

One resident asked us for the addresses of some of our projects, which we provided her later via e-mail.

Marie F. Del Borrello

Vernacular Studio Inc.

120 Lonsdale Ave. | North Vancouver | BC | V7M 2E8

604-990 6662 | mrahbar@vernaculardev.com | vernaculardev.com

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8988

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. 8988**” (Mehrdad Rahbar / Vernacular Design Inc., 442 East 16th Street, RS-2).
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 442 East 16th Street, legally described below as henceforth being transferred, added to and forming part of RS-2 (One-Unit Residential 2 Zone):

PID: 007-405-677	Lot 18, Except the North 10 Feet, Now Lane, Block 34 District Lot 550 Plan 1698
------------------	--

from zone RS-1.

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.

MAYOR

CORPORATE OFFICER

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Sara Rasooli, Planning Assistant

Subject: REZONING APPLICATION: 412 EAST 11TH STREET (MEHRDAD RAHBAR / VERNACULAR STUDIO INC.)

Date: September 13, 2023 File No: 08-3400-20-0105/1

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

RECOMMENDATION

PURSUANT to the report of the Planning Assistant, dated September 13, 2023, entitled "Rezoning Application: 412 East 11th Street (Mehrdad Rahbar / Vernacular Studio Inc.):

THAT the application submitted by Mehrdad Rahbar / Vernacular Studio Inc., to rezone the property located at 412 East 11th Street from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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

ATTACHMENTS

1. Context Map (City Docs [#2370953](#))
2. Public Consultation Summary (City Docs [#2398398](#))
3. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8989" (City Docs [#2397334](#))

SUMMARY

This report presents an application to rezone the property located at 412 East 11th Street from One-Unit Residential 1 (RS-1) Zone to One-Unit Residential 2 (RS-2) Zone to allow for the future subdivision of the subject site from one lot into two lots. The intent of the subdivision is to develop a single family dwelling with a detached garage and a secondary suite on each lot.

BACKGROUND

On February 28, 2022, Council directed staff to continue to process RS-2 rezoning applications on a case-by-case basis. Council also approved the simplified process for these applications, where at the rezoning stage there would be a focused review on zoning, subdivision and servicing requirements. No design review would be conducted on any proposed building. This is to set a clear expectation with the applicant and the public that under the *Local Government Act*, the City does not have design control over single family homes.

DISCUSSION

Site Context

The site is located in the Grand Boulevard neighborhood and is sited on the north side of East 11th Street, between Moody Avenue to the east and Ridgeway Avenue to the west (Attachment #1). The area mainly consists of one and two level single family homes with varying lot widths.

The siting of the primary building on the adjacent lot towards the east (416 East 11th Street) is non-conforming and sited closer to the shared lot line than what is permitted in the RS-1 zone. Staff have communicated to the applicant that siting and fire safety is to be coordinated during the Building Permit stage for any new buildings to be constructed on the proposed lots.

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

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	413 East 12 th Street (across the lane)	Single Detached Dwelling	RS-1
South	415 East 11 th Street (across the street)	Single Detached Dwellings	RS-1
East	416 East 11 th Street	Single Detached Dwelling	RS-1
West	408 East 16 th Street	Single Detached Dwelling	RS-1

PLANNING ANALYSIS

Official Community Plan

The Official Community Plan (OCP) designates the subject site as Residential Level 1 (R1), which provides for ground-orientated housing with non-strata accessory uses with a maximum density of 0.5 FSR. Secondary Suites and Coach Houses are not able to be stratified per the *Condominium Act*.

The proposal represents a minimal increase in the number of units to the land area with one additional net unit being permitted through the RS-2 rezoning and subdivision. The proposed density is consistent with the OCP and planned character of the neighbourhood.

Zoning Bylaw

The proposal to allow for one lot to be subdivided into two new lots, each with a single family dwelling, requires a rezoning from RS-1 (One-Unit Residential 1) to RS-2 (One-Unit Residential 2) to allow for a narrower Minimum Lot Frontage as described in Table 2 below.

Table 2. Requested Changes to the Zoning Bylaw

	Current RS-1 Zone	Proposed RS-2 Zone
Buildings	One Principal Building per lot	One Principal Building per lot
Use	One-Unit Residential Use	One-Unit Residential Use
Units	Three units per lot: <ul style="list-style-type: none"> One Principal Dwelling Unit; One Accessory Secondary Suite; One Accessory Coach House 	Two units per lot (total four): <ul style="list-style-type: none"> One Principal Dwelling Unit; One Accessory Secondary Suite
GFA	Lesser of 0.3 FSR + 92.9 sq.m. (1,000 sq.ft.), or 0.5 FSR For the subject site, the maximum GFA is 0.3 FSR + 92.9 sq.m. (1,000 sq.ft.) = 297.72 sq.m. (3204.7 sq.ft.)	Lesser of 0.3 FSR + 92.9 sq.m. (1,000 sq.ft.), or 0.5 FSR For both proposed sites, combined maximum GFA is, 0.5 FSR - Lot A (West lot) = 170.40 sq.m. (1834.20 sq.ft.); - Lot B (East lot) = 170.40 sq.m. (1834.20 sq.ft.)
Lot Coverage	30% for Principal Building	Same as per the RS-1 Zone
Minimum Lot Frontage	10 m (50 ft.)	7.5 m (24.6 ft.)
Principal Building Setbacks	Front Lot Line – 4.6 m (15 ft.) Rear Lot Line – 15.0 m (49.33 ft.) Interior Lot Lines – 1.2 m (4 ft.)	Same as per the RS-1 Zone
Minimum off-street parking	1 parking stall for Principal Dwelling unit 1 parking stall for Accessory units	Same as per the RS-1 Zone

LANDSCAPING & TREE RETENTION

The site is not subject to the City's Tree Bylaw. Staff support the removal of the trees on site. Due to the proposed building footprint and necessary grading changes, none of the existing trees on the site can be retained without risking their structural stability.

COMMUNITY CONSULTATION

The applicant hosted a Virtual Development Information Session (VDIS) on March 14, 2023 to introduce the application to the community, as well as to receive input from the comment sheets that were distributed.

As outlined in the attached DIS Summary report (attachment #2), a VDIS was attended by six individuals. Among them, three people expressed opposition to the rezoning. Additionally, three households submitted feedback forms. Out of those who submitted forms, two were opposed to the rezoning.

The concerns raised by residents are listed below:

- Street parking issues;
- Retention of existing trees;
- Environmental sustainability;
- The proximity to the non-conforming building on the neighboring lot towards the east;
- Built forms of small lot developments which does not fit with the neighborhood context;
- The increase of small lot developments in the neighborhood.

PROCESS WHEN NO PUBLIC HEARING IS HELD

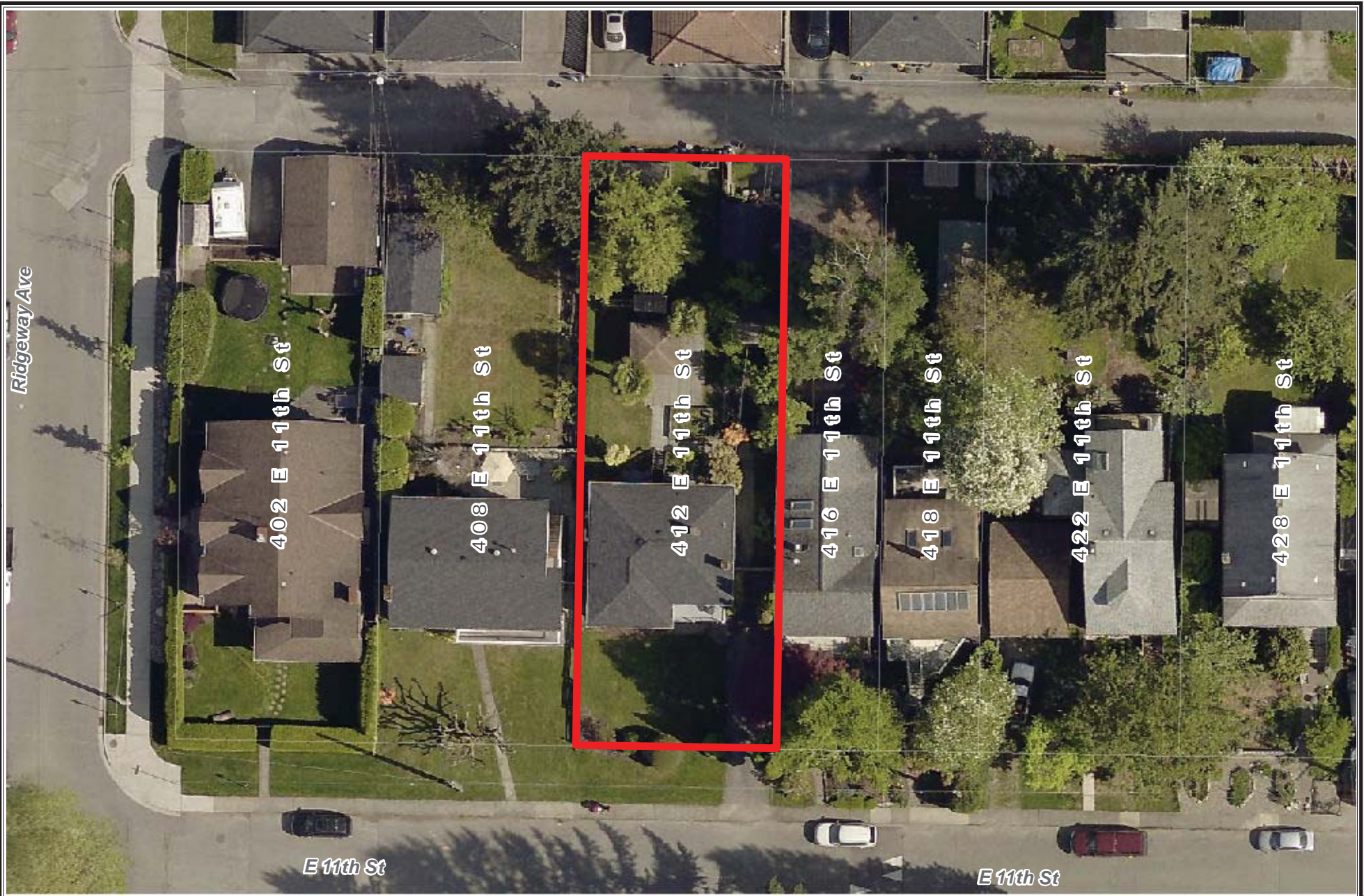
Given the conformity of the proposal with the OCP and existing character of the area, staff is recommending that no Public Hearing be held. Should Council wish to refer the application to a Public Hearing the first active clause in the resolution should be amended to read:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8989"
(Mehrdad Rahbar / Vernacular Design Inc., 412 East 11th Street, RS-2) be
considered and referred to a Public Hearing;

RESPECTFULLY SUBMITTED:



Sara Rasooli
Planning Assistant





SUMMARY REPORT OF VIRTUAL DEVELOPMENT INFORMATION SESSION

April 10, 2023

Huy Dang, Planner
City of North Vancouver
141 West 14th Street
North Vancouver, BC, V7M 1H9

Re: 412 East 11th Street, Rezoning

Location: Virtual Zoom Room
Host: Vernacular Group

Development Team:

Marie F. Del Borrello, Vernacular Group
Mehrdad Rahbar, Vernacular Group

CNV Representative

Huy Dang

Residents attended:

Six (6)

The meeting was held on the zoom platform hosted by the applicant, Vernacular Group, March 14th, 2023, between 6:00 PM. and 8:00 PM.

Six residents attended the virtual meeting. The undersigned hosted the meeting and Mehrdad Rahbar presented the proposal in detail then answered the residents' questions. In addition, Mr. Huy Dang of the City of North Vancouver answered some of the residents' questions relating to City policies and Zoning.

Three opponents of the proposal who lived in the neighbourhood were mainly against RS2 Zoning. The other concerns included, street parking, density, housing typology, roof decks, retention of two willows and two palm trees in the rear yard, and environmental sustainability. A resident suggested to design a green roof instead of roof decks, build **two coach houses** and keep the existing house. Then, he suggested to **build a duplex instead** of two single-family houses and his fourth suggestion was about climate concerns, which was to **keep the existing house and only build a Coach House infill in the back**. The same neighbour was also concerned about the number of rezoning applications the City has been receiving lately. The neighbour at 416 East 11th, was concerned about the side setback between subject property and theirs.

Mehrdad explained the cost and market value of large Single-family houses in North Vancouver is becoming more and more unaffordable for younger families. He further alluded a large Single-family house having a larger secondary Suite and a coach house perhaps would have even more vehicles on the property due to the number of occupants. Regarding, building only an in-fill unit, "it's not going to be considered by the owner" Mehrdad replied. Mehrdad also confirmed that all the setbacks, building heights and F.S.R. of the proposed new houses are in full compliance with RS2 zoning.



Regarding the retention of four trees, Mehrdad explained that palm trees are not native species to this climate, and they look a bit out of place in this context. However, we are proposing to replace them with two fruit trees. Regarding willow trees in the rear, the one close to the eastern property line will be retained but the second one is going to be removed due to its conflict with the garage structures. As for the roof deck, Mehrdad explained that they are 100% in compliance with RS2 zoning, nonetheless, he reassured the residents to take their comments to the owner.

About the suggestion on having two coach houses, or Duplexes, Mr. Dang explained that each property can have only one coach house and current RS zoning does not allow for duplex development on this street block.

At the end, city staff reassured them to pass on their message to Council regarding the concerns about the number of RS2 applications CNV has been receiving lately.

Please see attached appendices 1 & 2.

VERNACULAR GROUP

Marie F. Del Borrello



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8989

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. 8989” (Mehrdad Rahbar / Vernacular Design Inc., 412 East 11th Street, RS-2).**
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 412 East 11th Street, legally described below as henceforth being transferred, added to and forming part of RS-2 (One-Unit Residential 2 Zone):

PID: 005-608-694	Lot 24 Except the North 10 Feet Now Lane, Block 82, District Lot 550, Plan 1450
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from zone RS-1.

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

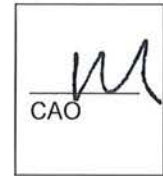
READ a second time on the <> day of <>, 2023.

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

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

MAYOR

CORPORATE OFFICER



The Corporation of **THE CITY OF NORTH VANCOUVER**
OFFICE OF THE DEPUTY CHIEF ADMINISTRATIVE OFFICER

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heidi Granger, City Solicitor

Subject: RE-DEDICATION OF PORTIONS OF DEREK INMAN PARK

Date: September 18, 2023 File No: 06-2240-01-0001/2023

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

RECOMMENDATION

PURSUANT to the report of the City Solicitor, dated September 18, 2023, entitled "Re-Dedication of Portions of Derek Inman Park":

THAT "Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8993" (Derek Inman Parklands Adjustment) be considered.

ATTACHMENTS

1. Council resolution approved on March 6, 2023, authorizing staff to negotiate Statutory Rights of Way for City benefit and Public Utilities for the North Shore Neighbourhood House Lands (CityDocs [2340613](#))
2. Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8993" (Derek Inman Parklands Adjustment) (CityDocs [2411519](#))

SUMMARY

This purpose of this report is to seek Council consideration of "Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8993" (Derek Inman Parklands Adjustment) in order to facilitate the subdivision of the North Shore Neighbourhood House (NSNH) site and ensure the new park parcel is noted as park in the Land Title Office (LTO) following subdivision.

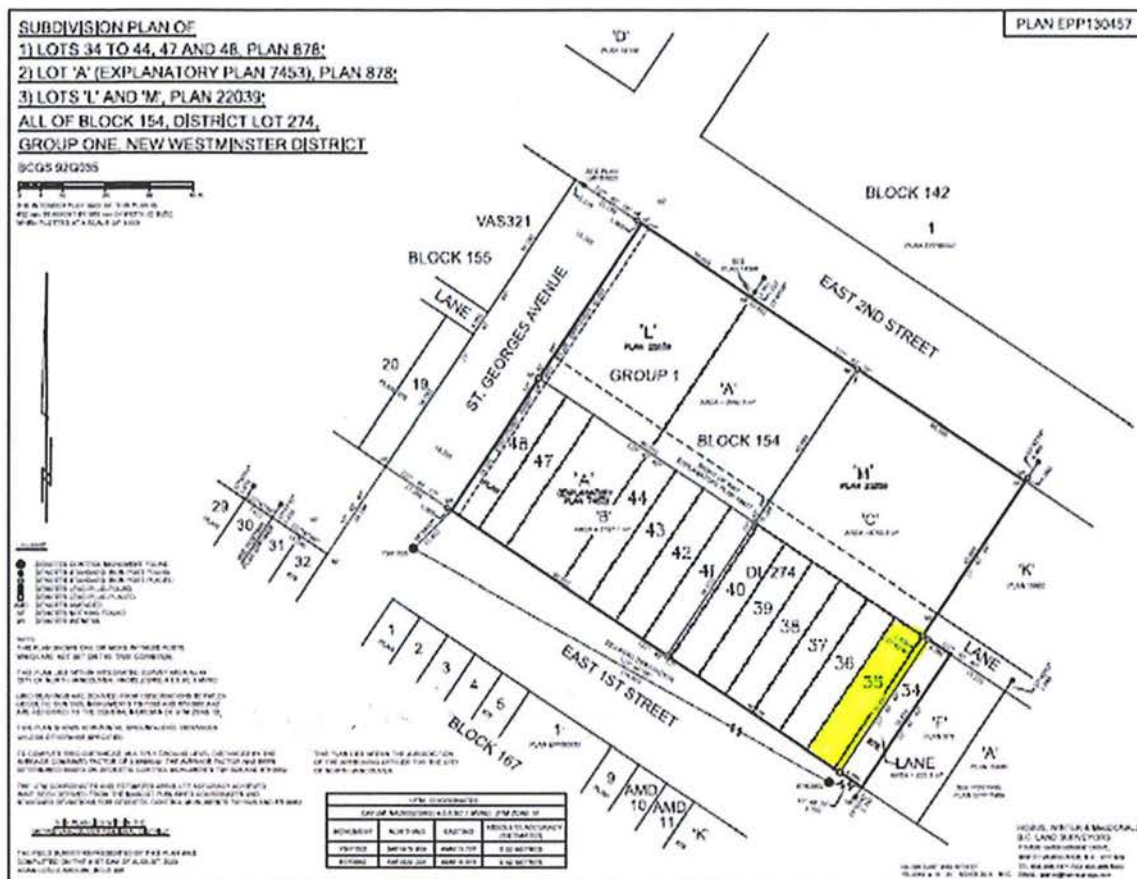
BACKGROUND

Staff have been working on the initial phase of the redevelopment of the NSNH site and a subdivision plan was filed in the LTO to create the parcels for the three phases of development shown in Figures 1 and 2 below, with Lot C being the future park parcel to be redeveloped as Phase 3. The subdivision is required to be completed prior to Phase 1 commencing, which is the construction of the respite care centre and rental housing building by Catalyst Community Developments Society. That lease has been finalized and also filed in the LTO, but is pending registration until the subdivision is complete.

Figure1 (Sketch plan of NSNH Redevelopment Phases):



Figure 2 (Draft Subdivision Plan):



In May 2023, Council adopted a bylaw to amend “Parks Dedication Bylaw, 1972, No. 4392” to remove the dedication of two current parcels – Lot 34 and 35 – to facilitate the utilities relocation proposed for those lots. This was done following the completion of an Alternate Approval Process to confirm the assent of the electors that is required for the removal of a dedication, but not for a dedication itself. The LTO has advised that in order to complete the subdivision, it will require Council to re-dedicate Lot 35 and a portion of Lot 34 as park, so that those parcels can be consolidated with other park parcels to form the new park parcel (future Lot C). The LTO has advised that it is unable to consolidate non-dedicated park parcels with dedicated park parcels and staff are working to resolve this issue. Staff are therefore seeking the adoption of the proposed bylaw so that the lands can be subdivided, after which the park parcel will be identified as being “established as park” in the LTO.

DISCUSSION

The entirety of the area shown as Phase 3/future Lot C is proposed as the future Derek Inman Park. At issue right now are Lots 35 and the western portion of Lot 34 that are currently not dedicated as park. Park dedications are done by Council by bylaw pursuant to Section 30 of the *Community Charter*. Those portions of land have always been identified as being part of the future park, but at present, there are no notations on

title to Lot 34 or 35 (nor Lot M and the eastern part of Lot 41 but are already dedicated as park by bylaw) as being "established as park", whereas such notices do remain on title to Lots 36 to 40. This is because the utilities relocation to Lot M, and Lots 34 and 35 required statutory rights of way to be registered on title and the LTO had previously objected to registering those when there was a park notation on title. In order to release the notations from title, Council had to "un-dedicate" Lots 34 and 35. Now the LTO is advising that those parcels have to be dedicated, so that they can be consolidated with the other park parcels. In practical terms, the same lands that were always going to be used as park will remain park, but will be formally dedicated and noted as park in the LTO.

FINANCIAL IMPLICATIONS

There are no direct financial implications resulting from the approval of the bylaw, but there would be significant issues if the subdivision could not be completed as the lease for Phase 1 can only be fully registered once the subdivision is complete. Delays in completing the subdivision may impact the finances of the project, and though those would not likely be borne by the City itself, there could be implications for the City's objectives for the NSNH redevelopment project.

RESPECTFULLY SUBMITTED:



Heidi Granger
City Solicitor

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, MARCH 6, 2023**

REPORT

5. Authorization for Staff to Negotiate Statutory Rights of Way for City Benefit and Public Utilities for the North Shore Neighbourhood House Lands – File: 02-0800-30-0031/1

Report: Manager, Real Estate, February 16, 2023

Moved by Councillor Shahriari, seconded by Councillor Valente

PURSUANT to the report of the Manager, Real Estate, dated February 16, 2023, entitled “Authorization for Staff to Negotiate Statutory Rights of Way for City Benefit and Public Utilities for the North Shore Neighbourhood House Lands”:

THAT staff be authorized to negotiate any required statutory rights of way and related legal agreements to secure the delivery and provision of services for the City or from various public utilities necessary for the properties within the North Shore Neighbourhood House Lands, which includes 207-225 East 2nd Street and 200-236 East 1st Street (the “NSNH Lands”), and allow such agreements to be registered on the NSNH Lands as required;

THAT “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8965” (Derek Inman Parklands Adjustment) be considered;

THAT staff be directed to initiate an Alternative Approval Process regarding “Parks Dedication Bylaw, 1972, No. 4932, Amendment Bylaw, 2023, No. 8965” (Derek Inman Parklands Adjustment);

THAT any required notices be published in accordance with Sections 26, 40, 86 and 94 of the *Community Charter*;

AND THAT the Mayor and Corporate Officer be authorized to execute utility statutory rights of way and related agreements over the NSNH Lands.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

6. “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8965” (Derek Inman Parklands Adjustment)

Moved by Councillor Shahriari, seconded by Councillor Valente

THAT “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8965” (Derek Inman Parklands Adjustment) be given first and second readings.




CARRIED UNANIMOUSLY

Moved by Councillor Shahriari, seconded by Councillor Valente

THAT “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8965” (Derek Inman Parklands Adjustment) be given third reading.

CARRIED UNANIMOUSLY



 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
STRATEGIC & CORPORATE SERVICES DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Brian Lightfoot, Manager, Real Estate

Subject: AUTHORIZATION FOR STAFF TO NEGOTIATE STATUTORY RIGHTS
OF WAY FOR CITY BENEFIT AND PUBLIC UTILITIES FOR THE
NORTH SHORE NEIGHBOURHOOD HOUSE LANDS

Date: February 16, 2023 File No: 02-0800-30-0031/1

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

RECOMMENDATION

PURSUANT to the report of the Manager, Real Estate, dated February 16, 2023, entitled "Authorization for Staff to Negotiate Statutory Rights of Way for City Benefit and Public Utilities for the North Shore Neighbourhood House Lands":

THAT Council authorize staff to negotiate any required statutory rights of way and related legal agreements to secure the delivery and provision of services for the City or from various public utilities necessary for the properties within the North Shore Neighbourhood House Lands which includes 207-225 East 2nd Street and 200-236 East 1st Street (the "NSNH Lands"), and allow such agreements to be registered on the NSNH Lands as required;

THAT "Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8965" (Derek Inman Parklands Adjustment) be considered;

THAT staff be directed to initiate an Alternative Approval Process regarding "Parks Dedication Bylaw, 1972, No. 4932, Amendment Bylaw, 2023, No. 8965" (Derek Inman Parklands Adjustment);

THAT any required notices be published in accordance with Sections 26, 40, 86 and 94 of the *Community Charter*;

AND THAT the Mayor and the Corporate Officer be authorized to execute utility statutory rights of way and related agreements over the NSNH Lands as

described in the report of the Manager, Real Estate, dated February 16, 2023
"Authorization for Staff to Negotiate Statutory Rights of Way for City Benefit and Public Utilities for the North Shore Neighbourhood House Lands".

ATTACHMENTS

1. Park Dedication Amendment Bylaw, 2023, No. 8965 (Derek Inman Parklands Adjustment) (CityDocs [#2335684](#))

BACKGROUND

This report requests Council approval for staff to negotiate and for the Mayor and the Corporate Officer to execute statutory rights of way (SRWs) in favour of the City and third party public utilities which may be required for the redevelopment of the NSNH Lands. These documents will be required at various phases of the redevelopment and reconfiguration of the NSNH Lands located at the 200 block of East 1st and 2nd Streets. City staff are currently working through conditions that are required to be fulfilled prior to the subdivision of the NSNH Lands into the three parcels shown in the sketch plan below. The site preparation and subdivision is what is referred to as Phase 0 and part of this work is the relocation of existing utilities that currently run east to west within the Phase 1 site to what is shown as the "Phase 1 Laneway" below. Phase 1 is expected to begin development this year following subdivision, but Phase 2 and Phase 3 will occur as adequate City funds become available. The Capital budget does not currently indicate expenses towards Phase 2 beginning prior to 2026.



Due to the relocation of utilities to the Phase 1 laneway which is still part of Derek Inman Park, staff are also seeking Council's consideration of a bylaw to amend "Parks Dedication Bylaw, 1972, No. 4392" to remove the dedication and legal notation establishing those parcels as park. This is necessary for subdivision and will allow for registration of the required SRWs, as required by the third party utilities.

DISCUSSION

Utilities such as BC Hydro, Fortis, Lonsdale Energy Corporation and telecom providers typically provide public services directly from the road allowance. Ideally, utilities are designed so that a SRW is not required, however in some cases this is not possible. In cases where the utility is supplied to more than one structure or location on a site, the utility will seek a registered SRW to secure the right to maintain their services on City owned property. Entering into a SRW with public utilities is common in development projects. Fortis and BC Hydro are currently requesting four separate SRW's over parcels as shown in the figure below.



The utilities are proposed to be relocated underground through a parcel ("Lot 34") addressed as 236 East 1st Street and currently used as laneway, and possibly portions of the adjacent parcel to the west ("Lot 35") which is used for parking. These parcels are still part of Derek Inman Park and there is a legal notation on title establishing this parcel as park. This notation currently prevents the City from registering certain charges on the property and because utilities require their SRWs to be registered, the notation needs to be removed which can only be done with a bylaw to amend the Parks

Date: February 16, 2023

Dedication Bylaw, 1972, No. 4392. It should be noted that Lot 35 will continue to be used as park once the utilities are installed underground and will be incorporated into the newly configured Derek Inman Park shown in the figure above as Phase 3. As for Lot 34, regardless of the SRWs, this laneway is to be dedicated as road at subdivision so Lot 34 cannot continue to be dedicated as park, even though it will provide access to the future park.

Pursuant to the requirements of the *Community Charter*, a bylaw that removes a park dedication from land may only be adopted with the approval of the electors, so staff propose to undertake an alternate approval process (AAP) to ascertain electorate support. The AAP, as set out in the *Community Charter*, provides opportunity for eligible electors to express their opinion for the proposal. If less than 10% of electors are opposed, Council may adopt the amendment. The City Clerk will report back to Council with the AAP results before Council considers the bylaw for adoption.

The third party public utilities will use their standard form which is already filed in the Land Title Office as standard charge terms. The terms of these documents are typically non-negotiable, except for project-specific terms and conditions.

Portions of this sites will contain City utilities, therefore staff request authority to enter into SRWs over the site for the City's benefit as necessary.

FINANCIAL IMPLICATIONS

There are no financial implications expected as a result of these recommendations. The utilities will cover the cost of registering their SRW's. It is expected that City staff will complete the City SRW's and in the event external legal services are required it would be covered by the City's legal services budget.

RESPECTFULLY SUBMITTED:



Brian Lightfoot, Manager Real Estate

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8965

A Bylaw to amend “Parks Dedication Bylaw, 1972, No. 4392”

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 **“Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8965” (Derek Inman Parklands Adjustment)**.
2. “Parks Dedication Bylaw, 1972, No. 4392” is hereby amended by:
 - A. Deleting Part 1(a) and replacing it with “Lots 36-40, inclusive, Block 154, District Lot 274, Plan 878.”

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.

MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8993

A Bylaw to amend “Parks Dedication Bylaw, 1972, No. 4392”

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 **“Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8993” (Derek Inman Parklands Adjustment)**.
2. “Parks Dedication Bylaw, 1972, No. 4392” is hereby amended by:
 - A. Deleting Section 1(a) and replacing it with “Lots 35-40, inclusive, all of Block 154, District Lot 274, Plan 878.
 - B. Inserting, immediately following Section 1(a), the following text and subsequently renumbering the sections accordingly:

“(b) Western portion of Lot 34, Block 154, District Lot 274, Plan 878, as shown on Schedule 147.”

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.

MAYOR

CORPORATE OFFICER